

CHARLOTTE MECKLENBURG

# LIBRARY

## Real Estate Committee Meeting Report Tuesday, August 13, 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	David Dillard – Library Real Estate Director
Caitlin Moen – Chief Library Services Officer	Peter Jareo – Senior Manager - Facilities
Angie Myers – Chief Financial & Administration Officer	Tony Tallent – Associate Director – Branches
Elesha Roupp – Library Administrative Coordinator	Michael Boger- Deputy Finance Director

Attendance by invitees that are not presenting is voluntary.

## Meeting Report

**Meeting Report approval:** 7/9/24 approved by Jon Buchan

**Story of Impact** given by Tony

This story of impact is about our Summer Break program now that it has ended, I'd like to give you some of the participation numbers. There were over 12,000 people across Mecklenburg County that participated in summer break which ran from June through July. There were 70,000 activities recorded including learning, exploring, and creating. This is truly awesome. The last number I will share is that we recorded over 9.5 million minutes of reading.

**University City update** given by Shannon Crane

The metal panels have all been installed and the protective wrapping is being removed.

The final few pieces of exterior glass should be delivered soon. The external book return is almost completely installed.

The entire building envelope will be pressure tested to ensure everything is watertight and sealed as soon as the final glass pieces and book return are installed and sealed.

Ceiling grid and baffles are being installed. The flooring subcontractor is leveling the floor to prepare for floor finishes to be installed, which will commence in a few weeks (carpet, epoxy, and tile). They are also sealing the concrete floors where other floor finishes are not being installed.

The HVAC system is operational. Test and balancing will commence in mid-September.

The fiber optic line has been installed into the IT/network room and is connected. The switches will be installed in the racks. The security system will be installed and needs to be operational before the Automated Materials Handling machine (AMH) gets installed.

Shelving will be delivered in September and installation will be completed in October.

Inspections for the Temporary Certificate of Occupancy (TCO) are scheduled for early November.

CML purchase of the property is on schedule for early December.

The “library work”, such as shelving the opening day collection (ODC), stocking program supplies, installing miscellaneous signage, and building systems and security training will occur during December and January.

We will decommission and vacate the existing library by March 31, 2025.

The Library and Building Contingencies are still under budget!

The furniture PO is in process, and we are ordering the marker boards and tack boards this week.

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

Construction update:

- Spread Footings and foundations walls are in process.
- Weatherproofing and Vapor Intrusion Mitigation System (VIMS) are also being installed.
- The groundwater issue we discussed during the July meeting has been resolved and Rodgers resumed work soon thereafter. Rodgers submitted a time extension for the “stop work,” but AFM is waiting to give approval until we see the true impact, if any, of the pause in work.

Schedule update:

- In the last two months, Rodgers has initiated several claims for time extensions on a couple of items: VIMS and additional scaffolding and structural work for Spirit Square.
- In the immediate term, the schedule has increased by approximately six weeks, showing a TCO of June 30, 2026, instead of May 15, 2026.
- Rodgers initiated a Change Order for the time extension, but AFM has negotiated waiting before approving this increase.
- For a project this complex and long, time can be made up and Rodgers may not need an extension.

Project Budget

- The project is within budget for the packages that have been bid and approved as part of the GMP (Guaranteed Maximum Price).
- As of July's Pay Application, \$23,028,077 of the \$162.38 million total encumbered budget has been spent. These figures represent the combined project costs of New Main Library and Spirit Square which Rodgers tracks separately.

### **Operations update** given by Peter Jareo

Myers Park is having some new furniture installed on 8/21.

I was at Davidson yesterday meeting with my furniture vendor looking at potentially replacing the existing millwork desk with a custom furniture piece. We have been approached by an organization in Davidson willing to provide \$50,000 for an improvement project and are

exploring design and costs. The Davidson library manager would like to reconfigure the service point to make the entrance more welcoming and functional.

The restroom renovation project at Plaza Midwood is progressing. We have signed off on some ADA issues and are trying to include a few items that needed to be fixed with the original design from years ago with this new design. We are hoping to start construction in January. We are also replacing the mechanical units at that facility and the roof as well. The roof is being funded by the Landlord.

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

### **Capital Improvement Plan** – strategy for next submission to Mecklenburg County

As soon as the 2024-2028 CIP funding was approved, the County decided to change the model to a rolling five-year model rather than a 5-year block at a time plan. CML had modified our Facility Master Plan based on the county's request to divide our needs into five-year tranches, but we are flexible enough to adapt to the new rolling plan.

A brief history of Library CIP projects was shown via Excel.

Last year, (for the 25-29 CIP), the Library submitted two projects, both of which were approved. The first was a renovation for the Independence Regional library and the second was the design and construction of a new Prosperity Village Community Library. The funding for acquisition of land for this new library was approved in the 24-28 CIP.

We are working on our Capital Improvement Plan for the 2026 – 2030 rolling period, which we will share at the next Real Estate Committee meeting.