

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Meeting Report Tuesday November 10th

Trustees:

Brandon Neal – Chair
Ed Williams – Trustee at Large

Library Staff:

Lee Keesler – 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 – Director: 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 for 10/13/20 motion by Brandon and approved by Ed

Story of Impact given by Tony Tallent

This story of impact was reported by Lauren Davis at Main Library. We all know that internet/computer technology is so important, especially in our current climate. A customer who came in with a broken computer had a test he needed to take for his college. He was able to sign up for a Library card and was able to check out a chrome book. He finished his college exams all in the time he was waiting on his new laptop to arrive. The Library continues to meet the needs of the community even in hard times. Great customer service and support from Library staff.

Real Estate Leader's Report given by David Dillard

Facilities Master Plan Update

- To recap we had 5 finalists give presentations in which we stack ranked them.
- We selected Little Diversified Architecture as our winner.
- We have had discussions with them, and we are expecting the contract today. Hopefully by end of the week we will have contract in place, and we will have a new FMP finished product by May 2021 to present to the County.

Pineville update

- Huge win recently with getting the SNDA included in the lease. (The Subordination and Non-Disturbance Agreement permits the Library to stay in the Premises in the unlikely event that the landlord defaults).
- We are now modifying language to say that the County is supporting the operational needs of the Library but not guaranteeing the lease.
- Everything else is moving along quite nicely.
- Reviewing documents provided by Architects to go over pro-rata share. Want to make sure that it is documented accurately and that we will have document to back up the findings for future use.

New University City update

- County has reviewed the proposal from the developer and had concerns about absolute costs going forward. They asked us to look at 2 additional sites and we went back to the County and expressed that the original site would be the best option.
- Identified 4 new rent options (all deliver Library ownership at end of terms) County will decide on which option would be best to move forward.
- We think we have a strong opportunity to move forward. We have a meeting with Leslie and then Dena this week

7th & Tryon development update given by Mark Hahn

- Developer is working on the tower component of the County/Library block and looking at shared services like loading dock etc.
- Snohetta to meet with BTC, the development architect, to look at the relationship of the office tower to the Library, including loading and plaza areas. Could possibly be looking to open the Plaza to 6th Street. Excited about the possibilities.

Main Library update given by Peter Wasmer

- Still working on design contract negotiations. The schedule calls for design development to commence in January 2021
- Still on schedule to complete project in 2024.

Project Budget:

- Project Budget – no change

SSC/Kimbrell's update given by Mark Hahn

- As the county's attorney works toward a condo agreement, Kimbrell's is now interested in our collaboration to demolish their front vestibule and former retail space in front of their store on their property along with the county demolition of other vacant retail space in that area.
- We have the attorneys working on a separate agreement with either a right of entry or temporary construction easement to allow the county to go onto their property and demolish the vestibule and retail in front of the store.

- Condo agreement is still be worked out with all the details.

SSC project update given by Charles Snow

- Construction fencing is up around site
- The GC is making sure that the subcontractors are ready to go on schedule
- Still looking at a completion date of September 2021 for completion of construction
- Logistics on site to discuss procedure/communication etc.
- Will be scheduling bi-weekly OAC (Owner Architect Contractor) meetings soon to keep communications flowing
- Charles will be point contact anytime there will be construction happening in the Kimbrell's space

South County renovation update given by Becky Miller

- Moving right along, they finished shelving last week
- Currently working on punch list
- Facilities Maintenance Operations coming in this week to inspect systems
- Furniture coming next week
- First week of December automated materials handling to start being installed and should be finished mid-December.
- IT infrastructure is complete. Michael will be working with IT to assign the 9 different networks
- Punch list targeted to be completed by Dec. 1st

Operations update given by Peter Jareo

- Matthews – carpet is done now reconnecting PCs and tweaking shelving to get it in the right spot. Staff will come back on Thursday
- Steele Creek – carpet being replaced, currently in flux on a date. Looking at 6 working day closure possibly week of Dec. 14th but not sure yet. Will work with Caitlin and her team on determining time frame.
- Plaza Midwood – preconstruction meeting on Monday. The contractor wanted to start on Monday, but this needed to be pushed because it will require closing the branch to the public. Looking at closing the week of Thanksgiving to close for the larger parts of the project/ noise etc.