

CHARLOTTE MECKLENBURG

LIBRARY

**Real Estate Committee
Virtual Meeting (via Zoom)
Tuesday, June 13, at 11:00 am**

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

*Absence

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

Meeting Report

Meeting Report approvals: 6/13/23 approved by Aileen Arreaza

Real Estate Leader's Report given by David Dillard

Former North Branch use discussion

CML has taken ownership of the former North Branch Library at 2324 LaSalle Street because the city exercised the deed's reversion clause. The building, built in 1957, has about 3,600 square feet of heated space on a ~0.3-acre parcel with 8 parking spaces. The City allowed CMS to use the building for Project LIFT. The city required that Project LIFT be responsible for all the maintenance and costs of operations, including utilities, Library leadership will meet this week to discuss whether the library has any programmatic needs to use that building.

University City update given by David Dillard

Schedule:

- Currently in the Construction Document phase - Final approval of materials occurred May 24. The architects submitted the civil/site plans to the City for the land use permit in mid-April. Comments have been returned and Gensler is addressing them.
- Building Permit review in July-August.
- Groundbreaking projected for September.
- Design Development cost estimate received May 5. Received updated pricing for alternates on June 8th and is in review. Currently within budget.
- Commissioning - agent is on board and their Construction Administration (CA) services contract has been negotiated and it is being executed.

- Furniture Fixtures and Equipment: Working with PMC to refine a furniture plan. Fortunately, they have provided the branch furniture for all our recent projects and is well versed in the styles of furniture and materials that have been proven successful.
- Automated Materials Handling Equipment: Since approval by the BOT in May, we are proceeding with contract negotiation with Lyngsoe. HSSM has reviewed agreement, Risk Management is now reviewing insurance requirements.
- Furniture: Tour of PMC showroom July 7th
- Shelving: Reviewing quote and plan layout. Should be able to release the Purchase Order by July 1.

7th & Tryon development update given by Mark Hahn

Work is ongoing with the developer on revisions to the Master Development Agreement and most of the focus over the last month has been on design of the loading and service areas.

The design team has been refining our preferred option for the at grade delivery solutions for the library and the theaters.

We have been coordinating the loading areas and access with the overall plaza design to ensure the developer has a viable opportunity for the development of the 6th & College parcel (making sure there are adequate clearances for truck movements, etc...)

New Main library update given by Becky Miller

Our team has been working in support of the development effort and working with the land design on the rezoning application that went in on May 20, 2023.

This last week we have been working with the environmental quality and developer with their third-party testing agent on soil vapors, and they have applied for a brown field tax credit.

Construction – We had our 2nd set of bid packages come in early June.

Last week we had our outreach with business, diversity, and inclusion group and about 22 people attended at the Cordelia Park pavilion on N. Davidson St. We met with Rodgers and all different kinds of businesses that were interested in working on this project.

Demolition – the building turnover is scheduled for June 30th. The power will be turned off at Main but remain on at Spirit Square. The mobilization fencing will go up as well and they will begin the demolition process.

Operations update given by Peter Jareo

We are currently painting at West Boulevard and will take a few days longer to complete. It will be finished by Monday right before the 4th of July holiday. While they are closed, we have the Mobile Library (MoLi) coming out to assist with summer reading activities.

Sugar Creek just had their carpet replaced along with some painting.

Davidson – there was a pre-construction meeting for the replacement roof and replacement trim along with painting. That will occur the week of July 4th.