

LIBRARY

Real Estate Committee Meeting Report Tuesday, April 8, 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

Elesha Roupp – Library Administrative Coordinator

**Indicates absence with cause*

*David Dillard – Library Real Estate Director

Peter Jareo – Senior Manager – Facilities

*Michael Boger- Deputy Finance Director

Tony Tallent – Associate Director – Branches

Meeting Report

Meeting Report approval: 1/08/25 approved by Peggy Brookhouse

Story of Impact given by Tony Tallent

We have more fax users at South County Regional Library than you would ever believe. There was a customer who was trying to fax something to secure his employment, and the fax wasn't going through for some reason, so staff was trying to help. They tried verifying the number and were able to get it sent. On his way out he didn't just say thanks he said, "you're my heroes." Small things make big differences.

New Sugar Creek update given by Shannon Crane

We are on our way in the pre-design process doing a lot of staff and community engagement, which has been great. Right now, we are nearing the end of that process. We've got a few more coming up. We've had several focused engagement sessions. So, because of the community that we are working with in Sugar Creek, it was determined that they really needed some smaller, more hands-on engagement sessions, as well as doing some online engagement sessions. We have done Senior events at Ebenezer Baptist at Sugar Creek Recreational Center. We did a teens focus group at the Sugar Creek Library on one of the nights they had a big gathering. The Neighborhood Development meeting which also brings a lot of the business leaders and some of the other charities and organizations in that Sugar Creek area, had a monthly meeting so we attended that, and we were able to get some feedback from them. We also had 2 pop-up events at Eastway Recreational Center, and one at Sugar Creek Library (images of the events shared on screen).

New Main Library update given by Becky Miller

Construction Update from Rodger's Summary dated 4-4-2025

- Monumental Stair installation and assembly

- Exterior framing at 6th & 7th street elevations
- MEP installation at L0-1
- Wall Layout L3-Penhouse
- Spray Fireproofing L2 and 3
- Layout of Storm water lines at 6th & N. College
- Successfully bid standard A/V package
- Third party consultants are monitoring project closely and advancing discrepancies in their field reports so that AFM can address them

Schedule Update

March Schedule Update - TCO (10/27/26) / CO (11/24/26) - 74 Days Late – Performance Mockup (PMU) 2nd Test Issue w/ updated material procurement improvements

Financial Update

Per the most recent Pay Application, the project is 34% complete.

Design Update

- Stacy has been leading a series of furniture milestone meetings—the first stage is identifying all the powered furniture and providing the GC with floor core locations.

Library is involved in all the selection of furniture

- Back of House (BOH) signage is being presented to the library this week
- Front of House signage is still in design
- Banner Hoist system will be presented to the library this month
- Mid-block Plaza Retractable Bollards—meeting with all stakeholders to work out sequence of Operations
- Site design on 6th street being evaluated for coordination with Carolina Theater

Operations update given by Peter Jareo

Myers Park had paint and carpet replacement that has been successfully completed. Thanks in large part to the county folks that made that capital reserve project happen and helped with the finishes.

The Hickory Grove mechanical replacement project is about 95% complete. All the rooftop units have been replaced, and all the interior work has been completed. There is one remaining rooftop unit that needs to be repaired. It had a faulty board, so we expect that to be done during the upcoming easter holiday closure to minimize the impact to the customers in that facility.

Plaza Midwood has been closed since March 3, 2025, to expand the restrooms which allowed us to expand the staff break room. We also had a mechanical project that is also happening as part of the capital reserve project. That is about 50% complete. The landlord also replaced the roof and is looking to repave the parking lot as well. Inspections should take place next week.

Action Item (Founders Hall lease extension)

Action Item for the Library Board of Trustees

Approval to execute a lease amendment to extend the term of the lease for the Founders Hall Library for from May 1, 2025, to July 31, 2027.

Action: Authorize CEO Marcellus Turner to execute a lease amendment to extend the term of the Founders Hall lease through July 31, 2027.

Background

The Public Library of Charlotte and Mecklenburg County executed a 42-month lease with Bank of America commencing November 1, 2021.

Rationale

It has taken longer than originally envisioned to complete the design and construction of the new Main Library. Renewing this lease will provide time to complete the construction and occupancy of new Main Library to the point that it is open to the public and allow CML to continue to provide holds and popular collection check out service to the uptown community. The lease renewal will be on the same terms and conditions as the current lease except the Landlord will have an option to terminate with 60 days' notice.

Approved by Dr. Woods and Peggy Brookhouse.