

CHARLOTTE MECKLENBURG
LIBRARY

Real Estate Committee
 Virtual Meeting
 Monday, April 13, 2020 – 10:00 a.m.

<i>Trustees:</i>	<i>County Staff:</i>
Joe Helweg	Becky Miller – Project Manager, AFM
	Charles Snow – Project Manager, AFM
<i>Library Staff:</i>	Mark Hahn – Director, AFM
Lee Keesler – Chief Executive Officer	Jay Rhodes – Director, Design & Construction AFM
Dana Eure – Interim Chief Customer Officer	
David Dillard – Real Estate Leader	
Peter Jareo – Operations Leader	<i>Absent:</i>
LaCreasha McCloud – Program Coordinator	Bryan Turner – Sr. Project Manager, AFM
Elesha Roupp - Admin. Support Coordinator	Angie Myers – Chief Capacity Officer

Meeting Report

Joe Helweg had questions concerning the 3/2/20 meeting minutes. After clarification from David Dillard, minutes found acceptable. Approved with two edits.

Story of Impact

Mr. Dillard provided a story of impact from the North Carolina Room. Journalist, Mark Washburn, thanked librarian Shelia Bumgarner for her assistance in researching death certificates related to the Spanish Flu epidemic of 1918. It was part of his research for an article that discussed the devastating effects of the disease and the governmental propaganda surrounding it.

7th and Tryon Update

Updates provided by Mark Hahn:

- Working on affordable housing and whether onsite, offsite or combination
 - Funding shortfall if onsite

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- An affordable housing strategy needs to be incorporated into MOU for approval
- Due to being a controversial topic, the housing strategy and MOU approval, probably won't happen in one meeting

Main Library

Updates provided by Charles Snow:

- Nearing completion of schematic design phase
- Value Engineer Meetings
 - Was significantly over budget
 - Last week closer to agreement in what can be cut
 - List of over 100 items reviewed
- Exterior skin
 - Created a circle effect
 - Snøhetta was able to reduce the number of individual fabricated designs from 316 to approximately 20
- Metropolitan agreement on a rotated tower
 - Design development
 - Not proceeding forward until cost reconciliation is done and in budget
 - Does not need to be part of MOU
- Board of County Commissioners
 - Needs to approve \$29M to join Spirit Square to Library's shared lobby
 - No commitment until MOU, not before May/June
- Cycle Track
 - In a discussion last week, the City indicated plans were over-engineered
 - Will need another conversation with Scott Curry and the City to discuss what can be pulled and how to save money on construction
- Arts & Science Council
 - Meeting scheduled tomorrow, ASC wanted to go out this week with an RFQ

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- See if willing to scale back art located on back wall or consider another location
- Library needs to set some guidelines on scale of piece

Support Services Center (SSC) Update

Updates provided by Charles Snow:

- Rodgers Builders - reviewing pre-qualifications of subcontractors
 - Media reach out in November to generate interest by MWSBE vendors was insufficient
 - AFM hired Lil's Associates to consult and help bring in subcontractors
 - Will take about 3 weeks including subcontractor outreach session
 - Hopefully able to contract with subs and Rodgers after that
- March 2021 - Best case for construction
- June 2021 – Staff move in
 - Rodgers schedule needs to be updated with new timeline projections
 - Shouldn't take 2-3 months for staff to move into SSC
 - Mr. Dillard will advise trustees of staff move(s)
- Look at how we can overlap SSC and Main demo
 - Should be able to demo Main as soon as vacated
- Kimbrell's
 - An offer to buy and offer to lease rate was sent March 22nd with appraisal
 - Attorney has not heard back yet
 - Both are very fair and transparent offers, optimistic

South County Branch

Updates provided by Becky Miller:

- Oedipus - full steam ahead onsite, safety measures in place
- OAC meetings – lengthy and thorough, verifying packages
- Liollo – furniture revisions, ceiling heights, coordination of building systems
- Schedule refinements

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- Furniture revisions, shelving and Lyngsoe contract (for the AMH), IT Coordination with William Stockdale, head of network at County
 - Need that by July/August
 - Long lead times, need to be released in next 6 weeks to be on time
- Public art piece
 - Reservations concerning how art will be anchored
 - Meeting Wednesday with Arts & Science Council
 - Can be installed after hours if necessary and will not delay the opening

South Boulevard Branch

Updates provided by Becky Miller:

- Minor details left – mesh window treatments installed, signage ordered
- 2nd furniture order

Pineville

Updates provided by David Dillard:

- Received AFM's comments on agreement
- A lot of progress on the design front
- Town manager thought the Library's \$2M was for the upfit but it was not allocated for that
 - Town manager restructured budget to include the \$2M upfit that we will pay over time
- Biggest concern – When we can start repaying the debt and open to the public
 - calendar year Sept/Oct 2022 = fiscal year 2023
- Will use the new community branch program document being developed for the Pineville branch to create a new regional branch program document
 - Both documents will be helpful for the Facilities Master Plan
 - The Library has requested funds for a consultant to create a Facilities Master Plan in next year's operating budget
 - Will help us with capital requests (for County CIP planning)

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- Will be a living document to prioritize projects

Real Estate Leader's Report

Updates provided by David Dillard:

- West Boulevard Library
 - City requested a temporary construction easement
 - Electrical work for a signal
 - Pending review by attorneys
 - Will craft a board action
 - A renovation and expansion of the existing location was originally on the 2014-2018 Capital Improvement Plan
 - Subsequently changed to be combined with a Community Resource Center (CRC) be located on Stratford-Richardson YMCA site, but this effort has been postponed by the County
 - The YMCA has offered to expand the YMCA facility to accommodate a branch library using County capital funds. While the synergy of affiliating with the YMCA is very appealing, AFM has expressed concerns about how the county would be able to fund improvements to their building.
 - The County is contemplating purchasing land for a new branch library in the area
- University City
 - Extended land lease to December 31, 2022
 - Maybe able to extend further if necessary, dependent upon the Hospital Authority's needs for the land. It would be much better if we could relocate before then.
 - Developer having issues with funding
 - Long way from getting to a document on this
 - Leased site, moderately expensive
 - Other sites less expensive but less desirable locations

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- Dena Diorio gave verbal approval to pursue additional negotiations
 - More detailed instructions needed for capital and operating costs
- Covid-19 has not slowed down Real Estate and Operations
 - Repaved MPK parking lots
 - Pressure washing and new sign at BFR
 - Relamping high ceilings and lock work at IMG
 - Installing bollards at HG
 - Removal of excess furniture, debris and damaged material from ML basement
 - New carpet, design, sliding doors, external monument sign, dumpster enclosure and pad for MH
 - Furniture package for Davidson
 - News catch basin being installed for NCO's book drop drive lane

Other Business

- Shopton Road
 - Discerned we don't need
 - 2 offers received – thousands apart from each other
 - Appraisal \$700,000 - one offer increased to match appraisal amount
 - 10 day upset bid
- Mr. Dillard was approached by real estate developer for a location in the Eastland area
 - This area is a library desert. This particular property may not be appropriate but other locations in the area will be considered
 - Mr. Helweg wants us to be proactive about what we want
- The Partnership Team
 - Coordinating with Project Outpour
 - Mobile Shower Station
 - Every other week at BFR
- There will be a Board Meeting on Monday, 4/20/20

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Meeting adjourned

Real Estate Committee Meeting	Monday, May 4, 2020, 10:30am to 11:30am
<i>Board of Trustee Meeting</i>	<i>Monday June 22, 2020, 12:00pm - 1:30pm</i>