

Approval of Construction Contract for Cary Regional Library & Downtown Cary Parking Structure

Board of Commissioners
February 19, 2018



Today's Agenda

- Approve Construction Contract
- Execute Contract Documents with CMAR
- Authorize Execution of 2nd Amendment to MOU
- Appropriate Initial Funding from Town of Cary
- Reallocate Funds from North Hills Library project

MOU Recap

- Town Provides Site for Library via Ground Lease
- County Designs, Builds, Operates & Owns Library
- County & Town Develop Shared Parking Structure
 - Owned & Operated by the Town
- Town Funds Majority of Deck Cost/County Contributes
- County Manages Design & Construction of Deck on behalf of the Town of Cary
- 2nd Amendment Covers Modifications to Deck Scope

Cary Regional Library



Cary Regional Library



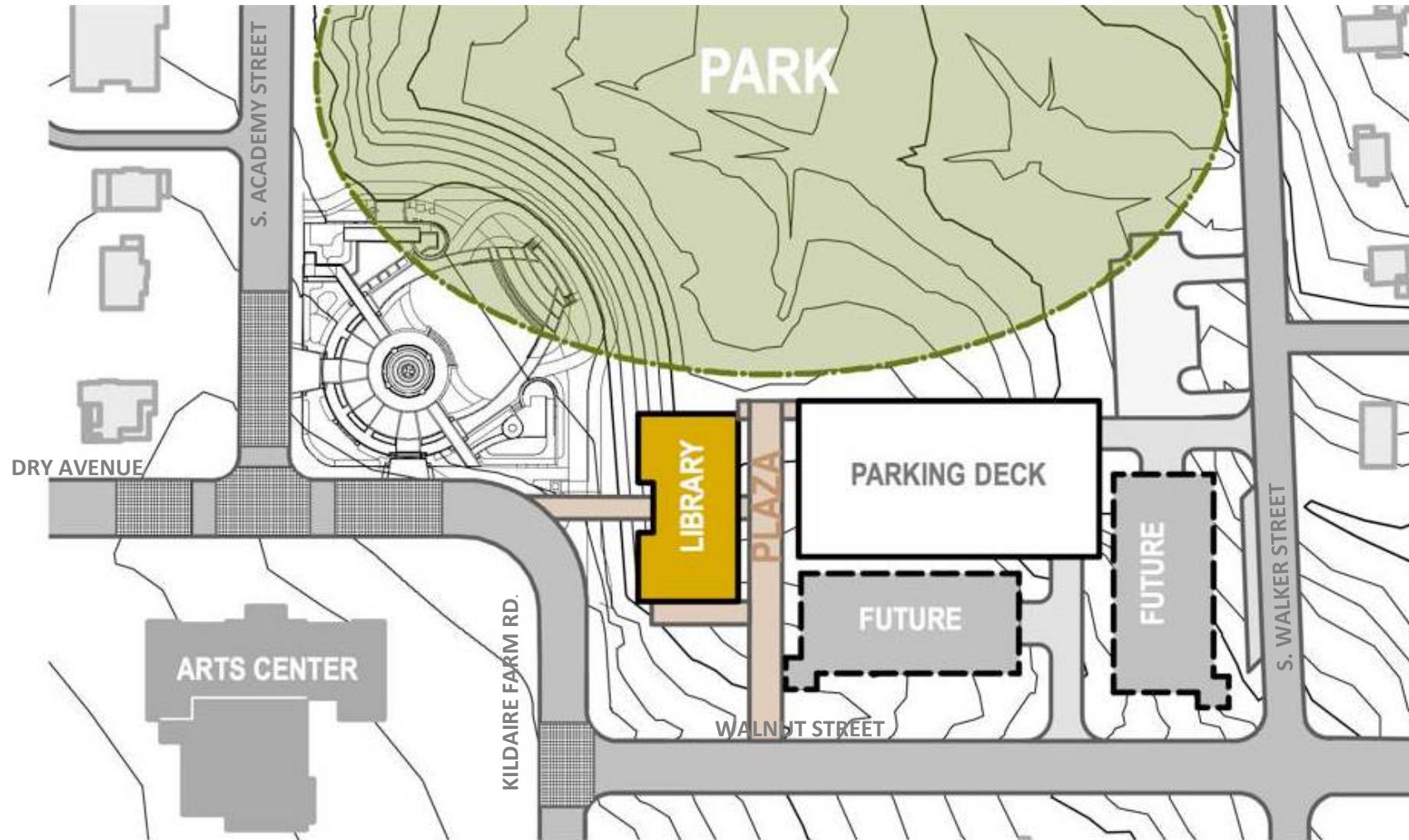
Cary Regional Library



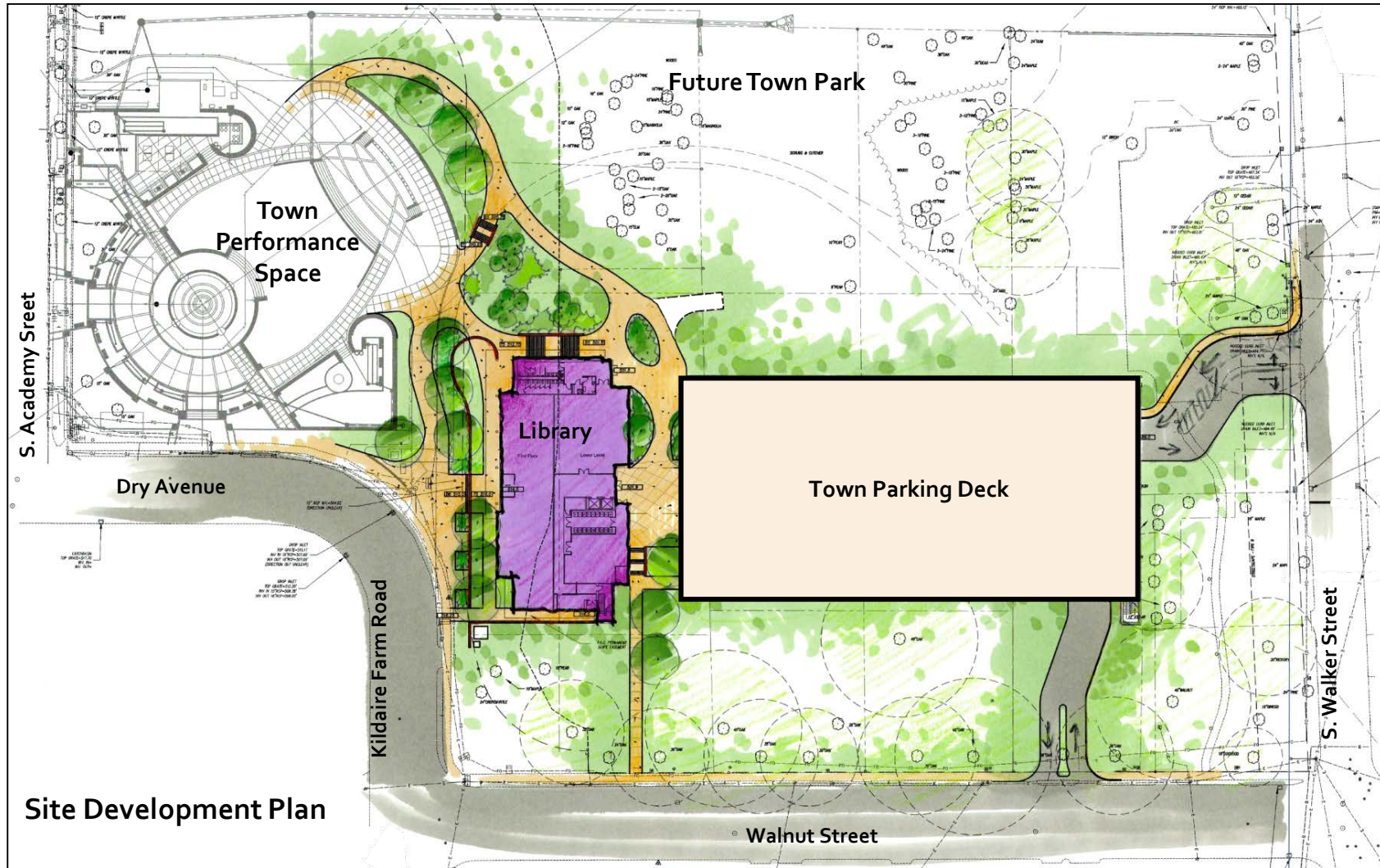
Town Development Plan



Original Conceptual Site Plan



Project Site Plan



Evolution of Parking Deck Scope

- Private Development Opportunity for Town
- Town Requested Increase to 600-Spaces
- Private Development will Wrap Deck
- North, South and East Facades Changed
- Result is Significant Increase in Deck Budget
- County Maintains 120 Spaces @ Its Same Cost

Town Development Plan



MOU Second Amendment

- 2nd Amendment Serves as Bridge Document
- Addresses Parking Deck Changes
- Design & Engineering for Deck Expansion
- Initial Town Payment to County - **\$750,000**
- Town Will Pay County a Total of **\$13,945,409**
- this is in addition to previous payments
- Amendment will be Replaced by Interlocal Agreement

Construction Cost Escalation

- Very Steep Cost Escalations – Past 12 Months
- Several Other Public Sector Projects Affected
- Reasons:
 - Skilled Labor Shortage – esp. Masonry, Plumbing, Mech, Electrical
 - Material Cost Escalations – wood, concrete, steel, glass
 - Numerous Site Infrastructure Projects
 - Excessive Work Flooding Market – schools, universities, municipal +
 - New Private Development
 - Natural Disasters Across the Country in 2017

Bid Results & Budget Reconciliation

- Bids Taken in November 2017
- \$2.5 Million over budget
- Extensive Value Engineering exercise reduced shortfall by Over \$600,000; Shortfall Remains
- Reallocate \$1.9 Million from North Hills project

Construction Cost Allocations

<u>Total GMP Contract Award</u>	<u>\$ 23,730,816</u>
Wake County	\$ 11,125,407
Town of Cary	\$ 12,605,409
*Minority Business Participation	~ 16.3%

Wake County Total Costs

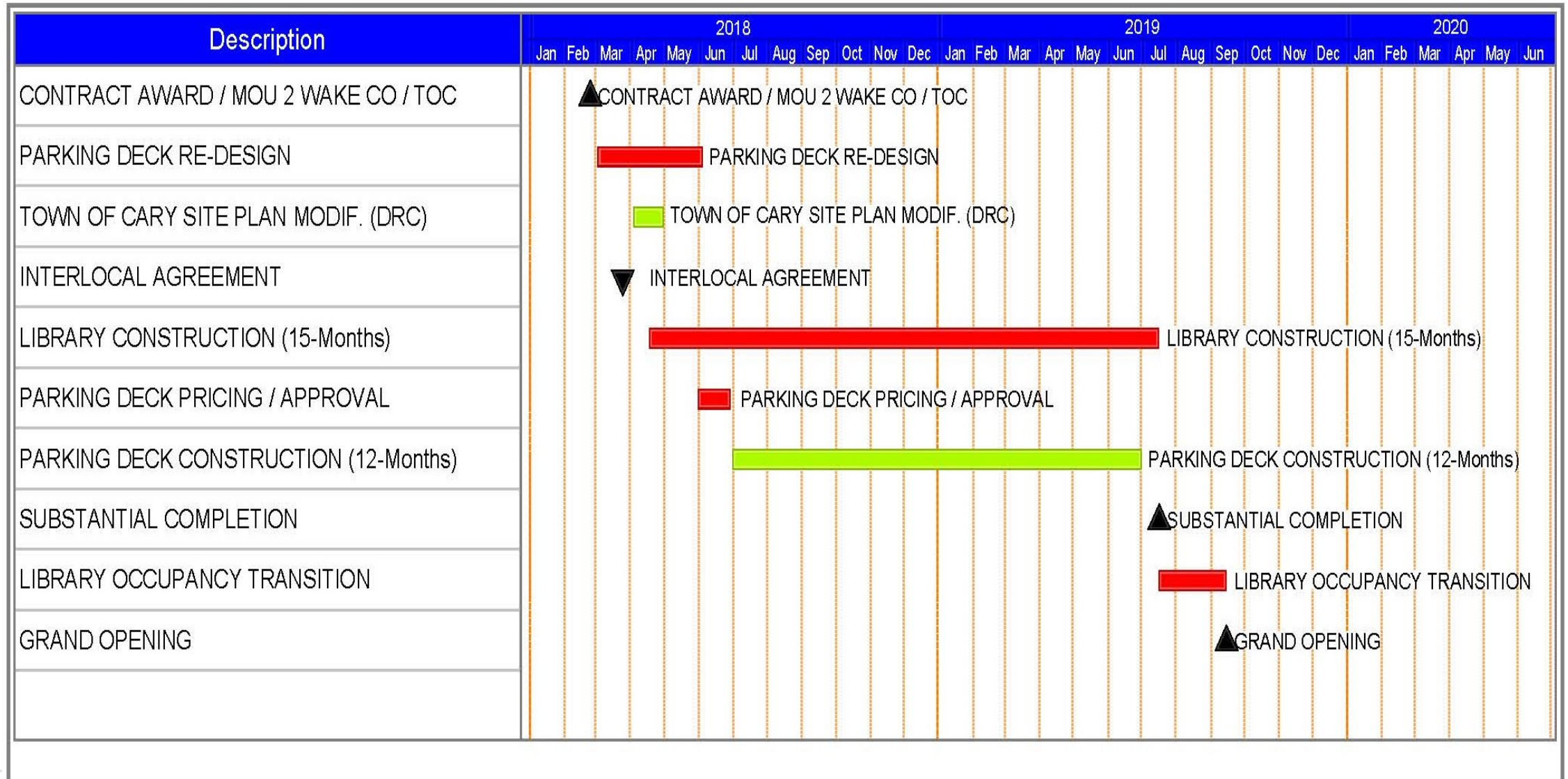
Library & Parking Deck Construction	\$ 11,125,407
Utility & Permit Fees	\$ 97,000
Books & Library Materials	\$ 1,750,000
FF+E	\$ 650,000
Professional Services	\$ 985,200
<u>Construction Contingency</u>	<u>\$ 457,393</u>
Total Project Cost	\$ 15,065,000

Town of Cary Total Costs

Expansion Design/Engineering for Parking Deck	\$ 555,000
Additional Soft Cost Allowance (QC Testing, etc)	\$ 185,000
Construction of Town space within Library	\$ 525,000
Construction of 600-Space Parking Deck	\$12,080,409
<u>Construction Contingency</u>	<u>\$ 600,000</u>
Total Town Payment	\$13,945,409*

* Total Cost This Point Forward

Project Schedule



Project Milestone Dates

Construction Contract Approval	- Feb 19, 2018
MOU Amendment Approval	- Feb 19, 2018
Interlocal Agreement Approval	- Mar 19, 2018
Library Construction Begins	- April 2018
Parking Deck Construction Begins	- July 2018
Construction Substantial Completion	- July 2019
Grand Opening	- Sept 2019

Accomplishments With This Project

- Provides Needed Capacity to Downtown Cary Library
- Supports Cary's Downtown Renaissance
- Provides an Amenity for the Town & Local Region
- Demonstrates Collaboration with Municipal Partner
- Creates an Attractive, Pleasant Environment for Town Citizens and Library Patrons

Actions Requested

- 1) Approves Guaranteed Maximum Price (GMP) #1 Contract in the amount of \$23,730,816 with the previously selected Construction Manager at Risk, Balfour Beatty Construction of Raleigh for building construction work for the Cary Library and Downtown Parking Structure.
- 2) Authorizes the Chairman to execute contract documents with Balfour Beatty Construction establishing the terms, conditions, and GMP #1 amount of \$23,730,816; Said contract documents to be reviewed and approved by the County Attorney.

Actions Requested (cont.)

- 3) Authorizes the County Manager to execute the Second Amendment 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.
- 4) Appropriates initial payment of \$750,000 from the Town of Cary for final engineering of the Cary Parking Deck, with remainder of balance due to be paid upon execution of subsequent Interlocal Agreement.
- 5) Reallocates and appropriates \$1,900,000 from North Hills Library account and 2007 General Obligation Bonds per attached Budget Memo.

* Attachments – GMP Summary, MBE Summary, Bid Tabs, MOU Amendment

Cary Regional Library





Questions?