

LIBRARY

Real Estate Committee Meeting Report Thursday, June 23

Trustees:

*Brandon Neal – Chair
Jon Buchan – Board Member
Board approved special member
Walker Morris – ex-officio

County Staff:

*Mark Hahn – Director, AFM
Bryan Turner – Sr. Project Manager, AFM
Becky Miller – Sr. Project Manager, AFM
Charles Snow – Project Manager, AFM
Shannon Crane – Project Manager, AFM

Library Staff:

"MT" Marcellus Turner – CEO/Chief Librarian
*Caitlin Moen – Chief Library Services Officer
*Angie Myers – Chief Financial and Administration Officer
David Dillard – Library Real Estate Director
Peter Jareo – Senior Manager -Facilities
Tony Tallent – Associate Director – Branches
Elesha Roupp – Library Administrative Coordinator
*Absence

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Meeting Report

The Meeting Report approval was postponed to the next meeting since the attending trustee was not present for the meeting in question.

Story of Impact given by Tony Tallent

Our story of impact comes from our North County Regional Library. In a teen drawing program at North County, a staff member reported that one young customer had attended the program regularly but was hesitant to share her work. Something changed, and this teen was comfortable enough to reveal what she'd been working on during the final virtual session. The staff person was thrilled to see how much this young customer had grown. The work had improved all along. It was apparent that the teen had been listening intently throughout the program series and it improved her efforts. The time, patience, and support of the library staff cultivated and created a seemingly small but significant change in the competence and confidence of this teen.

Real Estate Leader's Report given by David Dillard

Action Item – LAC lease

Authorize CEO Marcellus Turner to direct the staff to complete negotiations and have the CEO execute legal documentation to lease approximately 50,000 sf of a building at 101 Eastway Drive for use as the Library Administration Center (referred to legally as NorthPark Condo Land Unit 1). Approved. Item to be taken to the Board.

New University City update

Progress continues with the negotiation of a development agreement. The developer is sending additional exhibits that are referenced and need to be included. AFM has updated the exhibit related to all the Library/county standards that need to be incorporated. Progress is also being made with the Purchase and Sale Agreement.

Security issues update

CML and the real estate and operations team have been focused on security of staff and customers on all our new and existing properties. CML has been working with County security on all aspects of security, including panic alarms, intrusion alarms, card access, and CCTV systems. County suggested including CML in a county sponsored security audit to determine deficiencies. The funding for the audit is included in County Security's 2023 budget request. CML will provide some additional training for our staff including active shooter training that the county has offered.

Electric Vehicle parking opportunities (current requests for Allegra Westbrooks Regional, South County Regional, and Steele Creek Library)

Two entities (Duke Energy and a joint venture of Go-Station and Clean Aire NC) have approached us about hosting one or more sites for electric charging stations. The request is for CML to agree to provide 2-3 parking spaces for the stations at no cost, and the operator would provide and pay for the infrastructure, electricity, and maintenance. An action item will be presented in the future.

Main library update given by Becky Miller

Progress is being made in the design development phase. There was a meeting with the whole architecture team last week at the AFM offices to examine different exterior materials to get a sense of preserving the design concept but using materials that cost less than the terracotta that was originally conceived.

Additionally, and not surprisingly, the design development cost estimates from Rogers reveal that the impact of escalation they are anticipating since 2021's cost estimates is higher than they had originally anticipated.

At the 50% design development level the construction company and the consultant to the design team are required to give a cost estimate, based on what they see in the design development drawings. They have completed their estimates and are reconciling those estimates in preparation of a budget meeting with the team in mid to late July.

Pineville construction update given by Shannon Crane

Pineville is very close to being completed as demonstrated in the slides presented.

Hardscape/site work continues with installation of pavers and walkways. The plaza is expected to be completed by early August.

Interior – flooring complete, ceiling clouds installed, interior glazing and door installation in process

Next Steps – final paint, electrical, security and AV completion. Punch site walk through is 6/29. Shelving to be delivered in early July.

Supply chain issues for network switches and furniture could delay opening until late October.

LAC project update given by Charles Snow

There are still some construction items that need to be completed, the biggest item being changing the duct work in Vital Records storage area. The rest of the items are small punch list items that I am responsible for, such as final signage, additional privacy vinyl on focus and conference room glass, light switch issues, break room water heaters, etc. The scope and pricing for audio/video technology is also being negotiated. There are a few additional items beyond original scope of work that are also being priced. There is only a small portion of the budget remaining, so these items are contingent on affordability.

Operations update given by Peter Jareo

The Library Foundation has occupied their space at ImaginOn and is settling in quite well. The parking lot for Cornelius will be resurfaced, which will require a 2-day closure. The vendor has offered two sets of proposed dates (July 8-10 or July 15 – 17). CML will notify the public accordingly through our standard channels.

The materials for a small network storage project in the Davidson Library Community Room at Davidson have been delivered, and installation will be performed as soon as possible. There will be no impact the public since it is in the Community Room, although no events can take place during the work period.

South County and SouthPark had significant tree work performed, including removal of numerous dead/dying trees.

South Boulevard had work performed last week to attempt to resolve the humidity issues. While hopeful, we are trying to make the HVAC system perform in ways it wasn't designed.