

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Meeting Report Tuesday, September 8, at 11:00 am

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

**Attendance by invitees that are not presenting is voluntary.*

Meeting Report

Meeting Report approval: 8/13/24 approved by Jon Buchan

Story of Impact given by Tony

This story of impact comes from an Outreach team member that seems really timely as we step into our elections season. Following a program that focused on understanding differences and values and beliefs, a senior adult customer called on the phone to one of our outreach staff members to see how they could share more examples about voting choices. The senior adult admitted that she had not voted in over 10 years. She said that it was mainly because of her opinions and other opinions as well as extenuating circumstances.

For over an hour our outreach staff member and the adult senior customer talked by phone, and in that hour, she asked central questions about the voting process and how to find out more information about different candidates as well as how to register. Now, of course our sharp staff member notes that this discussion did not revolve around a particular party, only the rights of the voter and how to be an informed voter. The woman then thanked our staff member and before ending the call asked how she could get involved with voting herself and informing other seniors of the voting process. So, it is a full moment for voting at the Library.

University City update given by Shannon Crane

The exterior envelope is 99% buttoned up. We will be doing a whole building envelope test on October 5th. This will ensure that all the seals are tight with no air leakage etc.

They've started pouring the concrete around the site.

The new book drop has been installed.

The interior finishes and painting is in process and should be completed soon.

The mechanical systems are up and running. They will continue to do testing and balancing in the coming weeks.

The security system will be completed within the next 2 weeks. So that we can start installing some of our other finishes and equipment.

Shelving will be installed by the end of October. Hoping to have the TCO by the end of October and hoping to close the project sometime in November. Furniture install would take place in December and then staff would move in January. The ribbon cutting is tentatively scheduled for February 14, 2025.

We have spent \$73,000 of our \$160,000 on our Library contingency side, and \$118,000 of the \$301,000 that we have our construction contingency. Whatever we don't spend we will receive back on our closing credit.

The signage and technology orders are in process as well.

New Main library update given by Becky Miller

Construction update:

Last week:

VIMS Installation at 740 elevation HUGE milestone—being inspected BY S&ME 9-10-24

Continued Forming Foundations walls at SS connector space

Stripped Foundation wall at South Elevation (parallel to College Street)

Formed and poured slab of ejector pits after waterproofing and VIMS completion

Schedule update:

18% TOTAL PROJECT (INCL. SPS SQ) expended and complete/stored

AFM has received several Requests for Change Orders with time impacts but we've negotiated waiting to approve time extensions until we see if we are truly impacted. The GC includes "float" in their schedule and sometimes they can make up time as the job progresses.

Project Budget

Total **combined** Construction Cost is **\$162,383,648 (NML and Sp Sq)**

Last month the last change order for bid packages was approved and encumbered to achieve that combined total.

AFM is in the process of obtaining updated shelving costs from BCI to make sure that the pricing we've received matches the mock-ups that the Library approved earlier this summer.

Once we have reliable pricing, we'll meet with the Library to confirm the written specification matches the actual mock-up they approved. Once that confirmation is complete, we'll be able to place the order for the shelving.

Operations update given by Peter Jareo

I can update you on the security infrastructure improvements that are happening at 9 library locations, the first 5 being completed in phase one. We will punch walk the last one which is Plaza Midwood, with the consultant and contractor next week. Then we will look at improvements in the next phase which will include Matthews, Myers Park, Mountain Island and Independence. This will only leave out buildings that are currently under construction or soon to be renovated. Then we will all be on the same security platform.

Myers Park – furniture installation completed last week. They are also going to be getting new carpet. We had the vendor come out and bring some samples by, so we are still in the early stages of that.

Hickory Grove – There is a scheduled mechanical replacement that is a capital reserve project. We met with the selected contractor for a pre-construction meeting last week. We are still trying to iron out the schedule. It will most likely be closed for 3 days to a week.

Right now, we have a bit of an issue that is called early voting that starts in mid-October and goes through the first week of November.

Plaza Midwood – As I mentioned last time we will be doing renovations of the restroom facilities which will also touch their delivery space and their staff lounge. There will be a tentative pre-bid meeting for that contract on October 3rd. We are hoping to be under construction some time in January.

There's also a appending mechanical replacement project for that location and a roof replacement which will be undertaken by the landlord.

Mountain Island – There is a large capital reserve project that will touch the roof, the mechanical system, and potentially the lighting at that location. They will be doing test over the next month or so.

Real Estate Leader's Report given by David Dillard

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