

LIBRARY

Real Estate Committee Meeting Report Tuesday, August 8, 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
**indicates absence with cause*

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: 7/11/23 approved by Aileen Arreaza and Jon Buchan

Story of Impact given by Tony Tallent

This month's story of impact comes from our University City Regional Library in preparation for a new one. This one comes from the existing University City location. As we are moving forward with the new project, you can imagine the Branch Manager, Debra Sharp and her team are making great connections including UC partners and throughout the University City Regional area. During these connections they learned of 2 high- performing students in art at the Julius Chambers High School. Debra and her team proceeded to work with the teacher and the students and mounted a student art show featuring these 2 artists but also other teenagers. Not only did they have an art show but also hosted a reception featuring these 2 artists and drew approximately 15-20 adults who came to honor the work of those artists.

Real Estate Leader's Report given by David Dillard

Former North Branch use discussion

We have had some interest from a private developer who is active in the Beatties Ford Road market.

We will be having some conversations with County to see if there is a need or interest for the building. If not, we will go to the joint task force to get approval for disposition. We will see if there are any other entities would be interested or if there is a need.

University City update given by Shannon Crane

The schedule documents were submitted to Mecklenburg County as well as the City of Charlotte, to get the permits underway. They have received the first round of comments and they will be resubmitting some of the comments that were received back to those entities in the

next 2-3 weeks. We're still anticipating having the groundbreaking sometime in early mid-September (the date is still TBD). We are still targeting, opening the winter of 2025 (January – early March). The contracting partner on the project is in the process of compiling their pricing with their subcontractor and should have a draft of that GMP document to us sometime the week of the 15th.

The Design Development package was well within budget. We had a kickoff meeting with the contractor and the commissioning group to understand the scope of work for each of the different groups.

We are actively working on a contract and master agreement contract with the AMH (automated materials handling) with Lyngsoe. We are also working with the library and with our vendor on a furniture package for the project. We're hoping to have some of those final selections soon.

New Main library update given by Becky Miller

Our efforts this month have been focused on 3 areas. We have been drawing the development efforts to a temporary close. We have also been engaged in design review of quality control documents that were issued and then the construction demolition phases started in earnest. First the development efforts – last week in a closed session to give an update on 7th St & Tryon redevelopment plans. As we communicated last time, Metropolitan and the County were not able to reach mutually agreeable terms and conditions, so they chose not to execute the Master Development Agreement. It was important to close the loop with the Board of County Commission. This allowed us to meet with the City of Land Development and update them. We also outlined what was delivered in the original scope and the developer scope for site improvements. We are also working with the Department of Environmental Quality. The whole month was really revolving around design review. The Library is reviewing documents and then AFM will coordinate with a number of engineers for a lengthy review to go over all of the building systems and then technology, like telecom and audiovisual as well as security.

Another part of the review process is going before the Historic Landmarks Commission. We present to them on August 14, 2023.

The Main Library Demo event will be happening soon (examples shown via PPT).

Operations update given by Peter Jareo

In the process of installing furniture in ImaginOn space where the Foundation is housed. Davidson is currently getting some trim work done, a new roof and right now they are in the phase of installing new gutters. As soon as the gutters are installed pain will be moving to finish the exterior.

Cornelius has a lighting project that should be kicking off toward the end of the month involving all exterior lighting. Once lighting is complete, we will most likely be working on some preconstruction on painting of the interior.

The Church temporary location at First United Presbyterian Church is coming closer to fruition. We have maintenance setup and security has given us a quote. The electrician will be over there within the next few days to get some new electric installed for the IT components which will come directly thereafter.

Sugar Creek will be getting some new paving in the parking lot likely the first week of September.