

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Meeting Report Tuesday July 13, 2021

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
Walker Morris – ex-officio

Meeting Report

Meeting Report for 6/8/2021 approved by Brandon Neal and Ed Williams

Story of Impact given by Tony Tallent

Tax season this year was a lot different. As tax season came about, we were still trying to figure out how to deliver our services and respect COVID-19. The Library has a history of working with AARP and tax prep services. We were able to use our North County location to offer families tax prep services in a very safe way. They were able to help over 300 individuals or households to ensure everyone could complete their taxes on time.

Real Estate Leader’s Report given by David Dillard

Facilities Master Plan Update

We had a meeting with the consultants, they provided a most recent draft of the plan. We spent time focusing on critiquing structure and the order. We will then move it on to some of the Library leadership to look at. Most changes will be strategic in nature as this will act as a guide for future recommendations. This will be a living and breathing document. That plan should be finalized and ready for publication later this summer.

New University City update

- The ad for the RFQ started running on 7/7 and will continue until 7/23.
- We have already had three inquiries.
- We have sent out the full RFQ. All responses due back by 8/13.

- Will hopefully know who we will use by 8/23.
- Once we agree on terms, we will need to advertise those terms for 30 days.

Temporary uptown locations

- We expect to receive legal review of changes soon for the retail location.
- We plan to take possession of space in September and will have to do a few minor changes (lighting, painting etc.).
- We submitted a letter of intent for the other location (primarily appealing to day customers). They have requested a few clarifications.
- They have a meeting at the end of July to discuss and hopefully approve the terms of the letter of intent.

7th & Tryon development update given by Mark Hahn

- The architects for Main Library and Spirit Square architect, Clark Nexsen and Snohetta, along with the developer's architect BCT have turned their focus to the coordinating the design of the Plaza areas.
- They wrote 2 conceptual options, and one option has been chosen for further review.
- The developers are working on schematic design phase.
- Discussions are continuing regarding abatement and demolition of Spirit Square and Main Library.
- AFM is reviewing the Master Development Agreement language to ensure accuracy.

Main library budget update given by Bryan Turner.

Budget remains the same.

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 Bryan Turner

- Loading dock – Service level design coordination with developer is ongoing.
- Cost alignment – review of all value engineering efforts with Board and Staff continues.
- Demolition plan and MOU with developer – in process.
- Plaza design and entries to New Main Library and Spirit Square – 25% complete.

SSC/Kimbrell's update given by Mark Hahn

Trying to clean up some real estate matters, land transfer and condo agreement are almost finalized. The agreement should go to County Commissioners sometime in September/October for final approval.

SSC project update given by Charles Snow

- Construction still moving along as shown by slide show presentation.
- Painting is finished on exterior.
- Installation of ductwork in Living Room continues.

- Exterior metal panels are being completed.
- Canopy covering main entrance is complete.
- Signage yet to be installed.

Pineville construction update given by Becky Miller

- They started the steel on June 15, 2021 as shown in slide show.
- Front façade and site plan shown during presentation.
- Moving along really well, showing substantial completion by mid-2022.

Operations update given by Peter Jareo

- We finally got an insurance settlement for Allegra Westbrooks to fix the exterior courtyard wall damage by a vehicle collision and should start those repairs soon.
- Doing some clean up at South County – small repairs done – replaced awning that was damaged by a vehicle, added glass to a door to a study room etc. All minor items.
- Installing door vinyl at South County next week.
- Working with Bryan on a few IT projects (Mint Hill needed adjustments to staff space). Looking at something similar taking place at Matthews in the next few weeks.
- West Boulevard is getting a replacement book drop that was damaged by a vehicle.
- Main Library – Peter has been assisting the master developer's contractors with tours and recon regarding abatement for demolition, etc.
- Started getting packing supplies for people to start packing up their offices.