

# LIBRARY

**Infrastructure Committee  
Main Library – Dowd Learning Studio  
Monday, August 15<sup>th</sup>, 2016 – 10:30a.m.**

*Trustees:*

Rob Harrington

*Library Staff:*

Frank Blair – Director of Technology & Operations

Peter Jareo – Associate Director of Operations

David Singleton – Director of Libraries

Lee Keesler - CEO

Dana Eure – Assoc. Director of Lifelong Learning

Angie Myers – Library Finance Director

Susan Green – Location Manager, Morrison Regional

*County Staff:*

Mark Hahn, County AFM

Jay Rhodes, County AFM

Becky Miller, Project Manager, County AFM

Peter Jareo to take notes

*Documents:*

*Absent:*

Leland Park - Trustee

Donovan Craig – Library Administration

*Meeting Report*

Rob Harrington welcomed the committee and called the meeting to order at 10:34am. Despite Leland Park's absence, the previous meeting minutes were approved.

- **Morrison Update**

Becky Miller reported that the bid documents have been completed and that bids would be opened on August 25<sup>th</sup> at Hal Marshall. Cost estimates were slightly high, but she indicated that given the “fat” that has already been identified, estimates were where they needed to be. Construction starts 15 September. Add alternates will still need to be selected after the bids are received, assuming there is room left in the budget. AFM will manage the contract and settle on guaranteed maximum price. Greg Lokitis and Aaron Pinson have taken over as project managers for Barnhill; senior people at Barnhill are still involved in the project. To date, \$855,000 of the budget has been encumbered and \$689,000 of that has been paid. David asked Ms. Miller to talk about the soil on site. She explained that borings had been done and showed “so-so” soil at the back of the building; approximately 8 ft. will need to be removed. This constitutes an additional expense, but Ms. Miller indicated that it was not unexpected and readily absorbed with contingency funds set aside. Structural fill or helical piers will be used to compensate for the removed soil, at the discretion of the structural engineer.

Susan Green talked briefly about the July 30<sup>th</sup> closing and the public farewell party with approximately 500 people attending. She also indicated that storytimes are being performed at area churches while the branch is closed.

Peter Jareo gave a brief progress report on the move out of Morrison. Lee requested a written update of the transition out of Morrison for the upcoming Board meeting.

- CIP Update

Frank Blair shared the 2011-2023 Capital Improvement Plan that will be put before Mecklenburg County and has delivered project descriptions to Jay Rhodes at AFM, excluding Main Library. It includes 5 new libraries, 6 locations to be expanded, relocated, or renovated (Cornelius, Plaza Midwood, Scaleybark, Sugar Creek, University City, and West Boulevard, depending on demand or possibility for co-location), and 1 Services Center to house Main Library functions while a new facility is under construction. Jay Rhodes indicated that the plan would go to finance review in 2-4 weeks. Mark Hahn said that there is no new information on criteria for ranking projects. Frank Blair said that Mecklenburg County Finance will ask the Library Board to approve projects that are submitted and, therefore, they should be recommendation-ready by the September Board Meeting.

- West Blvd Update

Frank Blair said that West Boulevard's 2012 CIP will be resubmitted as a move to co-locate with a proposed Mecklenburg County Community Resource Center. However, \$150,000 of the funds will be allocated to upgrade the existing facility, particularly the location's computer lab.

- North County Renovation RFQ Timeline

County AFM is currently working on the RFQ, similar to what was done for the Morrison renovation, however there is no expansion and there will be no restriction stating that the same firm cannot do both programming and A&E; Mark Hahn said that it will save time and money to do both processes simultaneously. The RFQ will be ready for early fall, with responses expected in advance of the November Library Board meeting.

- Shopton Road Property Appraisal

Frank Blair reiterated the situation surrounding the Shopton Rd property and the potential Berewick land swap. In 2012, the Shopton Rd property was worth \$1.5 million; in 2015 \$600,000; and in July it was appraised at \$625,000. Regarding the land swap with the Berewick developer, they are now indicating that the gap between the two property values needs to be bridged. Mr. Blair raised the question of whether or not the library should increase its offer to secure the Berewick property. Lee Keesler said that his conversations with County Finance on the subject indicated no appetite for increasing investment and that selling the library property outright would be more desirable. Mark Hahn suggested that if the library attempts to get property without a CIP attached, it will most likely not be approved. David Singleton expressed that he felt the Berewick property was a preferred location for a Southwest Regional Library; Frank Blair expressed that he would rather hold on to the Shopton Rd property in hopes it would increase in value and wait for the new RiverOne District to come online to see about the potential for library property.

- Other Business

Lee Keesler asked if an Infrastructure Committee report is required for the September Library Board meeting. Rob Harrington suggested providing a Morrison update and the proposed CIP timeline. Mark indicated that the CIP request would most likely be pushed up to October.

Meeting adjourned at 11:30am