

CHARLOTTE MECKLENBURG
LIBRARY

**Real Estate Committee
Meeting Report
Tuesday, November 9, 2021**

Trustees:

Brandon Neal – Chair

Library Staff:

Marcellus Turner “MT” – CEO/Chief Librarian

Caitlin Moen – Chief Library Services Officer

Angie Myers – Chief Financial and Administration Officer

David Dillard – Library Real Estate Director

Peter Jareo – Senior Manager -Facilities

Tony Tallent – Associate Director – Branches

Elesha Roupp – Library Administrative Coordinator

County Staff:

Mark Hahn – Director, AFM

Bryan Turner – Sr. Project Manager, AFM

Becky Miller – Project Manager, AFM

Charles Snow – Project Manager, AFM

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Board approved special member

Walker Morris – ex-officio

Meeting Report

Meeting and Report approval 10/12/2021

Approved by Brandon Neal

Story of Impact given by Tony Tallent

This comes from our Steele Creek location. This customer has been supporting a refugee family from Afghanistan. As she is working to make deeper connections with this family, she shared with the Steele Creek staff that she has felt a little lost with the language barrier and that “Google Translate” doesn’t support the specific dialect the Afghani family speaks – The Dari dialect.

Staff shared with her that Charlotte Mecklenburg Library offers the digital language learning platform called “Transparent Language” and that it does include the Dari dialect. The customer was astounded and delighted that she could get this service free through the library. She is now deepening her support and relationship with the family by using the “Transparent Language” to speak in common words and short phrases that honors their language and the relationship they are building together.

Real Estate Leader’s Report given by David Dillard

New University City update

- Received the rough draft of the development agreement which is loosely based on the Pineville development agreement. Will review and then send to AFM and Library leadership and get back to them. Developer is anxious to have kick off meeting and will be flying in tomorrow for a meeting. We want to make sure the scope of work we sent them is included in their pricing etc.

Temporary Uptown locations

- Staff is moved into Hal Marshall building – going well overall.
- Lease for Founder's Hall has been executed and delivered. General contractor should finish everything that he is doing by next weekend. Hoping to move shelving and furniture in, give staff a chance to get the books loaded and then we will be good to open.
- Things moving slower at First United, waiting on paperwork from them.

7th & Tryon development update given by Mark Hahn

- Current activity with the developer remains around negotiating the scope of demotion work and refining the responsibility of each party. The contractors of each party have been preparing a very detailed matrix to assign cost responsibility. The initial documents were not as expressed in the MOU. This work will continue until it is agreed on by all parties and then will be included in the Master Development Agreement.
- Work on the Master Development Agreement itself is progressing quite well. This must be agreed upon before it can be approved and sent to County Manager.
- TIG still continuing. The consultant's focus is on verifying the loading dock and parking allocations.

Main library design & construction update given by Mark Hahn

- Design refinement continues with cost alignment, looking at arrangement of different components within the library. Also looking at entrances, ramps, and stairs etc. We have had new mid-block plaza and theaters exit options to review and present to Metropolitan. Going back and forth until a solution is agreed upon.

Becky:

Working on defining the Technology scope with Seth Ervin, Dave Mason, and Thorburn.

Working on mechanical conceptual design. Pressuring the consultants to define these areas. All mechanical equipment for the theaters will not be in or on Main as planned at one time but will be in or on the theaters themselves.

LAC/Kimbrells update given by Mark Hahn

Progressing along. Language is finalized. Kimbrell's prefers that the county acquire some of the land in front of the store to make the new roadway easier to accommodate. Anticipate these 2 items will go to the Board of county commissioners in December.

LAC project update given by Charles Snow

- Moving in the right direction as demonstrated by slide show.
- High density shelving being installed.
- Lockers and marker boards being installed.
- Window treatments are being installed.
- Shelving complete in Outreach.
- Light fixtures installed.
- Book sorter work started yesterday and should be completed by end of November
- Patterson Pope will move shelving from Main for reuse at LAC.

- Site plan shared showing the Community Resource Center as well as new street that will be constructed from the traffic signal on Eastway in front of the CRC, Kimbrell's, and the LAC. The LAC and CRC project managers are coordinating the acceleration of the road work to complete the section in front of LAC sooner than originally planned.

Pineville construction update given by Becky Miller

- Commissioning agent started inspecting the mechanical systems.
- Reviewing the low voltage infrastructure.
- To offset some material shortages and supply chain delivery problems, the GC is storing needed inventory in the building, so it will be available when needed.
- The building is completely closed in. The brick exterior is being installed.

Operations update given by Peter Jareo

- We have been finishing up the move from Main to Hal Marshall.
- Movers are getting the rest of the Library materials out of the building.
- Carpet Installation at Cornelius will take place over winter break.
- West Boulevard has been pushed to next year due to some grant funding opportunities to add a service point. Looking at mid-January for carpet installation.
- Furniture delivery at Davidson for their community room may require a 1- or 2-day closure.