



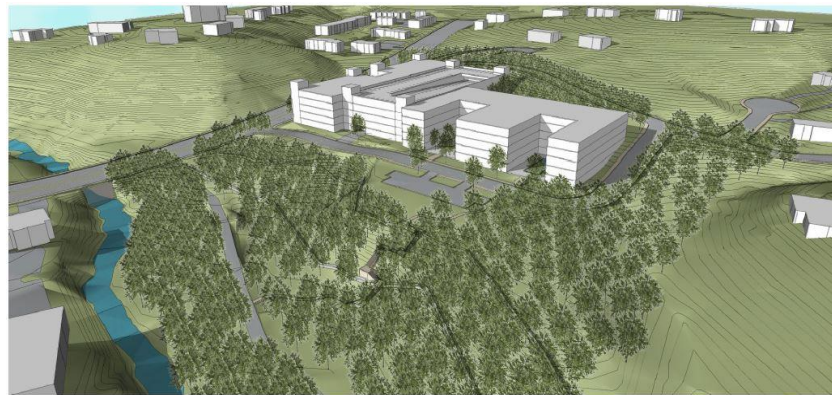
Police Station Site RFQ

**Council Committee on Economic
Sustainability
March 5, 2020**



Background

- Staff explored future site uses and test fits in 2018
- Held multiple community engagement meetings on future uses and site conditions
- Included outreach to Bolinwood Drive and Mt. Bolus neighborhoods and Town advisory boards who do development review



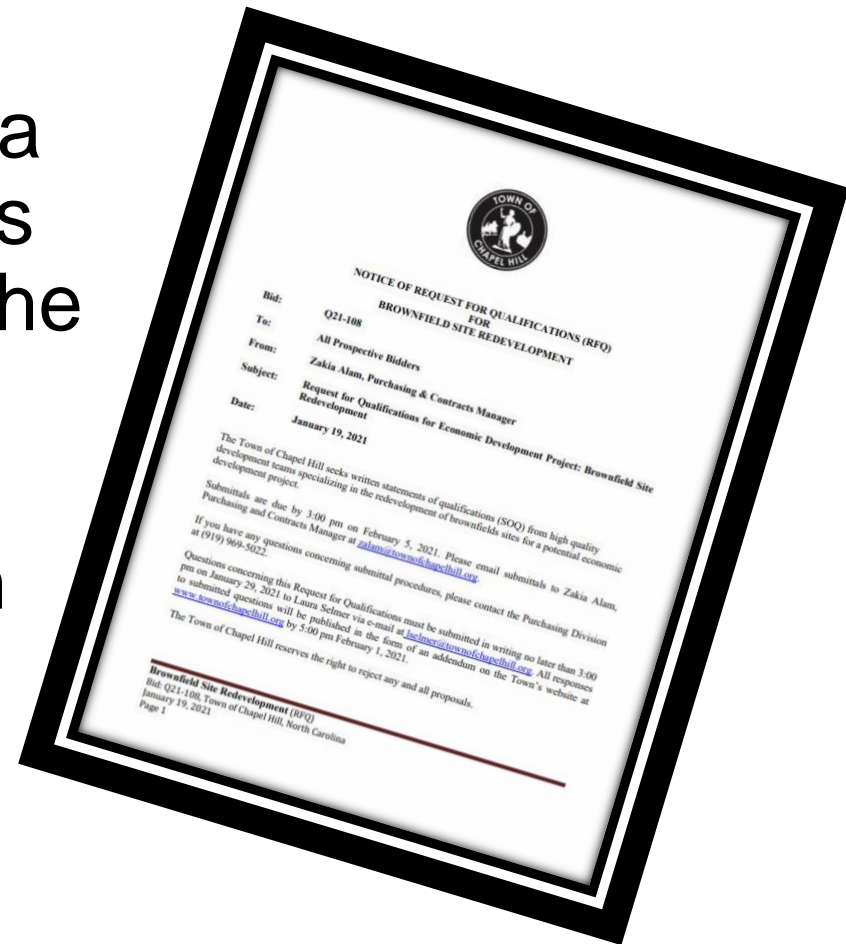
Bird's Eye view from the south

Background

- Council asked to pause redevelopment scenarios for staff to gather additional information on the site conditions
- Additional sampling, Human Health and Ecological Risk Assessment and remedial measures conducted in response

Background

- At the 12/2/2020 Council Work Session there was a request to explore options for building the MSC on the current police station property
- An RFQ was released on 1/9/2021 and closed 2/5/2021
- Two submittals received



Scope

- Identify a highly qualified firm to work with the Town and Town Council
- Develop a mixed-use redevelopment concept for the police station property that includes a Municipal Services Complex (MSC)
- Work with the Town and NC DEQ to develop an environmental management plan to remediate contamination in conjunction with site redevelopment.

RFQ Criteria

- Brownfield redevelopment experience
 - In North Carolina
- Experience with Public/Private Partnerships
- Experience in construction of government/quasi-government facilities
- Experience with community development and neighborhood/stakeholder engagement

Submittals

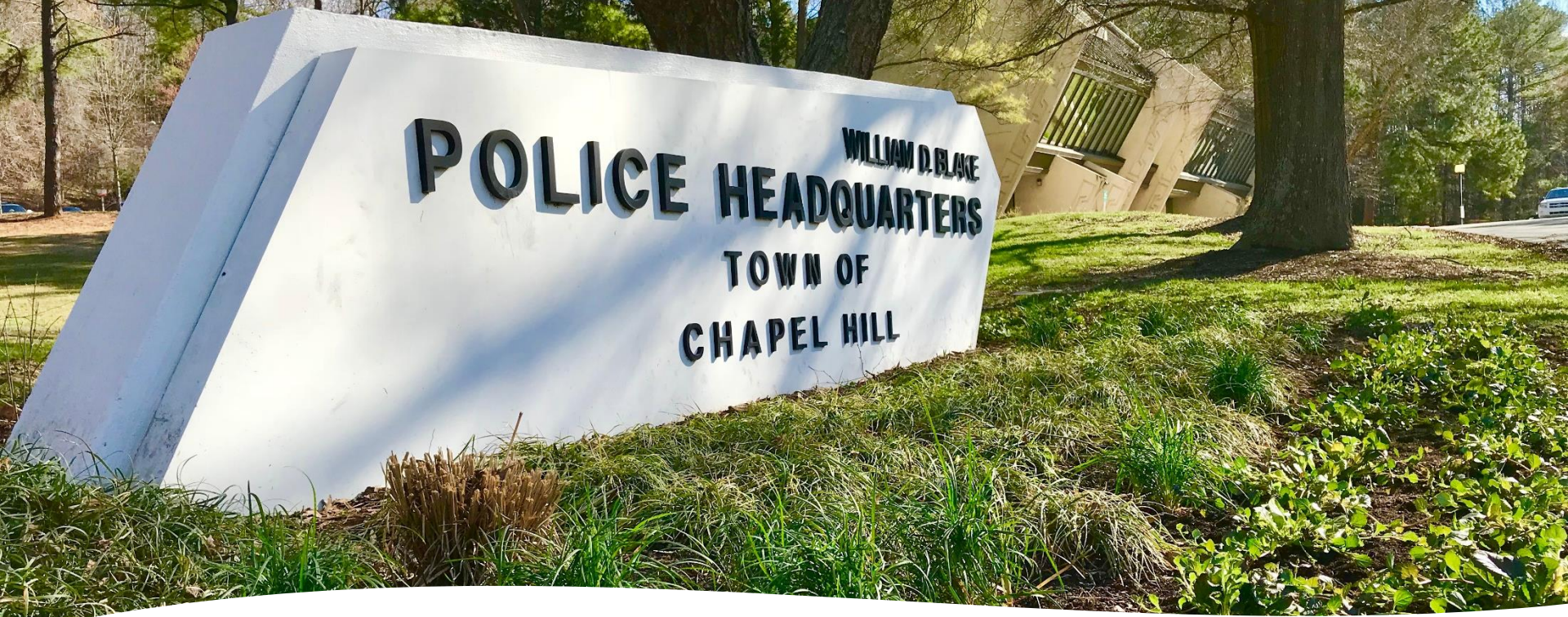
- Advertised on Town website, posted in newspaper
- Distributed to known development firms and regional organizations including TCC
- Two submittals received
- One submittal ranked high in meeting scoring criteria
- One submittal did not adequately address all scoring criteria

Public Input

- E-mail our project team at:
futureof828@townofchapelhill.org
- All project documentation can be found:
<https://www.townofchapelhill.org/residents/community-sustainability/coal-ash-disposal-site-remediation-project>
- Should any concept proceed, it would be subject to the Town's usual process for input and move through Town boards and commissions.

Next Steps

- Staff negotiate a scope and contract with qualified firm to meet Council's interest
- Develop a high-level concept to inform cost projections and feasibility
- Return to Council with cost estimate



Questions?