

LIBRARY

Real Estate Committee

Tuesday, April 11, 2023

Trustees:

*Aileen Arreaza – Chair
*Dr. Ricky Woods – Board Member
Jon Buchan – Board Member

Board approved special member

Walker Morris – ex-officio

Library Staff:

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

County Staff:

Mark Hahn – Director, AFM
Becky Miller – Sr. Project Manager, AFM
Shannon Crane – Project Manager, AFM
Stacy Cormier – Project Manager, AFM

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

**indicates absence*

Agenda

- Meeting Report approvals: 1/10 approved by Jon Buchan
No February and March meetings

University City update given by Shannon Crane

We are currently reviewing the 100% design development documents. We are halfway through the design process. At this point we are going to be turning those comments around quickly so the design team can keep moving.

Optima Engineering has been engaged as the commissioning agent, and we had a kickoff meeting with them on scope of work. We are meeting with the commissioning agent and the design team this week. We will work to get all necessary commissioning comments and language incorporated into the specifications.

We have also started working with our furniture and shelving vendors.

7th & Tryon development update given by Mark Hahn

The County Manager, MT, David, and I have been working with the developer on the MDA and land sale. The economy has affected the development market, especially slowing demand for office towers, so we are now projecting a phased sale of the land with the hotel and apartment parcels closing by year end and the office and parking deck parcels to follow in the next year. The attorneys are revising the Master Development Agreement and expect to execute it in June. The planned subterranean delivery and service space has been determined to not be economically viable, so the design team is preparing options for at grade delivery to the Library, theaters, hotel and office tower that will still provide for a pleasant sharing of the mid-block plaza with pedestrians.

New Main library update given by Becky Miller

We received our cost estimates in January from both Rogers and the third-party class estimator that works for the design team. There was a slight variation mainly due to escalation.

Since then, we have been working with the library on value engineering to bring us back on budget.

We are still working on the curtain wall design as well as researching some alternative ceiling systems.

We will be submitting our early bid package to code enforcement in May. Demo should start in June.

Real Estate Leader's Report given by David Dillard

- Single Source Contract approval for Automated Material Handling equipment

Action Item: Authorize the approval of a single source contract to be negotiated with Lyngsoe Systems and authorize the Library CEO to execute the contract.

Motion made and approved by John Buccan and Walker Morris.

Title to the former **North Branch** library building located at 2324 LaSalle Street has reverted to CML from the city of Charlotte pursuant to the requirements in the deed. CMS has used the building since 2011 for the offices for Project LIFT and would like to remain in the building. CML leadership will evaluate if CML has a need to use the property for library programs.

Operations update given by Peter Jareo

There are some capital reserve projects that are getting ready to start.

Davidson is going to be getting a new roof. It's expected to start in July or August.

Exterior projects happening at Myers Park and at Independence. These are in pre-bid now. We have contractors that are visiting those locations to try and get some quotes together.

Sugar Creek is getting carpet and some new interior paint, happening in May.