



## City of Racine, Wisconsin

### AGENDA BRIEFING MEMORADUM

<b>AGENDA DATE:</b>	April 5, 2018
<b>SUBJECT:</b>	Request for qualification results for Water Street Master Redevelopment Plan
<b>PREPARED BY:</b>	Kathryn Kasper, Purchasing Agent
<b>SUMMARY:</b>	<p>A request for qualifications (RFQ) was sent to various engineering, planning and environmental firms for the purpose of developing a master redevelopment plan for collection of properties known as the Water St. Development.</p>
<b>PROJECT BACKGROUND &amp; ANALYSIS:</b>	<p>The RFQ was issued on April 12, 2018 and nine statements of qualifications were received. A selection committee consisting of Jim Palenick, City Administrator; Amy Connolly, Director of City Development; John Rooney, City Engineer/Assistant Commissioner of Public Works; Robert Rafel, Parks &amp; Facilities Specialist; and Jen Adamski-Torres, RDA member reviewed proposals. The City's Purchasing Agent sat in on the discussions, reviewed the statements and facilitated discussion.</p> <p>The selection committee, through rating on the evaluation criteria as stated in the RFQ, invited the three highest ranking firms to interview with the committee. Interviews with three teams were held on July 5 : Engberg Anderson, Farr Associates, and Graef. Mayor Mason joined the review team and Jim DeMatthew represented the RDA in the interviews. Based on the interviews and the qualifications of the teams, the selection committee recommends that the RDA select Graef for Water Street Master Redevelopment Plan.</p> <p>Graef proposes to bring together a multi-disciplinary team consisting of Graef (civil engineering and project management), Perkins + Will (Architecture, Landscape architecture, Urban Design), Gruen, Gruen + Associates (real estate market analysis), Applied Ecological Services (water-based environmental planning and design), Nelson Nygaard (transportation and transit analysis and planning), and Business Districts Inc (retail market analysis). The team plans to define, design, and demonstrate a world-class urban waterfront for the site.</p> <p>Upon the direction of the RDA, City staff will negotiate and work out contract details on behalf of the RDA with any level of input from RDA members as desired.</p> <p>Once the RDA approves moving forward with a firm for these services, attorney's office will assist the RDA in contracting with the approved firm. City Development, Parks, Purchasing and Public Works will work with the selected firm to work out the scope and associated costs of the tasks as outlined in the RFQ.</p>
<b>RECOMMENDED ACTION:</b>	<p>Recommend that City Staff be authorized to negotiate and contract, on behalf of the RDA, with Graef for the development of the Water Street Master Redevelopment Plan.</p>
<b>FISCAL NOTE:</b>	<p>Expected project fees for this project will range between \$100,000 and \$150,000 depending on scope of services. Funds were budgeted for this work in the 2018 Capital Improvement Plan and funds will be paid through 40018 52100 TID #18 Professional Services.</p>

