



Legislation Details (With Text)

<b>File #:</b>	24-0231	<b>Version:</b>	1	<b>Name:</b>	Architect Selection - Mountain Island Library roof, HVAC, and lighting Replacement Project
<b>Type:</b>	Consent	<b>Status:</b>		<b>Status:</b>	Consent
<b>File created:</b>	4/17/2024	<b>In control:</b>		<b>In control:</b>	Asset/Facility Management
<b>On agenda:</b>	5/7/2024	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Architect Selection - Mountain Island Library Roof, HVAC and Lighting Replacement Project				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**Title**

**Architect Selection - Mountain Island Library Roof, HVAC and Lighting Replacement Project**

**Action**

**ACTION:**

**Authorize the County Manager to negotiate terms and conditions, including fees and execute a contract with OSSA Studio, PLLC for architectural/engineering services for the Mountain Island Library Roof, HVAC and Lighting Replacement Project and, in the event negotiations with this firm are unsuccessful, approve negotiations and execution with the alternate firm, Neighboring Concepts.**

**Staff Contact:** LaElaina Taylor, Project Manager, Asset and Facility Management Department

**Presentation:** No

**BACKGROUND/JUSTIFICATION:**

An architect is needed to provide a design for the replacement of the Roof, HVAC and Lighting at the Mountain Island Library. Full design services will be required including preliminary services (investigation of existing roof materials, HVAC and HVAC controls and a photometric study), design, construction documentation, bidding and construction administration services.

**PROCUREMENT BACKGROUND:**

A Request for Qualifications was advertised during the week of February 4, 2024 in the Charlotte Observer, the Charlotte Post, Greater Diversity News, and the North Carolina electronic Vendor Portal (eVP). The selection of the consulting firms followed NC General Statute 143-64.31, which prescribes a qualifications-based selection process.

Per the Board's instructions, the Selection Committee submits the following report:

**SELECTION COMMITTEE MEMBERS:**

Laura Meier: Mecklenburg County Commissioner, District 5  
Susan Rodriguez-McDowell: Mecklenburg County Commissioner, District 6  
Ellie Festger: Compliance Officer, Business Diversity & Inclusion, Office of Economic Development, Manager's Office Designee  
Carl Godman: Licensed General Contractor appointed by the Board of County Commissioners  
Peter Jareo: Senior Manager - Facilities, Charlotte Mecklenburg Library  
Mark Hahn: Director of Asset and Facility Management Department

Three (3) firms (listed below) submitted a Statement of Qualifications expressing an interest in the project.

Neighboring Concepts  
OSSA Studio, PLLC  
Ramseur & Associates, PLLC

On March 5, 2024, a shortlist selection committee composed of staff from Asset and Facility Management short listed two (2) firms for interviews.

On April 3, 2024, the Selection Committee interviewed and evaluated the following two (2) short listed firms:

Neighboring Concepts  
OSSA Studio, PLLC

Based on the interviews and information provided in the written submittals, the Selection Committee selected the following firm and alternate for the multiple projects shown:

Selected Firm: OSSA Studio, PLLC  
Alternate Firm: Neighboring Concepts

**POLICY IMPACT:**

N/A

**FISCAL IMPACT:**

N/A

