

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Meeting Report Tuesday, August 9, 2022.

Trustees:

Aileen Arreaza – Chair
Dr. Ricky Woods – Board Member
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

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Meeting Report

Meeting Report approval 5/10, 6/23, and 8/9: postponed until next meeting

Story of Impact given by Tony Tallent

This story of impact comes in the form of a handwritten letter from one of our customers. It reads “Dear Charlotte library, this comes as a commendation letter to thank you for all your help in helping me get a job. I’ve used your South County Regional Branch to do the application to print the resume and now accept my new job at a department store here in Charlotte. I couldn’t have done this without your help”.

It just so happens that this letter came through at a very awkward time, (someone had pulled the fire alarm in the building) this customer took the time to finish the last few sentences, it says “therefore I’m in debt to the kind souls along the way at the library, including the time that my laptop stopped working.”

I am so happy to share this piece of gold with you in the form of this letter. Our library staff and our libraries across the system are helping not only find the next great book but we’re also helping find that next great job.

Real Estate Leader’s Report given by David Dillard

FMP:

The consultants are modifying the Summary FMP now to accommodate feedback from Leslie Johnson. They will modify the full FMP once they complete the Summary FMP work. Joe is on the agenda to present it to the County Executive Team and then to the full County Commission in October.

Capital Improvement Plan (CIP):

One of the major benefits to the FMP is that it identified projects to be included in the next CIP. Unknown to us, FMO, the department within AFM that is responsible for capital infrastructure projects such as roofs and hvac equipment replacement and repaving parking lots, typically utilizing their own budget's capital funds, has two library projects (ImaginOn and Mountain Island Lake) that county leadership has directed them to include in our CIP requests, so we have expanded our request to include additional work at those locations.

In the past, the Capital Improvement Plan requests were created by the departments in late Fall and presented to county leadership, and then to the County Commission in the early Spring to accommodate a review process and approval by end of fiscal year (June 30). This year, we learned that our submission needs to be submitted to County Finance on September 1. We have submitted the capital projects we are requesting for the 2024-2028 CIP to AFM for pricing although they are not in order of priority. Finance has created a project request template that is incredibly flexible in terms of prioritization, start dates, cost escalation, and alignment with other projects.

The difficult job for us between now and September 1 is to convert our requests from three categories (new locations, relocations, & renovations) into a single prioritized list. Previously, we used an Ad Hoc committee to bring a recommendation to the Real Estate Committee to approve to take it to the full Board. Time won't permit that process again, so we'll determine a more streamlined process.

New University City update

Significant progress is being made with the Development Agreement, Purchase and Sale Agreement, Parking Agreement, and several other agreements that are required to move forward with the new regional library. We'll be meeting with county leadership and Finance to review a summary of the deal terms and get approval to move forward with a Capital Ordinance to fund the purchase of the completed project and the necessary Library costs, like FF&E.

Status of Main Library:

The real estate closing for the 7th & Tryon deal is still a few months away, which is necessary before Main may be demolished. There have been four break ins or attempted break ins at Main library. We have CCTV footage of the perpetrators (the same group of skateboarders) but haven't been able to identify them for prosecution. MT has executed Authorization to Act documents for CMPD to take a more active role in patrolling the property, along with Spirit Square, and the appropriate signage is being posted. AFM has suggested installing plywood on the accessible windows to prevent more break ins or other vandalism, but we think that is a very last resort. We are investigating whether we should install construction fencing earlier than otherwise necessary for the demolition.

Electric Vehicle Charging stations opportunities:

Although this committee has discussed this in the past, with new members, I thought it prudent to provide more information on this and discuss at the next Real Estate Committee meeting. There are two entities requesting that CML execute site host agreements that allow them to install, operate, and maintain an electric vehicle charging station serving two vehicles for a five-year period without CML charging any fee for the parking spaces. The provider is responsible for all infrastructure, equipment, installation, maintenance, and operation of the equipment and its use, including the software applications required by the end user to charge their vehicles.

They have requested installations at Allegra Westbrooks Regional, South County Regional, and Steel Creek, but may expand their service model and want to include other libraries. My view is that a Level 2 charging stations requires several hours to achieve a full charge and doing that at a library provides the user to take advantage of library services in ways that many other charging locations would not (such as a grocery store). The biggest impact is taking three parking spaces out of unrestricted use for other customers. We believe the charging stations at both South County and Steel Creek charging stations will not have a detrimental impact, but placement at Allegra Westbrooks might cause some issues during peak program times. I will send out renderings of what the installations would look like and the placements to everyone soon.

Second uptown interim location:

The Founders Hall location is becoming more active, and we are pleased with it. The second location, designed primarily to serve the customers experiencing homelessness, is not operational. We had been moving forward with a church location when Mecklenburg County Community Support Services suggested we use a county owned facility where they provide meals provided by local faith groups to the same population (which they refer to as the Homeless Resource Center). We investigated this option, which appears to make a lot of sense, but there are some concerns from county leadership about appropriateness, viability, and security. Also, the county informed us they did not budget any funding for security at any second interim uptown library location, which is essential.

7th & Tryon: information prepared by Mark Hahn and presented by David Dillard

The Board of County Commissioners approved the key terms of the Master Development Agreement and a Tax Increment Grant Agreement at their March 15th meeting authorizing the County Manager to execute both agreements.

The City Council approved the Tax Increment Grant and Capital Agreements at their June 13th meeting.

Execution of the MDA was expected in June, but capital market forces and construction market volatility has delayed the Developer's ability to execute. A new date for execution of the MDA is being discussed by the Stakeholders but has not yet been set.

We are beginning to work with the Developer on a Condo Agreement for the below grade shared services level, as well as a Reciprocal Easement Agreement for temporary construction and permanent easements in the Plaza area, as well as other easements and operational agreements related to shared costs for plaza maintenance and future access for repairs. These documents are required to be complete before closing on the sale of the property. These documents are being crafted by the Developer's attorney for our review.

LAC update: given by David Dillard

Punch list resolution continues, including some furniture and signage issues. The largest outstanding item with replacement of some ductwork serving the large open area and Finance suite has been completed. That clears the way for delivery of the last components of Vital Records storage are – map files and vertical filing cabinets for the Carolina Room.

The revised installation date for the PNG gas line is now mid-November and I am concerned about that. AFM is investigating temporary heating solutions for the two areas served by gas. The parking lot should be completed by Thanksgiving and the new public road by end of January.

New Main library update given by Becky Miller

We had our 50% design development budget and cost estimate reconciliation come in, in June, and for the third time, the design team was over budget. You'll recall that the last time they came in the Foundation committed to raising another \$15 million. It is challenging to get this architectural team to design within budget. However, when their design was over budget this time, AFM talked with the county leadership and were given three choices; 1-delay the project, 2-stop the project, or 3-find more money for the project.

We were told by Finance to continue at the current scope, and so we are working on being within a few million dollars to give ourselves an escalation cushion but that's good news. We have had many meetings, coordinating all the details for this tech forward library. We have two different audio-visual vendors and designers, County I.T., and Library I.T. to coordinate. We've also met with code enforcement for several hours to go over safety, for both of the older buildings being renovated (McGlohon and Duke Energy Theaters) and New Main. We have also had a lengthy meeting with the Board of Historic Landmarks in July. We have about six more weeks of design development and then we'll have another budget review once we reach 100% design status.

Pineville construction update given by Shannon Crane

Project is moving along rapidly. Construction is almost complete as presented in the slide show.

Site work: Walkways and site walls are complete, sod is process, plaza is nearing completion.

Punch list is approximately 50% complete. Mostly painting items remaining. FMO vendor is involved and tracking.

Shelving to be installed week of August 15, 2022.

Furniture to be installed mid to late September.

Supply chain issues appear to also be an issue for network switches, AV components, and some furniture pieces.

This could delay public opening until late October.

Operations update given by Peter Jareo

Cornelius parking lot was repaved and striped this last week; we did lose a few operation days to that project due to concrete work. We reopened for business on Monday.

As of yesterday, we started switching Allegra Westbrook over to the county approved security system. This is the same system that is in all our new branch locations. After it is complete, it will be integrated to include CCTV intrusion and access control and more importantly, it will get one more location off an antiquated system that is not supported by upgrades and parts are no longer available. Once Allegra Westbrooks is done there will be three more locations that we need to switch over; Hickory Grove, ImaginOn and Myers Park. The County is working right now with our vendor to get some baseline quotes and specs for those systems so we're moving along.