

**Item Title:** Award of a Construction Contract for the New Morrisville Community Library and Approval of an Interlocal Agreement and Ground Lease with the Town of Morrisville

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1. Authorizes the County Manager to execute an Interlocal Agreement and Ground Lease with the Town of Morrisville for the Morrisville Community Library subject to terms and conditions acceptable to the County Attorney; and**
- 2. Awards a construction contract for the new Morrisville Community Library to TCC Enterprises, Inc. of Louisburg, NC; for a total amount of \$3,952,643.**

**Item Summary:**

**Purpose:** State statute requires the Board of Commissioners to approve and award all publicly bid construction contracts greater than \$500,000, and to approve all interlocal agreements and landrights documents that are associated with construction projects.

**Background:** On June 4, 2007, the Board of Commissioners endorsed an updated Master Plan for County Libraries. Through a November 6, 2007 bond referendum, Wake County voters authorized issuance of bonds totaling \$45 million to partially fund the implementation of a multi-year Capital Improvement Plan. The master plan identifies three new branch libraries, one replacement regional library, two library expansion/renovations and several facility improvements to existing libraries. A community branch library in the Town of Morrisville is the next planned library project. This action approves the construction contract and authorizes the County Manager to negotiate an ILA covering the facility.

**Board Goal:** This action supports standard County operations.

**Fiscal Impact:** This project is funded in the FY2018 Capital Improvement Plan. The contract award for building construction and site development costs is within budget.

**Additional Information:**

Over the past two years, the Town of Morrisville has prepared a plan to develop town-owned property into a new mixed-use urban center. The 'Town Center Core Vision' calls for a "complete streets" design with wide sidewalks, cafés and retail space, and multi-modal transportation access. The ten-year plan includes over 1,200 mid-rise residential

units, ground floor retail, small scale offices, and civic spaces such as the Western Wake County Farmer's Market, a community garden, the Indian Creek Greenway, and a new public library. On September 18, 2017, the Board approved a Memorandum of Understanding with the Town of Morrisville for development of a library project within this planned Town Center.

The new library will be approximately 8,980 SF. It will be located on the southeast corner of the intersection of Town Hall Drive and a future extension of Carolina Street, where the Town has proposed a traffic roundabout. The library will house approximately 50,000 adult and children's books, regularly scheduled programs, 16 public computers, high speed wireless internet, seating areas, and other services.



In addition, this will be the first project to introduce public art in accordance with the County's Public Art Ordinance, approved by the Board in November 2016. A separate process is being conducted with a professional artist selection process that will be finalized early in December of this year.

An Interlocal Agreement has been developed between the County and the Town of Morrisville for development of this project. The purpose of this document is to set forth the agreement of the Parties to undertake the construction of the Morrisville Community Library on a portion of property owned by the Town. This includes the following provisions:

- 1) The Town will be responsible for subdividing or recombining the property appropriately in order to accommodate the Library in accordance with the Town's Zoning Ordinance.

- 2) The Town will allow the County to construct a library and an associated surface parking area for up to 49 parking spaces on land adjacent to the proposed location of the Library and will allow County patrons to also utilize on street parking to fulfill the parking requirements of the Town's Zoning Ordinance.
- 3) The Town will grant the necessary easements or other interest necessary to allow stormwater runoff from the Library and its associated parking areas to be managed elsewhere on Town property from the library site.
- 4) The Town shall pay all costs for engineering, construction, operations and maintenance for the street and utility network that will serve the site, including extension and realignment of existing streets, and all Town owned utility infrastructure to which Library utilities will be connected by the County.

These provisions have been memorialized in a Ground Lease which is also presented herein for approval along with the Interlocal Agreement. Morrisville Town Council approved the Interlocal Agreement and Ground Lease on October 23, 2018.

On October 11, 2018, bids were received from five prequalified bidders in accordance with North Carolina General Statutes. A tabulation of bids received is attached for review. The bid cost was slightly over budget. To address this, staff together with the low bid contractor and design team underwent a value engineering process to lower the cost of the project. After careful consideration, County staff selected items resulting in a reduction of \$ 120,357. These adjustments will not compromise the programmed space or the quality of materials or systems utilized in the project. These adjustments are shown in the attached Post Bid Addendum.

Staff recommends that a construction contract be awarded to the lowest responsible, responsive bidder, TCC Enterprises Inc., of Louisburg, NC, in the amount of \$3,952,643. In January 2018, the Board endorsed Staff's recommendation to reallocate and appropriate \$550,000 in funding from North Hills Library and 2007 General Obligation Bonds, thus increasing the original budget for the project. The above recommended value engineering savings will bring the contract award amount to within the budget designated for the project. A cost breakdown is provided on the attached Project Cost Summary.

Construction of the project is anticipated to commence in winter of 2019, with construction duration of approximately thirteen months and a Grand Opening projected in winter or early Spring 2020.

**Attachments:**

1. Presentation
2. Project Cost Summary
3. Bid Tab
4. Post Bid Addendum #1
5. Interlocal Agreement
6. Ground Lease