



## MEMORANDUM

**TO:** Orange County Board of County Commissioners  
Town of Carrboro Town Council

**FROM:** Bonnie Hammersley, County Manager  
Richard J. White III, Town Manager

**DATE:** February 4, 2022

**SUBJECT:** The 203 Project Construction Bidding and Approval Schedule

On December 22, 2021, County and Town staffs met to discuss the progress of the 203 Project and to develop a construction bidding and approval schedule. The purpose of this memorandum is to share that schedule with you.

Meeting agenda items will be scheduled such that Orange County Board of County Commissioners (BOCC) and Carrboro Town Council approvals occur on the same night.

The 203 Project Bidding Schedule and Approval Milestones (governing board meetings in Bold) follow:

1. January 17<sup>th</sup> – Bid Advertisement by Barnhill
2. February 9<sup>th</sup> – Public Bid Opening (Town Hall)
3. February 16<sup>th</sup> – Re-bid specific scopes if needed
4. February 16<sup>th</sup> through March 4<sup>th</sup> – Detailed scope & bid review by Barnhill
5. **March 1<sup>st</sup>** – Update provided to governing boards with status of Guaranteed Maximum Price (GMP) – Barnhill available to attend both meetings
6. March 7<sup>th</sup> – Final GMP provided to town staff by Barnhill
7. **March 15<sup>th</sup>** – Final GMP presented and voted on by governing boards, Town Council authorizes contract with Barnhill, BOCC & Town Council authorize Development Agreement amendment
8. April 2<sup>nd</sup> – Application submitted to Local Government Commission (LGC)
9. May 3<sup>rd</sup> – LGC approval
10. **May 3<sup>rd</sup>** – Town Council approves financing

The Town will issue a Request for Proposals (RFP) for the implementation of solar photovoltaic (PV) systems in conjunction with the 203 Project construction bid documents so that the Town can fully understand the cost implications of such development through a variety of potential financing options, e.g., full ownership, leasing, and/or debt financing. The Town has received an Orange County Community Climate Action Grant in the amount of \$40,568 that will help fund a portion of the solar photovoltaic panels and the green roof.

Town staff is planning for communications regarding construction and parking impacts on the downtown. A formal groundbreaking will be coordinated with Orange County and the Town.

Please let us know if we can provide additional information.

cc: Travis Myren, Orange County Assistant County Manager  
Gary Donaldson, Orange County Finance Director  
Steve Arndt, Orange County Asset Management Services Director  
Arche McAdoo, Carrboro Finance Director  
Trish McGuire, Carrboro Planning Director  
Ben Schmadeke, Carrboro Capital Projects Manager