

LIBRARY

Real Estate Committee Meeting Report Tuesday, November 8

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
Stacy Cormier – Project Manager, AFM

Library Staff:

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

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Meeting Report

Meeting Report approvals: 10/11 approved by John Buchan

Story of Impact given by Caitlin Moen

This story comes from Davidson. Marie Harris, the branch manager shared a story about one of their regular tech tutoring attendees. His name is Alex and he’s been coming for about two months, working on how to check email, how to build a resume, how to apply for jobs online, composing cover letters, and researching places to work. He has shared that he is neuro divergent and struggles to find work that is fulfilling, but not too much for him to handle, which are his words. He also has strong interest in niche subjects, and so after meeting with folks up at Davidson for several months he has submitted letters of interest and resumes at various places. He got a call back from a very neat industry, which is a local deer processing company that is hoping to employ him for the hunting season. So, with Marie’s help he has found regular employment, but it doesn’t fit his passions as well so now he is looking at balancing two different types of employment, both of which the library helped him find.

Real Estate Leader’s Report

David Dillard

CIP update:

David and Caitlin attended a meeting with the Citizens Capital Budget Advisory Committee on Oct 27 to answer any questions about the Library’s submissions for the 2024-2028 CIP. The Citizen’s Capital Budget Advisory Committee’s charge is to receive and review capital project forms for all capital requested of the county and to review the agency and community engagement process for the Capital Improvement Program. They also meet to review quarterly capital reports for capital, deferred maintenance, and capital operating costs. The committee

members seemed supportive of our requests and focused their questions on how we determined the locations for our requests. We told them we were greatly informed by our Facilities Master Plan and reiterated our guiding factors of equity, need, geographic deserts, access, and impact. They requested a link to the full report which we have provided to them.

EV:

David has performed some additional due diligence and will share updates as he receives them from other institutions. However, we have some additional time to make decisions about EV charging at Libraries since the first phase of grant funding has been exhausted. They anticipate a second round of funding will be available in early 2023, so we will prepare our recommendation for the full board by the January meeting.

Status of second interim uptown location:

Communication with the church has been slow. They've continued to express interest, but want a different model of utility reimbursement, but have not proposed anything.

New University City Regional:

- All the documents are fully executed.
- We are actively engaged with Gensler on revising the test fit. The architects provided an initial test fit in a building envelope that meets the criteria for size and cost. We've provided feedback from the UC staff and Gensler has revised the test fit. We've provided additional feedback on that test fit and expect to have adjustments made this week with a goal of having an acceptable test fit by Monday when Gensler will proceed with next level drawings.
- The schedule has been set. It will be a fast process and requires the Library to review and comment at each of the design stages quickly – as we have done in the test fit stage. Shannon Crane has created a schedule for all the components that the Library is required to do to meet the deadlines (such as ordering furniture, shelving, the automated material handling equipment, signage, and technology. I'll let Shannon discuss anything further about the design process in her UC update report.
- David Dillard is bringing a conditional Action Item to this committee for approval. The condition is that it is possible that the cost may be under the amount that requires Board of Trustees approval, but we won't confirm that until later and we need to take this to the Board next week to meet our schedule.
- This ACTION ITEM is a request for authorization to engage a commissioning agent to review the specifications for and the actual Mechanical, Electrical, Plumbing, and building envelope drawings to verify compliance with the specifications as well as to inspect the installation and startup of those systems.

North Branch.

I report this to keep the Real Estate committee informed, but no action is needed at this time.

The Library acquired the property at 2324 LaSalle Street (on the first block of LaSalle near the intersection of Beatties Ford Road heading west) from CD Spangler Construction in the mid-1950s and built a 5,002 gross square foot building with 3,667 usable/heated square feet in 1957.

This was the time when the Library system expanded and added North, South, East, and West branches.

Once the Beatties Ford Road branch opened in 1998 (now known as Allegra Westbrooks Regional), the Library deeded the property to the city to use for "community support" services

with a reversion clause (if the city stopped using the property for such activities it would deed the property back to the library.)

The city has used the property for Neighborhood and Business Services (NBS) Northwest Area team for field operations, including code enforcement, neighborhood services and business outreach. When NBS consolidated its field operations staff into four geographic based teams in 2011, NBS collaborated with CMS to use the facility for Project L.I.F.T., an entity designed to address the achievement gaps in CMS. CMS agreed to continue to support neighborhood meetings at the facility. CMS is interested in remaining in the building.

The City determined the arrangement with CMS and Project L.I.F.T. is not compliant with the neighborhood services use requirement and is planning to exercise the reversion clause and the property will be deeded to the Library. Our attorney reviewed the deed and made suggestions to clarify the action.

Library leaders are determining how the property might be used to further our mission (such as becoming a satellite branch for Allegra Westbrooks and providing community meeting space, wi-fi, technology access and assistance, job help services, partnering with an entity to bridging the digital divide, etc....) There are some community-based groups that have indirectly expressed interest in the building. Currently, the Library does not feel our core business includes being a landlord for non-library services related entities.

7th & Tryon development update given by Mark Hahn

The Master Development agreement has been pushed to March of 2023. The closing would be a few months after that delaying the original timeline. The reason for the change is the developer's previous agreement with an office tenant for the Tower has dissolved and so the developers are actively marketing and talking to other prospective anchor tenants now. We should know more by the next meeting.

New Main library update given by Becky Miller

We have been busy this month with design development drawings. We are reviewing these by specialty. We will receive updated Spirit Square drawings this week. We are meeting with Library staff as well as Snohetta and Clark Nexsen next week to go over plans and to discuss unresolved design issues etc.

Rogers has put out proposals for design assist for the curtain wall. They prequalified five vendors and three indicated they were going to submit proposals, but only two were received. Rodgers is scheduling interviews with both.

Pineville update given by Shannon Crane

Close to opening. All the furniture has been installed except for a few pieces. The opening day collection is in. Technology and AV have been installed. We are working with a painter to paint the portals in children's and teen areas.

Soft opening is set for November 16th, a ribbon cutting for dignitaries on Friday, December 9th, and a Grand Opening celebration is Saturday, December 10th.

University City update given by Shannon Crane

We plan to break ground sometime in September of 2023 and then open sometime in the early part of 2025.

Operations update given by Peter Jareo

We did a final clean of Pineville over the last few days. Everything looks good and is ready for the soft opening. We are meeting with the painter tomorrow for the portals.

There is a capital repair maintenance project for Davidson which will address issues with the roof. There's some additional scope to that project – work will start in December (date TBD).

Several locations have received updated CCTV systems. ImaginOn will switch over on Monday and then once that is completed, the system at Myers Park will be updated. All the branches with CCTV will be on the same system once Myers Park's system is completed.