

Item Title: Approval of Schematic Design for Marbles Kids Museum West Courtyard Enclosure and Expansion

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves Schematic Design of the Marbles Kids Museum West Courtyard Enclosure & Expansion, and**
- 2. Authorizes the County Manager to enter into an Amended and Restated Funding Agreement between Wake County and Marbles Kids Museum subject to the terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners reviews and approves Schematic Design for all new construction projects. This is an important milestone in the development of a new building or park, major renovation, or significant capital project.

Background: Marbles Kids Museum is a private 501© (3) nonprofit organization and operates a museum complex located at 201 East Hargett Street under a long-term lease with Wake County. The main museum facility was constructed in 1999 and the IMAX Theater was completed in 2001.

On November 21, 2022, the Wake County Board of Commissioners awarded appropriations to fund various expansion projects for planned capacity improvements proposed by Marbles Kids Museum. Included in the award was a new exhibit and program space subsequently named the Marbles Kids Museum West Courtyard Enclosure and Expansion project.

Strategic Plan: This action supports the following Strategic Plan Goal areas:

- **INCLUSIVE PROSPERITY GOAL 3** – By 2029, nine out of ten residents asked will share that they can find and enjoy enriching experiences that support our community’s high quality of life
- **LIFELONG LEARNING GOAL 4** – By 2029, three out of four residents asked will share that Wake County has high quality education-based facilities, including schools, libraries, and other educational resources.

Fiscal Impact: The planned County commitment of \$1,430,000 for Fiscal Year 2025 is appropriated in the FY 2025 budget. No additional appropriation is required.

Additional Information:

The Marbles West Courtyard Enclosure is a renovation and addition along the facility's South Blount Street front. The ground floor work includes infilling an existing courtyard with 2,600 square feet of new interior exhibit space and renovating adjacent existing multipurpose space.



Second floor work includes an additional 2,600 square feet providing a new stair enclosure and a new rooftop courtyard for play and events. The stair enclosure will be activated to enhance the proposed exhibit and will serve the purpose of improving connectivity between existing areas of the museum while integrating access to both floors of the new addition.



As part of the project, Marbles is developing a new interactive and immersive exhibit. The project design will respond to and enhance the exhibits planned within the space.

Exterior improvements along Blount Street include activating the exterior with new graphic façade treatments to help connect and identify the Marbles Campus.

Funding costs for the design and construction of this project, including the County's Consultants, are budgeted as follows:

Professional Services	\$ 650,000
Construction	\$ 3,200,000
Contingency	\$ 490,000
Exhibit/AV/Art	\$ 1,452,000
FF&E	\$ 348,000
Total Project Budget	\$ 6,140,000

The Project is authorized to the limits and proportional allocation to each party per the terms and conditions of the Funding Agreement between Wake County and Marbles Kids Museum dated June 6, 2023, and the Amended and Restated Agreement referenced herein, as follows:

	<u>County's Allocation (44%)</u>	<u>Marbles Allocation (56%)</u>
FY23 Appropriation	\$ 272,000	
FY24 Major Projects (Hospitality Tax Award)	\$ 265,800	\$ 334,200
FY24 Appropriation	\$ 752,200	
FY25 Planned Commitment	\$ 1,430,000	
Pending Funds Due (scheduled payments through September 2025)	\$ 0	\$ 3,085,800
Total Allocations	\$ 2,720,000	\$ 3,420,000
Total Project Budget (and Allocations)	\$ 6,140,000	

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The June 6, 2023, funding agreement is being amended to 1) Reiterate the conditions which must occur in order for Wake County to provide funding in the amount of \$2,720,000 for the construction for the West Courtyard Enclosure and Expansion Project; and 2) acknowledge that Marbles pursues and obtains funding projected to be a minimum of \$3,420,000 as a condition to any future funding disbursements from Wake County. This funding will cover Marbles exhibit development and their contribution to the building design and construction costs of this project.

Finally, funding is reserved for Public Art at this facility and is included in the activation of the Blount Street exterior of the new addition and will extend along the existing west elevations of the museum.

Construction of the project is anticipated to commence in early autumn of 2025, and is expected to be completed 10 months later, with the Grand Opening projected for early autumn of 2026.

Attachments:

1. Presentation