

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Meeting Report Tuesday, May 13, 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

Notes: *indicates absence with cause

Attendance by invitees that are not presenting is voluntary.

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: 4/08/25 approved by Jon Buchan

Story of Impact given by Tony Tallent

There are many hidden jewels in our library system, and one of them happens to be a festival that doesn't always make the headlines, but this time it did. CML's Storyvine festival, a program where library staff act as "Frontline Storytellers" and share traditional oral stories with students in Charlotte Mecklenburg Schools (CMS) partner schools, has been going on for several decades and has evolved over the years features two days of storytelling that happens in over 45 CMS elementary schools. Almost 6,000 students heard stories. Now, this wasn't your normal story time. It wasn't books, it wasn't videos, it didn't involve screens. We love our books, but these were traditional stories told the way that many of us have heard for hundreds and hundreds of years. It's a point of pride for us that we are still promoting traditional storytelling with students and hoping that they're taking a little bit of those stories back home with them.

New Sugar Creek update given by Shannon Crane

The pre-design phase of the project has been completed. We have a good idea about programming and completed most of our community engagement pieces. We received a preliminary report last week and expect the final report soon.

We are officially starting schematic design next week. We'll be learning about how the building will sit on the site and how floor plan is going to look of over the next few months. We do have a staff engagement follow up tomorrow to go through some of the programming things to do, some additional confirmation and then a schematic design community engagement meeting next Tuesday.

Schematic design will continue through July and then we will start design development in August.

At our last meeting we discussed getting in front of city zoning folks to confirm the restrictions on that site (corner of Eastway, and Stitt). We had a very productive meeting, and they are going to allow us to use the former zoning ordinance, which will allow us to use that site.

As far as contracts go, we are nearing completion on the architectural engineering contract. We are extending the purchase order for the schematic design with Perkins & Will.

New Main library update given by Becky Miller

Construction Update from Rodger's Summary dated 5-9-2025

- Begin Air Barrier on 6th Street
- Begin framing on College St side
- Continue Monumental Stair at Levels 3 & 4
- Continue Exterior Framing on 7th Street Elevations
- Continue Sheathing on 7th Street
- Continue MEP Overhead Rough in at Level 0-3
- Continue Spray Fireproofing at Level 4 & 5
- Continue Priority Wall Framing on Levels 4 & 5
- Slab on Grade on Level 01 at Tryon Street
- Complete Air Barrier at Penthouse
- Continue in wall rough in at Level 0

Throughout construction, third party consultants S&ME and AEI, have been inspecting the concrete pours, concrete reinforcement, welding, fireproofing, waterproofing, etc. Reports are issued daily and weekly depending on the task. Discrepancies are noted and followed until they are resolved.

Both Commissioning kickoff meetings were held for NML & SS

Progress is being made on the design of the installation logistics for the Romare Bearden mosaic that ways almost a ton and is considered valuable fine art—coordination of structural, architect, Mover and GC as well as trade subs.

Schedule Update

Schedule Update - TCO (10/27/26) / CO (11/24/26) are holding for now but may be improved upon with the new schedule being released at the end of May.

Performance Mock-Up (PMU) [construction of a small section of the curtain wall to verify constructability and test for leak performance]. 2nd Test Issue w/ updated material procurement improvements

Financial Update

Per the most recent Pay Application, the project is 38% complete with approximately 490 days left for construction.

Design Update

Banner Hoist system on the mid-block plaza was presented to the Library last month and was approved in concept.

Look ahead

Construction schedule to be updated at end of May.

Clark-Nexsen has been acquired by JMT Architecture. Assignment of the contract will be sent through DocuSign to Interim CEO, Angie Myers, once Womble Bond Dickinson (Library's

secondary attorney) has reviewed it. HSSM has recused itself from working on contracts involving Clark Nexsen since they are also a client of the firm.

Operations update given by Peter Jareo

Plaza Midwood – We are in the home stretch on the renovation. We are still scheduled to reopen on June 2nd. Right now, the construction is wrapping up on the restrooms, staff lounge, and the delivery areas. During the closure we took advantage of not having customers in the building to paint the entire interior, which has been great. The landlord has replaced the roof, in addition to replacing all the flashing and some of the siding on the exterior of the building. They are also scheduled to repave the parking lot next week weather permitting.

Security updates – We are entering phase 2 of those upgrades at Myers Park and Mountain Island. Matthews will be punched next week. Those systems are functionally complete and just awaiting some final programming on the access control and the intrusion alarms.

Independence has a slight delay in the replacing of the cabinet that holds the system. This location did not have a room devoted to it, so the cabinet must be reworked to accommodate the new system. We are looking at a 2-day closure to upgrade that since it requires disconnecting all the internet connectivity. That has not been scheduled yet.

Mountain Island – there was a pre-bid meeting last week for the roof and mechanical replacement, as well as a lighting overhaul at that location. There was a good turnout of contractors, at least 30 representing different contractors. That is in early phases and will happen sometime this fall.

Real Estate Leader's Report given by David Dillard

Action Item – Authorize necessary contracts for new West Boulevard library

It is designed to authorize all the approved policies and processes necessary for the design and construction of the new West Boulevard library.

There are four elements:

1. Authorize the **selection of the architectural and engineering firm** for design services
2. Authorize the **use** the Construction Manager @ Risk methodology
3. Authorize the **selection of the Construction Manager @ Risk**
4. Authorize **selection of other consultants** as needed.

(It also includes the authorization to negotiate and execute those contracts).

*Action item approved by Jon Buchan and Walker Morris

ImaginOn parking update

We were having some issues with our parking validating machines and had some upset customers due to this equipment not working properly. The issue was the vendor rolled out some new software that had not been tested and it was not working for us. The workaround on that issue was to have some validation stickers. The customers were having a tough time with the stickers and were having to pay for parking unnecessarily. We mandated that the parking garage vendor provide an on-site employee to assist customers during the transition. We also asked for some unrestricted garage access cards for our management team to be able open the

gate to let people exit the garage (to be used at their discretion to manage validation equipment failure and long queues.

Fortunately, the new validators were delivered and installed last Monday. They are working appropriately and so maybe 95% of the issues have been resolved.

Capital items schedule update

We are moving the schedule up by six months for the new West Boulevard location, so it doesn't overlap with the ImaginOn reno schedule.