

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Meeting Report Tuesday, January 14, 2025

Trustees:

Jon Buchan – Chair
Dr. Ricky Woods – Board Member
Peggy Brookhouse – Board Member
Board approved special member
Walker Morris – ex-officio

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

Library Staff:

“MT” Marcellus Turner – CEO/Chief Librarian
Caitlin Moen – Chief Library Services Officer
Angie Myers – Chief Financial & Administration Officer
Roupp – Library Administrative Coordinator

David Dillard – Library Real Estate Director
Peter Jareo – Senior Manager – Facilities
Michael Boger- Deputy Finance Director Elesha
Tony Tallent – Associate Director – Branches

Meeting Report

Meeting Report approval: 11/12/24 approved by Jon Buchan

Story of Impact given by Tony Tallent

Many of you know that we strive to serve our community in many ways, and one of the communities that we strive to serve is the creative community artists, creators, craftspeople, and some of our efforts in the past couple of years have been strong. We have created agreements with artists, and placed large scale pieces of artwork in three of our locations that had no public art. We have also looked at smaller ways that we can collaborate with artists that are really trying to make their way. One of those efforts created an art space at South County Regional Library. Over the past several months we have curated two outstanding shows from local artists. The last one has been up for about a month and a half, and it is from Artist Chris Georgalas, and if you get a chance to see the show it is still up for a while. His art was placed on both levels of the library. He is a prolific artist. His work was loved so much by our community that before the holiday season one customer loved a piece so much that she found him online, and she purchased the piece right off the wall. We brought art to our community but also supported a local artist.

University City update given by David Dillard

There are only three remaining punch list items, those should be completed by the end of the month to have our final certificate of occupancy.

We are continuing to move out of old University City. It is currently only open for customers to pick up holds, to search the catalog, or use the printer and fax.

We have delivered all the materials to new library to be shelved along with the opening day collections that have arrived from vendors.

We will complete the decommissioning of old location no later than March 31 since that is when our lease expires.

The ribbon cutting for new University City Regional Library is scheduled for February 7 and a full day of festivities have been planned all day on the 8th for the grand Opening.

Budget wise we are still in great shape. We have closed on the building, but there are some reconciliations that will happen post-closing regarding some of the contingency monies.

The final furniture pieces are being installed, delivered, and installed next Monday and Tuesday.

New Sugar Creek update given by David Dillard

The purchase order for the architect to perform the community outreach has been complete. There is a kickoff meeting with the library steering team on the 28th of this month.

The construction purchase order has been completed for JE Dunn. They were on a brief meeting with us this morning.

Our commissioning Agency will be selected on the 24th.

There will be a strong emphasis on community engagement with this project. We have several librarians at the existing Sugar Creek and several staff from the Outreach Department that are helping identify the places and entities that we are going to have the architects perform engagement sessions. We want the design of this facility to be reflective of the interest and needs of the community and those that will use it.

New Main library update given by Becky Miller

This week:

1. Construction Update from Rodgers 1/10/2025 Summary:

- Poured concrete: sequence 1 on level 1 SOD (Slab On Deck)
- Continued decking at sequences 9-10 and installed Nelson studs on level 5.
- Completed waterproofing and rebar install at ejector pit area.
- Poured concrete for the ejector pit.
- Poured concrete for Stairs B, C, & D for levels 0 and 1.
- Continued electrical overhead and rough-in in the basement.
- Installed punched window opening in mock-up.

Next Week:

- Pour concrete for sequence 2 level 1 SOD.
- Pour diamonds in basement.
- Continue erecting stairs B and C.
- Continue erecting sequence 11 steel.
- Began erecting sequence 12 columns and beams.
- Continue preparation on SOD sequence 3-4 level 1.

Drone flight shown to the committee.

2. **Schedule update:**

Revised date for Temporary Certificate of Occupancy (TCO): 10-9-26.... approx. 3 months added for the construction of an additional Performance Mock-up and the required testing regimen.

Throughout the project, Rodgers makes time extension requests in “real time” and then works to absorb as much of the time extension as possible throughout the project. In a

project this complex and as long in duration, the Rodgers Project Executive has stated that typically half of the extensions can be absorbed. This would move the TCO to 8-9-26.

3. **Design Update**: Signage design, Furniture selection, Audio/Visual updates to meet County standards, Signage and A/V bidding to starting February.

4. Project Budget

From 12.31.24 Pay Application: Project is 25.7% COMPLETE

New Main Library Contingency

	Total	Spent	Available
Construction contingency	\$1,615,972	\$ 49,812	\$1,566,160
Owner Contingency	\$1,615,972	\$ 113,321	\$1,502,651

5. Risks

- The Performance Mock-up (PMU) did not pass the specified tests for wind and water intrusion. They are required to rebuild the mock-up and Design Assist manufacturer, MGM, will start metal panel production. Currently, we are tracking a three-month schedule extension. We are hoping to recoup some of the extension over the next 18 months.

6. Coming Up

- Furniture design kickoffs with the vendors are starting this week.
- A site visit with the library will occur 1/16/2025.

Operations update given by Peter Jareo

Myers Park will be starting the carpet and paint replacement at that location on Thursday. This location will be closed from the 16th to the 23rd.

Library staff will be expediting this process by moving, shelving, and expediting access to the building.

Hickory Grove mechanical replacement was delayed due to early voting. As it turns out, there was an issue with permitting, and that has been resolved. Originally, we were looking at a 7-day closure to expedite creating new units onto the building and doing prework. I have been told that most of the prework has been completed and that they will only need to shut the building down for 3 days. I do not have an exact date yet, but we are hoping for the end of this month.

Plaza Midwood will close to the public later this month for a renovation of the restrooms and the delivery and staff spaces at that location. Demo will start on the 24th and the entire project is expected to last through April. The schedule I have has April 28th as the final project date.

They may extend this a little bit if they can also complete the roof replacement that the landlord is doing. We also have a mechanical system replacement scheduled. The landlord has agreed to repave the parking lot.

Real Estate Leader's Report given by David Dillard

Former Huntersville library deed restrictions discussion:

We used to own land with a ~2,000 sf building in Huntersville that was used until North County Regional was opened. We no longer needed that parcel and so with the blessing of Mecklenburg County, we sold that property to the town of Huntersville.

The deed has several restrictions: the property must be used for public purposes, must remain open except for periods of renovation, prohibition for sale and leasing, and there are parking restrictions.

There is a reversionary right in the deed so that the property would transfer back to Charlotte Mecklenburg Library in the event it ceases to use the property for the purposes contemplated or they wanted to sell or lease the property to a third party for example.

The town manager has requested that we waive all those rights. In general terms CML is not objecting to the request however the Mecklenburg County Board of Commissioners had to vote to allow that transfer to occur and we think that some of those reversionary rights and restrictions may have been suggested by folks on the County Commission at the time. We are exploring that with George Sistrunk's assistance. Mark Hahn will broach the issue with the County Manager's office.

Until we have more information, the Real Estate Committee does not need to act on anything just yet.