



Public Facilities Planning Process

- **Move forward with planning for Option 2:**
 - Renovate and expand town hall for police and fire departments
 - New building on Main Street for parks and recreation, planning, admin, finance, economic development, communications
 - Parking solution on Jackson Street
- **Move forward with PW facilities improvements**



Timeline for public facilities planning

- **September/October**

- Establish Steering Committee for projects
 - Committee proposes guiding principles
- Issue RFQ for design team(s)

- **October/November**

- Choose design team(s)
- Assessment of existing town hall
 - Contractor assessment of roof, window system, and other areas of concern
 - HVAC engineer evaluation of all systems
 - Structural engineer assessment of potential second floor
- Options for moving forward with PW facilities



Timeline for public facilities planning Downtown facilities

- **December – April**

- Site Master Plan process
- Bring to board for decision to move forward

- **Spring 2017**

- Issue RFQ for CM@R
- Schematic drawings by design team

- **Summer 2017**

- Design development drawings by design team



Timeline for public facilities planning Downtown facilities

- **Fall/Winter/Spring 2017-18**
 - Construction documents, bidding. Financing process begins
- **Summer 2018**
 - Begin construction



Public facilities project delivery Downtown facilities

NC.G.S. 143-128 allows a variety of traditional and alternative contracting and project delivery methods:

Design – Bid – Build

Construction Manager at Risk

Design – Build

Design – Build – Bridging

Public – Private Partnerships



Public facilities project delivery

Downtown facilities

Design – Bid – Build process	Construction Manager at Risk process
Advantages:	Advantages:
Typical process, widely understood by contractors and subcontractors	Time savings (no value engineering after bidding, detailing simplified during process)
Disadvantages:	Valid estimates throughout process
Multiple change orders	Cost transparency
Less collaboration	Fewer change orders
Estimates produced at DD phase may be invalid by CD phase	Disadvantages:
	CMR cannot act as general contractor