

LIBRARY

Real Estate Committee Meeting Report Tuesday December 8, 2020

Trustees:

Brandon Neal – Committee Chair
Ed Williams – Trustee at Large
Joe Helwig – Board Chair

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

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

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Meeting Report

Meeting and Report approval 11/10/2020

- Motion to approve brought by Ed Williams and approved (by Brandon Neal).

Story of Impact given by Tony Tallent

I was recently at Sugar Creek and spoke with Branch Leader Rosalind Moore. She shared a story of an elderly gentleman who was a little panicked. He had a virtual medical appointment scheduled but was unable to get his technology to work. He came to the library for a solution. The staff came together and got him a camera, computer, and a semi-private space to have a successful virtual visit. Telehealth is important, especially in this pandemic, but many seniors struggle with technology, so being able to support this customer in this way was gratifying to the staff.

Real Estate Leader's Report given by David Dillard

Facilities Master Plan Update

- We had a successful meeting with the consultants and the Library team, and everyone is fully engaged and ready.
- We emphasized we would like to have their draft plan in May 2021 to have it completed and finalized by the end of June 2021.
- I am going to ask them to accelerate their community engagement plan to January if possible. This will help with prioritization of where future branches would be.
- We hope this will be a 12-15 year living document that helps us communicate internally with County staff as well as County commissioners for future projects.

Pineville update

- George Sistrunk has been busy working on the legal documents.
- Pineville is almost ready to execute the documents and ready to engage their funding source so they can officially commence the project.
- While construction of the building is likely to be completed in the second quarter of 2022 (CY), our arrangement with the County is that we will not open until October of 2022 since that is when they have approved the additional funding for the new staff.

Update given by George Sistrunk

- Pineville has a meeting tonight (Dec 8) to approve the deal, which then must be approved by the LGC (Local Government Commission) whose next meeting is in January.

New University City update

- University City Partners distributed an email on Friday afternoon December 4 via their communication chain which declared that this project was at dire risk of failure. UCP did not seek input from the county staff or the library for this message nor did they provide any advance notice. The message contained numerous factual errors and was alarmist in tone. Library leadership and county staff, particularly our assistant county manager, have spent considerable time crafting a response and communicating to various parties who have inquired about the status of the project and the existing University City branch.
- The library continues to work with the developer of the preferred location to restructure the deal to something that will be acceptable to county staff and commissioners.
- The developer is scheduled to provide a new proposal tomorrow afternoon that we will evaluate, share with the assistant county manager, and ultimately take to the county manager for her support (the county commission will need to approve the funding model).
- There are several other options available if the preferred developer's plan is not financially feasible. However, there is a strong preference to this location due to its accessibility, proximity to major roads and the light rail line, as well as the landlord's willingness to donate the property to the library at the end of the lease term.

7th & Tryon development update given by Mark Hahn

- Developers have completed most of their onsite due diligence. Their contractor (ECS) completed borings for groundwater samplings at New Main location as well as Spirit Square. They want to perform additional borings on the Spirit Square site, which is acceptable pursuant to the existing right of entry document.
- We continue to develop the strategy for abandonment of alleyways, which is must be completed before selling land to the master developer. LDSI (Land Design Surveying Inc) is a consultant hired to prepare plans for the abandonment application, who met recently with Charlotte Department of Transportation. CDOT wants two separate applications: one for the alleys on the County/Library block and one for the alleys on the Bank of America block. CDOT indicated both requests would be processed in the same petition at a future City Council meeting. This project is being managed by the 7th & Tryon

stakeholders' group since it involves multiple entities including the Bank of America group.

Design coordination with the developer update:

- Our team, including architects, met with the master developer's team to discuss shared services (loading dock, dumpsters etc.). While the original plan was to use some of the underground parking area and access for loading and trash removal, the plans changed to be the surface between the library and office tower along 6th Street when the tower was rotated. The master developer now wishes to provide for delivery for the office tower, other development, and the library and theaters underground and shared their preliminary drawings for our input. The library/theater design team will need to design for impacts to our property.
- The provision of underground delivery provides an opportunity to move the loading area for the two theatres to a more efficient location.
- The below grade plans for deliveries and trash removal are exciting. They do present some interesting challenges, including structural requirements, fire code/separation solutions, and potentially horizontal parcel/ownership lines or easements.

New Main Library Update: given by Peter Wasmer

- Schematic Design is complete.
- Design contract negotiation-current, proposal this week, developer work, contract work next week.
- Design Development- to begin January 2021
- Construction Documents -TBA
- Construction-complete Fall 2024
- Budget remains the same.

SSC/Kimbrell's Update given by Mark Hahn

- To recap: Kimbrell's is interested in our collaboration to demolish their front vestibule and former small retail space in the mall area in front of their store along with the county demolition of the remainder of the mall space.
- 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. If everything goes well this could commence in late January or early February.

SSC Project Update given by Charles Snow

- Rogers is off to a great start. They are organized with a detailed schedule. A slideshow was presented to show their progress. Fencing, security, and safety protocols are in place, demolition of the storage addition is underway, and demolition of interior elements has commenced. The job site is being kept clean.

South County Renovation Update given by Becky Miller

- Moving right along. Contractors are completing the punch list.
- Furniture and shelving are installed.
- Library technology is being installed.
- Staff training and facility maintenance operation training is underway.

- Peter Jareo has been on site to coordinate “tenant work” and receive shipments.
- Lyngsoe has commenced installation of the automated material handling equipment. Staff AMH training will require two days once the equipment has been inspected and approved by UL.

Operations update given by Peter Jareo

- Plaza Midwood project (to provide a secure staff workspace and manager’s office) started before Thanksgiving. Construction has proceeded according to plan.
- Contractor will work on finishes next week and should wrap up all loose ends before Christmas break.
- Steele Creek carpeting project (capital repair maintenance project) is moving along on schedule. The branch will be closed Dec. 16th through the holiday to expedite shelving and carpet replacement.