

# LIBRARY

## Real Estate Committee Tuesday, December 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  
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

### Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

\* Absence with cause

\*\* Absence without notification

## Meeting Report

Electric Vehicle charging station (for Allegra Westbrooks Regional) presentation by Clean AIRE NC, Go-Station, and Historic West End Green Initiative

**Meeting Report approvals:** 11/08 approved by Aileen Arreaza and Jon Buchan

**Real Estate Leader’s Report** given by David Dillard

### **Status of second interim uptown location**

- The documents have been revised based on conversations with First United Presbyterian Church’s representative and were re-sent to them on Nov 23.
- A status update was sent on Dec 5 (prodding them for any outstanding items and decision timeline).
- The governing body in the Presbyterian Church is the Session and they will need to vote on the lease.
- Spectrum is still working on a lead time of 8-10 weeks to install the fiber optic circuit from the time the document is fully executed.

### **Pineville opening**

The December 9<sup>th</sup> Dignitaries Recognition and Ribbon Cutting and the Dec 10<sup>th</sup> grand opening festivities were well attended and successful. The staff and branch itself received rave reviews.

**7<sup>th</sup> & Tryon development update** given by Mark Hahn

The developer has agreed to execute the development agreement by January 17, 2023. The developer continues to pursue office tenants for the tower on the Library/County portion of the site. The developer’s most recent schedule shows closing on the sale of the property in June of 2023. To accommodate the new Main Library construction schedule, the demolition of the

Library and Spirit Square will be brought back under the control of the library's contractor, Rodgers Builders (from the master developer's control and contractor).

**New Main library update** given by Becky Miller

We received the 100% Design Development drawings and cost estimates. We also received the third-party cost estimate from Directional Logic (Snohetta's construction cost consultant). According to Rodgers we are still overbudget and will be looking for cost savings and will spend next month doing some budget reconciliation.

**University City update** given by Shannon Crane

We are in the schematic design phase. We expect to receive a deliverable on December 21, which is the 100% schematic design package. We'll spend the holidays reviewing that and have a sit-down meeting with the Library to go over it. We will be reporting back to them in January with comments. Pricing should be back from the contractor on January 18. We hope to kick off design development in early February.

**Operations update** given by Peter Jareo

We are wrapping up the year. They are doing the commissioning here at Pineville for the mechanical systems.

All S2 CCTV installations have been completed throughout the library system.