

LIBRARY

Real Estate Committee Meeting Report Tuesday February 9, 2021

Trustees:

Brandon Neal – Chair
Ed Williams – Trustee at Large

Library Staff:

Lee Keesler – Chief Executive Officer
Caitlin Moen – Library Director/Chief Customer Officer
Angie Myers – Chief Capacity Officer
David Dillard – Real Estate Leader
Peter Jareo – Operations Leader
Tony Tallent – Branch Channel Leader
Elesha Roupp – Admin. Support Coordinator

County Staff:

Mark Hahn – Director, AFM
Jay Rhodes – Dir: Design & Construction AFM
Bryan Turner – Sr. Project Manager, AFM
Peter Wasmer Project Manager, AFM
Charles Snow – Project Manager, AFM
Becky Miller – Project Manager, AFM

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Meeting Report

Meeting and Report approval 1/12/2021

- Approved by Ed Williams and Brandon Neal

Story of Impact given by Tony Tallent

This month is “love your library” month and this story comes from Independence Boulevard. Two sisters came into the library to print something off and they started to talk about how they visited the Independence branch with their grandmother. As they looked around, they began to reminisce about their grandmother reading to them specifically in the little nook within the library. They decided to reach out right then and there to their grandmother and began to Facetime her. They gave her a tour and the laughter could be heard throughout the Library. Since that day both sisters have been back each week to utilize the services at Independence. That is library love and legacy.

Real Estate Leader’s Report given by David Dillard

Pineville update

- We are so close to having the documents ready to sign for Pineville.
- We would not open until October 2022 even though the space may be ready a few months before that.
- We will have ample time to get staff and furniture etc.

- We are fortunate that the General Contractor is Edifice, which just completed the South County renovation. We are also fortunate that the superintendent from that job is handling the Pineville Town Hall and Library job.

New University City update

- Continues to be a lot of public engagement to Board of Trustees, county staff, leaders in the library as well as County Commissioners etc.
- We have been working with developer for preferred location. He has been very cooperative.
- We had a meeting with developer, county etc. and it went very well.
- Analysis due back Feb 19. We hope it comes back that our preferred location is acceptable.
- We do have a second location if it falls through.

Facilities Master Plan Update

- Consultants are fully engaged.
- The third of the three staff engagement sessions will be performed today.
- Very impressed with staff's engagement and the ability to absorb the data gathered by the consultants. Staff has been very willing to talk about locations for Library deserts as well as updating facilities.
- Community engagement is starting at the end of the month. It was sent to all card holders via email.

7th & Tryon development update given by Mark Hahn

- Master development agreement is ongoing back and forth between stakeholders, landowners, attorney for 7th & Tryon and the developer's attorney. Originally there was a deadline of mid-March but there will be an extension of approximately 90-120 days.
- Most of the recent activity has been around affordable housing for the 7th&Tryon stakeholders. At the January 5th board meeting the county commissioner authorized the county manager to execute letters of intent and commitment letters for three offsite projects that totals \$7.9 million in grant funding (under the auspices of the Charlotte Mecklenburg Housing Partnership). On February 16th, the Board will consider a similar item for the Inlivan (formerly housing authority but re-branded) development which is adjacent to the 7th& Tryon site. The board will be asked to authorize the county manager to execute letters of intent and commitment letters in the amount \$6 million in grant funding.
- Over the next 60-90 days Bank of America and the county will be compiling a list of other affordable housing projects that are in the pipeline and they will be deciding which projects to fund with the rest of the \$4.8 million that has not been allocated.

Physical site of 7th & Tryon

- Continuing to develop a process strategy for the abandonment of alleys. Inlivan recently confirmed that they would support the abandonment of the alley between their property and the Bank of America property.
- The alley abandonments will occur after the city sells the land for Arequipa Park to the county. The abandonment of the alley between the park and the library will be easier once

that occurs. The parties are getting closer to a deal, but there is not a closing date yet. Hopefully good news by the next meeting.

- The Arequipa Park land will eventually be conveyed to the Library along with the two remaining theatres from Spirit Square. That will happen after the alleys are abandoned and the new property lines around Spirit Square are fully determined.
- The next step in the abandonment process is that county staff will request approval from the county commission to seek the abandonment from the city specifically for the alleys that will become part of the property for the county even though later that will go to the Library and or the developer.

Design coordination with developer:

The collaboration is still focused on below grade shared service area and the parties plan to meet later this month. Once the below grade issues are resolved, the focus will shift to the coordination of the plaza, including the mid-block library entrance and now open access from the plaza to 6th Street. Some of the surface level issues will be impacted by the below grade requirements and solutions.

Main Library update given by Peter Wasmer.

- Schematic Design – complete
- Subterranean service level - ongoing work
- Design contract negotiation – contract waiting for Architect's signature
- Design Development – begin February 2021
- Construction Documents – TBA
- Construction complete Fall 2024 (still current)
- Budget remains the same

SSC/Kimbrell's update given by Mark Hahn

- Our attorneys have finalized the paperwork for a temporary construction easement to perform construction on the front of Kimbrell's property.
- This will go to the Board of County Commissioners for final approval on February 16.

SSC project update given by Charles Snow

- Construction moving along very well supported by the images shown during the meeting.
- Rogers still on schedule and very organized. Focused on exterior and what that will look like. Architect Clark Nexsen did the rendering. They remain involved performing the construction administration.
- They are doing a lot of utility work, electrical, sewer lines, plumbing trenches etc.
- Masonry block work to open the main entrance and vestibule area is being performed.
- Brickwork happening as well on the outside at every window and door opening.
- Replacing fire pump to support the fire suppression system.
- Overhead work, ductwork, HVC etc. Most will be exposed but higher quality
- They will start on the stud walls soon.
- Substantial completion is planned for the end of August but there will be about two months of Tenant performed work like installing of furniture and technology needed to make it ready for occupancy.

South County renovation update given by Becky Miller

- We had a few tours with County Commissioners, small groups due to COVID.
- Staff is occupying the building. Some final COVID screens still need to be installed.
- Second round of furniture has been ordered to fill in gaps.

Operations update given by Peter Jareo

- South County's interior and exterior wayfinding signage is arriving at the end of this month. Should all be in place by the time the soft opening happens.
- West Boulevard's exterior signage permits have been approved and gone into production. We should have that in 8 weeks.
- New signage for SouthPark Regional (formerly Morrison) has been ordered and includes the monument sign, dedication plaques, and door vinyl. Getting quotes on changing lettering on front and rear elevation. Just received funding for this. Expecting that to be done hopefully by end of February as well.
- Plaza Midwood office addition and Steel Creek carpet project are now complete. Punch list finished. We did add a small fill in furniture order for the new staff area at Plaza Midwood.
- Wall protection is almost complete near the theatre at ImaginOn. The back of house walls can get banged up so durable wall protection with guards and bumpers were added. Just waiting on a few punch list items.
- ImaginOn: installing a calming room in the Spangler Room (nursing/wellness room). We are looking at some paint, diaper changing station, and a few other furniture items for that space.
- Mountain Island siding project kicking off this month- replacement of the exterior façade to alleviate moisture issues – no timeline yet.