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Title: Resolution to Approve a Contract with SmithGroup - \$200,000 Community Engagement and \$265,000 Pre-Entitlement (\$465,000 total)

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Attachments: 1. R-20-131 353 S Main Community Engagement.pdf, 2. R-20-139 Pre-entitlement 350 S Fifth.pdf

Date	Ver.	Action By	Action	Result
6/17/2020	1	Housing Commission	Approved by the Commission	Pass

Resolution to Approve a Contract with SmithGroup - \$200,000 Community Engagement and \$265,000 Pre-Entitlement (\$465,000 total)

The City of Ann Arbor issued a Request for Proposal for Community Engagement related to the redevelopment of 350 S. 5th as affordable housing. Four bids were received and the SmithGroup was selected by a team of City staff including the AAHC Executive Director, and a contract was executed. SmithGroup’s contract was amended to add 415 W Washington to the Community Engagement process. Funding was provided by the City of Ann Arbor and the Downtown Development Authority.

The AAHC collaborated with SmithGroup, City, County, DDA and AAATA staff to create a plan and process to conduct multiple community engagement sessions related to design concepts for 350 S 5th & 415 W Washington and to a lesser degree 8 other city-owned properties. The SmithGroup created informational videos, a website, surveys, conceptual designs, Virtual Reality designs, and feedback processes to help understand the Community’s vision around development of these sites.

Staff recommended to City Council to use the information gathered from the Community Engagement Process and move to the pre-entitlement stage for 350 S. 5th Ave and 415 W. Washington and to further the Community Engagement process at 121 E. Catherine, 353 S. Main, 721 N. Main and the surface parking lots at the corner of Ashley/William and 1st/William.

Because the AAHC will be the petitioner and developer of these sites, City staff decided that the AAHC should manage the contract in continued collaboration with City, DDA, County and AAATA staff.

The Ann Arbor DDA approved \$200,000 in funding to the AAHC for the continued Community Engagement process to include a downtown housing study and a downtown parking study. In addition, the DDA approved \$265,000 in funding to the AAHC for the pre-entitlement process for 350

S. 5th Ave.

The AAHC Procurement Policy requires the AAHC to use a sealed bid process for contracts that are expected to exceed \$250,000 except for Architectural and Engineering work, which can be selected based on the qualification of the contractors and a negotiated contract amount. Section 17 of the Procurement Policy requires the board to approve all contracts over \$150,000.

The AAHC recommends that the board approve 2 contracts with SmithGroup in the amounts of \$200,000 for Community Engagement and \$265,000 for pre-entitlement for 350 S. 5th.

Prepared and Approved by Jennifer Hall, Executive Director Ann Arbor Housing Commission

WHEREAS, the Ann Arbor Housing Commission is partnering with the City of Ann Arbor, City of Ann Arbor Downtown Development Authority, Washtenaw County Office of Community and Economic Development and Ann Arbor Area Transportation Authority to further affordable housing goals on under-utilized city-owned property; and

WHEREAS, SmithGroup agreed to provide Community Engagement services for \$200,000 for 4 downtown locations (121 E. Catherine, 353 S. Main, 721 N. Main and the surface parking lots at the corner of Ashley/William and 1st/William), including a downtown housing study and downtown parking study; and

WHEREAS, SmithGroup agreed to provide pre-entitlement services for 350 S. 5th Ave for \$265,000; and

WHEREAS, The Ann Arbor Downtown Development Authority approved \$200,000 in FY20 funds for the Community Engagement contract and \$265,000 in FY21 funds to the Ann Arbor Housing Commission to contract with the SmithGroup; and

RESOLVED, that the Board approves a contract with SmithGroup for \$200,000 for Community Engagement (121 E. Catherine, 353 S. Main, 721 N. Main and the surface parking lots at the corner of Ashley/William and 1st/William), including a downtown housing study and downtown parking study; and \$265,000 for the pre-entitlement process for 350 S 5th Avenue.