

CHARLOTTE MECKLENBURG
LIBRARY

Real Estate Committee
Main Library
Dowd Learning Studio, 1st Floor
Monday, August 5, 2019 – 9:00 AM

Trustees:

Hyong Yi
Joe Helweg

Library Staff:

Amanda Hutto – Administrative Support
Angie Myers – Chief Capacity Officer
Dana Eure – Interim Chief Customer Officer
David Dillard – Real Estate Leader
Lee Keesler – Chief Executive Officer

County Staff:

Charles Snow – Project Manager, AFM

Absent:

Becky Miller – Project Manager, AFM
Bryan Turner - Sr. Project Manager, AFM
Jay Rhodes, Director, Design & Construction,
AFM
Mark Hahn – Director, AFM
Peter Jareo – Operations Leader

Documents:

- 07/01/19 Real Estate Committee Meeting Report

Meeting Report

Joe Helweg welcomed everyone to the committee meeting. The meeting commenced at 9:07 AM.

Mr. Helweg and Hyong Yi approved the July 1st Meeting Report.

The Prequalification Process Package from Edifice for the South County renovation needs to be approved. David Dillard reviewed, and everything looks appropriate. Mr. Dillard mentioned the Real Estate Committee needs to approve then it will go to the Library Board Meeting in September for approval. Edifice would prefer sooner. Lee Keesler said he does not remember the Library Board approving these Prequalification Packages in the past and Mr. Helweg said this does not ring a bell for Morrison. Charles Snow said he would check on this approval with Mark Hahn and find out more detail. Mr. Dillard recommended we handle this earlier in the construction process, so it does not adversely impact schedules in the future. Edifice developed the Prequalification Process Package because the County cannot prescribe the prequalification process. Edifice is under the impression they must have the Prequalification Process Package approved before they advertise for bidders. Mr. Dillard said this is more about process than detail. This would not exclude any qualified subcontractor and there is also an appeals process included in the Prequalification Process Package. Mr. Keesler suggested preparing an Action Item for the Library Board to authorize the Library CEO to use senior staff (Mr. Dillard, Angie Myers and himself), along with input from Asset and

Facility Management (AFM), to handle the Prequalification Process Package approval with Edifice and potentially all CM@Risk general contractors for future jobs. Mr. Helweg agreed with that suggestion and felt more comfortable having Library leadership involved and engaged. Mr. Keesler asked Mr. Snow to find out from Mr. Hahn today more about the Mecklenburg County process surrounding this and obtain any suggestions. Mr. Helweg thinks it would be positive for Mr. Keesler, Ms. Myers and Mr. Dillard to have meetings with Edifice to make sure minorities are included and business references are reviewed per the Prequalification Package, for example. Mr. Helweg will reach out to Rob Harrington and Executive Committee to authorize Library staff to handle Prequalification Package with Edifice.

Story of Impact:

Mr. Dillard said Kate Hill at Matthews shared a story about a customer that occurred this past Saturday. The customer's first language is not English, and she wanted to find books for adults that would help her practice English. Some of the books had audio books which really excited the customer. One of which was Little Women. The customer let Ms. Hill know she would be back to the Library this week to share her opinion on Little Women. This is a great example of what librarians do on a daily basis.

7th & Tryon update

The master developer is waiting to see if the Charlotte Housing Authority will act in time and has given them ten days. If they do not respond the way the master developer needs, it will be a one and a half block project. Mr. Keesler and Mr. Dillard are trying to determine if or when any miscommunication occurred with the master developer since their site plan conflicts with the site plan offered in the Request for Proposal (RFP). The original RFP shows offering 170' along 6th Street (from College up toward Tyron). The master developer is showing a 200' dimension to the anchor tenant. There are other coordinating issues including service and parking we will need to work through with the master developer. Mr. Keesler and Mr. Dillard are piecing together how we got to this point. Mr. Dillard thinks the master developer may have taken some liberties. The Library intends to enforce the RFP, but does not want to stop things in motion currently with the anchor tenant. Mr. Keesler stated conversations between the master developer and the potential anchor tenant are at an important and fertile stage. Mr. Keesler communicated with the master developer that these items need to be resolved. Mr. Keesler mentioned the most important thing for the entire project currently is that the master developer lands the anchor tenant. Mr. Keesler mentioned a potential meeting next week with the anchor tenant and master developer which would include the Library to present our concept drawings. The anchor tenant has requested five times the amount of parking that is normally given and currently the Library does not have a way to have access to our building for service or any parking. Mr. Keesler mentioned there are still many things to figure out, but he remains positive. Mr. Helweg asked the reason why the anchor tenant requested five times the amount of parking that is normally given and Mr. Keesler said the anchor tenant has not explained their reasoning. Mr. Dillard mentioned some of the parking is to feed the Hearst Tower employees, not the new block employees. Mr. Keesler mentioned it sounds like within the next month we may be asked to sign the Memorandum of Understanding (MOU) with the master developer. Currently the Library has only signed a Cost Sharing Agreement. City of Charlotte, Mecklenburg County, The Library and Bank of America would be the four to sign the MOU.

Main Library update

Mr. Snow said the Main Library has another challenge with joining with Spirit Square. The County Manager intends to present the plans for Spirit Square and the 7th & Tryon development to the County Commission for a decision in October. In the meantime, schematic design continues for the project and is halfway complete. Snohetta and Clark Nexsen continue to work with staff on layouts for employee spaces. The biggest focus is working with Rodgers regarding costs. This is ongoing and they completed an estimate based on the 50% drawings. They are in process now of reconciling differences in the Rodgers and Decision Logic estimates and anticipate being completed by the end of next week. Mr. Snow said they are working to get the right of entry from the City of Charlotte for soil borings in Arequipa Park. This will help the

structural design team understand underground conditions. Mr. Snow and AFM continue to meet with the Cycle Track Group to confirm we are matching what the group is asking. Coincidentally, the master developer failed to recognize the information that was provided to them regarding the setback required for the Cycle Track, which impacts them by 12.5'. We are waiting to complete the schematic design to reengage with the Arts and Science Council in September. Mr. Dillard said we want to give them guidance on what we would like to see and where we would like to see it.

Support Services Center (SSC) update

Mr. Snow stated we received the cost estimate for design development phase and reconciliation begins at a meeting this afternoon. Currently over budget about \$600,000. The project is proceeding with completion of schematic design in mid-September. Applying for building permits around the same time. Mr. Snow stated they really have been pushing to get this complete as soon as possible. Rodgers has been looking at ways to accelerate construction. For the building permit to be issued, the condo agreement with Kimbrell's needs to be complete. Mr. Helweg said his most recent understanding is we need to force a conversation with lawyers in the room to prevent this issue from dragging on into the future with Kimbrell's. Mr. Dillard said Kimbrell's has a board meeting this week and will discuss the condo agreement. Mr. Dillard and Mr. Keesler know a Kimbrell's board member and plan to reach out. On the design side, CBI will provide furniture and has been doing an excellent job. There have been numerous meetings with staff which is great to get employees excited about the SSC. On pace to start construction in November. Assuming eight months and project would be complete August 2020. Mr. Dillard said the contractor is receptive at looking at ways to fast track.

North County Regional update

Mr. Dillard mentioned the public art was installed last weekend and furniture is being installed. There was a glitch with the internet not functioning, so AT&T has to pull new fiber optic cable which is scheduled for August 8. Books are on shelves. The general contractor still has punch list items, but the list is down to a normal size. One punch list item includes a piece of mechanical equipment not functioning properly. Another punch list item includes a front door defect. We will not take ownership until these issues are resolved or an acceptable solution is in place. Soft opening is scheduled for early September and grand opening depends on AT&T. There is about three to four weeks of technology installations and verifications so grand opening will most likely take place the second week of September. Dana Eure asked when staff can occupy, and Mr. Dillard said probably as early as next week if the internet is up and running because the internet controls security. We have not placed anything of value in the building because the security, access and CCTV systems are not connected to the internet yet.

South County Regional update

Mr. Dillard stated drawings are at code review for review and permit. Edifice will bid as soon as we approve the Prequalification Process Package. The Public Art Commission has selected an artist. The Arts and Science Council administers several steps before the artist can create. There is a meeting scheduled this Friday for artist Jim Gallucci to present his preliminary ideas. Currently South County will close in mid to late September. Construction will hopefully start as early as possible in October.

4229 South Boulevard update

Almost all site work is done. Curbs and gutters are in place, but the parking surface is not paved. Mr. Helweg inquired about water tap issue. Mr. Dillard said Charlotte Water is now allowing one contractor to do work. Previously Charlotte Water would only handle the work. The contractor should start work by the middle of this month and it should only be a seven to ten day process. This will work out well with the Library's timeline. Shelving is currently not ordered so that may cause a slight delay.

University City update

Mr. Dillard met with Dena Diorio and George Dunlap about process. The Library needs to provide analysis on the proposals for the three viable options for the replacement site. Mr. Helweg confirmed we connected the dots and communicated this is our second busiest location. The EB Arrow development called Waters Edge is still the preferred option, but Mr. Dillard has identified two vacant big box retail stores that could work.

Real Estate Leader's Report

Other Business

- Mr. Dillard mentioned the flood remediation company has done a great job. They just need to pump the elevator pit. Moisture meter readings of the wallboard, wood and concrete are at acceptable levels. If all goes according to plan, the replacement flooring will be installed by Saturday.
- Mr. Helweg said this has been a great Real Estate Committee Meeting. Since July numerous items have progressed significantly. Mr. Helweg also commended Library staff on a great and responsible job handling flood.

Meeting adjourned at 10:03

Real Estate Committee Meeting	Monday, September 16, 2019, 10:30 AM to 11:30 AM Main Library - Dowd Learning Studio, 1st Floor
<i>Board of Trustee Meeting</i>	<i>Monday, September 16, 2019</i> <i>Meeting: 12:00 PM – 1:30 PM</i> <i>Main Library - Francis Auditorium</i>