

LIBRARY

Real Estate Committee Meeting Report Tuesday, September 13, 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
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

* = absent

Meeting Report

Meeting Report approvals: 5/10/22, 6/23/22, & 8/9/22
Approved by Aileen Arreaza and Walker Morris

Stories of Impact given by Tony Tallent

Our first story of impact comes from North County Regional Library. After story time, a young mother was ecstatic to see that her daughter took her first steps while she was there in the library looking at picture books. What all those around her witnessed was that the baby girl was happy, confident, and comfortable enough to walk up and down the aisle, looking at the picture books, and then adding them to the stack they would take home for family reading.

The second story comes from Independence Regional Library. One of our story time regulars, a baby named Pete, was looking around and saw the older kids standing up and enjoying story time. Just like that little Pete stood up independently for the first time ever during this family story time and as you can imagine, a quick, exuberant atmosphere built, and the staff got to celebrate this milestone right in the middle of the library.

Both families will never forget these moments. In big ways and small ways, the Library is always leaving our marks on the community.

Real Estate Leader’s Report given by David Dillard

Facility Master Plan (FMP)

The summary report has been revised and presented to Library leadership. There are a few tweaks that will be made this week, including updating several Outreach program statistics and it will be presented to the full Board of Trustees next week.

Capital Improvement Plan (CIP) update:

Using the FMP for guidance, we have requested capital projects for 2 libraries to be relocated, 4 new community libraries including land acquisition for 3 of these, 2 infrastructure projects that were mandated to be included in the CIP rather than use the FMO (Facilities Maintenance and Operations) budget, which has been the standard in the past, but changed this year due to the large cost of the work required to ImaginOn and Mountain Island, and renovations to 3 branches. We have also included a large request for additional funding for new Main to offset that construction cost escalations that have occurred since the planning for the project commenced.

New University City Regional:

Documents are being finalized. MT, Mark Hahn, and I have a meeting with the County Manager this week to present the deal summary for her approval. Assuming approval, I will publish the advertisement of the summary of terms required by the Public Private Partnership statutes as early as Friday. Mark has reserved a spot on the October 6 board meeting to request the Capital Ordinance to fund it (assuming it receives approval from the county manager).

New Main:

There have been 4 break ins or attempted break ins at Main. The county is prepared to board all accessible windows from the interior to enhance security and reduce liability.

Electric Vehicle Action Item:

Approval to negotiate and execute an agreement or agreements to allow third-party companies to install, operate, and maintain an Electric Vehicle charging stations on Library property. Approved by Real Estate Committee.

Status of second interim uptown location:

The church location is still available. The county space in the Hal Marshall Annex is not. We are in discussions with the security manager for Mecklenburg County to determine how they can support us with the guards for our security obligation.

7th & Tryon development update given by Mark Hahn

We expected the execution of the Master Development Agreement or MDA between the developer and the stakeholders this past June, however capital market forces and the construction market volatility have delayed the developer's ability to execute on that schedule.

We are now expecting the execution of the MDA getting closer to the closing of the sale of the land, and for both to occur either late in this calendar year or early in 2023, the timeline still needs some refinement.

Prior to the closing of the land, the develop needs to finalize a condo agreement for the below-grade shared services level as well as reciprocal easement agreements for construction, maintenance, and permanent business in the plaza area, and then other easement and operational agreements related to the shared costs for the plaza maintenance and future access to the plaza for repairs. These documents are required to be complete before closing on the sale of the property.

Work continues with the developer and the design teams (Library design team and developer design team).

New Main library update given by Becky Miller

We are in the last month of design development. We are letting the design team focus on producing the design development drawings. They're coordinating with all the engineers and sub-consultants. Then they will be delivering a final product on October 21.

Rodgers builders, AFM, and the Library continue to look for cost reduction opportunities.

Pineville construction update given by Shannon Crane

We are getting close to the end as demonstrated by slides presented.

Parking lots are paved and striped. Shelving is being installed. There is some paint touch up and other little things happening as well. Furniture is being installed the first week in October. We are targeting the end of October or early November for opening.

Operations update given by Peter Jareo

We are working on updating and replacing a few of our integrated security systems over to the County standard. We have replaced systems at Allegra Westbrooks and Hickory Grove.

We are also working with Facility and Maintenance Operations (FMO) group at Asset and Facility Management (AFM) for some capital reserve projects at 2 locations, Myers Park and Davidson. This would include things like gutters, window trim paint, exterior wood repairs, and the like. Independence is also in the discussion for an exterior refresh.

We are in the process of getting those bids ready to go out for contractors to review. Once bids are received and contracts executed, the work will be scheduled and performed.