

LIBRARY

Real Estate Committee Meeting Report Tuesday January 12, 2021

Trustees:

Ed Williams – Trustee at Large

County Staff:

Mark Hahn – Director, AFM

Jay Rhodes – Director: Design & Construction AFM

Peter Wasmer Project Manager, AFM

Charles Snow – Project Manager, AFM

Becky Miller – Project Manager, AFM

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

Elesha Roupp – Admin. Support Coordinator

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

absent: Brandon Neal, Tony Tallent, Bryan Turner

Meeting Report

The 12/08/2020 Meeting Report was approved by Ed Williams.

Story of Impact given by Caitlin Moen

This story of Impact involves our Reading Buddies program. This program is where a young reader is partnered with a staff member or volunteer for one-on-one time to build reading and interpretation skills. This customer submitted the following great review:

"I have two CMS students (1st & 3rd grade) that do a weekly Reading Buddy session during their day of remote learning. They LOVE the program and it is so wonderful to have one-on-one attention to their reading from a professional. They don't get any other kind of one-on-one time other than the Reading Buddy program and it has helped them in their reading. Those thirty minutes also help their social needs because the librarians are ALL so kind and interested in what they have to say. It has really helped bridge a gap in making them feel less isolated with all the COVID cancelations. Thank you so, so much for this program!!!"

Real Estate Leader's Report given by David Dillard

Pineville update

- George Sistrunk and I met with town manager of Pineville and his attorney.
- The town looking to finalize their loan in early February
- AFM has the most recent construction documents that they will review by the end of the month to make sure all the Library's needs are addressed. The town continues to be easy to work with and very communicative on getting our needs met.
- AFM will also review the development agreement and lease documents.

New University City update

- There have been numerous comments from and interaction with the public concerning the location of the new branch. We have received numerous communications from members of the University area community and others indicating their preference of a certain location or suggesting that we consider other locations.
- Leslie Johnson is meeting with Dena this week to discuss the options. We still have a preferred location but there are many factors that must be considered. The annual operating cost impact to Library and County from our preferred location is not feasible.
- We have assured the county commissioners and the community that we will have a new location and do our best to make sure there is no interruption in library service.
- We have a several options for the county staff to consider.
- We have two years remaining on the lease term for our existing location but unsure if an extension is possible beyond that.

Facilities Master Plan Update

- We have engaged several consultants under umbrella of Little Diversified Architecture, working to create a report that is primarily focused on real estate (locations and facility conditions) but does consider programs in the context of real estate needs.
- The consultants are finalizing the plans for engaging the staff and community to receive input on existing and future real estate. They will conduct the staff engagements first, followed quickly by the community engagements.
- They should have all feedback by middle of February when the team will review and assess the data and then discuss with the Library team.
- The consultants plan to prepare a draft in May for the Library team's review in order to complete the work by the end of June.
- The consultants have been professional and creative. The relationship is good.

7th & Tryon development update given by Mark Hahn

- Recent activity has centered around funding of offsite affordable housing. Several options were presented to the County Commission on January 5. The Board authorized the county manager to execute a letter of intent and commitment letters for three offsite projects. Each project was also endorsed by the Charlotte Mecklenburg Housing Partnership. The approved projects are the YWCA project on Park Rd for \$4 million, the Highland Creek Senior housing project for \$2.75 million, and the South Village at Scaleybark which for \$1.155 million.
- Inlivian will make a presentation to the County Commission in February regarding their plans for development of affordable housing on the adjacent property. The stakeholders and county are still committed to providing \$6 million for this project.
- The funding for these projects is final stage/gap funding that will be provided from (and contingent upon) the sale proceeds of the county, city, and Bank of America portions of land, along with the master developer's \$3 million contribution.
- AFM continues to develop strategies for the abandonment of alleyways. LDSI (consultant hired to prepare plans for application) has nearly finished drawings for submittal. We are waiting on a decision from Inlivian to see if they will agree to support

the abandonment of the alleyway between their property and Bank of America's land. AFM provided drawings to Inlivan and is expecting a response soon.

- A prerequisite for proceeding with the abandonments is for the city to approve the transfer of Arequipa Park at corner of 6th and Tryon to the county using the land ledger.
- The county commission will need to approve a staff request for abandonment to complete the process.
- Our architects still need to coordinate design with the master developer for a shared use of the below grade loading/service/trash removal areas.

Main Library update given by Peter Wasmer

- Schematic Design – complete
- Subterranean service level – ongoing work
- Design contract negotiation – contract under review by Library and Architects Attorneys. Fee and Team make-up in final negotiations
- Design Development – begin January 2021
- Construction Documents – TBA
- Construction – complete Fall 2024
- Budget remains the same

SSC/Kimbrell's update given by Mark Hahn

- Finalizing draft of temporary construction easement to perform construction on the front of Kimbrell's property.
- That language is being finalized. It will go to the board for approval.
- AFM will be starting construction/demolition on the other side of the mall area for the Community Resource Center and will hopefully have an alignment of work by the time it is approved.

SSC project update given by Charles Snow

- Construction moving along very well supported by the images shown during the meeting.
- Rogers has opened the walls for loading bays and starting new windows.
- They are doing a lot of utility work, electrical, sewer lines, plumbing trenches etc.
- Purchase order has been issued for the automated material handling equipment.
- 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

- Certificate of Occupancy issued last week.
- Peter Jareo has been on the ground helping staff troubleshoot to get things ready.
- We are ready for the opening hopefully in February.
- Staff is onsite getting things in place.

Operations update given by Peter Jareo

- Plaza Midwood staff office renovation has been completed.

- Steele Creek re-carpet is complete, although there are a few minor adjustments that remain like providing some fill in furniture and making drywall/paint repairs.
- 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. Expecting that to be done hopefully by end of Feb
- New exterior signage for West Blvd has been ordered and will be installed within the next eight weeks. Electrical will be done after signage install.