



City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE:

November 9, 2020 – Finance and Personnel
November 17, 2020 – Common Council

SUBJECT:

Communication sponsored by Alder Taft, requesting permission to enter into a sole source professional services agreement with SmithGroup for design and analysis services associated with the development of a master plan for the Lincoln-King Clinic and Community Center.

PREPARED BY:

Billy J. Bowers, Director of City Development

SUMMARY:

The Department of City Development is requesting authorization to acquire sole source professional services from the SmithGroup to develop a master plan for the Lincoln-King Clinic and Community Center.

PROJECT BACKGROUND & ANALYSIS:

The Department of City Development is requesting authorization to acquire sole source professional services from the SmithGroup to develop a master plan for the Lincoln-King Clinic and Community Center. This development will require specialized planning and research services due to its complexity and multifaceted uses. This development facility will include health services, a housing component, and other community enhancement services and resources. It will require a complex mix of financial resources and will need to be a public private partnership in order to succeed. In this project, we seek to obtain as much data and information prior to the project as possible from sources engaged by the City to promote the interests of the City. By doing so, City Development will ensure that the ultimate development will accurately meet the needs of the citizens of Racine.

Each of these areas must be undergirded by current market research done by appropriate professionals to minimize the project and fiscal risks to the City. As such, “time is of the essence” regarding the preliminary planning, conceptual design, and market study portion of the development. Additionally, the development of a grant proposal (BRIC), which is part of the requested service, needs to be completed prior to the end of January 2021.

The SmithGroup has extensive experience in planning, developing, managing, and overseeing large scale public private endeavors of this type in various cities across the US. They have the in-house expertise needed to provide the City with timely reports regarding each aspect of the proposed project minimizing the need to procure professional services from multiple vendors prior to starting the project. It would be difficult to gather the resources they present even if time allowed a more engaged bidding process.

The SmithGroup has worked on a number of design and development projects in Racine and throughout Southeast Wisconsin. This local knowledge and familiarity with the area supports choosing them as a sole source professional service provider in case.

The following comments from the SmithGroup highlight the level of professional engagement that they have had in Racine area development:

“We appreciate this opportunity to continue our legacy of service to the City of Racine. SmithGroup is an award winning design firm with multi-national presence in 15 offices and over 1,200 professionals. Our specialty areas of practice are perfectly suited for this project as we specialize in delivering top-notch design solutions for healthcare, urban and waterfront environments, parks and open space, recreational facilities, workplace, mixed use, science and technology, and higher education. While we have a vast network of talented specialists, we also have local presence right here in Southeast Wisconsin. Smith Group (formerly also known as JJR) had a hand in many of Racine’s waterfront and downtown destinations including Reef Pointe Marina, Pershing Launch Ramp, the grounds and waterfront around the Civic Center, Sam Johnson Parkway, and the Main Street streetscape. We recently worked on a master plan for North Beach and designs for the West Bluff of the Root River and are working with the City currently through the FEMA process along the damaged portions of the waterfront. We have existing relationships in DPW, Parks, and the Mayor’s office, allowing our team to hit the ground running. This project will be served by our urban design, planning, mixed use and healthcare teams in the Milwaukee, Madison, and Chicago offices, as well as our recreation experts in Dallas. Of course we are biased, but we don’t know of any other firms who have the breadth and depth of expertise in architecture, landscape architecture, civil engineering, urban design and planning in those specific areas of practice and which also have a long-standing relationship and service record with the City of Racine. Our team is ready and available to start work as soon as this contract is authorized and we are poised to deliver an aggressive timeframe to bring this project to fruition as quickly as possible”.

RECOMMENDED ACTION:

That the request for permission to enter into a sole source professional services agreement with the SmithGroup for design and analysis services associated with a development of a master plan for the Lincoln-King Clinic and Community Center, be approved. Further, that the Mayor and City Clerk be authorized to execute and sign the professional services agreement with SmithGroup for the development of the master plan.

FISCAL NOTE:

The total cost will be \$128,500 and is budgeted in the 2021 capital plan under 45050 57200.