



Legislation Text

File #: 21-344, **Version:** 1

TITLE:

203 South Greensboro Project Update -Costs, Utilities and Construction Status

PURPOSE: The purpose of this item is to provide the Council with an update on the project status including the utility plan and current estimated project costs

DEPARTMENT: Town Manager, Planning, Finance, Public Works

CONTACT INFORMATION: Ben Schmadeke, Capital Projects Manager, 919-918-7424, bschmadeke@townofcarrboro.org <<mailto:bschmadeke@townofcarrboro.org>>; Richard White, Town Manager, 919-918-7315, rwhite@townofcarrboro.org <<mailto:rwhite@townofcarrboro.org>>; Patricia McGuire, Planning Director, 919-918-7327, pmcguire@townofcarrboro.org <<mailto:pmcguire@townofcarrboro.org>>; Arche McAdoo, Finance Director, 919-918-7439, amcadoo@townofcarrboro.org <<mailto:amcadoo@townofcarrboro.org>>;

INFORMATION: The 203 Project is a collaborative effort of the Town of Carrboro and Orange County to develop a new public building and associated parking on Town property at 203 S. Greensboro Street. The new building will house the Orange County Southern Branch Library, the Town of Carrboro Recreation, Parks, and Cultural Resources programs, WCOM Radio, the Orange County Skills Development Center, and more. See <http://www.townofcarrboro.org/1151/The-203-Project> for more details.

The project status is as follows:

- 1) A Public Hearing on the 203 Project design and cost estimate was held on June 15th and on June 22nd a resolution was passed approving the 203 Project design. Comments received from the council and public and corresponding responses are presented in Attachment A; and
- 2) The site plan has been found in compliance with applicable Land Use Ordinance provisions; and
- 3) The antenna location and height has been identified (Attachment B); and
- 4) The utility relocation plan is being finalized by Duke Energy and includes overhead transmission lines on S. Greensboro St. (Attachment C); and
- 5) Capital project cost estimates for Furniture Fixtures & Equipment (FFE) and Information Technology infrastructure have been updated and utility relocation costs have been added to the total cost to open and occupy the building (Attachment D); and
- 6) Bid documents have been prepared and 100% Construction Drawings have been submitted to the Town and NC Department of Insurance for permitting; and
- 7) The project team has structured the bid documents so that items can be removed or added to the project scope by use of additive and deductive bid alternates; and
- 8) The Construction Manager at Risk is updating the construction cost estimate based on the 100% Construction Documents. This cost estimate will establish the Pre-Guaranteed Maximum Price (PGMP) used to seek financing and is scheduled to be prepared by November 11th.

Next Steps:

1. Update the project ordinance based on the PGMP cost estimate; 11/16/2021 (Staff, Council)
2. Approve and pay for the final utility design and begin utility relocation; 11/16/2021 (Staff, Council, Duke Energy)
3. Initiate steps to obtain project financing; 11/16/2021 (Town Staff, Council)
4. Approve and pay for the final utility design and begin utility relocation; 11/16/2021 (Staff, Council, Duke Energy)
5. Formalize the construction management plan; 12/17/2021 (Town Manager, Staff, Public & Construction Manager)
6. Bid project to establish Guaranteed Maximum Price (GMP); 02/02/2022 (Barnhill)
7. LGC approval; 03/01/2022 (Town Staff)
8. Groundbreaking; TBD
9. Establish a process for naming of building; 03/15/2022 (Council)

FISCAL & STAFF IMPACT: There are no costs associated with the Town Council accepting this report and approving current cost estimates so that an updated project ordinance can be presented for adoption at a subsequent meeting.

RECOMMENDATION: Staff recommends that the Town Council accept this report and approve current costs so that an updated project ordinance can be presented for adoption at a subsequent meeting.