

CHARLOTTE MECKLENBURG

# LIBRARY

## Real Estate Committee

Tuesday, October 10, 2023, at 11:00 am

Trustees:

Jon Buchan – Chair

\*Dr. Ricky Woods – 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

### Agenda

**Meeting Report approval:** 9/12/23 approved by Joe Buchan

**Story of Impact** given by David Dillard

Yesterday Caitlin shared some great FY23 statistics at Staff Day. The circulation for the library was about 6.4 million items. We had over 2 million visits to our branches. We had over almost 400,000 program attendees and we distributed almost 20,000 laptops through our MeckTech program. It is very important to know that those numbers represent the difference we are making in people's lives.

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

### Former Huntersville Branch Reversion Right

CML deeded the property of the old Huntersville Branch to the town of Huntersville after we built the new North County Regional (which is in the town of Huntersville) and included a reversion right and other restrictions. Huntersville town officials have requested that we relinquish the reversion right and the parking restrictions that we included in the deed when it was transferred. The issue needs some additional contemplation and review with our legal advisors prior to bringing it to the committee for consideration, but wanted this group to be aware that we will consider the request.

### Review approved Capital Improvement Plan

At Staff Day I reported the success of our capital improvement plan and what we were able to get approved with the help of AFM and the Board of County Commissioners and the advocacy that has been done by everyone in our system. Things like Sugar Creek and West Boulevard relocation and expansions, a new branch on Nations Ford Road were approved. We are going to get land acquisition funding for three new locations which were highly desired in our Facilities Master Plan. We also received additional funding for the new Main Library to help with the

unprecedented escalation of construction costs. We also received funding for a large infrastructure project for ImaginOn.

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

We are still waiting on the permit process to be complete. They did get the second round completed, and land design is now working with the city to establish a date to submit to the City. We are looking at November or early December for the groundbreaking. We are looking at a winter/spring target opening in 2025. We are still waiting for the final GMP (Guaranteed Maximum Price) contract with the general contractor. Significant progress has been made with the elements of the FFE selections (furniture, fixtures, and equipment) and anticipate placing orders far in advance of when delivery is required to avoid any issues with unexpected delays. The Audio Visual and technology (room schedulers and digital displays) components have been ordered. We are meeting the first week of November to finalize finishes and items needed for the furniture concept and shelving. We should have a revised quote from them in the next week or so.

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

- Completed two critical pre-construction tasks: Erosion Control plan & Brownfield Application
- Coordination of Construction Documents is occurring to prepare for the Infrastructure bids being received 10-24-23.
- Demolition work is ongoing at the site.
- Starting the Furniture procurement process

In June, when BP Metropolitan and the County did not reach mutually agreeable terms for the land sale and future development, the parties did not execute the Master Development Agreement and AFM assumed responsibility for applications the Developer had begun.

Earlier this summer, we completed the **Storm Water** permit.

Two weeks ago, we received word that **Zoning has approved the Administrative Amendment** requesting a curb cut on 6<sup>th</sup> street. This will allow access to the site by vehicles making deliveries to the Library and servicing the theaters for performances.

Last week, we received approval for the **amended erosion control plan**. This change in scope will result in a savings of approximately \$50k.

Two weeks ago, we sent a **Letter or Request for a transfer of the Brownfields Property Application (BFA)** to NC DEQ. This was started in 2021 by Metropolitan and we learned of it one week before they departed the project.

Last week we submitted the **Brownfields Property Application (BFA)** and other required documents—site plan, photos, notarized declaration of funding, legal description of metes & bounds, copies of the third-party reports documenting known contaminants.

### **Coordination of construction documents in preparation for the infrastructure bid phase.**

#### **The Infrastructure Bid Packages include the following:**

- Deep Foundations systems
- Sitework
- Roofing
- Exterior Metal Panels

Fire Protection  
Mechanical  
Electrical  
Plumbing

These packages are being bid early to offset the cost of escalation as well as decrease the impact of long lead times on the construction period.

**Demolition work ongoing at the site:**

Continuing Library Vertical Demolition—almost done  
Continuing Hauling off Demolished Material  
Set Transformer Pad on Corner of 6<sup>th</sup> & Tryon.  
Continuing Temp HVAC installation  
Continuing SS Interior demolition

**Started the Furniture procurement process.**

AFM and the Library have selected PMC for the staff furniture based on consistency, contract pricing, and experience with the vendor.

AFM has contacted Procurement to arrange an RFQ for selection of a dealer or dealers for the public facing furniture.

Once the shelving design is complete and we see where the infrastructure bids come in, we'll advertise for procurement of shelving.

**UPCOMING Tasks and Events**

Infrastructure Bid packages due 10-24-2023.

Bid Opening to be conducted at LUESA, in former Charlotte Law School on Suttle Avenue, with 60 bidders expected.

Design Team will focus on document production for the first permit review submittal, 11-20-23.

Building Permit Review, first cycle starts 11-27-2023.

Early package Second cycle review with Office of Land Dev. occurs 1-2-24.

**Operations update** given by Peter Jareo

Cornelius – external lighting project is almost substantially complete. The underground wiring should be seamless. The remainder of the pavers on the front porch have been replaced as well as the stucco repair around the new lighting.

Myers Park – The mechanical system has failed and there is a purchase order prepared for approval in order to replace it. Given the nature of the system we will most likely need to close the building while the repairs are being made due to the pressure that will likely occur if they try to put temporary heating or cooling in that space. It will most likely be closed one business week. We don't have an official date yet, but I have asked for a 2-week notice.

Other capital reserve projects include:

Interior painting at Cornelius and exterior refreshes at Myers Park and Independence.