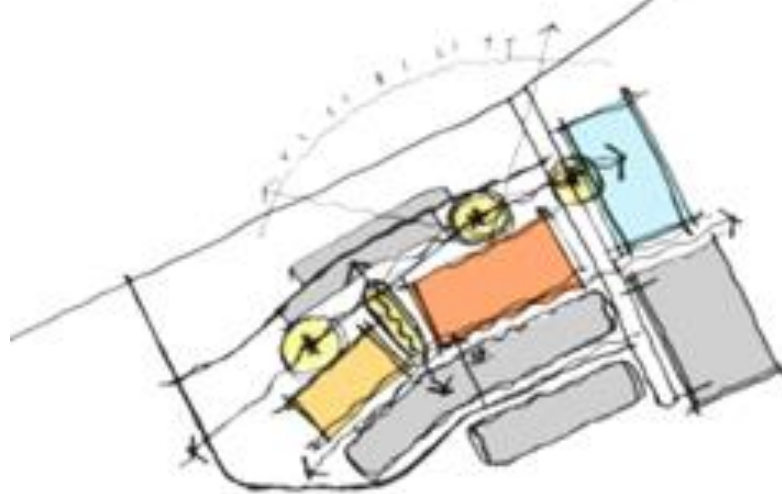




Municipal Services Center

Date: January 31, 2018



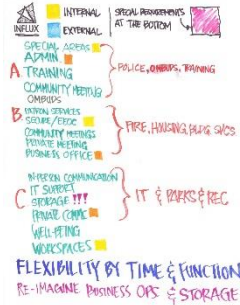
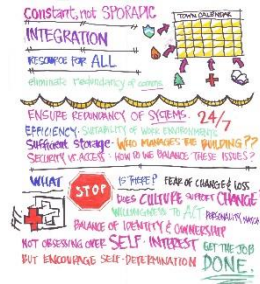
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Project Location



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Visioning & Programming

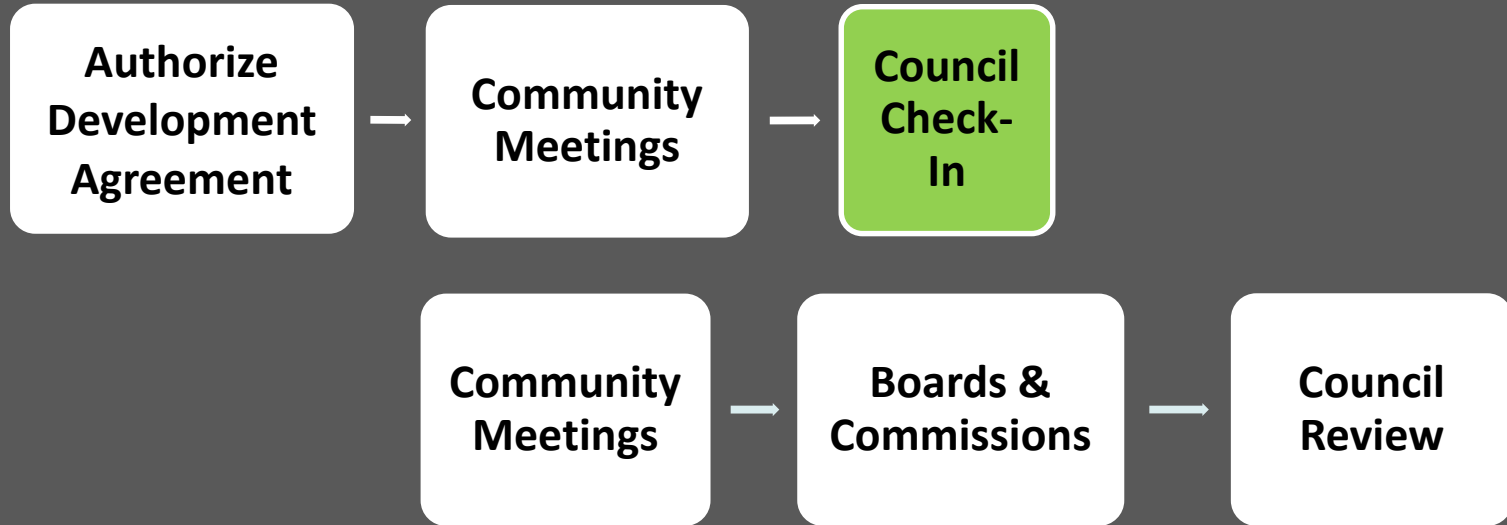


Police
Fire Administration/EOC
Parks & Recreation Admin
Housing & Community
Wellness
Ombuds
Technology Solutions
Shared Spaces/Collaboration
Support Spaces

Total +/- 80,000 SF

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Where is this in the process?

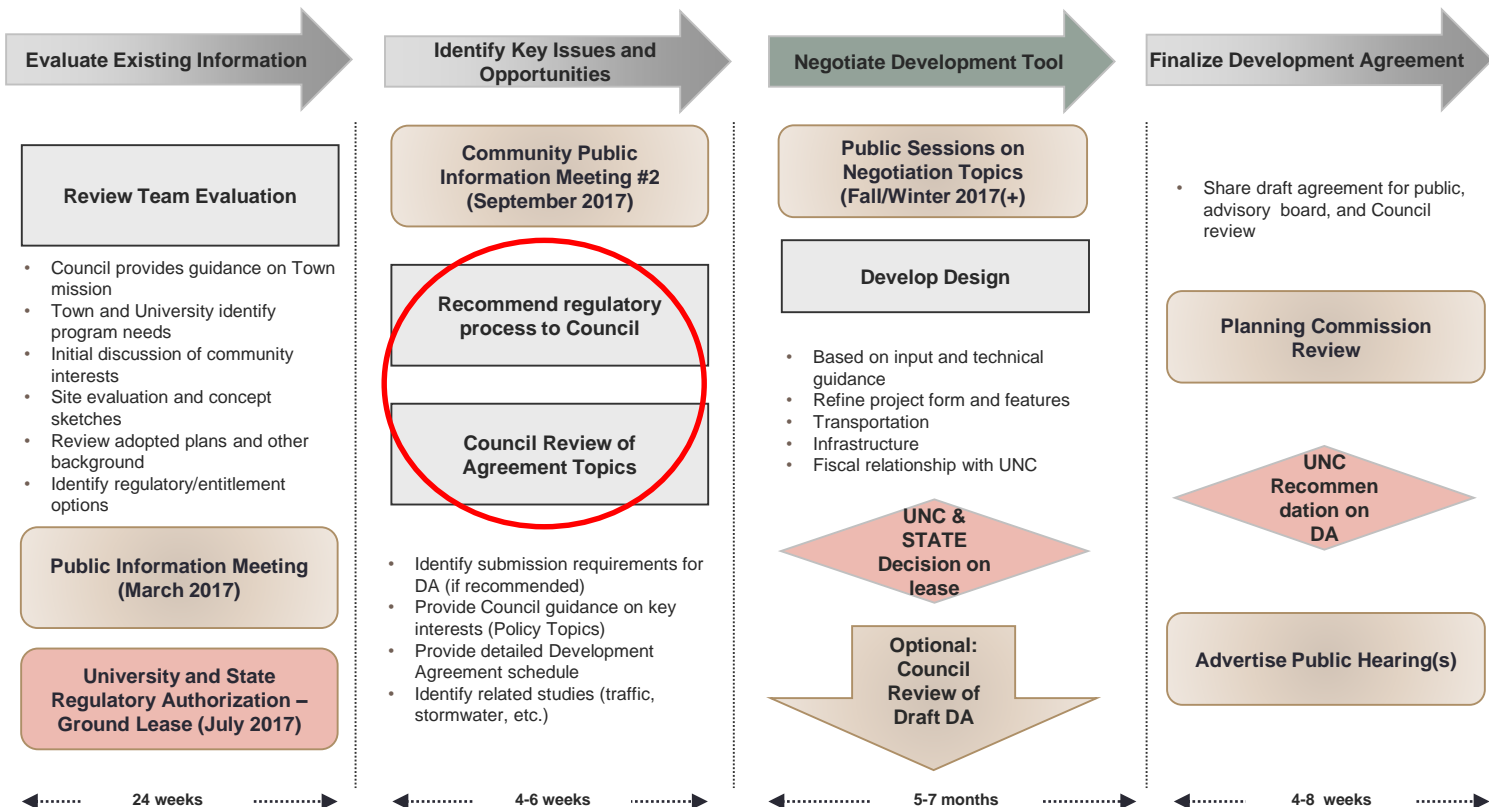


Key Events

January 23, 2017	Town Council meeting providing authorization to proceed with discussions about project at Estes Drive location contingent on UNC Chapel Hill Board of Trustees authorization.
January 25, 2017	UNC Chapel Hill Board of Trustees meeting authorizing continued discussions.
March 6, 2017	Public Information Meeting #1, Town staff documented key issues, received questions, posted FAQs and new materials on Project website (www.townofchapelhill.org/EstesProject) in response to discussion.
June 25, 2017	UNC Chapel Hill Board of Trustees reviewed draft lease for joint use of site.
June and August	Email updates to Council; also distributed through e-news.
September 7, 2017	Public Information Meeting #2 discussed primary topic of concern (stormwater), project background, and development agreement framework.
September 27, 2017	Town Council authorized negotiation of a Development Agreement for the future Municipal Services Center
November 29, 2017	Town Council authorized selection of a Construction Manager at Risk to join the design team
November 30, 2017	Community Workshop on Site Plan & Building Design held at Phillips Middle School
December 13, 2017	Community Workshop on Stormwater management & Environmental Protection at Phillips Middle School
January 8, 2018	Community Check-in Meeting at Phillips Middle School
January 31, 2018	Update to Town Council on Project Progress
TBD 2018	<i>Additional Community Meetings to be scheduled</i>

The Development Agreement Process

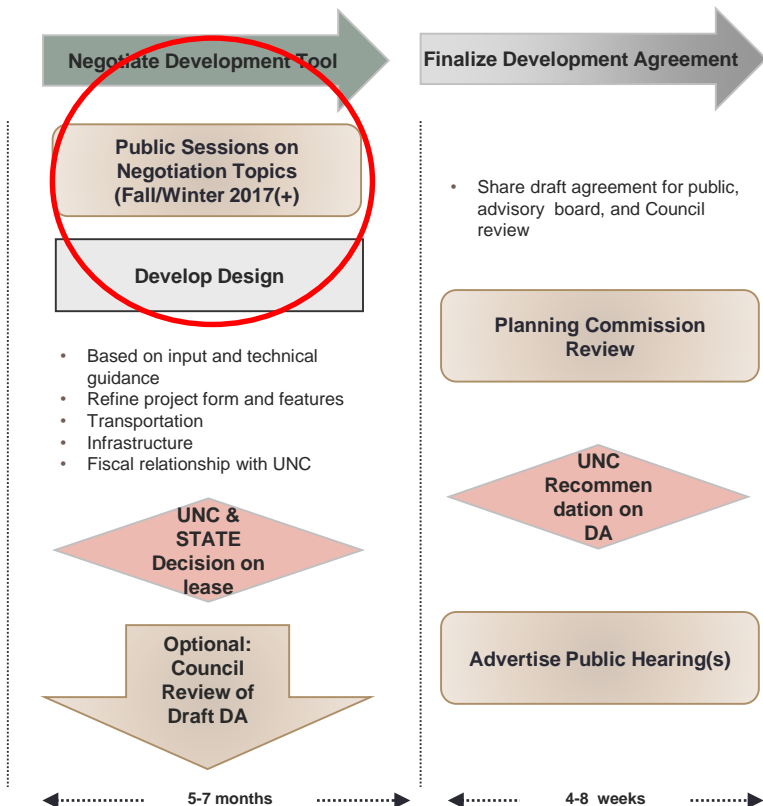
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Workshop-style community conversations

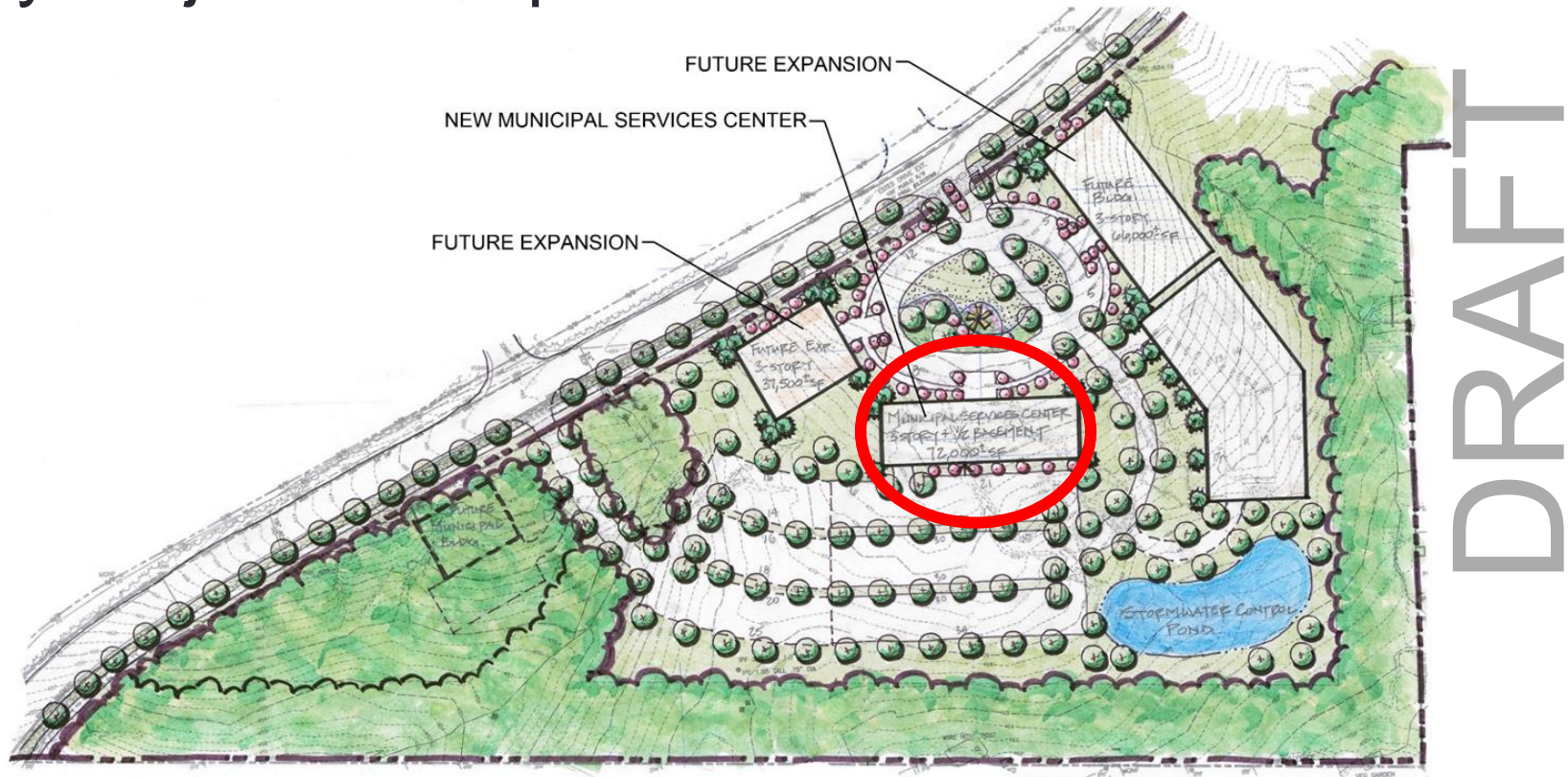
Baseline topics:

- Site Plan and Building Design
- Stormwater and Environmental Protection
- Landscape, Walkability, Bike Paths and Traffic
- Acoustics, Lighting and Building Appearance



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Early Project Concept

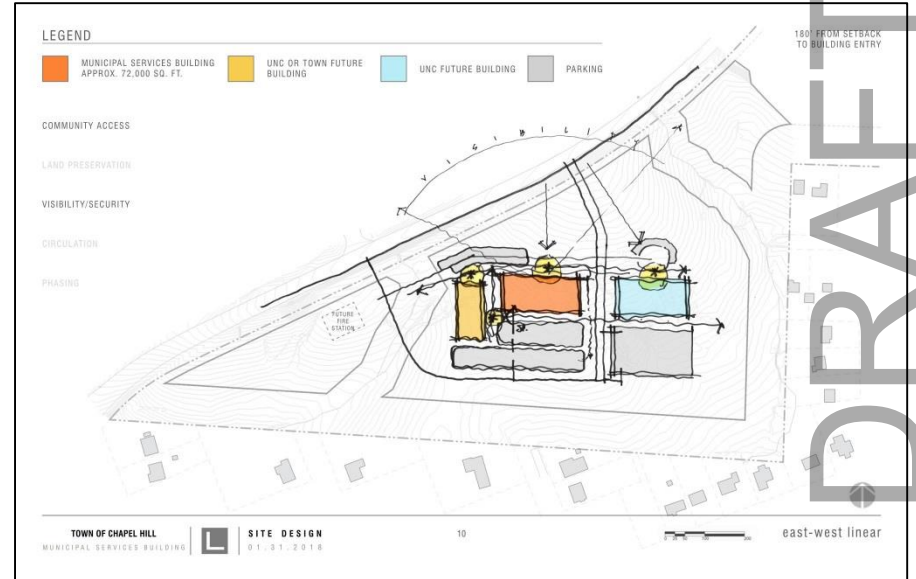
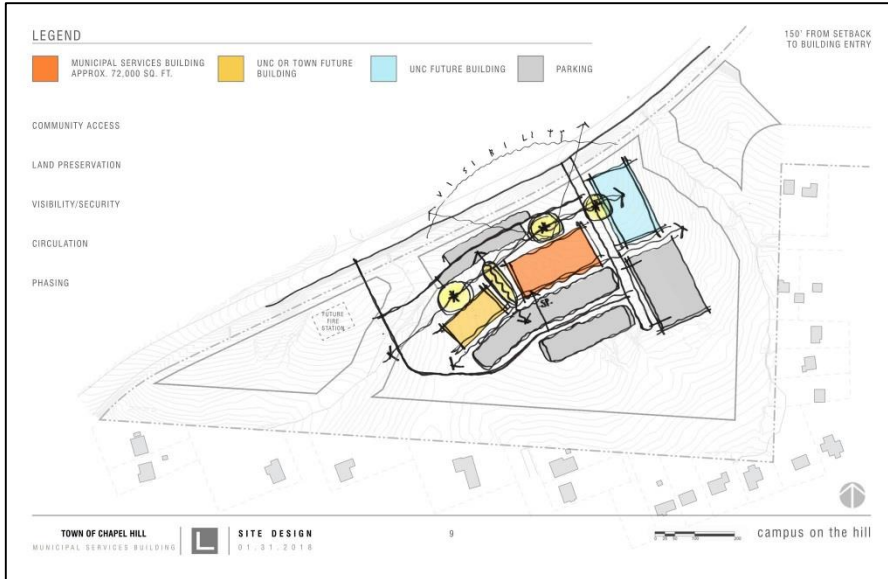


Engagement

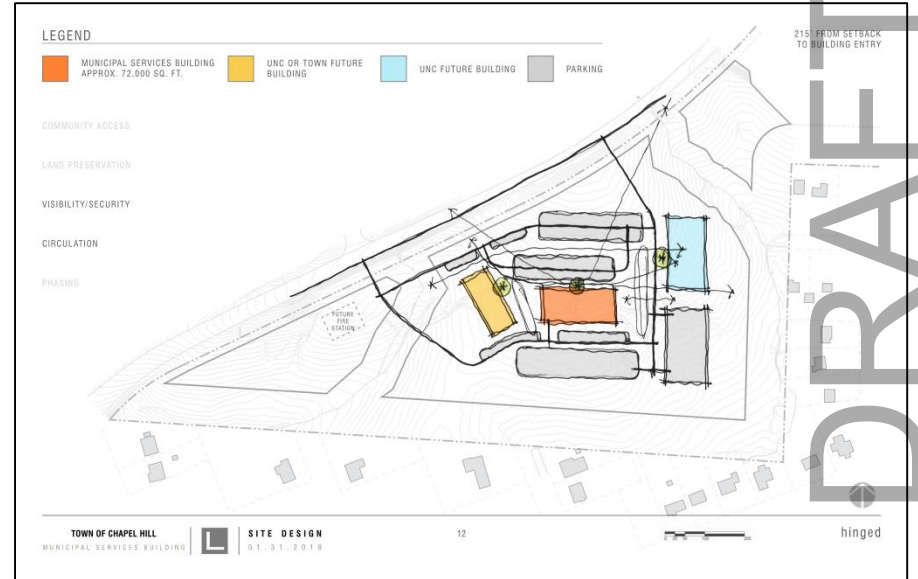
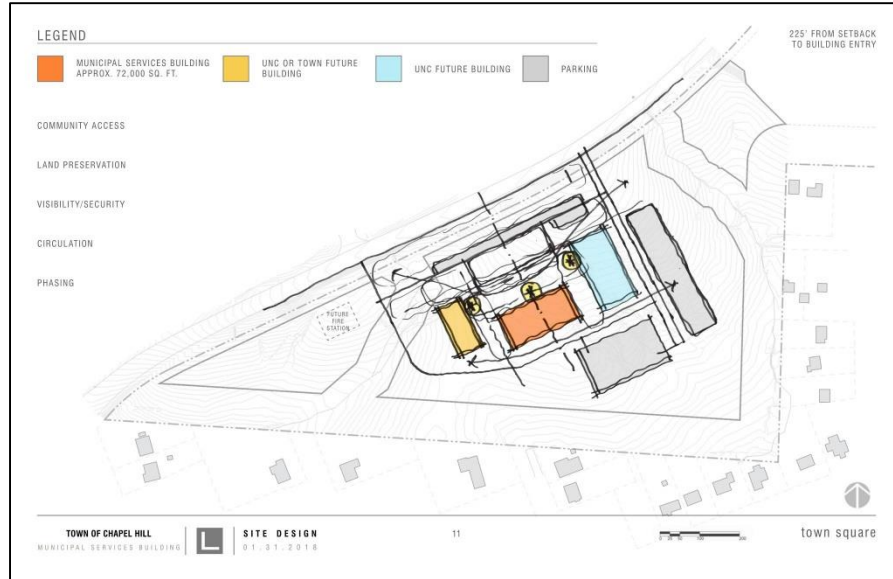
- Kick Off Meeting In September
- 3 Community Meetings in Fall/Winter
 - Site Building & Orientation
 - Stormwater Management
 - Progress Review Meeting
- Community Meetings Continue



Project Concepts

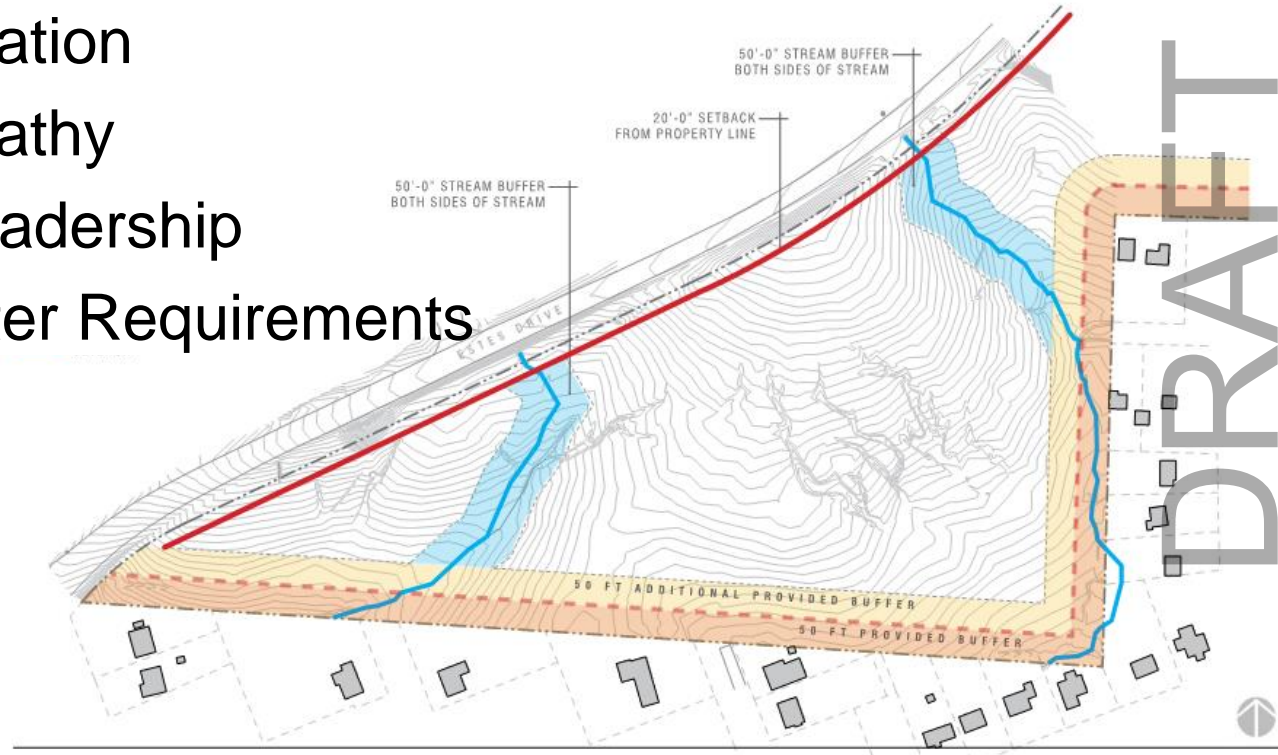


Project Concepts



Community Guiding Principles

- 50% Site Preservation
- Design With Empathy
- Environmental Leadership
- Exceed Stormwater Requirements



Fiscal Impacts/Resources

- Funding plan includes combination of GO Bonds and Installment Financing
- Construction could start in late 2018 or 2019
- Cost of construction escalates \$1M per year
- Project costs include coal ash mitigation

MSC Financing Plan

Source of Funds

Source	
Property Sale	\$ 1,600,000
Parks & Recreation G.O. Bonds*	2,700,000
Installment Financing**	31,400,000
Total	\$ 35,700,000

* Balance of 2015 P&R bond authority

** Combined financing using MSC as security

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MSC Financing Plan

Use of Funds

Source	
Pre-construction Costs	\$ 4,600,000
Construction	27,300,000
Furniture , Fixtures & Equipment	1,400,000
Coal Ash Mitigation on Current Site*	2,400,000
Total	\$ 35,700,000

* “Plug Number” - actual cost will depend on required mitigation efforts

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Capital Financing Plan

- Debt financed scheduled for the next five years includes \$54 million of projects

April 2018

\$9.8m GO Bonds

- \$5.5m Streets & Sidewalks
- \$4.3m Parks & Recreation

April 2019

\$36.4m IF & GO

- \$31.4m IF MSC
- \$2.7m P&R GO MSC
- \$2.6m Ef Phase II*
- \$2.4m Wallace Deck

January 2022

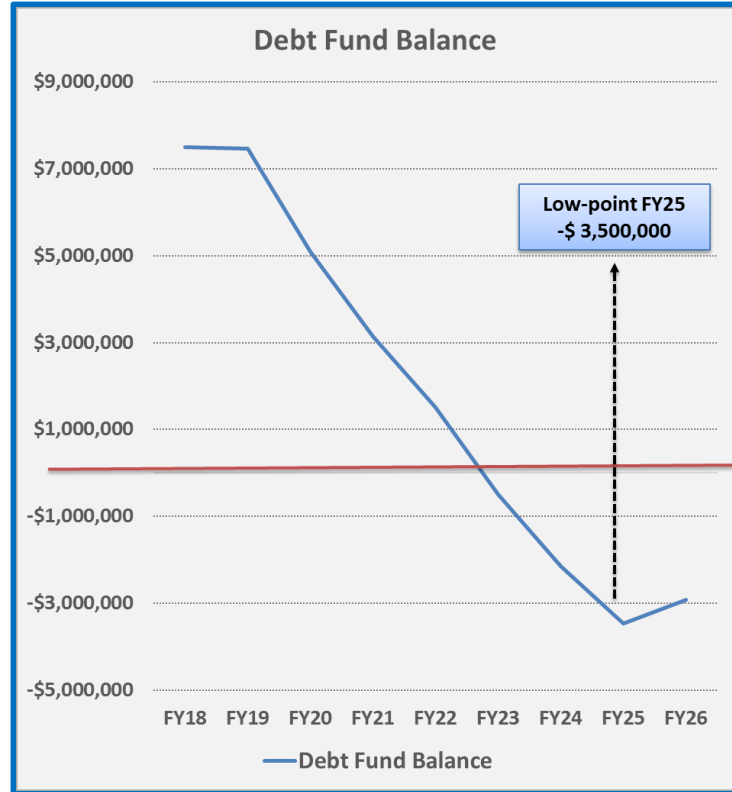
\$7.7m GO Bonds

- \$7.7 Streets & Sidewalks

** Repayment thru Blue Hill TIF*

Capital Financing Plan

- Debt financed projects planned for the next 5 years exceed Debt Fund capacity



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Next Steps

- Additional Community Meetings
- Refine Site Layout
- Capture Development Standards
- Review with Boards & Commissions
- Return to Council

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Recommendation

That Council Approve Resolution R-#, to receive the draft Guiding Principles and refer them to the Town Manager and Town Attorney for the Development Agreement negotiations.

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