

**Clarence E. Lightner Public Safety Center –  
Council and BED Committee agenda items**

Date: January 11, 2010

**2003, August 3                    CITY COUNCIL MEETING MINUTES**

Council authorizes OBA to prepare concept design “commit to buy land and build a Police/Fire Headquarters in the Central/East Downtown area”.

**2006, June 13                    BUDGET & ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

The Budget and Economic Development Committee of the City of Raleigh met in regular session on Tuesday, June 13, 2006.

**Committee**

Mayor Meeker, Presiding  
Ms. Kekas  
Mr. West

**Staff**

City Manager Allen  
City Attorney McCormick  
Assistant City Manager Prosser

**Clarence E. Lightner - Public Safety Center.** City Manager Allen pointed out administration is recommending that the Council authorize entering into a contract with O'Brien Atkins to look at the Municipal Building Campus concept to see if the site could be utilized for a public safety center. In response to questioning he indicated he would expect that the cost would be less than \$50,000. City Manager Allen stated this recommendation is being made as it is unclear whether the other sites under consideration would be available. Mr. West questioned if this precludes looking at other sites for the public safety center as he has a site he wanted to ask about at the next meeting. City Manager Allen pointed out this would not preclude that opportunity. Mayor Meeker moved the recommendation be upheld. His motion was seconded by Mr. West and put to a vote which passed unanimously.

**2007, March 20                    CITY COUNCIL MEETING MINUTES**

**REPORT AND RECOMMENDATION OF THE BUDGET & ECONOMIC  
DEVELOPMENT COMMITTEE**

**CLARENCE LIGHTNER PUBLIC SAFETY CENTER - CITY HALL BLOCK APPROVED – DIRECTION GIVEN**

Chairperson West reported the Budget & Economic Development Committee in Real Estate Committee voted to recommend the approval of the City Hall Block as the future site of the Clarence Lightner Public Safety Center with additional scope of work and architectural planning to be done by O'Brien Atkins to determine the exact location of the public safety center. Mayor Meeker pointed out there are two sites being considered and the additional work will help make that determination. It was pointed out hopefully that work could be done within a 30 day period. Mr. West moved the recommendation be upheld. His motion was seconded by Mayor Meeker and put to a roll call vote which resulted in all members voting in the affirmative. The Mayor ruled the motion adopted on an 8-0 vote.

**Site evaluations notes, 03-13-07 PowerPoint presentation to BED;**

**Site – Edenton Street**

- Site owned by the State of North Carolina
- Development being considered would be high cost – U/G parking etc...
- State did not want to partner with the city to co-locate on the site

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### **Site – New Bern (Coggin's property)**

- Site required purchase from private owner
- Site being considered by private development
- Proximity to core Policy and Admin services too distant
- Potential negative impact to residential neighborhoods
- Project out of scale with surroundings
- Owner is in the process of contracting with a land design firm for conceptual plans.
- Site identified in the East Vision Plan as major mixed-use development opportunity.

### **Site – Bloodworth / Moore Square**

- Site has been assembled over years and is being considered by private developer for housing.
- The entire block to the east is undergoing redevelopment as a proposed 170-unit apartment complex.
- Site is a part of an assemblage of property on the east side of Moore Square being considered for coordinated redevelopment with the project identified in the previous bullet.

### **Site – Cabarrus / south of Progress Energy**

- Private development determined was highest and best use for this site
- Proximity to RCC best suited for other commercial development
- Site is in the process of being assembled by Empire Properties.
- Site is a crucial terminus for the eastern axis of the City Plaza pedestrian connector that runs to the front door of the new Convention Center.
- Site has been identified as a location for mixed use, cultural/entertainment venue in the South End Master Plan.
- Proposed African American Cultural Consortium location is just to the south of Stronach's Alley in the same block.

### **Site – Hargett Street**

- Site required purchase from private owner
- Site would demolish existing private structures
- Site is well positioned to expand transit oriented development opportunities associated with the proposed Multi-Modal Center at the Railroad Wye.

### **Site – City Hall Block**

- Site of old municipal building( currently police department) now over 50 years old and has served its useful life
- Site would consolidate key administrative functions near one another
- Site would not block or prevent other private development
- Site is a known location to the citizens of Raleigh / government services are expected to be there
- Site is owned by the City and requires no additional capital outlay for assemblage
- Site is consistent w/ Council's policy directive of 12/12/02 to keep City offices in central Downtown location.
- Locating the building on the Southeast corner of site minimizes shadows cast on surrounding properties.

## **2007, April 24 - BUDGET AND ECONOMIC DEVELOPMENT COMMITTEE minutes**

The Budget and Economic Development Committee of the City of Raleigh met in regular session at 11:00 a.m. on Tuesday, April 24, 2007.

# Clarence E. Lightner Public Safety Center – Council and BED Committee agenda items

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## Committee

Mayor Meeker, Presiding  
Mr. Crowder  
Ms. Kekas  
Mr. West

## Staff

City Manager Allen  
Deputy City Attorney Rasberry  
Assistant City Manager Prosser  
Construction Management Director Baker  
Interim Police Chief Sholar

**Clarence E. Lightner Public Safety Center.** City Manager Allen pointed out at the March 20, 2007 Council meeting, the Council asked for staff to look at two sites on the Municipal Building block as the potential location of the Clarence E. Lightner Public Safety Center.

Jay Smith, O'Brien Atkins, pointed out his firm asked to review two sites on the City Hall block. Option A is the existing municipal building at the corner of Hargett and McDowell. It could include a 14-story building, 200,000 total net square feet, 4 floor base including 19,250 net square feet per floor with a 10 story tower of 12,300 net square feet per floor. This would be a 30 percent grossing factor with a total of 260,000 gross square feet. Option B is the corner of Dawson and Morgan Street adjacent to the existing parking deck. This site could accommodate a 10 story building with 200,000 total net square feet that is 20,000 net square feet per floor, 30 percent grossing factor with a total of 260,000 gross square feet with 77 percent efficiency. Mr. Smith gave the results of a solar shading study for the winter solstice and summer solstice for each option. He also presented a floor plate study for each option. He presented the following pros and cons for each option.

### **Option A**

#### Pros

- Best security position with regard to neighboring uses
- Strong "Front Door" site for public awareness and access\
- Private/discrete access from parking deck
- Multiple driveway/access points
- Proximity to 'on street' parking on Hargett
- Larger build-able site area offers floor plate flexibility

#### Cons

- Police department required to relocate and lease space off site

### **Option B**

#### Pros

- Eliminate need to lease space off site
- Maintains existing space in 110 McDowell building

#### Cons

- Higher security risk with private neighboring uses
- \$ premium: Pd deck demo, solar shades, gen building
- Eliminates Dawson St. parking deck exit
- Known underground fuel storage tanks
- Parking deck stairs required to be rebuilt
- May require ventilation improvements to parking deck
- Constrained service access at City Hall service area

He stated their recommendation is Option A. Mayor Meeker questioned if the connection between Option A and the existing Municipal Building would cause security concerns with it being pointed out that

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connection is not necessary. At this point we are talking about footprints not designs. The connection could be included or left out.

Mr. Crowder pointed out Hargett Street is a major pedestrian street and he fears if we go with Option A we would eliminate the possibility of retail along this major pedestrian corridor. He stated he recognizes the concerns of security and questioned if something could be done and questioned that location. He stated we will have to build a secure building or fortress and it would be right across from one of the two remaining parks and he just does not know if that is what we want on Hargett Street. He stated along this corridor we would like to have active use such as retail again pointing out it is one of the major corridors between the multimodal center and Fayetteville Street. The representative of O'Brien Atkins pointed out they understand Hargett is a viable pedestrian corridor. He stated we do need a secure building and it was felt that the corner of Hargett and McDowell would increase public awareness. It would be a welcoming building and at the same time provide a sense of security.

City Manager Allen passed out photographs of city halls or complexes in other cities. Police Chief Sholar pointed out the Police Department is open 24/7. Option A provides for on-street parking adjacent to the building and that would be a plus as it relates to services, etc. Option B would not allow for adjacent parking. Construction Director Manager Baker talked about governmental complexes in other cities and talked about civic pride and a block for City services. It was pointed out having the center located in Option A does not preclude retail opportunities on three block faces adjacent to the park. Police Chief Sholar stated in his opinion Option A is the best site. City Manager Allen pointed out Option A would not compromise the existing parking deck where as Option B would require some changes. Mr. West talked about the restraining and pushing forces that is the pros and cons of each option.

Ms. Kekas questioned the cost for the relocation of the police personnel if Option A is utilized with it being pointed out approximately \$40,000 to move with a total cost over the relocated period of \$2 to \$3 million dollars. In response to questioning from Ms. Kekas, City Manager Allen pointed out there is no site designated for the police to move to if Option A is utilized. He stated at this point we do not even have money for the Public Safety Center. The relocation of the police would be about 5 percent of the overall project cost. Ms. Kekas questioned the timeframe for making a decision, etc. City Manager Allen pointed out staff is trying to define a site so it will know how to move forward with planning. He stated a two week delay to make a decision or a selection between the two sites would not cause any problems.

Mr. Crowder indicated we need to look at this in the context of the broader setting. He stated he understands the security issues pointing out with Option B we have a major thoroughfare. Option A we have a major thoroughfare, a two-way Hargett Street, etc. He stated the Municipal Building on McDowell Street was designed by Milton Small a renowned architect. It was an excellent piece of work of modern architectural at the time of its construction so there is some historical significance and prolonging its life maybe significant. He stated we have that opportunity. He stated he understands the pros of that site including a large floor plan. He stated, however, because of the security needs it will not be a big glass box it will have to be very secure and a fortress and he is not sure that is what we want on one of the remaining four squares in our City. City Manager Allen pointed out no one for sees building a fortress. He talked about the timing and renaissance of the downtown area pointing out maybe it is time to build a signature building for City services. It was agreed to hold the item for two weeks.

**2007, May 8**

### **BUDGET & ECONOMIC DEVELOPMENT COMMITTEE**

The Budget and Economic Development Committee of the City of Raleigh met in regular session on Tuesday, May 8, 2007, at 11:00 a.m. in Room 305 of the Raleigh Municipal Building, Avery C. Upchurch Government Complex, 222 West Hargett Street, Raleigh, North Carolina, with the following present.

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### **Committee**

Mayor Meeker, Presiding  
Mr. Crowder (arrived late)  
Ms. Kekas  
Mr. West

### **Staff**

City Manager Allen  
City Attorney McCormick  
Assistant City Manager Prosser  
Public Utilities Director Crisp

Mayor Meeker called the meeting to order indicating a change in the agenda as the consultants and others involved in the Clarence E. Lightner Public Safety Center has to leave to catch a plane. He stated however Mr. Crowder is very interested in this item but we expect him to arrive momentarily. The following items were discussed.

**Clarence E. Lightner Public Safety Center.** Mayor Meeker stated this item was held from the last meeting in order to give committee members an opportunity to mull over the issue of the future placement of the Clarence E. Lightner Public Safety Center. The Committee was considering two sites, Option A which is at the corner of McDowell and West Hargett and Option B which is at the corner of Dawson and Morgan Streets.

City Manager Allen pointed out staff and the consultants continue to believe that Option A is the best site. It gives more flexibility, an entrance to the north, secure access, public entrance on the east, more engaging pedestrian activity and entrance on Hargett Street for the public and an opportunity to provide a signature building across the street from one of the public squares. Mayor Meeker pointed out it is unfortunate to have to pay to relocate the police department while construction is taking place as it relates to Option A. He stated he feels however it is a good opportunity to have a major public, signature type building fronting on Nash Square. Ms. Kekas agreed. Mayor Meeker pointed out Mr. Crowder had concerns relative to this issue therefore he would suggestion holding discussion until Mr. Crowder arrived in the meeting.

A representative of the O'Brien Atkins pointed out they echo the recommendation. He stated he feels Hargett Street can be made very pedestrian friendly and no one plans for the building to look like a fortress on the public side.

Later in the meeting (Mr. Crowder arrived at 11:15 a.m.), the discussion continued with Mr. Crowder indicating if the Council could have some guarantee of active use on Hargett Street he would have no objection to Option A. In response to questioning, City Manager Allen pointed out we do not see active retail presence along Hargett Street. Mayor Meeker moved approval of Option A as the future side of the Clarence E. Lightner Public Safety Center. His motion was seconded by Ms. Kekas and put to a vote which passed with all members voting in the affirmative except Mr. Crowder who voted in the negative. The Mayor ruled the motion adopted.

### **2007, June 19 City Council Minutes**

#### **REPORT AND RECOMMENDATION OF THE BUDGET & ECONOMIC DEVELOPMENT COMMITTEE**

**CLARENCE E. LIGHTNER PUBLIC SAFETY CENTER – SCHEDULE AUTHORIZED; – RFP PROCESS APPROVED**

Mayor Meeker reported the Budget & Economic Development Committee recommends approval of the schedule and action steps as recommended by Administration to begin the process for the Clarence E. Lightner Public Safety Center as included in the agenda packet. The first step would be beginning the RFP process for design services. On behalf of the Committee, Mayor Meeker moved the recommendation be upheld. His motion was seconded by Mr. West. Ms. Taliaferro questioned the cost

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involved with the Mayor pointing out the overall project is approximately \$100 million. City Manager Allen pointed out we will know the figures by budget time next year and the reason for this proposal is to get a better cost so we can move forward. He stated it will not cost anything to do the RFP except advertising, etc. Mr. Crowder stated he wanted to make sure that when we do the RFP and move forward with this project that we make it an environmentally friendly civic building which is sustainable, green architectural designs, etc. The motion as stated was put to a roll call vote which resulted in all members voting in the affirmative. The Mayor ruled the motion adopted on an 8-0 vote.

### **2007, September 18 CITY COUNCIL MEETING MINUTES**

City Council authorized City Administration to enter into contract negotiations with Kling Stubbins/Cherry Huffman.

### **2008, February 19 CITY COUNCIL MEETING MINUTES**

The City Council of the City of Raleigh met in regular session at 1:00 p.m. on Tuesday, February 19, 2008,

#### REPORT AND RECOMMENDATION OF THE CITY MANAGER

CLARENCE E. LIGHTNER PUBLIC SAFETY CENTER – INFORMATION RECEIVED; CITY MANAGER AUTHORIZED TO NEGOTIATE AGREEMENT WITH COUNTY

The Kling Stubbins/Cherry Huffman design team has prepared an update for the initial phase of the project related to concept, program and budget. The project will provide space for headquarter operations of police and fire, for the emergency communications center, for a traffic control center, space for relocation of the City Information Technology department and associated data center, plus space for building maintenance staff and the Credit Union. Wake County has expressed an interest in functions for Emergency Management and Sheriff Dispatch being located in the facility. Including the County programs in the project, this would result in a total project size of approximately 305,000 Gross Square Feet.

**Recommendation:** Receive the report and presentation regarding the concept, program and budget for the Clarence E. Lightner Public Safety Center. Authorize the City Manager to negotiate an inter-local agreement for inclusion of County programs in the project, develop a funding plan and recommend next steps for continuing design of the project.

Michael Stevenson, Kling Stubbins made a Powerpoint presentation outlining the project aspirations which include enhancing the readiness and effectiveness of public safety agencies, creating a high quality work environment for City employees, creating a positive image and experience of City government for the public, creating a symbol of sustainability for our City and region, promoting the livable streets initiative and enhancing the Nash Square Neighborhood, create long term value for the City and to serve the public. He talked about William Christmas plan and the fact that there are only two public squares left and this building will front on one of those. He talked about the importance of Hargett and Martin Streets being major east/west connectors, how they link to Moore Square, Fayetteville Street, TTA and the Depot District and the potential to engage Nash Square. He pointed out the proposed building is to house the Police and Fire Department headquarters, City Emergency Communications Center and Emergency Operation Center, Traffic Management, Information Technology Consolidation and Data Center, Wake County EOC and Sheriff Dispatch, Building Maintenance, a 600 seat assembly hall, a café and credit unit. He talked about the benefits to the City which will be bought by this building which includes consolidation

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of multiple departments, providing needed expansion and consolidation space and better space utilization and efficiency of existing real estate. He went through the various implementation schedules which includes relocating of the Police Department, demolishing the existing building, utility site prep, construction and the creation of a new frontage on Hargett Street and Nash Square and the potential for new development around Nash Square which will follow, talked about the future of the area which includes completion of the municipal campus complex, consolidated city government and reinvigorated Nash Square. He presented renderings showing a front porch situation on Hargett Street and talked briefly about the proposed active ground floor uses, transparent public lobby and the “Window On The Park.” The proposed building will present the face of city government on McDowell Street. It is felt that the Lightner Center will be a catalyst and the centerpiece of the Nash Square Neighborhood renewal. The proposed project includes 305,000 gross square feet in 17 stories located at the corner of Hargett and McDowell Streets. The construction will attempt to be a LEED Goal sustainability, it will house a 24/7 operation, will be highly robust and reliable building and site infrastructure and include stand alone emergency operations. He went over the project estimates which are \$226 million for the total project.

He went over the project schedule summary which began in October of 2007, with the next steps including City Council review on March 4, 2008.

Mr. Koopman had questions concerning the level of protection for the building, whether it will be sheltered as we are dealing with a public safety building with Mr. Stephenson touching on the various levels of protection, stand alone water, air supplies, etc. Mr. Koopman stated since we are talking about public safety, what would happen if something were to happen to the building. City Manager Allen pointed out the field operations are decentralized and this building would house the police and fire administration. As far as emergency communication we have redundant facilities at the Barwell Road fire station.

Mr. Crowder commended all for a job well done pointing out he is glad to see it is programmed for a café and he feels what was presented is an outstanding first start. Mr. Isley questioned how the City is going to pay for this building and questioned if the County is participating moneywise. City Manager Allen pointed out one of the next steps is to see if the County is serious about utilizing part of the facility and their willingness to enter into an interlocal agreement and pay for their share. He stated all of those things have not been defined yet but we would make sure their share was paid for by the County. He stated he would negotiate with the County. He talked about the fact that we only have a preliminary budget, we are at the concept point and it does give us a sense of what we need to start building into the budget. He pointed out his expectation is to build the debt service into the capacity of our debt model, he thinks we would probably utilize COPS, so probably the financing would be over a 25 year period. He again stated we are at the conceptual point and this gives us numbers to start building into our debt model capacity. He stated there are a couple of critical steps needed to keep the design team moving towards schematic designs, keeping the team together, etc. We would need to continue to work toward moving the police employees out of the building and the next City Council meeting an additional report given on interim needs for continuing the project. Mayor Meeker moved approval of the next steps as outlined. His motion was seconded by Mr. Crowder and a roll call vote resulted in all members voting in the affirmative. The Mayor ruled the motion adopted on an 8-0 vote.

### **2008, October 21, CITY COUNCIL MEETING MINUTES**

The City Council of the City of Raleigh met in regular session at 1:00 p.m. on Tuesday, October 21, 2008

#### **REPORT AND RECOMMENDATION OF THE CITY MANAGER**

**CLARENCE E. LIGHTNER PUBLIC SAFETY CENTER – INFORMATION RECEIVED; CITY MANAGER AUTHORIZED TO NEGOTIATE AGREEMENT WITH COUNTY**

**Clarence E. Lightner Public Safety Center –  
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**FINANCING – PROPOSED SHORT TERM ALTERNATIVE PLAN TO FUND  
MUNICIPAL FACILITIES – RESOLUTION ADOPTED**

Given current market conditions, it is in the City's best interest to develop an alternative plan of finance to fund certain initial costs of the Clarence E. Lightner Public Safety Center and the Remote Operations Facilities approved by Council at the September 16, 2008, Council meeting. These initial costs would include the purchase and upfit of the two relocation facilities previously approved for Public Safety, full design of the Clarence E. Lightner Public Safety Center, current committed design elements of the Remote Operations Projects and other miscellaneous costs, all totaling under \$40,000,000. As an alternative to the approved commercial paper option, it may be advantageous for the City to enter into a short-term fixed rate instrument, which would be taken out at the end of the term with either the intended commercial paper program or permanent financing. To proceed with such, it is necessary for Council to pass a resolution making certain findings and determinations, approving and authorizing the execution and delivery of an installment financing contract to finance the costs of certain governmental facilities for the City of Raleigh, approving and authorizing a related first supplemental financing contract and authoring the execution and delivery of other related documents and related actions in connection with the proposed financings.

Suggested proceedings prepared by bond counsel for the above actions are in the agenda packet.

**Recommendation:** Approve the resolution providing an alternate financing option.

City Manager Allen briefly explained the proposal and the need. This would allow us to move through design of the Clarence E. Lightner Public Safety Center and remote operations facility but not construction. This would get us to the latter part of 2009 and at that time we could see how the market looks and determine how to proceed.

Mr. Stephenson pointed out these are two very worthy projects but the timing could not be worse; however, it makes sense to move forward. Mayor Meeker moved approval. His motion was seconded by Ms. Baldwin and a roll call vote resulted in all members voting in the affirmative (Crowder absent and excused). The Mayor moved the motion adopted on a 7-0 vote. See Resolution 716.

**2008, December 2, CITY COUNCIL MEETING MINUTES**

The City Council of the City of Raleigh met in regular session at 1:00 p.m. on Tuesday, December 2, 2008

**REPORT AND RECOMMENDATION OF THE CITY MANAGER**

**CLARENCE E. LIGHTNER PUBLIC SAFETY CENTER – ADMINISTRATION GIVEN  
DIRECTION**

## **Clarence E. Lightner Public Safety Center – Council and BED Committee agenda items**

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As authorized by City Council, Kling-Stubbins (architect) and City staff proceeded with the next steps on the project including temporary relocation site acquisitions and upfit design, Construction Manager at Risk (CMAR) selection and schematic design. Kling Stubbins will present a brief project summary including Schematic Design plans, exterior views, an update of the Avery C. Upchurch Complex Master Plan and a budget status. Additional material is in the agenda packet for the Clarence E. Lightner Public Safety Center project.

**Recommendation:** Approve Schematic Design and authorize the City Manager to proceed with the interim process of design and implementation of the project.

Council members received in their packet a memorandum which explained that the Council authorized the City Manager to proceed with the project under an interim funding plan in order to continue design and construction of the project. Initial work program items required to proceed and maintain optimal efficiency of consultants, staff and a schedule moving toward construction of the new public safety center included finding temporary quarters for the departments and services that are currently housed or affected by the demolition of the existing municipal building, providing staff support services and facilities, and continuing the design for the center. Temporary quarters have been secured for the print shop, traffic signal system control center and police department, administrative, detective operations, downtown district and evidence storage to allow the existing 110 McDowell Street Municipal building to be demolished. The Cabarrus Street and Six Forks Roads sites were acquired totaling \$10.5 million. The cost will be financed outside the Clarence E. Lightner Public Safety Center Budget and will be off-set by avoided lease cost and return on investment of future resale of the properties. These purchases allowed for the design of the fit up of the temporary quarters to proceed, followed closely by actual construction fit up work of these spaces as a continuous process so monies spent will be most effectively utilized. Concurrently preliminary design services continued for the development of the public safety center in order to optimize the schedule for completing the final design and construction of the new center including significant project activity such as the hiring of a construction manager at risk services for scheduling, project planning and cost estimate, etc. leading to demolition, early foundation packages, timely value management and early consideration of means and methods.

City Manager Allen highlighted the information.

Michael Stephenson, Kling Stubbins, pointed out they have completed the schematic designs. Utilizing a powerpoint, he went over the goals of the project, updated space needs report and the plan which calls for consolidation of all downtown city government offices by 2027, aggressive pursuit of the City's sustainability initiatives, central utility plant for all future office buildings, increased emphasis on alternate transit modes, reduced parking with green roof terrace, fulfillment of livable streets initiative, stronger connection to Nash Square. The Lightner Center will be the first step of implementation of the plan. He talked about the treatment on Hargett Street, pointing out the building would be seen as the front porch of the City. It will have an active ground floor, transparent public lobby and maintain and promote a pedestrian street. There will be active frontages on all four streets, it will retain ground floor uses and all city building entrances will be facing a public street. He talked about the interim facilities as

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mentioned by the Manager and pointed out the location of those. Phase IA would be relocating the Police headquarters to 6716 Six Forks Road, relocating the police downtown station and evidence storage to 218 W. Cabarrus Street along with the print shop, relocation of traffic management to 222 W. Hargett Street, abate and demolish Police building and utilities in site preparation for the Lightner center. Phase IB would include construction of the 302,000 square feet Lightner building which will be used to consolidate police, fire, emergency communications, traffic, EOC and IT. It would also include Hargett Street pedestrian improvements and creating a new frontage on Hargett Street and Nash Square.

Phase II of the Master Plan would include constructing Municipal Office Building II which would be 160,000 square foot facility that would consolidate the offices from One Exchange Plaza, construct a central utility plant to serve future offices and construct parking deck and green roof garden.

Phase III would be 150,000 square foot office building to consolidate general government offices. Phase IV would include a 190,000 square foot office building which would complete the consolidation of governmental offices, construct a new City Council Chamber and complete Hargett Street frontage year 2027 would see the municipal complex completed, consolidated City government, 3,500 downtown City employees within 800,000 square feet, reduced parking, new vision for City government and reinvigorated Nash Square.

Mr. Stephenson went over the Lightner Center programming showing the location of the various floors, talked about the Nash Square view and pointed out the Lightner Center will have 302,000 gross square feet in 16 stories with an LEED gold, 24/7 operation with a highly robust and reliable building and site infrastructure with 72 hour stand alone emergency operation capacity. He talked about the sustainable design summary touching on public streetscape engaging Nash Square, reuse of previously developed site, utilizing existing infrastructure, bio-retention rain gardens, low maintenance plant materials, rainwater collection and reuse, etc. He touched on the design including healthy work environments giving examples including maximizing interior day lighting, sunshades to reduce heat, gain and glare, reduced light pollution, recycling and waste reduction, low VOC materials, daylight and exterior views, individual controls of personal environment, use of local materials during construction, maximize use of natural daylight, dimmable lighting, occupancy lighting sensors, under floor distribution systems, energy efficiency building systems, etc. He pointed out the cost estimate summary is \$168,000,000, which includes building and site including escalation, permits, LEED gold certification, CMAR contingency, general conditions and fees, bonds and insurance. The owners soft cost is \$58 million would include design fees, contingency, relocation and upfit, direct purchase fixtures, furniture and equipment, commissioning, testing, special inspections and reserve for a total project cost of \$226 million. He went over the updated project schedule pointing out hopefully the schematic design approval would be now, CMAR selection January 2009 complete design November 2009.

Mr. Crowder questioned if the recommended action is approving the master plan with City Manager Allen pointing out the Council is not being asked to approve the new master plan. This is just to provide an update. Mr. Crowder pointed out Nash Square is owned by the State and

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expressed concern about suggested changes. Mr. Stephens asked about the energy savings systems and if we have any information on the estimated life savings of those new systems. The representatives of Kling Stubbins stated they could deliver those numbers by development deadlines. Ms. Baldwin moved approval as recommended. Her motion was seconded by Mr. Stephenson.

Mr. Isley pointed out it is a nice looking building, he has no problem with that but we are in a budget crisis and he does not feel we should build this building right now. He would rather see the money spent to solve some of our budget issues; he would rather use the money to improve benefits, etc. City Manager Allen pointed out we do think this is a good time to build from construction cost stand point, etc. The longer we wait the more expensive the building will be. He stated we are not jumping in and saying we are building at this point but we are trying to keep on schedule to move ahead if the Council so desires. If we follow the schedule a decision could be made at budget time or in the summer as to whether to pull the trigger and move forward. He pointed out we are not talking about just one tax increase this will require a series of small tax increases over a number of years. He stated these are facilities that are needed today. He stated our facility is out of date, under utilized, we have been putting off things for a number of years, we have been doing things to put off this need such as decentralization of the police department moving out some of the employees, etc. to keep from having to move forward. He feels it is a good time to move forward and again pointed out the City Council has various stages at which it could stop the project or pull the trigger. This is just keeping us online.

Mr. Isley stated he just sees this as a train heading out of the station and there will be no way to stop it. Ms. Baldwin stated she understands the concern but she looks at this in several different ways. There is no better time to be building a project. A lot of projects are coming in under budget this could be a part of a job creation and she hopes that we can move forward. Mr. West talked about the need for job creation, phasing and questioned when there will likely be a tax increase to move forward. City Manager Allen talked about the various projects, the fact that the Council had allowed for some of the impact fees to be utilized for projects such as this, talked about tax increases over the next several years. He pointed out there is some flexibility. He talked about facilities that are being built, land that is being acquired and the various elements of the needed facilities and how they would relate to each other and tax increases.

Mr. Koopman stated he understands Mr. Isley's concerns. He too is worried about the overall indebtedness of the City which has increased by over 500 percent in the last few years. He stated he agrees with Mr. Isley that there may be some better ways to spend this money. He talked about retention of police and the fact that seems to be getting worse. He doesn't disagree with the City Manager on this being a good time to build but questioned why build a public safety center if we can't retain our existing police officers. He questioned if we are making the right investment with our money. The fact that the City Council had authorized the increase of starting pay, lateral entry, educational incentives but pointed out we also have to have adequate facilities. Those who support police and fire have to understand we also have to provide adequate facilities in addition to salary and benefits. The philosophy of providing adequate salary benefits and facilities was talked about. Mr. Crowder expressed concern about the slowing of our economy and pointed out he will agree with moving ahead at this point but he

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may well decide in June to not pull the trigger and stop the project at that point. He stated sooner or later we have to build the facilities and talked about Mr. Stephenson's comment about cost savings and other discussions about freeing up property for redevelopment and pointed out he will agree to go forward at this time so we would have the design in place but he is not saying he is ready to move forward with the construction. The motion to approve the recommendation with the understanding that this is not approving the master plan was put to a roll call vote which resulted in all members voting in the affirmative except Mr. Isley who voted in the negative. The Mayor ruled the motion adopted on a 7-1 vote.