

Item Title: Approval of Addendum One to Memorandum of Understanding with Town of Cary for the Cary Regional Library and Associated Parking Deck Project

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute Amendment One to the previously approved Memorandum of Understanding with the Town of Cary for design and construction of the Cary Regional Library and associated Town of Cary Parking Deck, subject to conditions acceptable to the County Attorney.

Item Summary:

On March 21, 2016, the Board of Commissioners approved a Memorandum of Understanding with the Town of Cary for design and construction of the Cary Regional Library and associated Town of Cary Parking Deck.

The proposed Cary Regional Library is consistent with the programmatic model previously defined for regional libraries. However, due to a limited site area, with a relatively steep topography, this will be a two-story library with a ground level service area. Total programmed area for the library program itself is 23,750 square feet. An additional 4,025 square feet of service area for library operations is located on a ground level.

As mentioned previously, a parking deck will also be constructed in conjunction with the library. The parking deck will be encased in brick with precast concrete details, on the sides facing the library, Walnut Street and Walker Street. For the side facing the park, the Town of Cary has commissioned an artist to design public art which will be integrated into the façade of the parking deck as a nature image.

Cary Town Council approved Schematic Design of the Parking Deck, Library and additional scope at its Work Session on September 8, 2016. The approval authorized an increase in the scope of the Town's portion of the project to include additional square footage on the ground level for restrooms and unconditioned space for the Town in the Library, the construction of a monumental stair and walkways, and the installation of integrated art.

On September 19, 2016, the Board approved Schematic Design of the new Cary Regional Library and associated Downtown Parking Deck.

An Amendment to the MOU is therefore proposed to include the following:

- Update the Town of Cary's portion of the project budget with the additional scope authorized by Town Council;
- Continued architectural and engineering design development services for the Project, which was begun under the current MOU; and

- Provide reimbursement to the County for administering design services for development of the Town Parking Deck and other approved Town scope on the Town's behalf, administering Construction Materials Testing (CMT) Services and other soft costs for the Town of Cary's portion of the project.

Staff will return to the Board in late summer of 2017 with a presentation for approval to award a construction contract and new Interlocal Agreement that will replace the MOU. Construction of the project will be complete in fall of 2018.

Attachments:

1. Draft Amendment One to Memorandum of Understanding