

OPTIONS for REDEVELOPMENT of SPIRIT SQUARE



MECKLENBURG BOARD of COUNTY COMMISSIONERS

FEBRUARY 19, 2019



CLARKNEXSEN



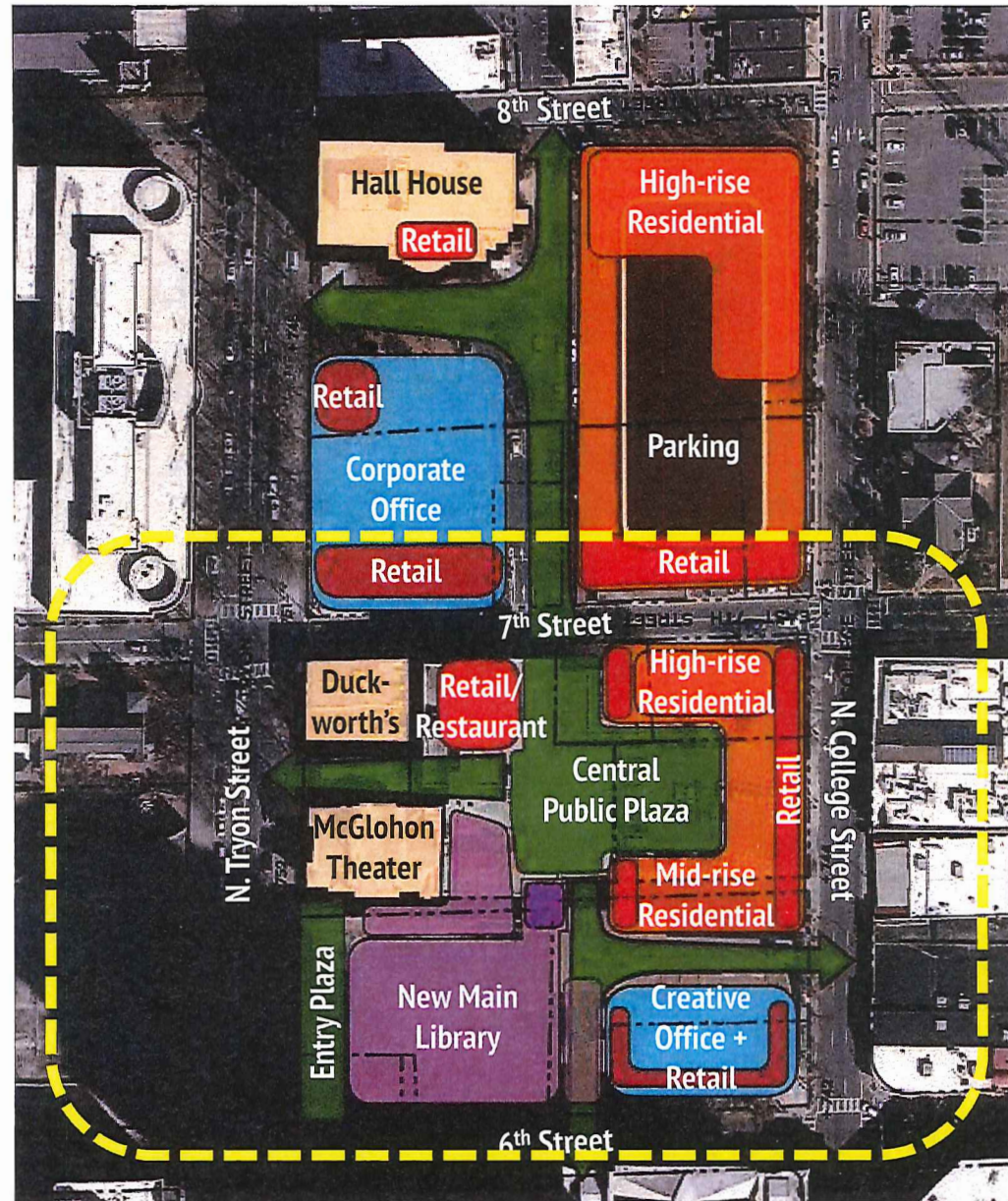
Theatre Consultants
Collaborative

McCracken & Lopez, P.A.
Consulting Engineers

RODGERS
Our Passion is Building®

Snøhetta 

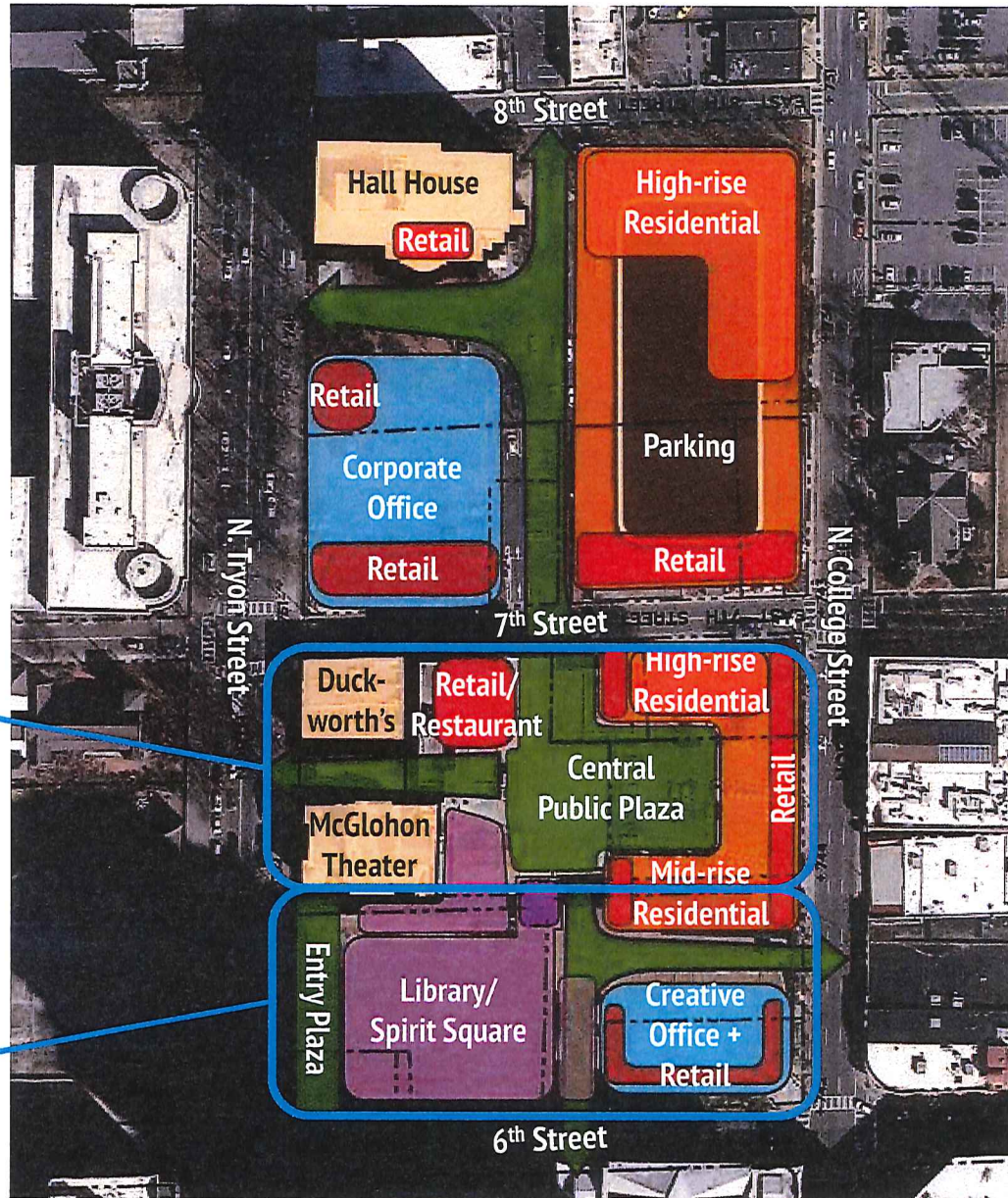
7th & TRYON VISION PLAN



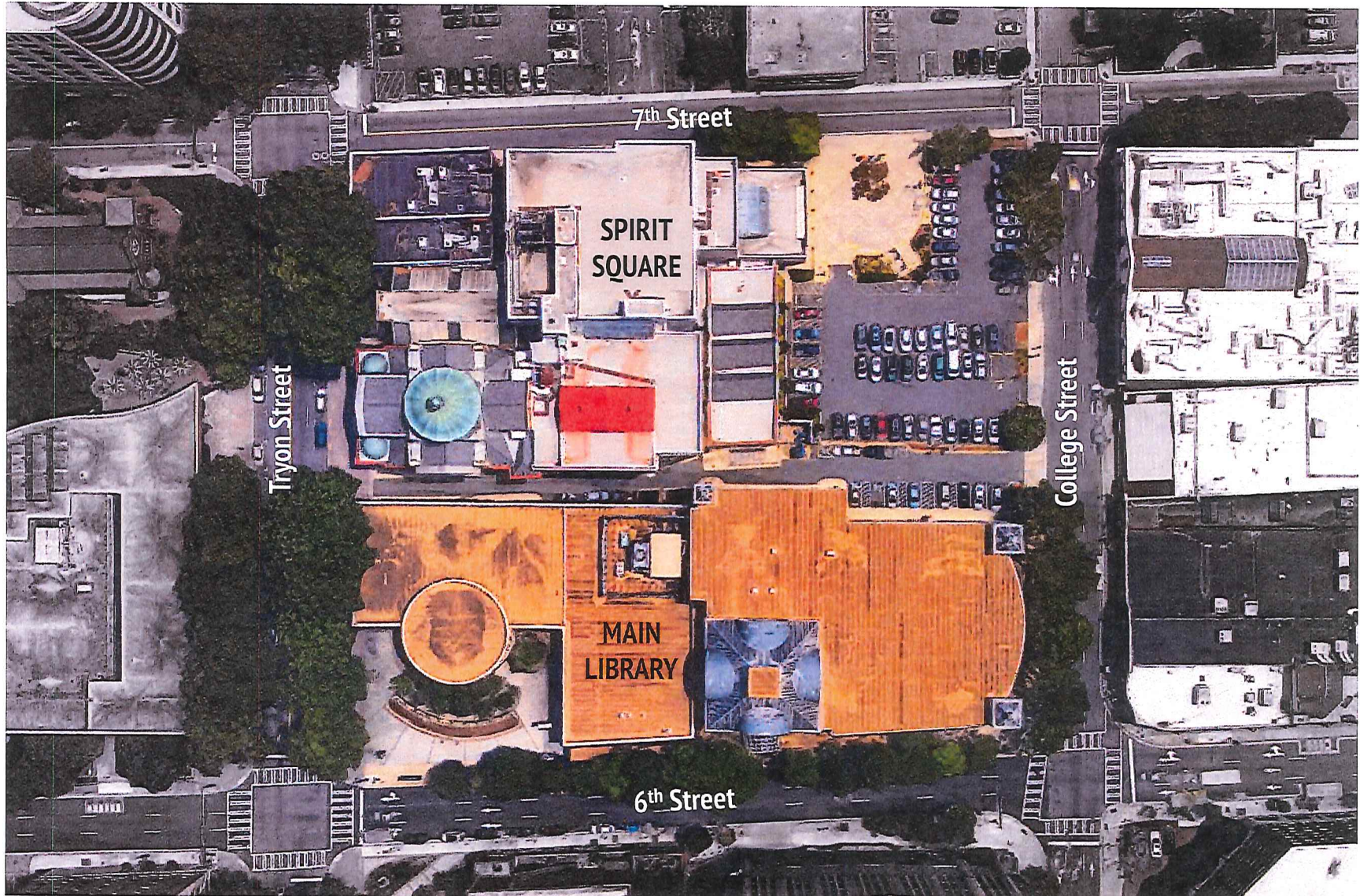
7th & TRYON VISION PLAN

County Property (Spirit Square)

Library Property (Main Library)



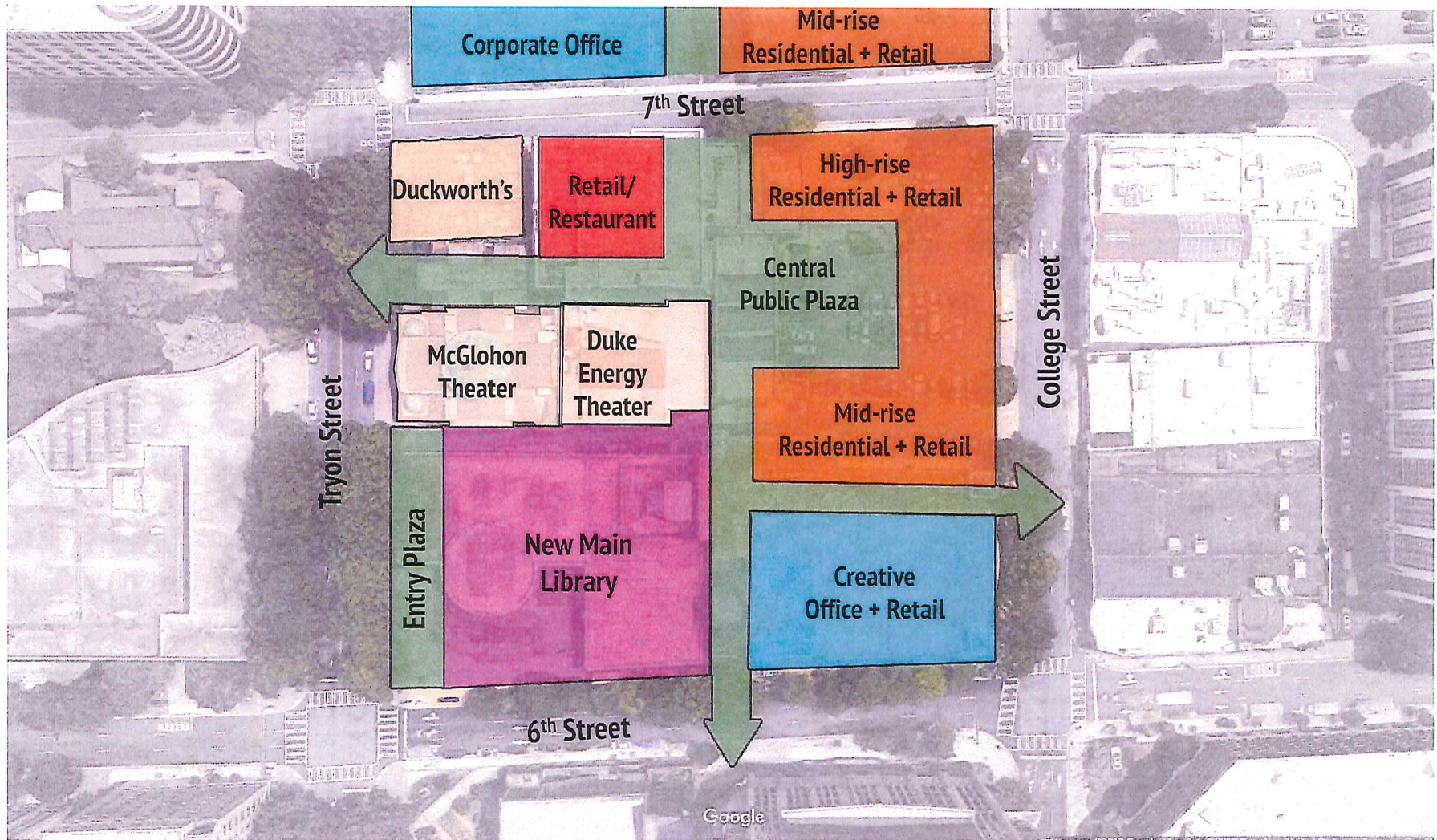
EXISTING NORTH TRYON SITE



EXISTING SPIRIT SQUARE & MAIN LIBRARY SITE

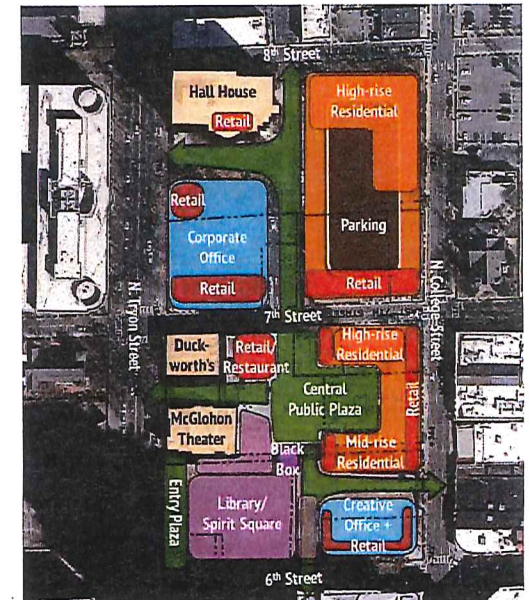
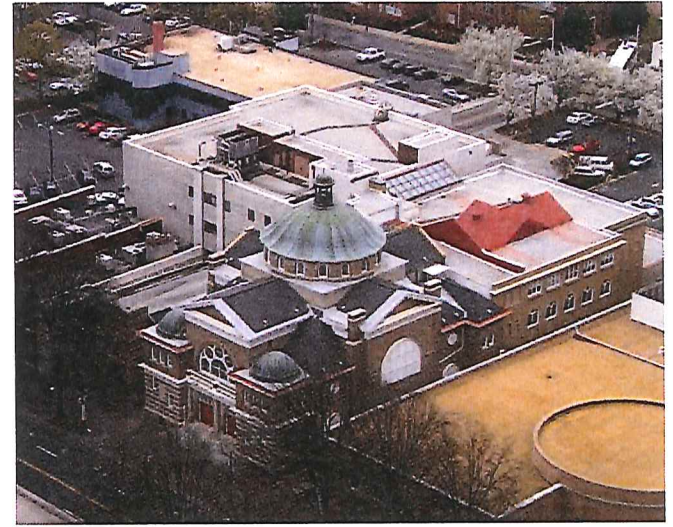


7th & TRYON VISION PLAN



COMMON FEATURES OF ALL OPTIONS

- Make Spirit Square surface parking lot available for 7th & Tryon redevelopment
- Replace HVAC and modernize electrical systems
- Upgrade theatre seating, lighting, & equipment

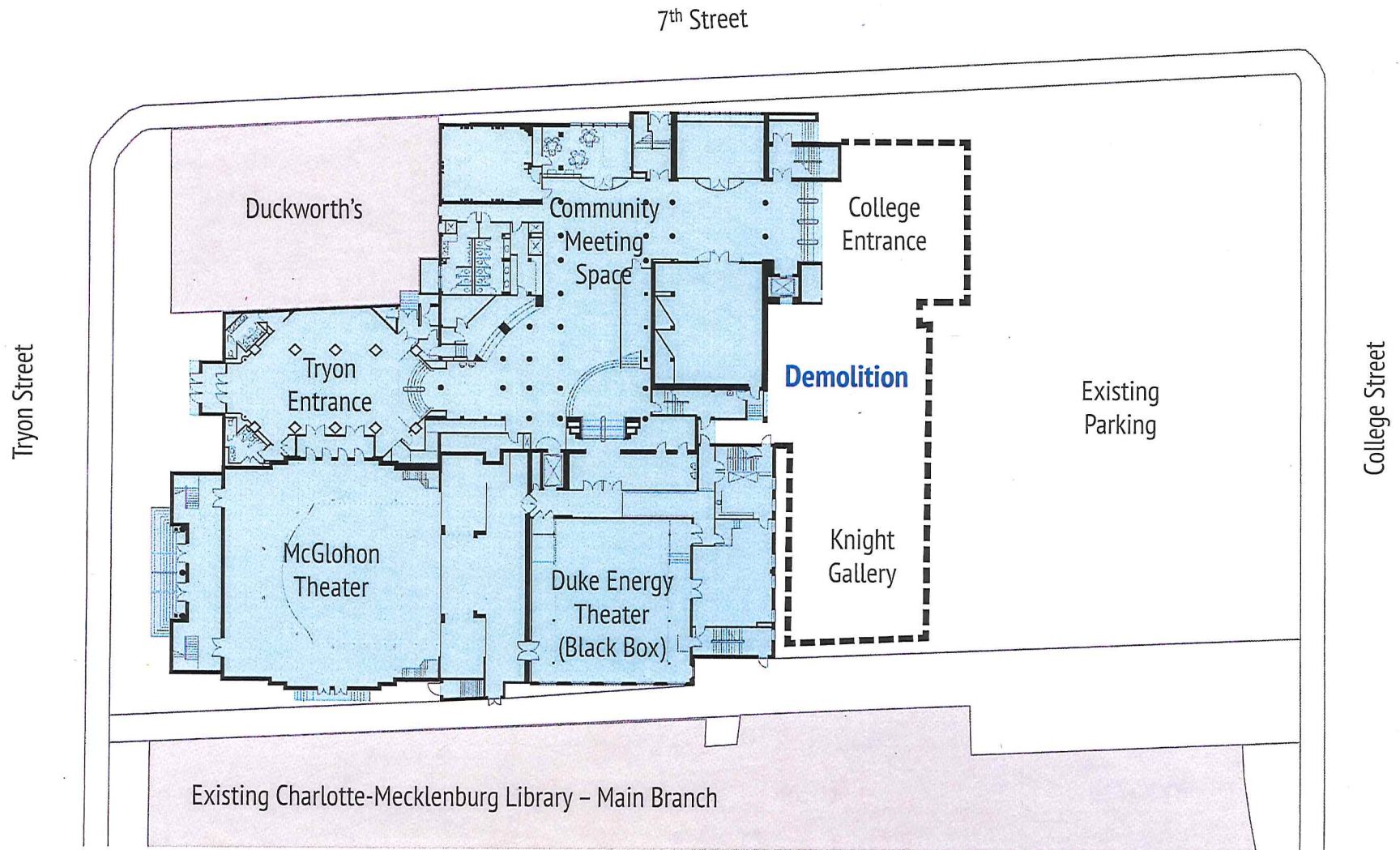


EXISTING SPIRIT SQUARE



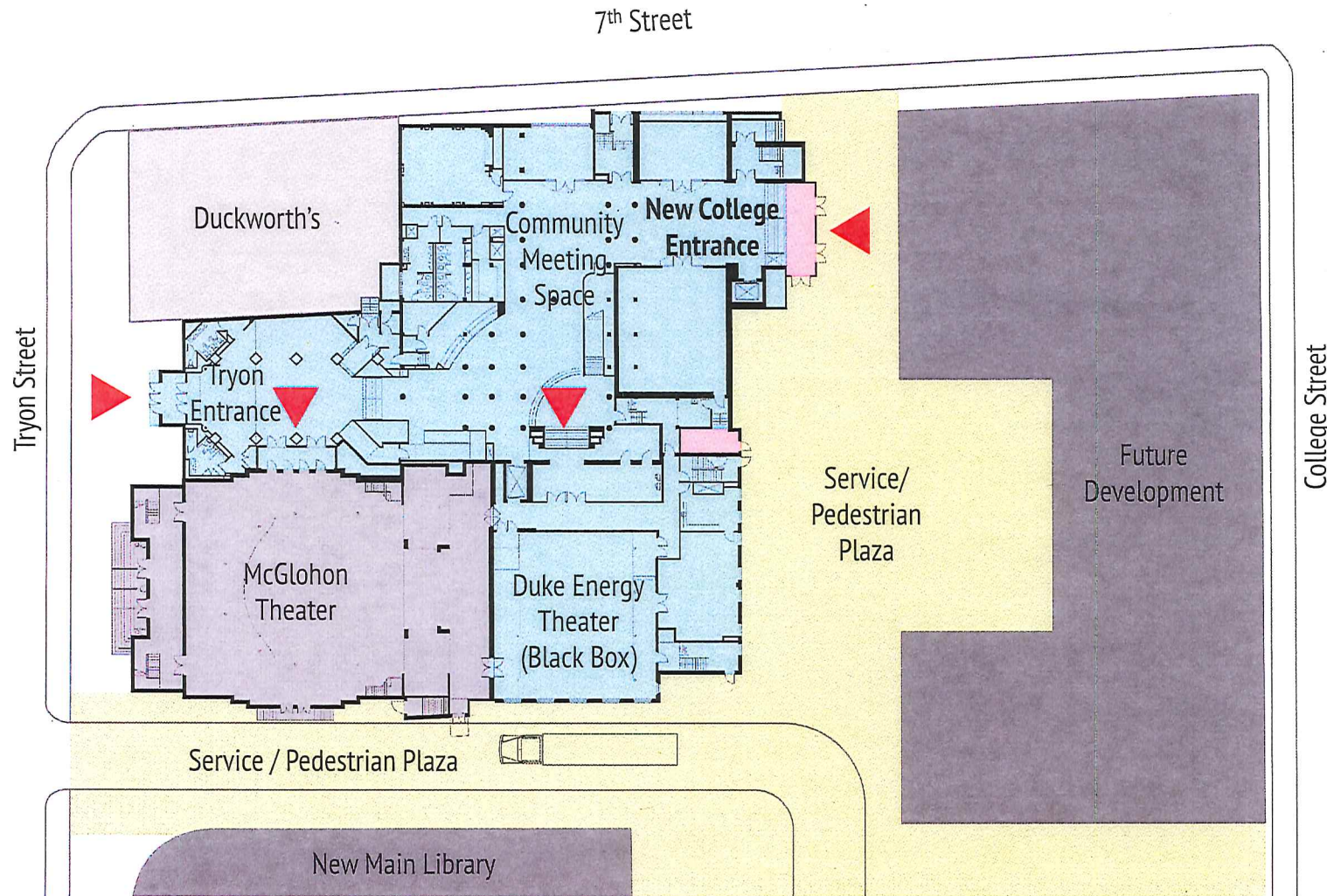
SITE PLAN

OPTION - A DEMOLITION



SITE PLAN

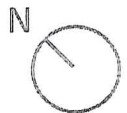
OPTION - A PROPOSED



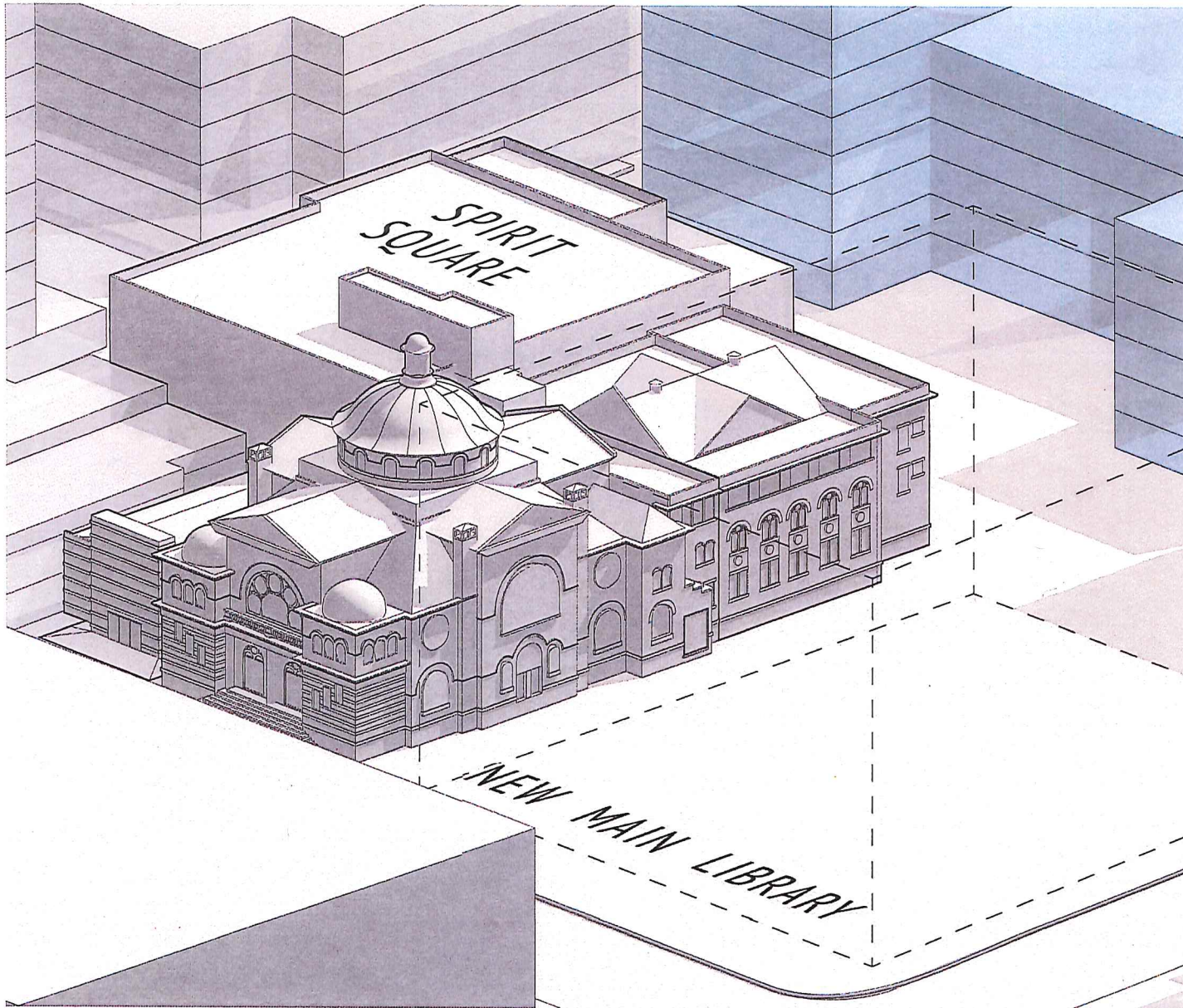
DESIGN FEATURES

- Maintains most Spirit Square functions/spaces
- Creates a new College Street entrance
- Improves interior access to program spaces
- Upgrades and increases restroom capacity
- Replacement of finishes
- Retains service area between theaters and Main Library

SITE PLAN



OPTION - A COSTS

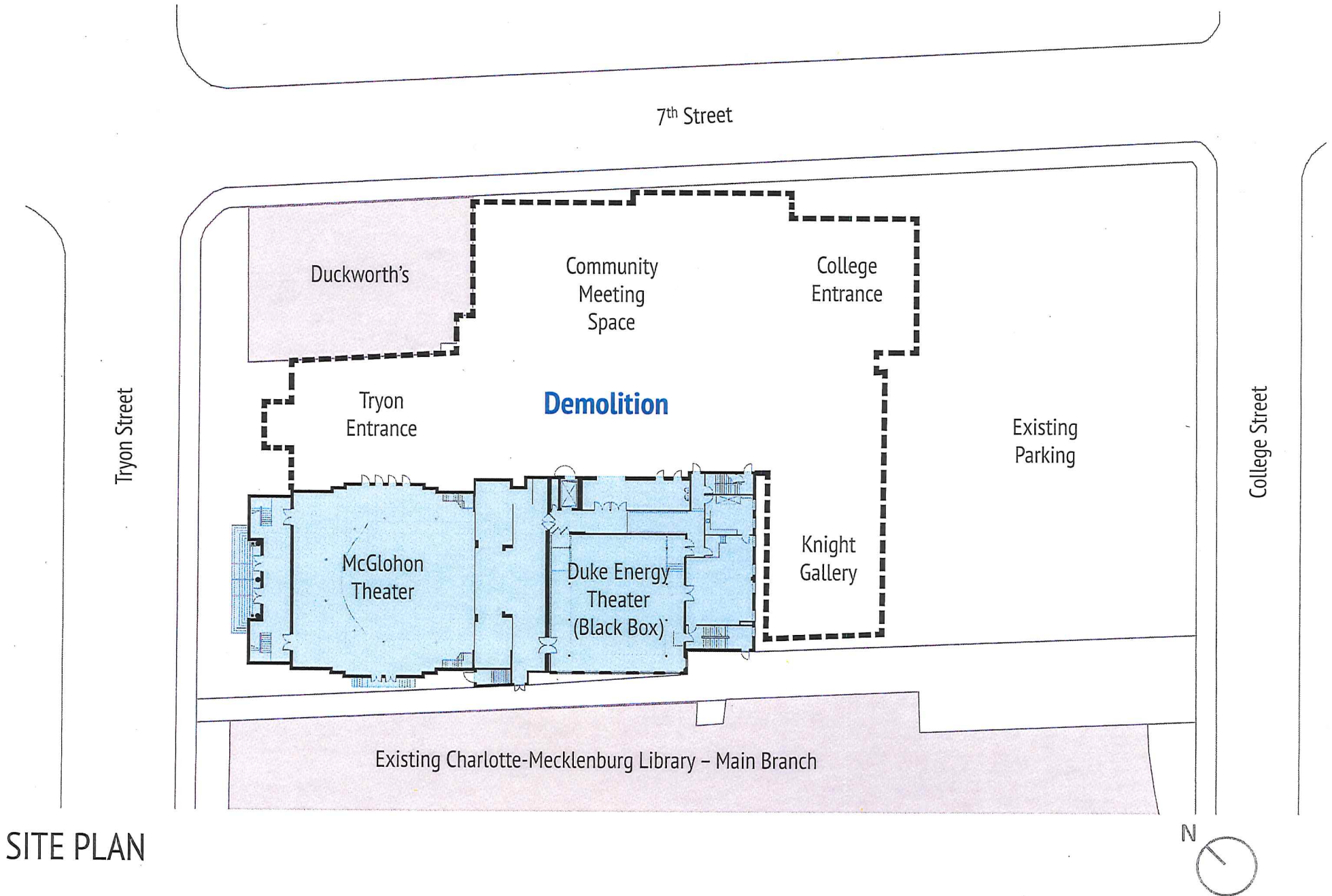


AERIAL RENDERING

PRELIMINARY COST ESTIMATE

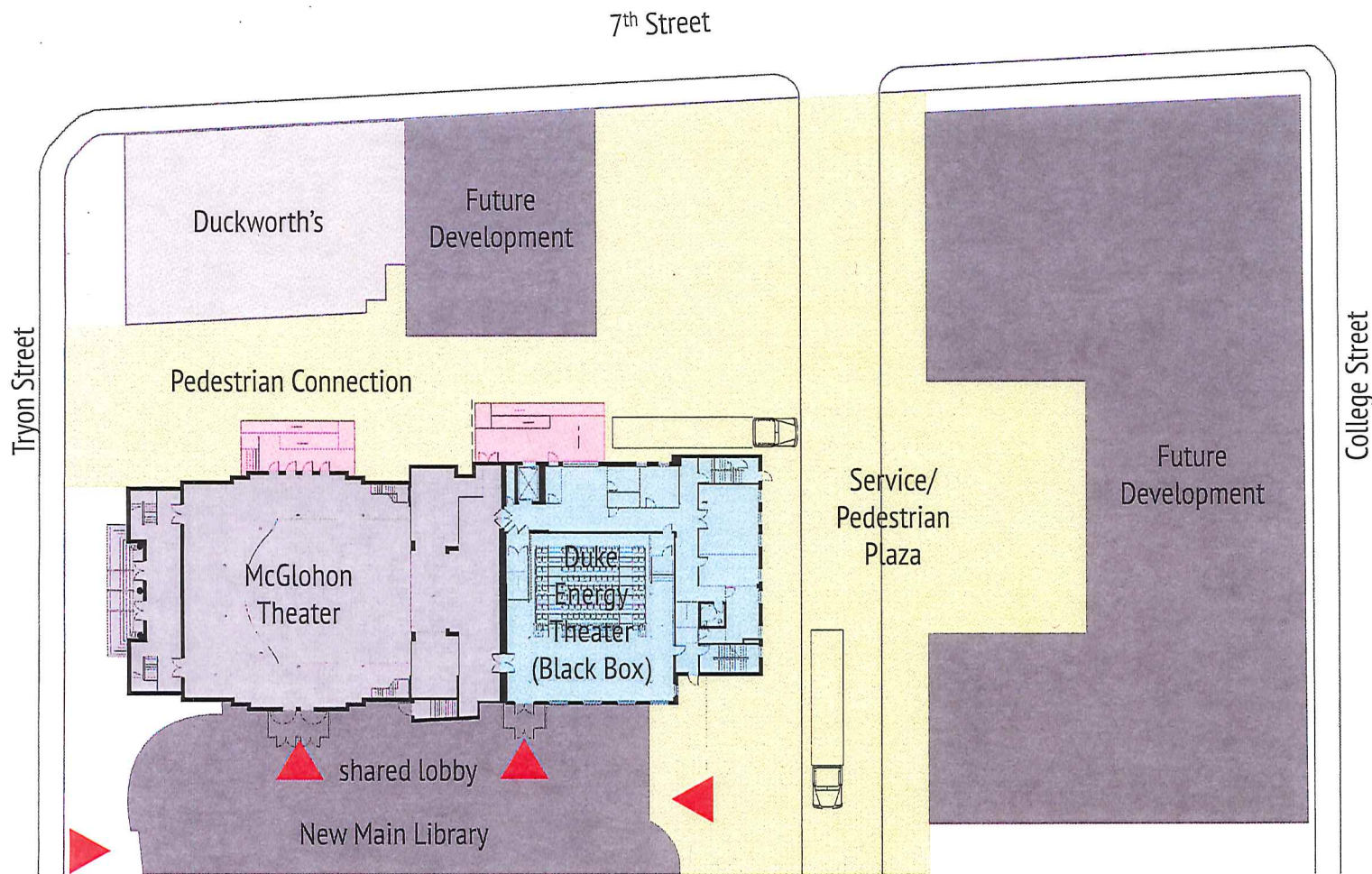
Construction Costs	\$ 19,945,000
Theater Upgrades	\$ 1,937,000
Soft Costs	\$ 6,127,000
TOTAL	\$28,009,000

OPTION - B DEMOLITION



SITE PLAN

OPTION - B PROPOSED



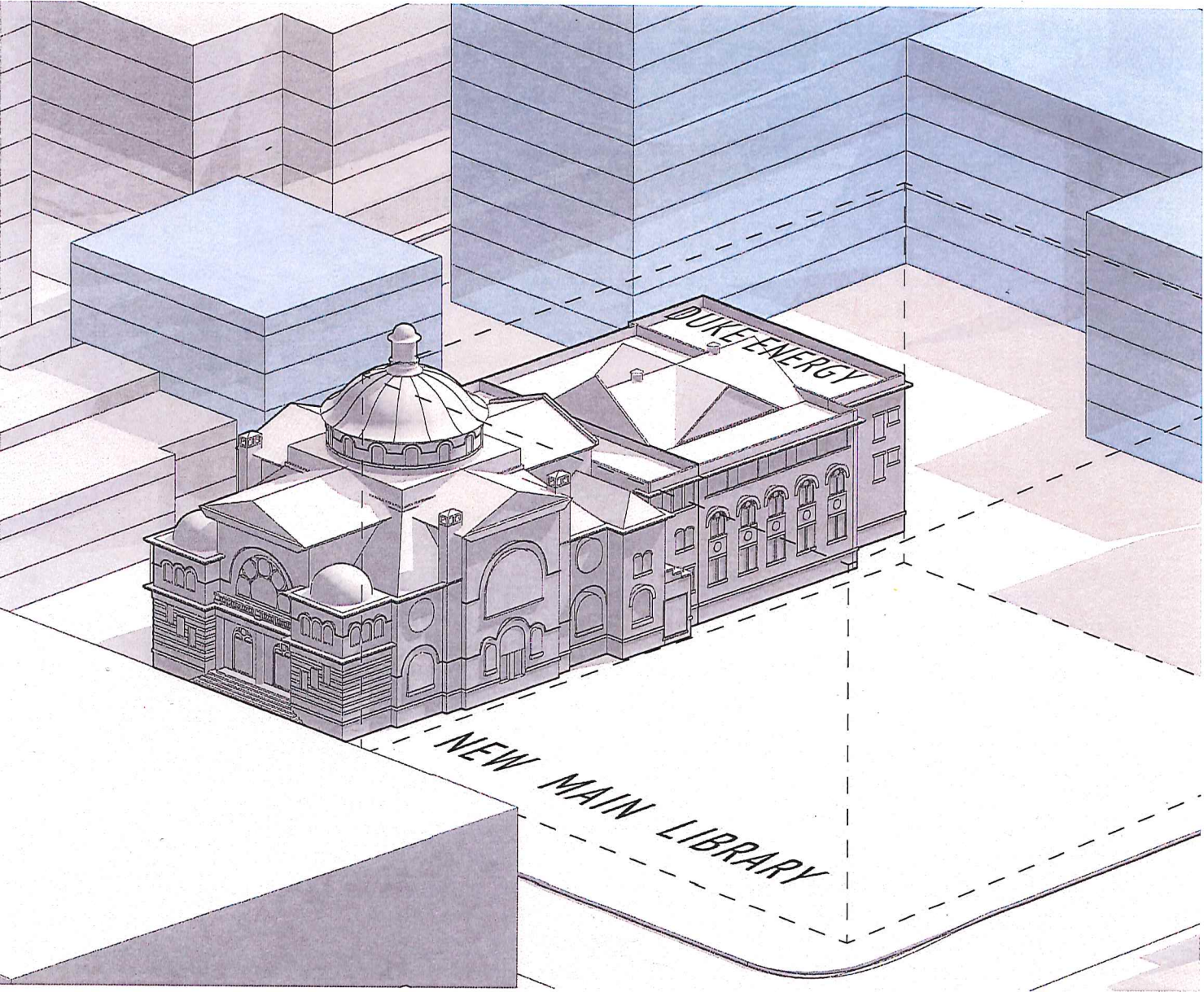
DESIGN FEATURES

- Creates a new pedestrian connection from Tryon Street to mid-block plaza
- Maintains two theaters with significant renovations to all floors of the Duke Energy Theater facility
- Shares space with New Main Library, providing new entrances, relocated ticketing, concessions, and restrooms for theaters
- Theater HVAC in Main Library basement
- Provides new theater exits and service locations at pedestrian connection

SITE PLAN



OPTION - B COSTS

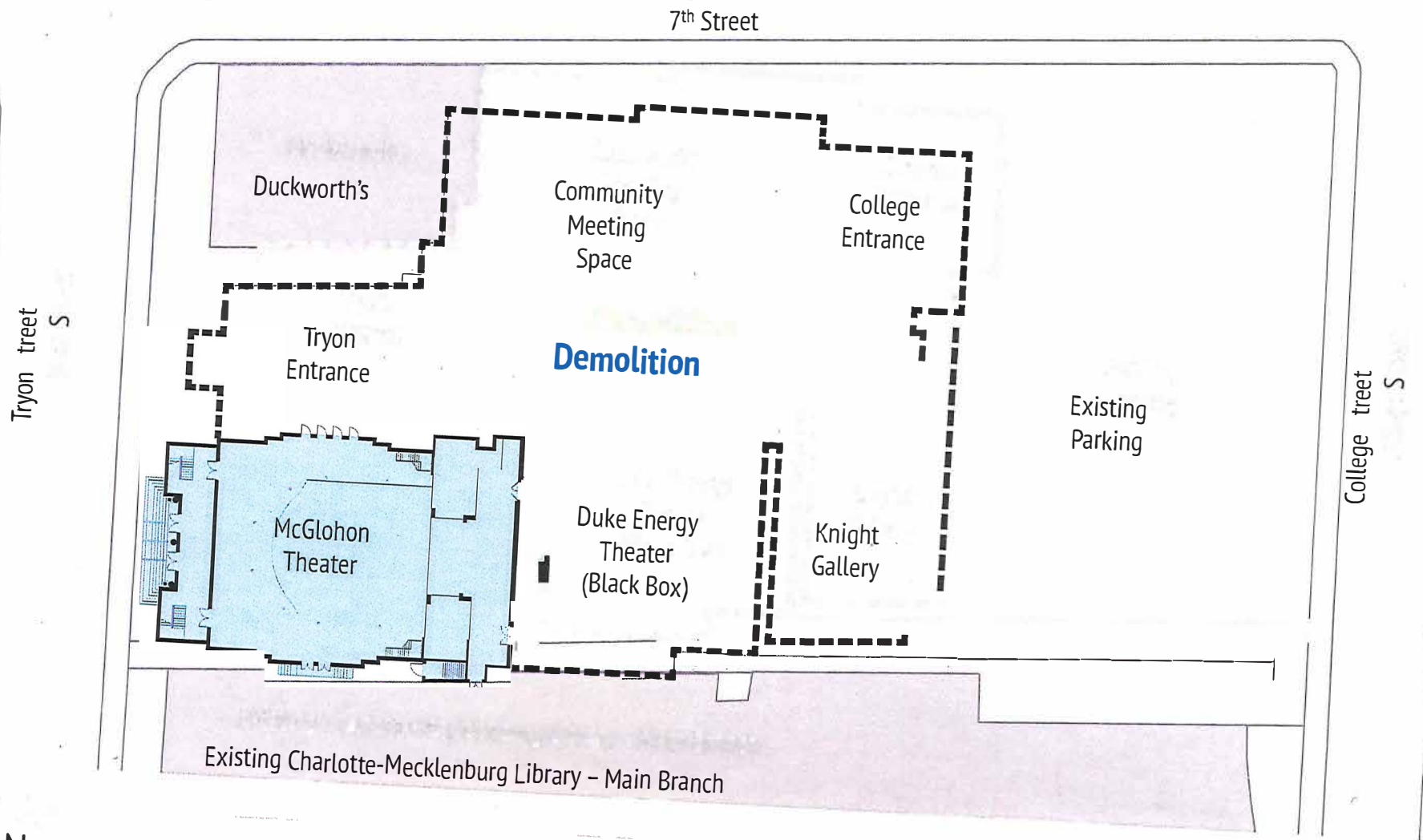


AERIAL RENDERING

PRELIMINARY COST ESTIMATE

Construction Costs	\$ 20,923,000
Theater Upgrades	\$ 1,937,000
Soft Costs	\$ 6,401,000
TOTAL	\$ 29,261,000

OPTION - C DEMOLITION



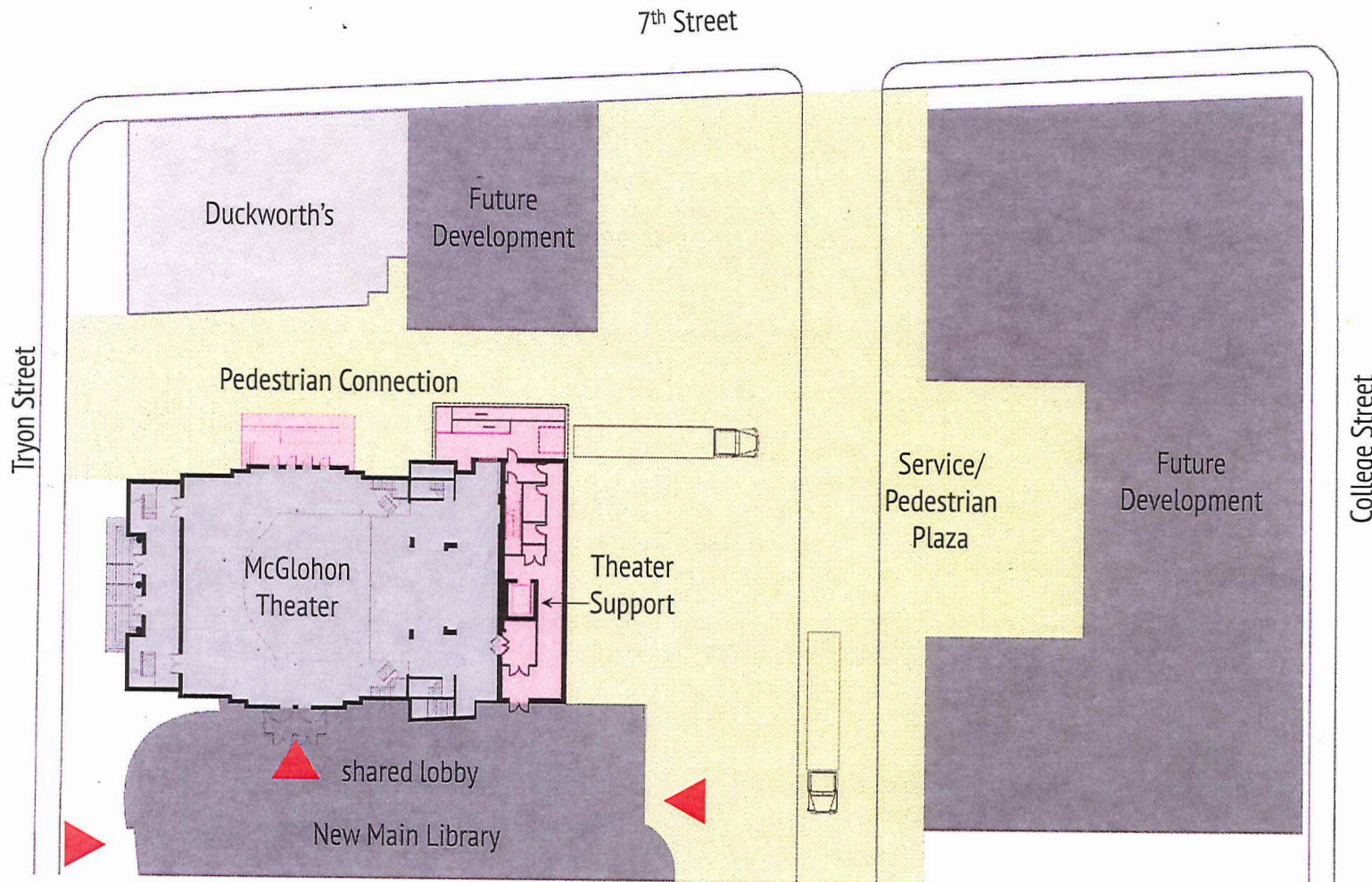
SITE PLAN



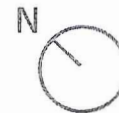
OPTION - C PROPOSED

DESIGN FEATURES

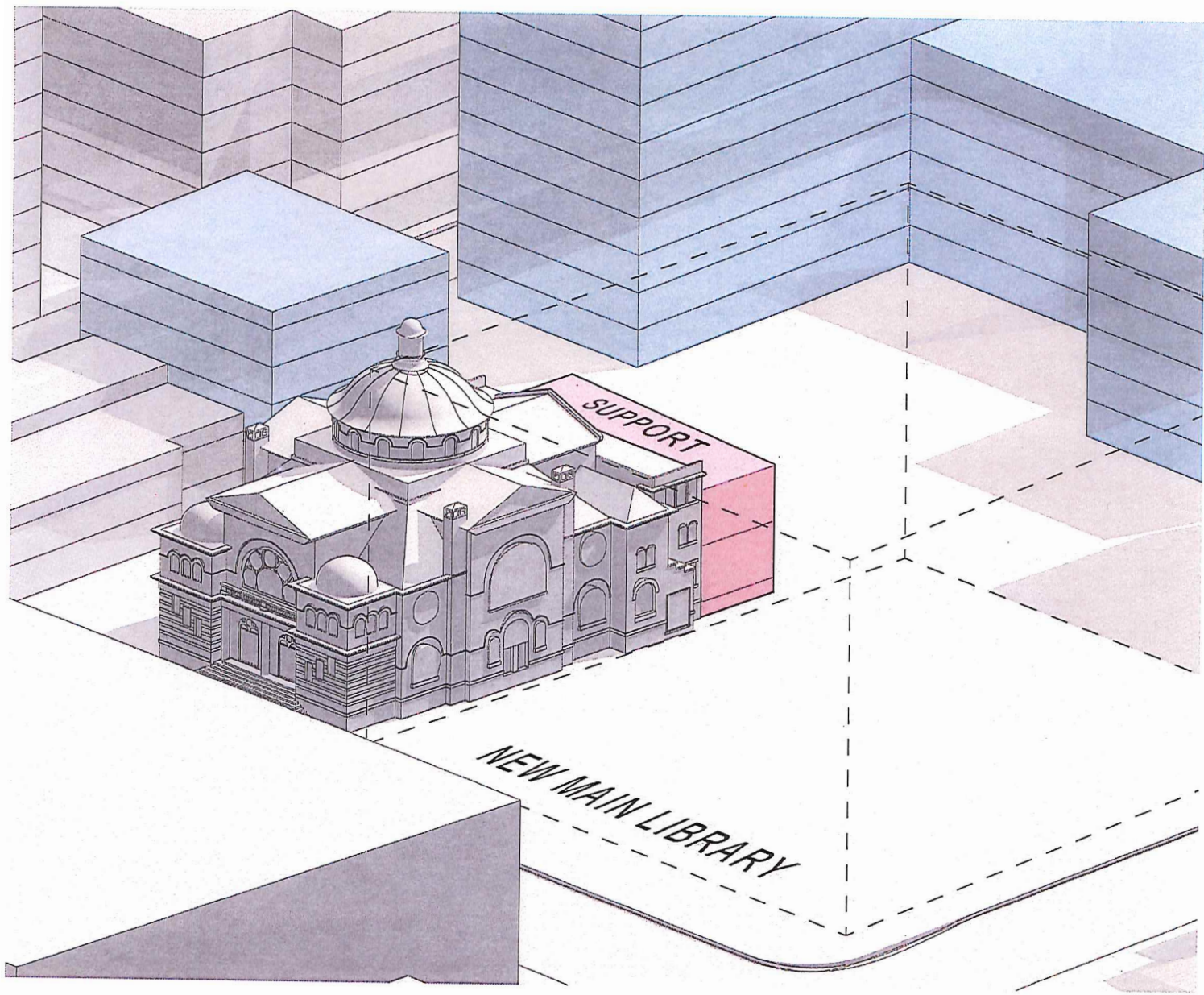
- Provides a limited new addition for McGlohon support spaces to replace key functions demolished including:
 - Stairs and an elevator for access and exiting
 - Improved service & loading dock conditions
- Shares space with New Main Library, providing a new entrance, relocated ticketing, concessions, and restrooms for McGlohon
- Provides new theater exits at the pedestrian connection



SITE PLAN



OPTION - C COSTS



AERIAL RENDERING

PRELIMINARY COST ESTIMATE

Construction Costs	\$ 16,349,000
Theater Upgrades	\$ 1,406,000
Soft Costs	\$ 4,972,000
TOTAL	\$ 22,727,000

OPTION - D DEMOLITION

7th Street

Tryon Street

College Street

Duckworth's

Community
Meeting
Space

College
Entrance

Tryon
Entrance

Demolition

Existing
Parking

McGlohon
Theater

Duke Energy
Theater
(Black Box)

Knight
Gallery

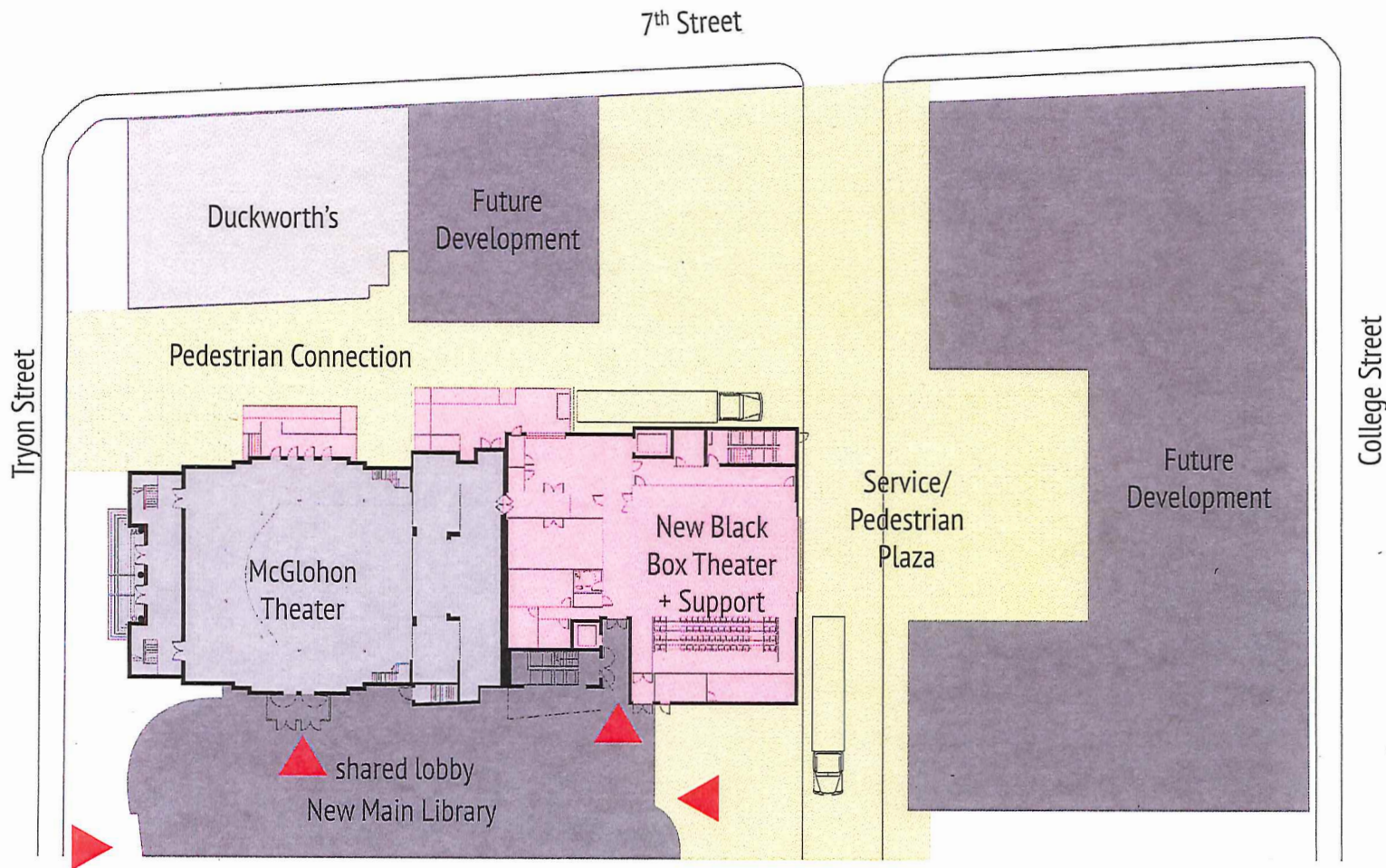
Existing Charlotte-Mecklenburg Library - Main Branch

N



SITE PLAN

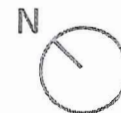
OPTION - D PROPOSED



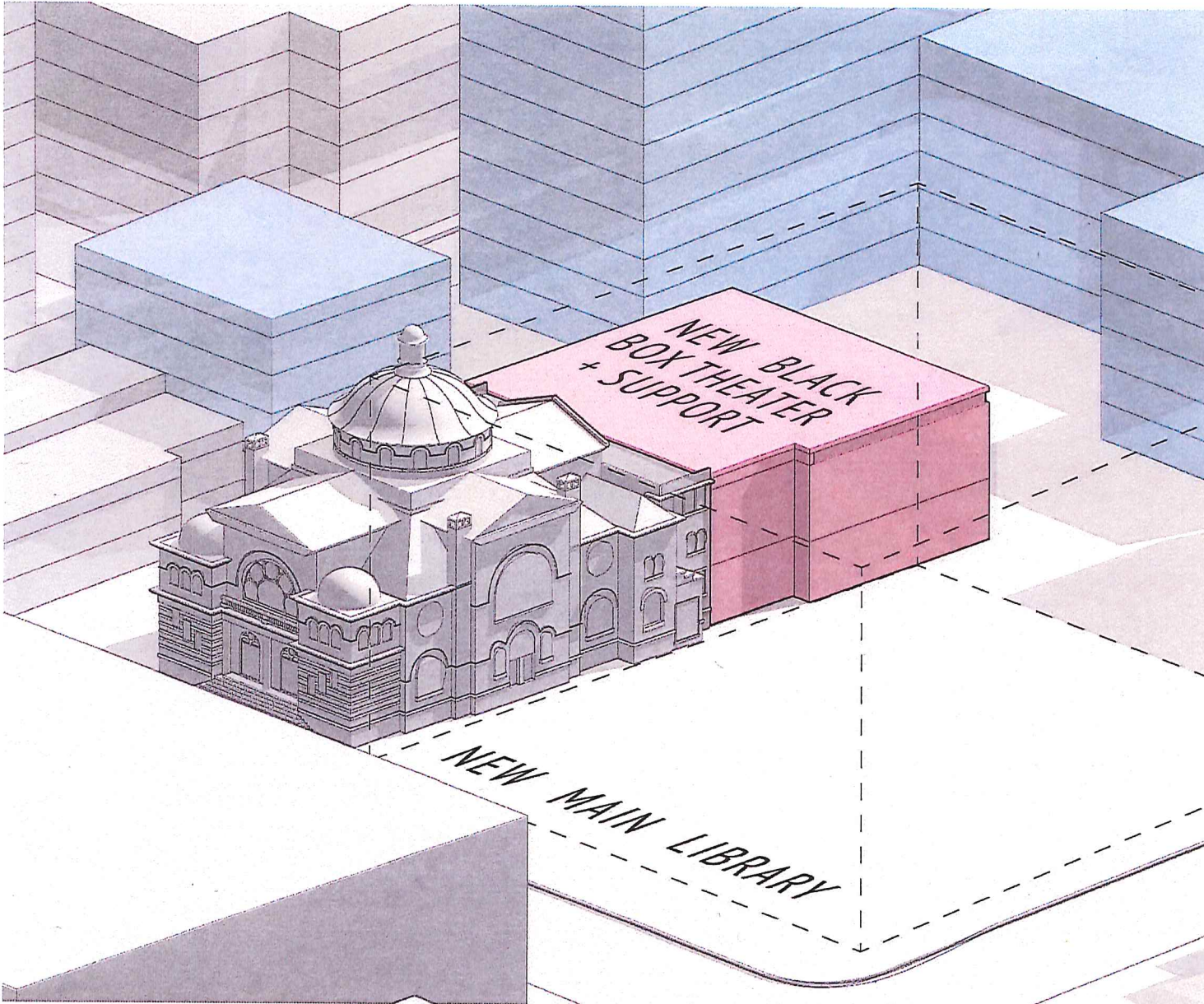
DESIGN FEATURES

- Provides a new addition with larger black box theater, replaces all theater support spaces demolished, and provides enhancements including:
 - Event spaces with catering kitchen and storage
 - Rehearsal space, dance studios, offices, storage, and dressing rooms
 - Improved service & loading dock conditions and new exits from McGlohon
- Creates a new opportunity for outdoor performances with a stage opening to the mid-block plaza
- Shares space with New Main Library

SITE PLAN



OPTION - D COSTS



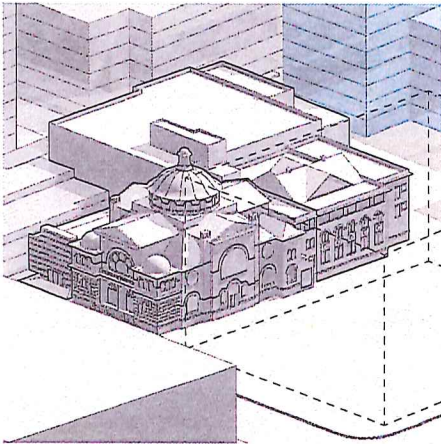
AERIAL RENDERING

PRELIMINARY COST ESTIMATE

Construction Costs	\$ 25,897,000
Theater Upgrades	\$ 1,406,000
Soft Costs	\$ 7,645,000
TOTAL	\$ 34,948,000

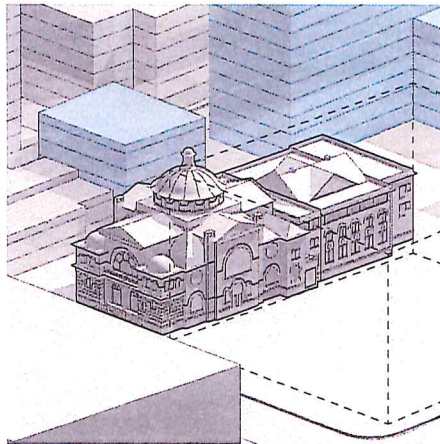
ESTIMATED COST COMPARISON

OPTION - A



\$ 28,009,000

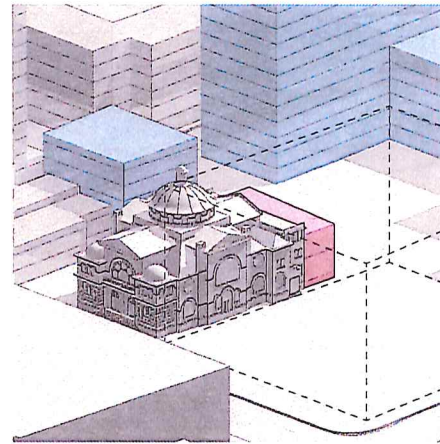
OPTION - B



\$ 29,261,000

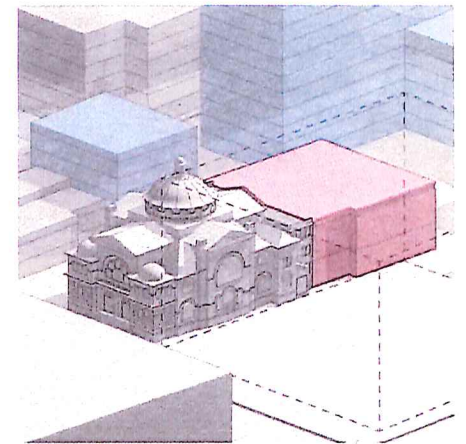
RECOMMENDED

OPTION - C



\$ 22,727,000

OPTION - D



\$ 34,948,000

Related Issues

How did we get here?:

- 7th & Tryon Redevelopment project
- New Main Library project

Deferred Maintenance:

- “Do nothing” option - mechanical systems still need replacement and electrical system must be modernized - **\$10 million**
- Repair or replacement of windows, roofing, and existing facades to stop water infiltration on McGlohon and Duke Energy Theaters - **\$1.7 million** (Capital Reserve in FY20)

Related Issues

Facility Maintenance:

- Option A – Blumenthal could continue to maintain facilities
- Options B, C & D – County would maintain due to integrated systems with Main Library

Current Facility Usage:

- Spirit Square meeting space and Theater space – highly used

Related Issues

Theater space:

- All options include upgrades or replacement of theatre seating, lighting, & equipment - **\$1.9 million** for options that retain both Duke and McGlohon theaters
- Only Option D adds theater space

Property Considerations:

- Options B, C & D all connect to the new Main Library
- Property line between theaters and library is problematic for connecting facilities and systems
- Convey remaining theater property to the Library due to code issues and design & construction responsibility

Related Issues

Parking:

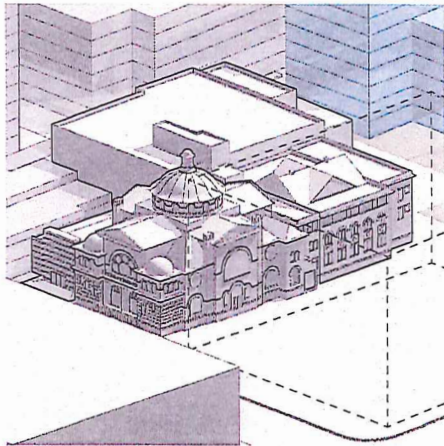
- Current Spirit Square surface lot – 60 spaces
- 7th & Tryon Redevelopment – underground parking for public use

Funding:

- Funding would be through fund balance and PayGo allocation
- Land Sale proceeds

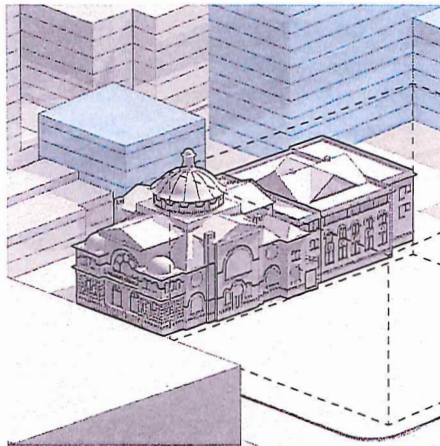
QUESTIONS?

OPTION - A



\$ 28,009,000

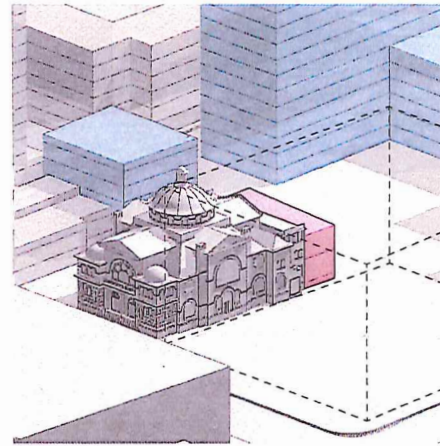
OPTION - B



\$ 29,261,000

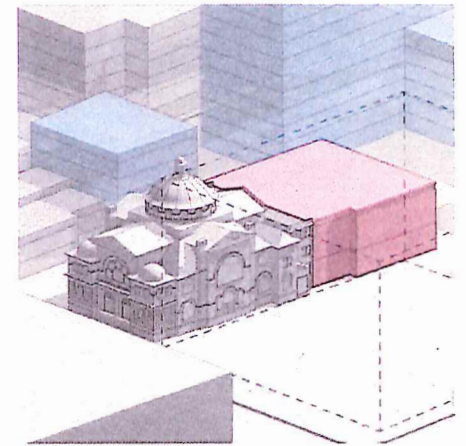
RECOMMENDED

OPTION - C



\$ 22,727,000

OPTION - D



\$ 34,948,000