

CHARLOTTE MECKLENBURG  
**LIBRARY**

Real Estate Committee  
Main Library  
Dalton, 1<sup>st</sup> Floor  
Monday, April 1, 2019 – 10:30 AM

*Trustees:*

Hyong Yi  
Joe Helweg

*County Staff:*

Charles Snow – Project Manager, AFM  
Mark Hahn – Director, AFM

*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  
Peter Jareo – Operations Leader

*Absent:*

Becky Miller – Project Manager, AFM  
Bryan Turner – Sr. Project Manager, AFM  
Jay Rhodes – Director, Design & Construction, AFM

*Documents:*

- 03/04/19 Real Estate Committee Meeting Report

### **Meeting Report**

Hyong Yi welcomed everyone to the committee meeting. The meeting commenced at 10:36 AM. We met in the Dalton Room today and Lee Keesler mentioned the room is named after Harry and Mary Dalton, who were donors to the Library. Mary Keesler Dalton is Mr. Keesler's grandfather's sister.

Mr. Yi and Joe Helweg approved the March 4<sup>th</sup> Meeting Report.

#### **Story of Impact:**

David Dillard shared the story of the relationship between Charlotte Latin and the Library. Emily Long is the Head Librarian at Charlotte Latin and expressed her gratitude for the partnership with the Library. Ms. Long shared that the head of Charlotte Latin's Innovation and Design department had his senior engineering students apply for Library cards to access Lynda.com, a database that cannot be provided on a school level. The head of Charlotte Latin's Innovation and Design department was very impressed with the speed that Kara Hunter at South County processed the applications and delivered the Library cards. Other teachers at Charlotte Latin are excited they can apply for Teacher Loan Cards and access the resources the Library offers. Our employees' responses to Charlotte Latin and other schools not only help the Key Performance Indicators for the Library, but they are at the heart of our mission to improve lives and build a stronger community.

### **7th & Tryon update**

Mark Hahn mentioned the preferred master developer has come to Charlotte and is having meetings with stakeholders primarily around two subjects, affordable housing and underground parking. Mr. Keesler added there is something going on daily now concerning the project and they are having a meeting today about affordable housing.

### **Main Library update**

Charles Snow shared the Concept Design – Massing and Facades presentation. The presentation included basic principles for the structure and concept design for each floor. Also included was a bird's eye view to show the footprint of the new Main Library and connectivity to Duke Energy Theater and McGlohon Theater. We viewed visual and functional connections with the entire block. The committee was able to view designs of each floor individually and how they would connect to subsequent floors. Also included were what each floor would house and the theme for each floor. The second floor is technology, for example. Generally, the activities thematically get quieter as one ascends to higher floors. The open terraces will enliven activity especially the prominent terrace on the front of the building that is accessed from the second floor. The façade will include glass and opaque components to make it interesting and appealing. Mr. Helweg mentioned the back of the space was interesting because of the foot traffic created by the light rail. The future development by others on the block, which will include retail space and restaurants, is very exciting. Mr. Dillard mentioned the forum on the first floor will be an interesting and lively area with a lot of activity, including events like the Poetry Workshop that is currently taking place at the Main Library, for example. Mr. Snow pointed out the stairs allow you to orient yourself with the space and will also create foot traffic on each floor. Neighborhood A on the third floor will most likely house circulation staff and Neighborhood B on the fourth floor will most likely house the Library Foundation and Marketing and Communications. Level five includes a large terrace that can be used for special events. There is also space for a partner tenant on the fifth floor. Mr. Snow stated they are starting to explore different building materials from the local area to include in the project including different textures and colors. The building includes multiple overhangs to accommodate covering the terraces, which will allow introduction of colors and liveliness to the exterior of the building. Mr. Snow added a sustainability consultant is involved so the building and site can be environmentally friendly. Mr. Yi inquired if the other Board of Trustees have viewed the presentation. Mr. Keesler mentioned the presentation will be shown to all Board of Trustees within the next month and may include some updates. Mr. Yi predicts the campaign will take on a lot of energy once we are able to show the conceptual designs. The renderings will be complete by the end of April.

### **Support Services Center (SSC) update**

Mr. Snow shared that the plan no longer includes the temporary use of 335 Billingsley Road to house the Library Foundation and the Library Executive Team. The staff of the Community Bundle (Foundation and Marketing) will move to ImaginOn while the Library Executive Team will move to the Support Services Center (SSC). The SSC has extra space for growth that the Library Executive Team will use during demolition and construction of new Main Library. Mr. Dillard and the designers came up with this solution to save about \$1 million. The \$1 million can now be used for new Main Library. Mr. Snow mentioned this is a great opportunity to bring the staff together for a temporary period. 335 Billingsley Road will now be removed from future agendas. Mr. Snow mentioned four excellent local companies were being evaluated for furniture selection. A team from the Library and the County have been through the process of visiting showrooms and speaking with each vendor. The search has been narrowed to two furniture vendors: Carolina Business Interiors which represents Knoll furniture line and PMC Commercial Interiors which represents Haworth's furniture line. The County and the Library have worked with both vendors previously. One vendor will be selected to provide all workstations, although the Library will be able to purchase ancillary pieces from all four vendors. Mr. Dillard mentioned he still wants to tour Bank of America's thirty-ninth floor prototype with Mr. Helweg.

### **North County Regional update**

The Board of County Commissioners approved the request for additional funding to cover unforeseen conditions. The schedule has been adversely affected by weather and several long lead materials that have not been delivered timely, such as the metal wall panels, but we still anticipate a soft opening in August 2019 and a grand opening in September 2019. Dana Eure mentioned North County opened twenty years ago on September 8. All mechanical, electrical and plumbing are about ninety percent installed and currently waiting for inspection. Almost all windows are installed. Interior work continues at a fairly fast pace including drywall and paint. Bad soil was discovered in the parking lot but has been remediated for far less expense than previously anticipated. Martha Clippinger, the artist selected for North County, engaged with the public at a collage art event held at Cornelius. The event included creating art and was exciting for the community and traditional North County customers. The secondary telecom cable conduit from the building to the right of way was identified and found to be usable which resulted in approximately a \$10,000 credit. Bids for A/V equipment and installation are due next week. Automated materials handling equipment scheduled for delivery the first week of June 2019.

### **South County Regional update**

General contractor Edifice and architect Liollo met to align design with budget. A meeting is scheduled tomorrow with Liollo which will include new designs for simplifying vehicular access for book drop-off. This will also positively affect the circulation room which includes the automated materials handling system. The Edifice contract will be executed this week, and everything is going according to plan. Selection process for public art is underway. The quality of work submitted by artists at this point is impressive.

### **Scaleybark Replacement update**

The Library and Asset and Facility Management (AFM) met with the landlord and architect to provide comments and concerns on the construction documents. The landlord should nearly be finished with demolition. The funding request of \$1.7 million was approved by the Board of County Commissioners to complete the renovation of the existing industrial building. Mr. Keesler extended a big thank you to Mr. Hahn for orchestrating this funding request. Mr. Yi inquired if we are still on track. Mr. Dillard believes the landlord will not meet the delivery date of July 1, 2019. Mr. Dillard mentioned the biggest factor in the schedule is the fire suppression system installation. This requires the landlord to connect a new 6" water service across South Boulevard which will require coordination between City Water and CDOT, which represents a potential risk to the schedule. If the landlord does not deliver by July 1, 2019, the Library is not adversely impacted monetarily, but it does complicate our staffing and marketing plans, for example. Mr. Helweg asked if the landlord has incentive to move quickly. Mr. Dillard responded they do because the landlord will not start collecting rent until the building is turned over to the Library.

### **University City update**

Mr. Dillard has been in contact with the Hospital Authority. The ground lease expires in 2020. The Hospital Authority has offered a one-year extension and Mr. Dillard asked if they would consider a two-year extension because we do not currently have funding. Although the Library does not have capital or operational funding, University City is the second busiest location and Library leadership is creating a strategic plan to inform County leadership to obtain support for funding outside of the County's traditional cycle. A developer from Dallas is redeveloping a failed retail project beside the lake at Shoppes at University to include a high-density multi-family component and an office building in which they want the Library to occupy a portion of the first floor and occupy a two-story attached annex. They have provided renderings which Mr. Dillard showed to the group. University City Partners is very supportive, but also aware that we currently do not have funding for capital and operating costs. Mr. Dillard mentioned this site would be preferred, but also looking at alternative sites like a former Marshalls on Highway 49, which Mr. Dillard and Ms. Eure have visited and confirmed it is a workable solution. They will also visit a former Kohl's on North Tryon to confirm its viability. Although the current owner has indicated a willingness to lease approximately half of this 75,000-sf building for a regional library, they have indicated a desire to only lease

on a ten-year term to redevelop the entire retail site in the future. The leasing agency will approach the owner about the possibility of a twenty-year term because of the favorability of having a Library in the development.

**Real Estate Leader’s Report**  
**New Locations Opportunities**

Pineville wants to build a new town hall and they want the Library to take half of the two-story 40,000-sf building. The deal would be structured like the one at Matthews, with the Library amortizing its share of the base building and upfit costs of the Library space over a fifteen to twenty-year period (on a longer lease with \$1/year lease payment after the initial costs are fully amortized). It is important to acknowledge that this project is not funded and while we intend to have preliminary discussions with the town of Pineville, we may not and will not make any commitments.

Prosperity Village Area Association leadership has been very communicative with Mr. Dillard about a new regional Library location in that area. Mr. Dillard made this group aware that we are interested, but currently do not have funding. While the Library identified a regional library for the Prosperity Village area in its strategic plan, The University City Regional Branch is more urgent from a timing perspective and a larger facility for the current West Boulevard location is a higher priority, which is affiliated with the County’s plans for the West CRC (Community Resource Center).

**Other Business**

- Mr. Dillard is still searching for a temporary location for South County. Currently has approached three different entities (Harris Teeter, Food Lion and Goodwill) and has plans to approach YMCA. Harris Teeter didn’t seem very interested, but Food Lion and Goodwill may allow us to do a test run at one of their locations. This would include a book drop and one office supply cabinet that would allow for customer retrieval of books on hold. The location would be staffed twice per week for four hours each day. South County typically has approximately twenty-five hundred holds on the shelf.
- Mr. Yi mentioned the next Real Estate Committee meeting is a few weeks prior to the next Board of Trustees meeting. At the next Real Estate Committee meeting we need to tee up anything we will bring the Board of Trustees in May.
- Mr. Dillard mentioned Opus, the large condominium project adjacent to the Myers Park branch, still has the crane in place. They plan on disassembling in the next two weeks. Contributions have been made to the Library Foundation and they sent as an easement agreement. The Library included a clause that if the equipment is not removed by 7:00 AM, the cost would be \$3,000 per hour.

Meeting adjourned at 11:44.

<b>Real Estate Committee Meeting</b>	<b>Monday, May 6, 2019, 10:30am to 11:30am</b> <b>Main Library - Dowd Learning Studio, 1<sup>st</sup> Floor</b>
<i>Board of Trustee Meeting</i>	<i>Monday, May 20, 2019</i> <i>Meeting: 12:00 PM – 1:30 PM</i> <i>Main Library - Francis Auditorium</i>