

CHARLOTTE MECKLENBURG

# LIBRARY

**Real Estate Committee  
Meeting Report  
Tuesday, October 8, 2024**

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:** 9/10/24 approved by Jon Buchan

**Story of Impact** given by Tony Tallent

This story comes from our Steele Creek location. A young man attended the technology tutor session at Steele Creek last month and he let our librarian know that he had a big job interview the very next day, and he was extremely nervous about it. The librarian pivoted to make the technology component more about the interview component of what was going on in his life. They even pivoted into doing a job search and mock interview with questions to help him prepare along with the responses. He was so grateful. He thanked her without end for her willingness to host a mock interview on the spot and said he felt much better, more confident with the interview. The next day he also shared that he just graduated college over a year ago and was really struggling to find a job. The job hunt alone was tough. This inspired our staff member to share a little bit about her own job hunt after graduate school. The customer shared the stressors that came with the job searching ups and downs. His final words to her were that he needed this moment. So, offering IT job search technology and also a little encouragement along the way is typical in the day of a librarian.

**University City update** given by Shannon Crane

The floor finishes are being installed, and the murals have been started in the teen area, on the stairway, and in the children's area. The exterior paving, sidewalks, and roadways and all underway and being completed this week.

We are doing the building envelope testing the last week in October. The building commissioning is already underway. They have already gotten the TCO for the mechanical systems. The network system is live. We do not have our POTS (Plain Old Telephone Service/copper) telephone lines operable yet but are planning for them to be installed by the middle of the month so we can get our security and our elevator up and running.

The AMH (Automated Materials Handling equipment) was delivered this morning. Interior signage and library shelving on will be installed on October 21 and 22. Furniture installation will start in December and require about two weeks.

There are a number of Temporary Certificate of Occupancy (TCO) inspections that need to occur in the next couple of weeks, which are necessary to prepare the building for occupancy and opening. We are hoping to close on the purchase of the building by Thanksgiving after all TCOs have been obtained and Substantial Completion agreed upon.

The existing University City Regional location will close at the beginning of January except for a small section to allow customers to retrieve holds. We are planning a short soft opening period, a ribbon cutting, and a grand opening celebration for the new location in February.

### **Sugar Creek update** given by Shannon Crane

We have selected Perkins and Will as the architect for the project. We are negotiating a proposal for them to start with some of the community engagement, and then we will work on the overall contract. We will select the CMAR (Construction Manager at Risk) after the finalist interviews on October 16.

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

Construction update: PowerPoint provided by Rodgers:

Completed Underground Electrical in Sequence 4 area.

Completed Waterproofing and VIMS (Vapor Intrusion Mitigation System) at Sequence 6 area.

Completed stone installation in Slab-on-grade area.

Began VIMs in Sequence 4 area.

Began excavation for sump pump pit in Transformer Vault.

Nearly complete with exterior framing at mock-up.

Week of 10-15-24:

Will be completing VIMS, Waterproofing and reinforcement in Seq. 4 Slab-on-grade.

Concrete pour in Sequence 4 Slab-on-grade.

Continue work on the mock-up walls—complete sheathing and begin air barrier.

### Schedule update:

As of the September Pay Application, 20% TOTAL PROJECT COMPLETE (incl. SPSQ)

Steel will be delivered to the site starting in approximately two weeks—this is ahead of schedule.

By the end of October, we should know what the full impact of this schedule advance means for the overall schedule.

### Project Budget

Correction to what I reported last time:

Total **combined** Guaranteed Maximum Price (GMP) for the construction cost is **\$165,728,324.**

\$162,383,648 (NML and Sp Sq) was reported last time. This is the contract billing pay application amount and does not include the Pre-construction fee or the first two change orders.

When the latter are added to the pay application amount, the total equals the GMP.

### Risks

We received some positive news last week during our contractor meeting that the test results for the **curtain wall performance mock-up** are improving. Formal testing should occur in about two weeks.

The **impact of Hurricane Helene** is not yet fully known. It is reasonable to assume there will be some impacts on supply chain, material lead times, and labor. Fortunately, pricing is locked in, but we will be meeting with Rodgers in the next month to discuss impacts, if any.

### **Coming up**

Continue to work on Furniture, Finishes and Equipment.

Meeting with Atelier4 to discuss the installation for the large Romare Bearden mosaic in the lobby.

Patterson Pope is behind on providing BCI's shelving cost. This is needed to help establish the total furniture budget.

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

Capital Improvement Plan – strategy update or submission for the rolling 26-30 CIP to Mecklenburg County Finance Dept (with support from AFM)

After the 2024-2028 Capital Improvement Plan (CIP), the County changed the model to a 5-year rolling plan, which means we essentially extend the approved funding plan by one additional year (and are allowed to adjust the timing or pricing of previously approved projects). So last year was the 2025-2029 CIP, so this year we are submitting three items for the 2026-2030 CIP. [Allegra Westbrooks Regional renovation, design and construction for a new Eastland community library, Mint Hill renovation]. CML has been working with AFM to prepare the submissions, which are due in mid-October.

### **Update on former North Branch**

We are waiting for the county legal team to draft the deed, to transfer the title from Charlotte Mecklenburg Library to Mecklenburg County. The County has a use for the building, and the Board of County Commissioners recently voted to receive the building.