



**Real Estate Committee Meeting Report  
Tuesday October 13<sup>th</sup>**

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 Report approved for 9/15/20 by Brandon and Ed

### **Real Estate Leader's Report** by David Dillard

#### **Pineville update**

- Huge win on Pineville project. We resolved an item last week which granted us a subordination and non-disturbance (SDNA) agreement within the lease that protects the Library's ability to stay in place in the unlikely event that the Landlord defaults on the loan.

#### **New University City update**

- Having conversations regarding land this week and will have an update at the next meeting.

**Facilities Master Plan update and ACTION ITEM** to approve the consultant selected (to be taken to the next Board of Trustees meeting)

Action Item regarding Facilities Master Plan. Background: The Library requested funding from the County for this fiscal year which was approved to create a Facilities Master Plan that would serve the Library for a 12-15 year period to help prioritize renovations, refreshes, expansions and new Library locations. It is designed to help us strategically prioritize our needs and to align with the County's stated priorities.

- We created a scope document and Request for Proposal (RFP) and advertised appropriately.
- We had a pre-proposal conference with over 50 participants from 31 interested consultants to be able to answer questions and clarify any parts of the scope and RFP.
- The response to the RFP consisted of 12 qualified proposals that were submitted to the team of five (four Library staff and one trustee from the board).
- We provided the top scoring five consultants/teams the opportunity to virtually make a short presentation and answer questions from our team. The team stack ranked those five and selected a consultant to contract with.

**Action Item 1:**

To authorize the library to approve the selection of FMP consultant and authorize Library CEO Lee Keesler to execute the contract for services. Also, we request authorization for a contingency in the event we cannot execute a contract with the selected consultant that will allow us to move to contract with the second ranked consultant.

Ed made the motion to proceed and Brandon approved.

**Action Item 2:**

To authorize Mecklenburg County Asset and Facility Management to advertise and negotiate a professional engineering services contract for commissioning services and to authorize Lee Keesler to execute said contract the new Main Library and Duke and McGlohon Theatre projects. (The commissioning agent will review and approve initial mechanical, electrical, and plumbing [MEP] drawings, will inspect the installation of such systems during construction, and will test the systems to verify they perform according to specifications prior to acceptance by the Library and AFM.)

Ed made the motion to proceed and Brandon approved.

**7th & Tryon development** by Mark Hahn

- The 180-day period for negotiations of Master Development Agreement (MDA) between property owners started mid-September, so the deadline to complete the MDA is March 13<sup>th</sup>.
- Stakeholder attorneys are reviewing the initial draft of the MDA
- Library/County have executed a right of entry agreement (which allows the developer and its agents to come onto our property to start their due diligence process)
- Some soil and water borings have been done and more are expected to be performed
- AFM has prepared preliminary property maps to engage a discussion with city planning on the preferred method to combine the county owned land of the theaters with the new Main library land and to create the new parcel(s) to sell the remaining portions of the Library and county land to the developer
- Next step is to confirm a meeting time with the City to determine the best way to accomplish the land parcel partitioning.
- Lastly, the developer is authorizing his architects to engage again with Library architect, so we hope to see some progress with such things as loading dock and the plaza areas.

**Main Library update** by Peter Wasmer

- Schematic Design has been completed
- Looking ahead the Design Development will be completed Spring 2021 (March)
- Construction Documents will be completed Winter 2021 (November)
- Construction will be complete in 2024

**Project Budget:**

Main	\$100 million
Spirit Square	\$39.5 million
Support Services Center	\$15 million
<b>Total</b>	<b>\$154.5 million</b>

It is important to note that some of the Spirit Square construction budget will be utilized to connect with the new Main Library, including mechanical and electrical considerations.

Per Bryan: Scope and details of the Design Development contract with Clark Nexsen is being finalized. The scope includes the services for new Main and Spirit Square.

**SSC/Kimbrell's update** by Mark Hahn

- After months of negotiations, Kimbrell's has agreed to one of the versions of the condominium arrangement that was presented by the county's attorneys.
- The attorneys will complete the admittedly complicated documents as soon as possible for the parties' boards to approve. It is necessary that the documents be executed before the Library may occupy the SSC.

**SSC project update** by Charles Snow and Bryan Turner

- Provided notice to proceed to Rodgers Builders for mobilization and early work (demolition work and ACM removal)
- Provided notice to proceed to Rodgers Builders to purchase materials, execute contracts with all subs, and commence their scopes of work
- Nearing completion on contracts for the furniture package, high density and static filing systems, and automated material handling equipment.

**South County renovation** by Becky Miller

- Project still on target and going smoothly, as witnessed by photographs presented during meeting.
- Projecting staff to occupy in December and a soft opening for the public in the new year.
- Installation of shelving should commence next week
- New Opening Day Collection deliveries from vendors are scheduled for December
- The collection in storage can be moved into the building in November

**Operations update** by Peter Jareo

- Carpet installation at Matthews will start November 2nd

- Matthews branch will need to be closed for 8 business days because of the risk and disruption caused by temporarily relocating the shelving and books required to carpet under the shelving. It will reopen on the 12<sup>th</sup> of November.
- Early voting getting ready to start at four locations. Those branches will need extra help for crowd control, parking etc. The Board of Elections workers should be able to provide the bulk of it, but experience informs us that our staff will be called upon to assist.
- South County access control is on the schedule, still working on keys/hardware etc.