AGENDA

Meeting Type:	B
Date:	12-17-1981

City of Charlotte, City Clerk's Office

file

Charlotte

IN SPECIAL MEETING ON ~~MONDAY~~, Thursday DECEMBER 17, 1981

3 00 P.M - Council Chamber

CONSENT AGENDA

This special meeting was called to approve the following loans for permanent financing of properties under the Third Ward/Fourth Ward Loan Program This program was originated for the expressed purpose of making loans available to owner-occupants to purchase, build and/or renovate properties in the Fourth Ward Area

The Ullman Bill requires that all loans be committed on or before December 22, 1981, and closed on or before June 1, 1982 If these specified dates in the Ullman Bill are not adhered to, this could cause an increase in the rate of interest and the tax exempt status of the Ullman Bill.

The interest rate on loans under the Third Ward/Fourth Ward Loan Program is nine percent The term of the loans is 15 years with principal and interest based on a 30-year amortization schedule

The agent for the City is North Carolina National Bank, whose roles are the processing, recommending and closing of the loans. The loans are processed by obtaining all necessary credit information, appraisal information, etc , to be packaged and recommended to the City for consideration and subsequent approval The Community Development Department's role is to review and recommend the completed files to City Council After the loan has been approved, a commitment letter is issued to the borrower This commitment letter guarantees the borrower the right to close the committed loan upon completion of the property he is purchasing, constructing or renovating.

The final construction plans and specifications for the units have been reviewed by the Community Development Department and the Historic District Commission, and are in conformance with the Redevelopment Plan for the Fourth Ward Project, adopted by City Council on June 7, 1976, and amended July 10, 1978.

council agenda

Mayor Eddie Knox

Mayor Pro Tem Harvey B Gantt

Dave Berryhill
Charlie S Dannelly
Laura Page Frech

Ron Leeper
Ralph Reiss McMillan
Pamella G Patterson
Edwin B Peacock, Jr

George K Selden, Jr
Herbert Spaugh, Jr
Minette Conrad Trosch

1. Recommend approval of loans for permanent financing of properties in the Fourth Ward Redevelopment Project Area·

(a) Patricia A. Farr, $47,900, Unit #3CE, Churchill.
(b) Edward J. Klaas, $79,100, Unit #5D, Churchill.
(c) Michael L. Krick, $47,750, Unit #1C, Churchill.
(d) Ara D. Allen, $70,900, Unit #5DE, Churchill.
(e) Pete M. & Maria Ebersole, 57,150, Unit #37, Springfield Square.
(f) Thomas Wayne Warren, $72,800, Unit #9, Hackberry Court.
(g) Aubrey A Keen, $62,300, Unit #30, Churchill
(h) Peter McLean, III, $57,600, Unit #81, Springfield Square.
(i) Charles S. Macfarlane, $57,150, Unit #68, Springfield Square.
(j) Larry E Gaither, $45,150, Unit #102, Springfield Square.
(k) Michael J. Sydt, $48,150, Unit #96, Springfield Square
(l) Donna W. McGinnis, Stephen D. Campbell & Gordon F Glasgow, $67,400, Unit #3D, Churchill.
(m) John B. Yorke, $47,900, Unit #3C, Churchill.
(n) Nicholas John Keeling, $68,700, Unit 2DP, Churchill.
(o) Moosa & Roya Naim, $64,150, Unit 10E, Churchill.
(p) James C. Gambrell & Charles W Harris, $71,400, Unit #4DE, Churchill.
(q) Susan B Ludvigson, $52,750, Unit #4C Churchill.
(r) Spurgeon W and Loretta H Webber, $97,500, Unit #4F, Churchill.
(s) Rosemary C. Neill, $97,500, Unit #3F, Churchill.
(t) Stephen F & Priscilla M Smoak, $69,600, Unit #3DE, Churchill
(u) Kanayo D. and Raj V. Goswani, $54,150, Unit #1CE, Churchill.
(v) Sallie Earle Proctor & Lucy G. Gunter, $67,400, Unit #3D, Churchill.
(w) Kathryn S & D H. Reid, $52,150, Unit #5D, Churchill.
(x) Barry P & Anna H. Sebralla, $80,000, 522-24 N Pine Street
(y) Gretchen C.F. Shapperd & David B. Sentelle, $70,200, Unit #7, St Peter's Condominium.
(z) Thomas V Bumbarger, $93,350, Unit #23, Hackberry Court
(aa) Frances R Reynolds & Cutter D Davis, $47,250, 415E West 7th Commons

2. Recommend approval of loans for permanent financing of properties located in the Third Ward Neighborhood Strategy Area:

(a) Aldine & Lora D James, III, $73,900, Unit #28, Clarkson Place.
(b) Simon A. White, $56,000, 328 S. Clarkson Street

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(c) William Wayne Whitaker, $70,650, Unit #35, Clarkson Place.
(d) William Ford Honeycutt, $68,450, Unit #34, Clarkson Place.
(e) Duane A. & Karla W Johnson, $75,250, Unit #30, Clarkson Place.
(f) Susan C Leggett, $64,550, Unit #15, Clarkson Place.
(g) Larry D & Beverly G. Logan, $71,950, Unit #26, Clarkson Place.
(h) Reginald C & Carolyn L Means, $74,500, Unit #17, Clarkson Place
(i) Richard D. Michaelson, $72,200, Unit #27, Clarkson Place.
(j) Larry J & Rosalia M. Moore, $71,050, Unit #4, Clarkson Place
(k) John H. Murray, $64,700, Unit #25, Clarkson Place.
(l) Stephen J. Reden, $66,750, Unit #29, Clarkson Place
(m) Gloria M. Shuford, $72,950, Unit 8, Clarkson Place.
(n) Barbara A Washington, $75,600, Unit #16, Clarkson Place.
(o) Gary D & Lisa L Cline, $73,050, Unit #10, Clarkson Place
(p) Henry H Bostic, Jr , $65,550, Unit #20, Clarkson Place.
(q) Daniel F. & Rene C Hellams, $72,900, Unit #6, Clarkson Place
(r) Doris L Bowman, Dover & Ruth H Bowman, $72,600, Unit #19, Clarkson Place
(s) Bobby S. & Gwendolyn J. Burton, $70,850, Unit #33, Clarkson Place.
(t) Jeffrey J Cunningham & F Hoyt and Helen S. Cunningham, $78,250, Unit #9, Clarkson Place.
(u) Carol R Collyar, $63,100, Unit #7, Clarkson Place.
(v) Thelma M Council, $62,950, Unit #5, Clarkson Place
(w) Joseph C Dengler, $70,600, Unit #22, Clarkson Place
(x) Larry M. & Beverly H. Dickson, $77,400, Unit #1, Clarkson Place
(y) Rob V Fiser, $74,600, Unit #12, Clarkson Place.
(z) Robert LeRoy & Regina Cynthia Gill, $71,450, Unit #24, Clarkson Place.

(aa) Nathaniel D. & Roberta J Greene, $75,450, Unit 11, Clarkson Place
(bb) Jack S. & Jeanne M Brayboy, III, $38,700, Unit A-1001 Greenleaf Avenue
(cc) Stephen C. Douglas & Katherine J Hipp, $41,850, Unit #4, Cedar Oaks
(dd) William H & Florence W. Price, $41,850, Unit #8, Cedar Oaks
(ee) Brenda A Porter, $40,900, Unit B-1001 Greenleaf Avenue.
(ff) Danny L Mingo, $50,900, Unit 16, Cedar Oaks.
(gg) Paul W. Lawrence, $51,750, Unit 1, Cedar Oaks
(hh) James Dickson Deese, $44,550, Unit 12, Cedar Oaks

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(ii) Locelles I. and Myrna W. James, $44,550, Unit 16, Cedar Oaks
(jj) Sue R. Avery & Robert A. Haggerty, $44,550, Unit #2, Cedar Oaks.
(kk) Averya R Wyatt, $41,850, Unit 11, Cedar Oaks.
(ll) Timothy D & Kay Batten Thomas, $48,150, Unit 14, Cedar Oaks.
(mm) Carrie L. Mason & Charles W Williams, $44,550, Unit 9, Cedar Oaks
(nn) Fred L and Anita H Van Kirk, $48,150, Unit 7, Cedar Oaks.
(oo) Richard C. & Yvette D Lloyd, $44,550, Unit 3, Cedar Oaks.
(pp) James R. & Angeline P Kerns, $40,950, Unit 20, Cedar Oaks.
(qq) Thomas A & Sherrie B Alsop, $48,150, Unit 5, Cedar Oaks
(rr) Marilyn P Gibson, $41,850, Unit 10, Cedar Oaks.
(ss) Ronaldo A. Frieson, $34,650, Unit 19, Cedar Oaks
(tt) Celesta S McCullough & John L Shropshire, $65,000, 117 South Clarkson St.
(uu) John C. Scarborough, $66,600, Unit 40, Clarkson Place.

3. Recommend approval of the following loans to Chavis Properties, Inc., for construction financing of two parcels of property located in the Third Ward Neighborhood Strategy Area.

Phase I - Block 24, Parcel 1	$650,000
Phase II- Block 27, Parcel 1	$350,000.

In December, 1980, City Council approved an agreement between a consortium of four Savings and Loans Associations for $1,000,000 in low-interest development money for the Third Ward Area The purpose of the program was to provide construction and permanent mortgage financing for the development of residential units in the Third Ward Area

The interest rate on the construction loan is 11-1/4%, and the term is for approximately six months ending May, 1982 At the end of the construction, the loan will be converted to permanent mortgage money at 11-1/4% for 30 years

The agent for the City under this program is North Carolina Federal Savings and Loan, whose role is the processing, recommending and closing of the loans. The loans are processed by obtaining all necessary credit information, appraisal information, etc to be packaged and recommended to the City for consideration and subsequent approval The Community Development Department's role is to review and recommend the completed files to City Council for approval

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Construction plans and specifications for the development have been reviewed by the Third Ward Neighborhood Development Association, the Savings and Loans, and are in conformance with the Redevelopment Plan for the Third Ward Neighborhood Strategy Area adopted by Council on March 8, 1976, and amended December 11, 1978, and June 8, 1981

POLICY AGENDA

4 (a) Staff update on the Tryon Street Mall and Independence Plaza Park Projects.

(b) Recommend approval of a contract with the firm of Skidmore, Owings and Merrill to provide all necessary design and project management services, at a negotiated basic fee of $741,000, plus additional expenses of $250,000, for a total contract amount of $991,000.

Additional expenses include

.. Services of a full time project representative	$ 60,000
Environmental Assessment	25,000
Out-of-pocket Expense	165,000
	$250,000

Attachment No. 1

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Executive session to follow immediately upon the conclusion of this meeting

PB

Request for Council Action

Charlotte

To the City Manager

From C. D. Readling, City Engineer — December 15, 1981 (Date)

Action Requested That Council authorize the execution of a design contract for the Tryon Street Mall and Independence Plaza Park with the firm of Skidmore, Owings and Merrill.

On November 23, Council authorized that negotiations begin with the Washington, based firm of Skidmore, Owings and Merrill for design of the Tryon Street Mall and Independence Plaza Park. Those negotiations have now been completed and SOM will provide all necessary design and project management services for the projects. They will be assisted in this effort by:

Brice Morris Associates, Architects, Charlotte, North Carolina
EDAW, Land Designers, Washington, D. C.
PRC-Consoer Townsend, Engineers, Nashville, Tennessee
JHK Associates, Transportation and Traffic Engineers, Washington, D. C.

Services will begin upon contract approval by City Council and will run through project completion, estimated at 42 months. SOM will assist the City in preparation of the public input program and based on the design competition submittals and the public input program, will prepare schematic designs for public comment and Council approval. Design development will follow with bidding and construction contract award anticipated for late summer, 1983.

For the above services, the negotiated basic fee with SOM is $741,000 based upon an estimated construction budget of $6,175,000. In addition to the basic fee, SOM is to be paid $60,000 for the services of a full-time project representative during the construction phase. An additional $25,000 will be paid for an Environmental Assessment. Compensation for out-of-pocket expenses such as travel, subsistence, long distance telephone calls, printing, etc. shall not exceed $165,000. Total cost for these additional expenses over and above the basic services fee is $250,000 for a total contract amount of $991,000. The contract also contains provisions for a project model at an estimated cost of $8,000, color renderings of the project at a cost of $5,000 and preselection of all landscaping materials by the Landscaping Consultant, EDAW, for $3,900. With Council approval, the Project Management Team will only authorize the expenditure of funds for these three items if they are determined to be absolutely essential.

A summary of the selection process and contract negotiations is attached for your information. The Project Management Team has reviewed the contract in detail and recommends that it be approved.

nsg
Attachment

Consultant Selection Process - Summary
Tryon Street Mall and Independence Plaza Park

Based upon a Critical Events Schedule which was presented to Council on June 29, the Project Management Team began the consultant selection procedure for the Mall and Independence Plaza Park by requesting letters of interest and qualifications from over 110 companies around the country. Due to the overall complexity and nature of the project, many of these 110 firms elected not to attempt to qualify for the selection process. However, on July 20, 26 teams submitted their qualifications for receiving a Request for Proposal from the City. These 26 teams were reviewed by the Project Management Team and 13 were ultimately mailed a Request for Proposal. Proposals were received from 11 teams on August 28 and the selection of the five finalists was completed on September 3. These five finalists were· CHNMB Associates, San Francisco, California; RTKL Associates, Baltimore, Maryland; Sasaki Associates, Watertown, Massachusetts; Skidmore, Owings and Merrill, Washington, D. C.; and Wolf Associates of Charlotte, N. C. These five teams then began the modified design competition stage of the selection process. Competition submittals were received on October 26 and on November 5, presentations to the Design Jury were made by all five firms in the auditorium of the Main Branch of the Public Library. Following these presentations, the Jury selected the team headed by Skidmore, Owings and Merrill of Washington, D. C. On November 23, Council authorized that contract negotiations begin with the SOM team. These negotiations have been going on almost continuously since that time and several meetings have been held with SOM to further modify the Scope of Services to be provided. These neqotiations and modifications have resulted in the recommended contract of $991,000.

Included in the basic services portion of the contract are several elements which are not normal to City of Charlotte projects. One of these is the services of EDAW, Inc. Urban Designers and Landscape Architects. Their portion of the basic fee is approximately $170,000. Another element of basic services not normally required is that of the Transportation Consultants, JHK Associates of Washington. The fee for this special consultant is approximately $60,000. An Environmental Assessment is not required for the project due to the fact that Council has elected not to pursue the UMTA Grant. However, in view of the fact that the local Federal Court has already been involved in this project, it is felt by the Project Management Team that an Environmental Assessment should be required. The cost for this additional service is $25,000. The cost for the public input program is $36,000.

The consultant team is being required as part of their contract to seek out and employ a bona-fide MBE-WBE with a goal of 10% of basic design services being expended with such a firm. This would be approximately $74,000.

The contract period for all public input, design development and construction is 42 months. Following Council approval, SOM will immediately enter into the public input portion of the project with several meetings being held and contact being made with all interested citizens, groups, organizations, public officials and any others who desire to have input into project design. During this phase, the design competition submittals by SOM will be critiqued in considerable detail. JHK, the Transportation Consultants, SOM and the City staff will review the two-lane versus four-lane alternates presented bv SOM and these will be reviewed at the public meetings prior to finalizing schematic designs which are programmed for Council approval in early summer.

Following a final public hearing and Council approval of schematic designs, design development will then proceed with the preparation of construction documents and construction beginning, hopefully, in late 1983. During this time frame, staff and the consultant will strive to reduce the total project time as much as possible. During contract negotiations, SOM has indicated that they felt that the 42 months could further be reduced, possibly as much as three to four months.

ON THURSDAY, DECEMBER 17 AT 9·30 A.M. IN THE COUNCIL CHAMBERS, THE FILM "PEOPLE SPACES/PUBLIC PLACES FROM THE PBS NOVA SERIES WILL BE SHOWN TO THE PROJECT MANAGEMENT TEAM AND OTHER INTERESTED STAFF MEMBERS. THE MAYOR AND CITY COUNCIL ARE CORDIALLY INVITED TO ATTEND THIS SHOWING.

The contract is available for review in the office of the City Engineer.

nsg