



Legislation Text

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TITLE:

Update on The 203 Project - Future Home of the Orange County Southern Branch Library, Carrboro Recreation and Parks Spaces, and WCOM Radio

PURPOSE: The purpose of this item is to provide the Town Council with an opportunity to receive an update on the project, including an outline of the anticipated schedule and next steps.

DEPARTMENT: Planning, Recreation and Parks, Economic and Community Development

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INFORMATION: Following withdrawal of the Artscenter from the project in early 2019, it was necessary for the Town of Carrboro and Orange County to pause the design process. After a number of months evaluating space needs and interests and parking opportunities, an updated building program has been identified. A mix of tenants is still proposed, combining together into a new building of approximately 49,550 gross square feet and parking. The project will harness the potential synergies among the following uses: Town of Carrboro program/office space totaling 15,000 sf; associated/Town functions (WCOM radio, Virtual Justice Center, Teen Space, Black Box Theater) totaling 6,950 sf; Orange County Southern Branch Library (with seed library) totaling 15,000 sf; Orange County Skills Development Center totaling 12,600 sf. United States Green Building Council Leadership in Energy and Environmental Design (USGBC LEED) Gold equivalent performance planned, emphasizing high efficiency and low energy impact.

The proposed space allocation will result in a building that includes 44 per cent Town of Carrboro and 56 percent Orange County areas. The project will include parking for the new building area, with 162 spaces proposed, 79 for the Town of Carrboro (49percent) and 83 for Orange County (51 percent). A new project parking plan that projects how future parking use will compare to the existing surface parking lot usage is also to be drafted. The Town is undertaking a parking leasing strategy to acquire parking in private surface lots consistent with the adopted parking plan and responding to input about replacement of existing surface parking at 203 S. Greensboro. Communication with several property owners has been underway, with positive results; staff is working toward executing lease agreements for public parking. The Town is also seeking assistance with a financial feasibility analysis for the black box component of the project.

Current estimated costs of construction are as follows): Building core and shell-\$11,483,500 Parking structure-\$4,050,000 Building upfits - \$6,748,500 Total- \$22,282,000. An additional design service fee of \$493,445 has

been identified, with the revised fee not to exceed \$1,689,295 (7.58 percent of the estimated project cost). Perkins + Will and Barnhill Contracting remain the design firm and construction manager at risk, respectively, for the project.

Upcoming Activities and Schedule. Detailed project scheduling, including specified public engagement and Town Council review, and building programming meetings with the tenants will be the first steps to occur. Staff from the Town, County, and design team will meet in January to flesh out the project schedule. A design and approval process of 18 months is currently estimated, with 15 months of construction estimated. The schedule currently incorporates only minimal time for review or delays in decisions.

FISCAL & STAFF IMPACT: More detailed cost estimation will be completed as the projects approaches 95 percent schematic design over the next several months. A capital project ordinance adopted on June 20, 2017 is available at <https://carrboro.legistar.com/LegislationDetail.aspx?ID=3080797&GUID=393D9697-ADFA-408E-A377-2D3B62146F5A&Options=ID|Text|&Search=Greensboro> . Multiple staff members are participating in the design effort.

RECOMMENDATION: Staff recommends that the Council receive the update and comment accordingly.