



## City of Racine, Wisconsin

### AGENDA BRIEFING MEMORADUM

<b>AGENDA DATE:</b>	Redevelopment Authority July 18, 2019 Finance and Personnel July 22, 2019 Common Council August 7, 2019
<b>SUBJECT:</b>	Extending and Amending Contract with GRAEF/Perkins + Will for Water Street Redevelopment Plan
<b>PREPARED BY:</b>	Amy Connolly, Director of City Development
<b>SUMMARY:</b>	City staff seeks approval of a request to extend and amend the existing contract with GRAEF/Perkins + Will, subject to review and approval of the City Attorney, in the amount of \$64,534 (total contract \$214,534) and a time extension to January 31, 2020.
<b>BACKGROUND:</b>	<p>In Spring 2018, the RDA adopted Resolution 18-10 allowing City Staff to issue a Request for Qualifications (RFQ) for a Master Redevelopment Implementation Plan for the Water Street Redevelopment Area, as well as approval to negotiate and execute a contract with the selected project team.</p> <p>In Fall 2018, the RDA and Common Council authorized a contract between GRAEF and the RDA for the Master Redevelopment Implementation plan for the Water Street Redevelopment area with the total contract cost not to exceed \$150,000 and funding budgeted through the 2019 City's Intergovernmental Revenue Fund and reimbursed through TID18.</p> <p>Over the last several months, a development partner opportunity arose that required City staff and consultants to develop draft specific plans for the Water Street site and development presentations for the purpose of engaging a potential master developer. The opportunity was within a very specific time frame and required extensive planning and development project that required consultant work.</p> <p>Unfortunately, the development partner opportunity did not result in a successful partnership, yet responding to those opportunities expended consultant time to draw up specific planning concepts responding to specific opportunities and also took a significant amount of time away from the original project scope. The opportunity that was explored was not a development opportunity that could have been realized within existing market and planning perimeters – so the work completed for the opportunity cannot be used again.</p> <p>As a result of our need to temporarily change the scope of work, the consultant team must go back to the original scope of work and develop a plan based on existing, site specific economic conditions as we originally intended.</p> <p>These project scope changes will result in the need for more time to complete the Water Street Master Redevelopment Plan as well as additional monies in order to allow the consultants time to do their work.</p>

**FISCAL NOTE:**

The original contract amount of \$150,000 will be amended to add \$64,534 to the contract total. The amended total contract cost will not exceed \$214,534. Funding for this project would come through the City's Intergovernmental Revenue Fund and reimbursed through TID18.

**RECOMMENDATION:**

City staff recommends approval of a request to extend and amend the existing contract with GRAEF/Perkins + Will, subject to review and approval of the City Attorney, in the amount of \$64,534 (total contract \$214,534) and a time extension to January 31, 2020.