

# LIBRARY

## Real Estate Committee Tuesday, January 10, 2023

### 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

\*indicates absence with cause

## Meeting Report

**Meeting Report approvals:** 12/13 approved by

**Story of Impact** given by Tony Tallent

On November 30, the whole Library celebrated National Family Literacy Night. We had an event at 20 locations. It was an amazing success. We had 563 attendees across the system. That's a great number of impact and a great team effort across the system but I want to bring our attention to a small family that attended that night at North County Regional Library. A family had just recently moved here from Brazil, there 4-year-old son who I will call Dominique was not able to go to school because his school records have not transferred yet. So, what they've done is found a new home and a new way to get that interaction, that literacy and that learning from the public Library, as they wait for the countries to speak to one another and transfer his school records. So, on that night that family shared with our Branch Manager that the library had become like a second home for them.

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

**Status of second interim uptown location**

- The church has had the revised agreement since Nov 23.
- I requested updates on Dec 5 and 16 (prodding them for any outstanding items and decision timeline).
- I was informed the Session, which is the governing body of the congregation, was meeting on December 19 to approve. They provided a conditional approval then with the caveat that their facilities chairman would review the operational aspects and then respond to me. My primary contact called me this morning to respond to my January request for an update and indicated that it has been approved. They are looking for a floor plan to use as an exhibit to 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.

### **Electric Vehicle charging station status (ADA info)**

I sent some questions on December 19 to Disability Rights and Resources, the local accessibility advocacy group, as part of my due diligence research for placement of EV charging stations. Both groups that are requesting permission to place charging stations on library property have indicated that they are not aware of any formal ADA requirements for charging stations. DR&R provided me with guidelines from the US Access Board and some language from Title II of the ADA that clearly show we need to make sure accessibility is addressed. One of the groups has already included such accommodations in their proposal and I have asked the other group how they would comply.

### **Status of Business Diversity & Inclusion program adoption**

I have reviewed the new Mecklenburg County Business Diversity & Inclusion Program Provisions Guide several times. While the participation goals are not significantly different from the County's previous provisions that the library adopted in 2006, there are significantly more administrative requirements associated with it.

The county has staff and other resources like the tracking software in place to execute, monitor, and audit the process.

Our conundrum is that AFM is obligated to utilize the county program for the projects that they perform for us, so we can either approve use of the county program for each project individually or approve the use of the county program for any project they handle for CML, which is what I am leaning toward proposing at our next meeting. I need to review the type of contracts and materials being procured by the Library with our CFO to see how much CML would be affected and how much additional administrative requirements would be required.

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

We received the initial cost estimates for New Main Library and Spirit Square right before the holidays. We have Rogers, who provides a cost estimate, and then also the design teams has a third-party cost estimator called directional logic, and both of those companies provided cost estimates. They varied by about 2%. Most of their variance was contingency and escalation and so they work to reconcile mid-December until last week. We met with them to discuss. Rogers was more conservative in their escalation and so we've decided to continue with that. We will present the library with all the choices that need to be made and then working together as a team to value engineer the building.

### **University City update** given by Shannon Crane

It is moving along nicely. We are still in the schematic design phase. We are expecting the full deliverable schematic design to be given to us on January 24 with a 10-day turnaround for that. We have several meetings scheduled to review those drawings. We should receive an estimate some time in February.

We also have an upcoming community engagement meeting to gain feedback from community members.

### **Operations update** given by Peter Jareo

Having a few contractors finish projects at locations such as a painting project at Steel Creek. Also taking care of some insurance repairs from property damage that had occurred, replacing an awning at South County as well as a flagpole that got taken out at Sugar Creek.

In conjunction with some of the recent new CCTV installations, I have been working my way around locations to install the new client software for the location staff to utilize, to interact with the CCTV. That is an ongoing process.

David, Caitlin, and I also have been looking at Capital Reserve project proposals that were floated by several branch leaders and preparing the paperwork to submit those at the end of this week to request a couple of projects.

Now that we have gotten at least one new project manager on board we are looking at ramping back up with some existing capital reserve projects such as painting and carpet at Sugar Creek. Painting at West Boulevard is also on that list for finishes. We are also trying to get some exterior refresh projects at Independence, Myers Park as well as Davidson. Davidson includes some roofing as well.