

CHARLOTTE MECKLENBURG

LIBRARY

**Real Estate Committee
Virtual Meeting (via Zoom)
Tuesday June 9, 2021, at 11:00am**

Trustees:

Brandon Neal – Chair
Ed Williams – Trustee at Large

Library Staff:

Marcellus “MT” Turner – 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 4/13/2021

Approved by Brandon Neal and Ed Williams

Story of Impact given by Tony Tallent.

We know that partnering is a very powerful thing especially in every public service minded organization. For several weeks at the Library, specifically Allegra Westbrook, we have been partnering with Project Outpour. Project Outpour offers mobile showering services for those that have been displaced due to homelessness. I am really proud to say that the staff have really taken this to heart and have done everything they can to word of mouth as well as other promotions. The clientele is mostly male however a note came through the other day from a family that had just recently come into the area. That family found out through the staff that they would have access to the shower on Wednesday. So, they came to the Library, not to check out books or to listen to music but to use Project Outpour’s showers in a safe environment. We were able to do this and bring dignity to the family by offering our Library parking lot, access to our water supply and sanitary sewer connections for the Project Outpour vehicle, and our non-judgmental staff’s encouragement to use the service.

Real Estate Leader’s Report given by David Dillard.

Facilities Master Plan Update

- We have been meeting on a regular basis with the consultants. We had a meeting where they shared many stats and graphics. We have an internal meeting this week to discuss.

- Our FMP is important because we have a 3rd party to engage with us, the community, and the Board of Trustees. We have an opportunity to prioritize certain locations based on those engagements. The consultants will take the feedback and deliver recommendations in a few weeks. David reminded us that this is a living document and will continue to evolve over time.
- The FMP is designed to use as a guideline, and we will have opportunity to be flexible if opportunities arise. This does help with communication with the county staff as well as commissioners.
- Response rates from community engagement sessions were very good, and we are very comfortable with the data we received.

New University City update

- Making modifications to the RFQ, language etc. Getting ready to advertise. Will have a few weeks for advertisement, a few weeks for responses, and then will go through the process for selection.
- After selecting a qualified team or two, we will negotiate terms, and ultimately a development agreement with the finalist.
- We are going to be in contact with the Hospital Authority as there will be a little bit of a holdover between selection and construction.

Temporary uptown locations

- We are finalizing review of lease document for location in the retail space.
- We have been in contact with AFM to estimate costs to minor improvements. We are very limited on budget for this. We should have access to the space on September 1 and will need to schedule improvements starting then.
- For the other location, Michael Englebrecht has met with county IT and determined what the needs are. Spectrum will require a new fiber optic line. We will install Wi-Fi access points. Our team had suggestions to clarify/modify the letter of intent which we are doing later this week to address a few items. After that we will move into the formal agreement process.
- Our hope would be to open sometime in September. There will be an overlap between when we close New Main and when temporary locations would open.

7th & Tryon development update given by Mark Hahn.

- The Main Library/Theaters architects (Clark Nexsen and Snohetta) and the developer's architectural team (BCT/SOM/Little) have been coordinating the design and layout for the below grade services level and have reached a consensus.
- Clark Nexsen continues to design a new service elevator location for the theaters with access to the loading dock.
- Focus has now shifted to design coordination for the Plaza level. There has been more detail provided to the developers on the conditions surrounding the facility and the proposed grades where the entries and exits are as well as expected number of people using the exits.

- BCT plans to share the Plaza design options soon. In the meantime, we have met regarding abatement and demolition. We do expect the master developer to have the demolition performed for Main Library as well as Spirit Square. Our designer, Clark Nexsen will be providing demolition documents and the developer is working on logistics. The schedule is being driven by the design and schematic drawings. There is also CIP funding to be approved by the city and county. This will hopefully be slated for September or early October but will update as necessary.

Main library budget update given by Mark Hahn/Peter Wasmer (no changes to the budgets themselves):

New Main – 100,000,000
 Spirit Square – 39,500,000
 SSC – 15,000,000
 Total Project – 154,500,000

Main Library design & construction update given by Peter Wasmer.

- Project Schedule / Milestones
- Schematic Design is complete
- Developer Coordination – ongoing
- Cost Alignment – ongoing to discuss façade, structure, building systems, building efficiency, finishes, program reductions, area, height reductions etc. Will hopefully be completed in July.
- Design Development – begin August 2021 (pending cost alignment)
- Construction Documents – TBA
- Construction – complete Fall 2025

SSC/Kimbrell's update given by Mark Hahn.

- Demo of the vestibule and front of Kimbrell's is now complete.
- Condo agreement is nearing completion. Hahn will hopefully take it to the County Board late summer for approval.

SSC project update given by Charles Snow.

- Construction going well as shown in slide show.
- Finish work commencing
- Continuing mechanical work
- Ceiling grid/sprinkler lines going in.
- Glass walls going in.
- Light fixtures starting to go in
- Duct work is mostly complete.
- Primer painting in progress.
- New glass being installed in the monitors.
- Exterior wall work almost complete (painting and windows)

Pineville construction update given by Becky Miller.

- Construction shown in images - Foundation is complete, footings complete. Moisture barrier is in place.
- Part of the parking lot shown, employees can now park.
- Putting in rebar for the slab, that pour is due on the 10th.
- Schedule is current/caught up from all of the rain.
- Pouring slab in mid-June and then steel will be delivered after.

Operations update given by Peter Jareo.

- We finished Steele Creek and ImaginOn small painting projects etc. Carpet at Steel Creek also complete.
- Mountain Island also had siding project with AFM that is also complete.
- West Boulevard had their exterior signage updated (new monument sign added on corner of West Boulevard and Romare Bearden Drive and a round mosaic "I" sign added on the superstructure).
- Still working on the security projects – looking to start back up July 1.
- We had some vehicle damage at two of our buildings. The courtyard wall at Allegra Westbrooks is substantial (courtyard wall) and canopy over the materials return canopy at South County will need to fabricate and installed. The drivers' insurance should cover repair costs in both cases.
- County IT will secure IT equipment that is not in dedicated/secured IT closets. Each location will require a site-specific solution. At Mint Hill, they plan to place the equipment in a vented lockable cabinet.