

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Meeting Report Friday August 19, 2021 at 10:00am

Trustees:

Brandon Neal – Chair
Ed Williams – Trustee at Large

Library Staff:

Caitlin Moen – Library Director/Chief Customer Officer
Angie Myers – Chief Capacity Officer
David Dillard – Real Estate Leader
Tony Tallent – Branch Channel Leader
Elesha Roupp – Admin. Support Coordinator

County Staff:

Mark Hahn – Director, AFM
Bryan Turner – Sr. 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

Absent:

Marcellus “MT” Turner – Chief Executive Officer
Peter Jareo – Operations Leader

Meeting Report

Meeting and Report approval for 06/08 approved by Brandon and Ed

Story of Impact given by Tony Tallent

Sharing a story of impact related to Charlotte Mecklenburg Library going to fine free. Laura Hinson from Mathews shared that a woman came into the Matthews branch and had not visited a branch in 16 years due to having fines. She came in to get a new Library card. She gladly filled out the form, received her card, and we gained one more customer back due to fine free.

Real Estate Leader’s Report given by David Dillard

Facilities Master Plan Report

The consultant has provided a draft and I will collect input from our team and present back to them by end of next week. I suspect that most of our input will be based on strategy (for example: how do we prioritize new locations for which land has already been acquired versus seeking locations that have higher perceived need?)

The consultant will prepare a final report within a couple of weeks after receiving our input.

New University City Update

The advertisement for the RFQ ran from July 7 to July 23. There were 3 formal requests for the RFQ package. The RFQ response submission deadline was August 13 at 3:00 pm (last Friday). There was one response. The selection committee comprised of staff from the Library and AFM reviewed the submission of qualifications and met on Tuesday and agreed to pursue the Public Private Partnership with the EB Arrow/Gensler/JE Dunn team. The team has been notified. The next step is to request a proposal and negotiate the terms. Once terms are agreed upon, a

Development Agreement will be crafted. The General Statute requires that a summary of the Development Agreement be advertised for 30 days along with instructions on how any interested party may obtain a full copy of the Agreement.

The only concerns that the Library and AFM have expressed is the schedule to complete the project. I am confident that EB Arrow can work quickly, and that the construction component of the schedule provided as part of the response is adequate, but it is likely to take longer for the initial components such as agreement on terms, design, and permitting. The best-case scenario is a delivery in mid-2023.

Temporary Uptown Locations

Retail location:

- We provide our comments and recommended changes to the lease and provided it to the leasing agent, who had no objections and forwarded it to the landlord's attorney. We are waiting for the landlord's review of the changes to the lease that we requested. The leasing agent I will schedule a tour of the space as early as next week for the librarians to see the space and start formulating our layout of shelving, service counter, and workspace. We anticipate taking control of the space in early to mid-September.

Day customer location:

- The other location is designed primarily as "third space" with library services. The governing body that owns the location we are considering is meeting next Monday evening and I am on the agenda to present our Letter of Intent. My goal is to obtain their approval in that meeting so we can generate the lease.

Hal Marshall Center:

- The county has graciously offered to provide space at the Hal Marshall Center for library staff that needs to work from an office environment during the period between when we need to vacate Main, and the SSC is ready for occupancy. We have two suites to accommodate the executive leadership team, Foundation, Finance, HR, Marketing & Communications, the IT department, Interlibrary loan, procurement, our virtual services team (who answer questions telephonically and via the web site), a couple of the Carolina Room team, and a couple of the technical services team. We'll also have some workstations for staff to use as drop seats. AFM will complete the furniture work next week, will have portions of the space painted, and is testing the data lines.

7th & Tryon development update given by Mark Hahn

Good progress is being made on the plaza and theater exit designs between the two sets of architects. The CIP, the funding of municipal infrastructure, seems to be close to being agreed upon. There is still a lot of information the developer must provide to the economic development staffs at the city and county for the TIG (Tax Increment Grant) to be approved. TIGs generally require a lot of detail and are politically sensitive. This is the element that will take the most time for the Master Development Plan. All of this will be taken to the County Commission at the same time for approval.

Main library budget update given by Mark Hahn

New Main: \$100,000,000
Spirit Square: \$39,500,000
SSC: \$15,000,000

Total Project: \$154,500,000

Budget alignment work continues:

- Refining the current gap.
- Looking at cost saving measures without impacting the design of the Library.
- Will discuss how it to fund any gap.

Main Library design & construction update given by Mark Hahn

- Loading Dock – Service Level Design coordination with Developer – ongoing
- Cost Alignment – ongoing
- Demolition Plan and MDA with Developer – ongoing
- Plaza Design and entries to NML and SS – ongoing (New Mail Library & Theaters)

SSC/Kimbrell's update given by Mark Hahn

- All demolition for front is complete as well as their façade.
- The entire remaining mall has been demolished, although the pad remains.
- Both parties are reviewing final documents and we don't expect many changes.

SSC project update given by Charles Snow

- Exterior painting is complete and making progress as shown in slide show.
- Decorative wall panels installed in Lobby Area
- Light Fixtures in "living room" space installed
- Floor Grinding to prepared floor is underway
- Schedule driven by Duke Energy and Piedmont Gas (just finished the easement agreement with Duke, still working with PNG on their easement)
- Putting in Temporary Heating until gas line is up and running
- Will be installing some of the equipment (shelving, book sorter etc.) prior to opening

Pineville construction update given by Becky Miller

- Still erecting the steel out at Pineville
- Started the vertical steel that forms the skin of the building and progressing nicely
- Had a topping out ceremony that was successful.

Operations update given by Elesha Roupp

- Cornelius and West Boulevard – carpet replacement is starting, currently in design. Anticipated completion by end of calendar year. Will likely require 3–4-day facility closure.
- Cornelius– exterior light replacement currently in design; no known timeline for completion yet.
- West Boulevard – new exterior book drop received and installed
- South Boulevard & South County – S2 CCTV viewing software installed at locations, allowing local viewing access.