

CHARLOTTE MECKLENBURG

# LIBRARY

## FACILITIES MASTER PLAN

This is a comprehensive study | living document developed with/for the Charlotte-Mecklenburg Library and their Facilities Master Plan. This plan will guide the Library over the next 10-15-years.



## **ACKNOWLEDGMENTS**

### **Charlotte Mecklenburg Library:**

Kevin Bittle- Deputy Branch Channel Leader  
David Dillard- Real Estate Leader  
Peter Jareo- Real Estate Operations Director  
Meryle Leonard- Outreach Channel Leader  
Angie Meyers- CFO  
Caitlin Moen- Library Director  
Elesha Roupp - Admin Support Coordinator  
Tony Tallent- Branch Channel Leader

### **Mecklenburg County AFM:**

Becky Miller - Design & Construction Project Manager  
Jay Rhodes - Division Director, Design & Construction Project Management

### **Re-Thinking Libraries:**

Rob Cullin- Managing Principal- Library Evolutionist  
Janet Nelson- Principal- Senior Library Consultant

### **KEI:**

Monica Flippen- Community Engagement Leader  
Marcus Thomas- Principal- Community Engagement Leader

### **Little:**

Thomas Carlson Reddig- Global Community Practice Leader  
Shannon Crane- Principal in Charge  
Tomas Eliaeson- Learning Environment Thought Leader  
Alireza Fatemi - Designer/Data Visualizer  
Andrea Negrette - Marketing Coordinator  
Ashley Spinks - Architect/Designer

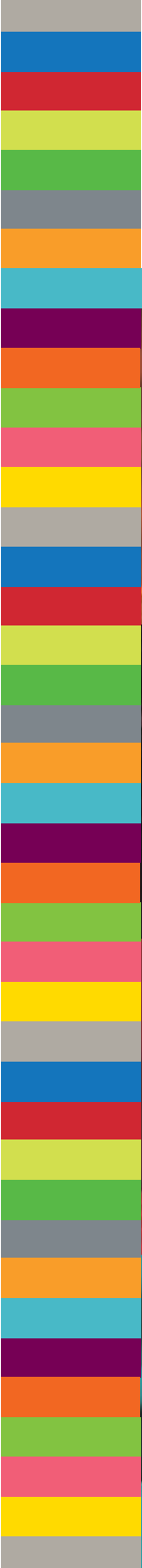
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# 1

## EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

## MISSION, VISION + VALUES

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### **About:**

*The Charlotte Mecklenburg Library is one of America's leading urban public libraries, serving a community of more than one million citizens in Mecklenburg County, North Carolina. Through 20 locations, targeted outreach and online, the Library delivers exceptional services and programs, with a mission to improve lives and build a stronger community. In short, we strive to be essential to our community.*

*Since our founding in 1903, as an original Carnegie Library, our role as a provider of lifelong education in this community has never been more relevant. As stewards of the community's trust and resources, we work hard every day to provide valuable experiences. Our customers, staff and supporters inspire us each day to be an essential resource for our community.*

# EXECUTIVE SUMMARY

## MISSION, VISION + VALUES

CHARLOTTE MECKLENBURG

LIBRARY

### **Mission:**

*Improve lives and build a stronger community*

### **Vision:**

*The essential connector of a thriving community of readers, leaders and learners*

### **Brand Promise:**

*Accessible and welcoming to all, our public library celebrates and supports the joy of reading and learning, fosters exploration and personal growth, and connects individuals to each other, the community and the world. In short, we help people think, "I can."*

### **Core Values:**

**Learning** – *We connect children, teens and adults with reading and information to expand curiosity, explore interests, and discover passions.*

**Openness** – *We provide a friendly, helpful learning environment that supports free access to library resources and the exchange of information.*

**Respect** – *We act with integrity, deliver exceptional service, and earn the public's trust as responsible stewards of its resources.*

**Inclusion** – *We celebrate diversity, invite multiple points of view, and recognize the potential of every individual.*

**Leadership** – *We embrace the Library's role as community leader and empower staff to learn, innovate and lead.*


# EXECUTIVE SUMMARY

## STATE OF LIBRARIES IN MECKLENBURG COUNTY

CHARLOTTE MECKLENBURG

# LIBRARY

### Essential in 2025 Plan | 2015



The Charlotte  
Mecklenburg  
Library is planning  
for the future.

In 10 years, our community will be vastly different. We will have more people, be more diverse, and need places to connect with each other. We will learn differently, and need to take advantage of new and different learning resources. In 2025, the community will want, need and demand more from its Library than ever before. The world is changing and the Library must change with it. Starting today.

# EXECUTIVE SUMMARY STATE OF LIBRARIES IN MECKLENBURG COUNTY

CHARLOTTE MECKLENBURG

LIBRARY

... a Library must be essential to its community.



# EXECUTIVE SUMMARY

## STATE OF LIBRARIES IN MECKLENBURG COUNTY

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“The best way to predict the future is to invent it.” – Alan Kay

In 2015, the Library embarked on a collaborative project called *Blueprint* to envision the future of our Library. We brought together a diverse group of stakeholders including the community-based Library Board of Trustees, Library staff, Mecklenburg County staff, subject matter experts, Library customers and community members. We looked at growth patterns, demographics, learning trends, shifts in technology and more.

Inspired by Elizabeth Merritt, Founding Director of the Center for the Future of Museums, who said, ‘**To survive and thrive, museums must provide something that is essential or addictive,**’ we moved ahead with the idea that a Library, too, must be essential - even addictive - to its community.

Finally, we asked ourselves these questions:

**Q1. What will the community look like in 2025?**

**Q2. What services will people want and need from the Library in 2025?**

**Q3. What significant community challenges of today will still be present in 2025?**

**Q4. How will the Library transform to meet community needs in 2025?**

**Q5. What should the Library’s role in the community be?**

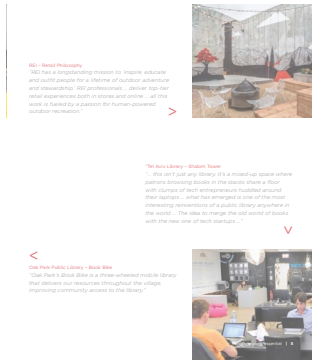
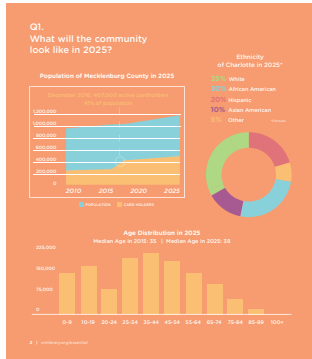


# EXECUTIVE SUMMARY

## STATE OF LIBRARIES IN MECKLENBURG COUNTY

CHARLOTTE MECKLENBURG

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### Q4. How will the Library transform to meet community needs in 2025?

The Library is already making progress from these "Today" scenarios to "Tomorrow" but by 2025 we will have fully realized these possibilities.

TODAY	TOMORROW
The Library owns and controls the user experience.	Customers own and control the user experience.
Customer-facing staff have a broad knowledge base.	Customer-facing staff have a broad knowledge base and specific areas of expertise.
Technology while in high demand is out-of-date.	Technology is a competitive advantage for serving customers and enabling staff.
Services are bilingual.	Services are multilingual.
Library facilities are book-centric.	Library facilities are people-centric.
As digital offerings increase, 20% of population can't access digital resources at home due to lack of connectivity.	100% of the population can access digital resources, which represent 50% of the Library's resources.
Library staff deliver services in libraries and the community, led by staff and through partnerships.	Library staff proactively cultivate and enrich customer and community relationships.
Library staff are guides to many different types of information and services.	Library educators deliver a differentiated and measurable learning experience.
Traditional service delivery.	Innovative service delivery with self-service and digital tools we haven't even imagined yet.
Current funding mix and amount is insufficient to meet community growth.	Funding model is more diversified, dependable and sustainable.
The Library is important.	The Library is ESSENTIAL.

### Q2. What services will people want and need from the Library in 2025?

To aid our understanding, we used learnings from stakeholder interviews to create four composite "customers." These represent types of community members we anticipate serving as we look ahead.

**Clara** graduated with a double major in finance and economics, and is looking for a job. She needs a virtual mentor, resume and cover letter, and a car's afford to pay to have one professionally printed.

**James** recently retired and wants to fulfill his dream of opening a restaurant. He knows nothing about starting a small business, and is intimidated by the new high-tech cooking equipment.

**Jenna**, a mother of twins, wants to home school but is afraid her son will be being bullied in reading when she tries to read him an e-book or engage him in a digital project he appears out of the loop.

**Elena**, a political refugee from South America, just arrived with her infant son and young daughter. She can't speak English, Elena can't ask for help.

### Q2. What services will people want and need from the Library in 2025?

We examined other libraries and even other industries to see how they were embracing and addressing the future. We learned innovative ways we can serve the community now and in 2025.

**Libraries Without Borders - The Idea Box**  
The idea box is a community concept developed by Libraries Without Borders, with the aim to reach people who are underserved and underrepresented. It can be assembled in less than 20 minutes. The kit consists of 10 items - a mobile cart of 1000 books, 1000 books, 1000 books, 1000 books, 1000 books, 1000 books, 1000 books, 1000 books, 1000 books, and a variety of educational apps.

**Bookshare - Reach Library**  
Bookshare provides content, multi-user access to content across the globe, access of mobile and web devices, Bookshare's diverse selection of materials, content continues to grow every day and features works from traditional publishers, historical archives, cultural institutions, independent authors, local organizations and more.

### Q3. What significant community challenges of today will still be present in 2025?

We turned to key community leaders for their perspectives and asked them to imagine this in 2025, and a community relative important to you has been accomplished. How would you hope that the Library has contributed to that achievement? Here's what they said:

**"The population of Mecklenburg County (will) think of the library as a welcome center to come together - regardless of race or language or social status."**

**"I believe that in 2025 the library will have played a major role in closing the digital divide for our seniors across the city, whether it be through digital literacy training in person, to digital skills access - all the way to interactive, multisensory and digital media classes."**

**"Great talent is attracted to communities that are literate, educated, digitally connected and ripe with opportunity. There's one place in our community that meets these criteria: the public library. It's a top one to play as we strive to attract the best talent to Charlotte in 2025 and beyond."**

**"I think the library of the 21st century is going to be about entrepreneurship and innovation."**

### Q4. How will the Library transform to meet community needs in 2025?

Our Strategic Roadmap (S.R.) outlines in this report, and developed guiding principles for Library service.

Essential Community Connector	Welcoming Place to All	Destination for Learning
These were followed by forward thinking goals and strategies that will inspire us into the future.		
<b>Guiding Principles: Our Library is and will always be:</b>		
<b>Overarching Goals</b>		
The Library will build a strong, resilient, engaged and connected Charlotte/Mecklenburg.	The Library will create a safe, respectful environment that fosters the acquisition of every individual.	The Library will provide customers with relevant resources, programs and support, empowering them to learn, grow and thrive.
<b>Sample Transformative Strategies</b>		
Reimagine technologically advanced "how-to" learning and early learning with relevant, interactive, digital and accessible resources. Build a robust online community and encourage interaction through content creation.	Ensure that staff services, technology and events reflect the community's diverse needs. Create user-friendly, accessible online services from any device.	Become the go-to resource for lifelong learning, exploration and growth. Increase community outreach to those with access barriers.

### Q5. What should the Library's role in the community be?

Three narratives will be a priority over the next decade:

- Improve Lives
- Build a Stronger Community
- Build a Sustainable Organization

The Library can play four key roles:

- Library as Trusted Source
- Library as Welcoming Place
- Library as Community Partner
- Library as Essential Leader

**Strategic Community Outcomes the Library Will Contribute To:**

- Leading community relations in lifelong learning
- Reputation for being a place of opportunity
- Employment rates at or above community
- Leading community relations in economic opportunity
- Internet access, skills and knowledge in every household
- All citizens and youth
- Ready to lead by kindergarten
- Outstanding programs at all grade
- Outstanding high school prepared for career and/or college
- Caring, cohesive, connected and engaged community

### Blueprint Strategic Library Outcomes

Improve Lives	Build a Stronger Community	Build a Sustainable Organization
Lead a network of parents and caregivers to coach literacy and early learning. Have a provider of free technology, training and resources to increase digital proficiency and employment opportunities.	Key provider of resources for small businesses.	Resilient, continuously evolving technology that meets customer needs and diverse-based outcomes and impacts for key programs and services.
Provide a safe, secure, and accessible space for new residents. Access to services within 15 minutes of every resident. 100% of residents agree the Library is safe, welcoming and trusted. Reputation for being "cool" and fun.	Key source of volunteer opportunities.	Facilitating flexible community improving spaces that meet customer needs.
Lead a premier reading champion and partner with partner in serving English language learners.	Key provider of resources, content and learning for schools and districts.	Partner of choice within the community.
Partnership with every household in Mecklenburg County. 100% of residents believe Library is essential.	Resilient trust of collaboration with public entities.	Owner and beloved staff that reflects the community.
	Key community conversation and collaboration with community partners.	Engagement of choice in the community.
	Key community conversation and collaboration with community partners.	Public-private partnership funding of 50% or more for key programs.
	Key community conversation and collaboration with community partners.	Library and Foundation Boards has success for financial health, growth and earnings.
		100% of financial health, growth and earnings.
		Reputation for financial stewardship and integrity.
		Reputable industry leader.

# EXECUTIVE SUMMARY

## STATE OF LIBRARIES IN MECKLENBURG COUNTY

CHARLOTTE MECKLENBURG

# LIBRARY

### Q5. What should the Library's role in the community be?

**Three narratives** will be a priority over the next decade:

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The Library can play **four key roles**:

- Library as Trusted Source
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- Library as Community Partner
- Library as Essential Leader

### Strategic Community Outcomes the Library Will Contribute To

- Leading community nationally in lifelong learning
- Reputation for being a place of opportunity
- Employment rates at or above peer communities'
- Leading community nationally in economic opportunity
- Internet access, skills and knowledge in every household
- All children and youth:
  - Ready to read by kindergarten
  - Reading proficiently at third grade
  - Graduating high school prepared for career and/or college
- Caring, cohesive, connected and engaged community

Library as  
Trusted Source

Library as  
Welcoming  
Place

Library as  
Community  
Partner

Library as  
Essential  
Leader

# EXECUTIVE SUMMARY

## STATE OF LIBRARIES IN MECKLENBURG COUNTY

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### ESSENTIAL in 2025:

The Library is integrated into every part of the community.

Library facilities are within 15 minutes of every resident, delivering cutting-edge technology and tools for success in life.

Self-service Library kiosks and online portals complement traditional services to give residents more convenient options.

Library services are personalized to individual needs, and staff who reflect the diversity of the community.

Library services and 21st century technology are accessible to everyone - including seniors, new immigrants, those living in poverty and people with disabilities.

# EXECUTIVE SUMMARY

## HIGH LEVEL RECOMMENDATIONS

### PROCESS AND EVALUATION SUMMARY

Our team utilized a multipronged methodological approach informing our recommendations for new potential libraries, potential re-locations (existing libraries that may move due to limitations of expansion on their current location), existing libraries that need significant renovations (and the level of priority), existing libraries that need cosmetic renovations, and libraries that are not currently in need of renovations to better serve Charlotte Mecklenburg Library System for the next ten to fifteen years. Our approach included:

- Meetings with the Library Leadership, Library Staff, Library Board of Trustees and County Facilities Staff
- Community Outreach through three general Zoom meetings that included smaller group breakout sessions
- Community Surveys through the Library and Neighborhood, Church and Community organizations
- Analysis of other Master Plan Initiatives by the City, County and private non-profit organizations
- Demographic and future population analysis (population density and growth, income and housing values, upward mobility/outcome differentials, diversity measures)
- Current resource usage analysis: usage per location and usage per square foot of space
- Benchmarking Libraries: Regional, National and very deep dive benchmarks and full systems comparisons with a few of each Libraries

The priorities established are a composite of a large variety of inputs mentioned above. No one element drove the outcome of the evaluation. The team used a holistic approach that considered all content and analyses.

- All data was filtered through a series of ranking both new location needs and the needs of existing CML outlets.
- Both the evaluation team and CML leadership worked through the sets of data and the results were combined to develop and derive the priorities.

### HIGH-LEVEL RECOMMENDATIONS

All our conclusions from our research point to three common themes:

- **Equity** - the importance of better serving communities that demonstrate need that have been underserved.
- **Access** - the importance of providing Libraries that are accessible for all, via multiple modes of transportation
- **Synergy** - the importance of looking at shared use of properties and/or facilities where commonality can occur. It is important to locate Libraries where other activities and destinations exist.

The recommendation matrix (right) prioritizes resources to serve residents with the greatest need aimed at closing gaps in the community's library "desert" areas.

The benchmarking clearly demonstrates a severe shortage of facilities compared to other districts and significant investment may be warranted to better serve the growing region of Charlotte-Mecklenburg. All these factors contribute to an ambitious plan to better serve the citizens of Mecklenburg County reflective of the kind of place we strive to be, where all citizens can thrive.

priority	branch locations	arc or non-arc	year built	year renovated	owner	building area	potential to expand	probable cost (millions)	recommendations
<b>New Potential Locations</b>									
1	Freedom/Thomsonboro (Fr/T)	A						\$14.15	20K (new branch)
2	Nations Ford- CRC/library (NF)	A			Meck County			\$14.15	20K (new branch)
4	NE/Prosperity Village (NE/P)	N						\$28.28	40k (new regional) - high demand, large growth area, more distant from University Regional than the distance of other recs to their regionals 15K (new branch) - smaller sf due to its proximity to Independence Regional, Hickory Grove and Mint Hill
5	Eastland (Ea)	A						\$10.6	
10	Ballantyne Area- P&R site (Bal)	N			Meck County			\$25.69	30K (new branch)
12	Paw Creek (PC)	A						\$14.15	20K (new branch)
12	Hickory Ridge (HR)	N						\$14.15	20K (new branch)
14	Ponderosa-Wingate (P-W)	A						\$14.15	20K (new branch)
14	Henderson Circle or Near NW (HC)	A						\$14.15	20K (new branch)
	River District	A							20k (new branch) - Consider including in the next CIP
								<b>\$149.47</b>	<b>m</b>
<b>Potential Re-Locations of Existing Branches</b>									
3	Sugar Creek (SC)	A			Char-Meck Library			\$14.15	the county has a paid for a new sugar Creek branch (size tbd, but 15-20k is needed) at the CRC to be built on the Eastway site of the SSC.
6	Plaza Midwood (PM)	A			Crosland SE			\$10.6	Explore ways to co-locate 15k (new branch) into the new plaza-Midwood development at Pecan, with Crosland SE
7	West Blvd. (WB)	A			Stratford YMCA			\$14.15	Continue exploring ways to partner with the Stratford-Richardson YMCA to co-locate 20k (new) branch there.
								<b>\$38.90</b>	<b>m</b>
<b>Existing Branches in need of Significant Renovation</b>									
3	Sugar Creek (SC)	A	2003		City and Char-Meck Library	9300	potential	\$4.03	Renovation @ \$275/sf (This building is shared with the CMPD station. SF data is from the AFM facilities report. Overall building is 23,000 sf.)
6	Plaza Midwood (PM)	A	1995		Plaza Central LLC	8240	no	\$4.18	Renovation @ \$275/sf
7	West Blvd. (WB)	A	1996	2019 (computer lab)	Char-Meck library	13168	no	\$5.17	Renovation @ \$275/sf for 12,000 SF.
8	Independence Regional (IR)	A	1973	2014	Char-Meck library	18837	no	\$4.15	\$250/sf
13	Myers Park (MP)	N	1956	2008	Char-Meck library	5100	no	\$1.21	Renovation @ \$150/sf (usage suggest expansion, but options are limited, needs reno in short term)
15	Matthews (Ma)	N	2001	2015	Town of Matthews	17732	no	\$5.59	Renovation @ \$200/SF (shared with Town Hall)
16	Cornelius (Co)	N	2000		Meck County	5653	no	\$1.77	Renovation @ \$200/SF
17	Davidson (Da)	N	1995		College	5986	potential	\$1.87	Renovation @ \$200/SF
								<b>\$27.97</b>	<b>m</b>
<b>Existing Branches in need of Light Renovation/Refresh</b>									
9	Allegra Westbrooks Regional (AWR)	A	1996	recent reno of computer lab	Char-Meck library	13547	potential	\$2.67	light refresh @ \$125/sf
11	Mint Hill (MH)	N	1999		Town of Mint Hill	12052	no	\$2.85	Renovation @ \$150/sf
								<b>\$5.52</b>	<b>m</b>
<b>Existing Library Locations Not Currently in need of Renovations</b>									
	Hickory Grove (HG)	A	2009		Char-Meck library	18998	no		none
	Mountain Island (MI)	N	2004		Meck County	15494	potential		none
	North County Regional (NCR)	N	1996	2018	Char-Meck library	26500	no		none
	Pineville (Pi)	N							none
	South Blvd. (SB)	A	1968	2019/2020	LOSO 4429 South LLC	19996	no		none
	South County Regional (SCR)	N	1998	2020	Meck County	34839	no		none
	SouthPark Regional (SPR)	N	1990	2018	Meck County & CM Library	25795	no		none
	Steele Creek (StC)	A	2003		Meck County & CM Library	19450	no		none
	University City (UC)	N							none

# EXECUTIVE SUMMARY

## HIGH LEVEL RECOMMENDATIONS

### **New Potential Library Locations**

Freedom/Thomosboro (Fr/T)  
 Nations Ford- CRC/library (NF)  
 NE/Prosperity Village (NE/P)  
 Eastland (Ea)  
 Ballantyne Area (Bal)  
 Paw Creek (PC)  
 Hickory Ridge (HR)  
 Ponderosa-Wingate (P-W)  
 Henderson Circle or Near NW (HC)

### **Potential Re-Locations of Existing Branches**

Sugar Creek (SC)  
 Plaza Midwood (PM)  
 West Blvd. (WB)

### **Existing Branches In Need of Significant Renovation**

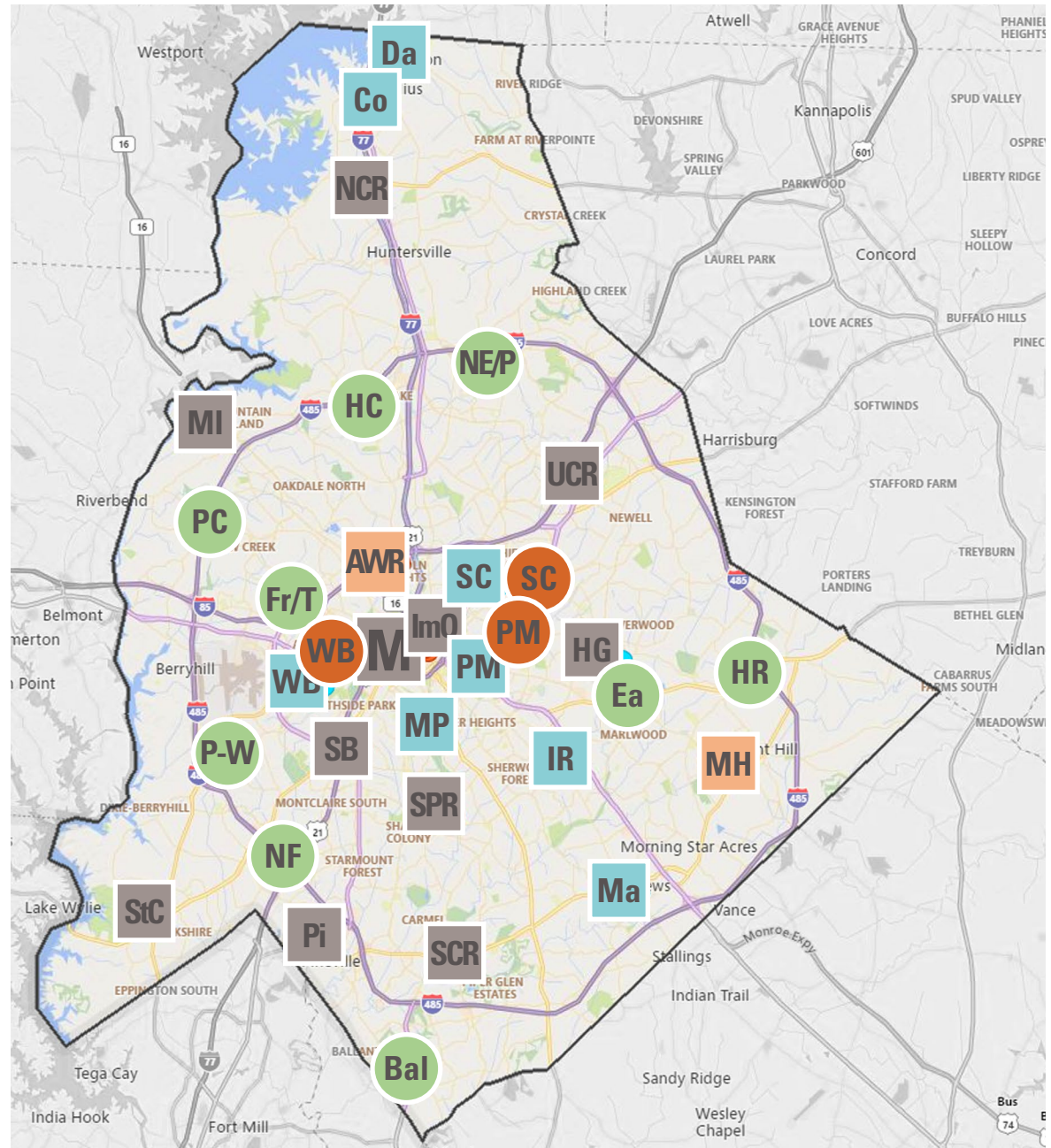
Sugar Creek (SC)  
 Plaza Midwood (PM)  
 West Blvd. (WB)  
 Independence Regional (IR)  
 Myers Park (MP)  
 Matthews (Ma)  
 Cornelius (Co)  
 Davidson (Da)

### **Existing Branches In Need of Cosmetic Renovation/Light Refresh**

Allegra Westbrooks Regional (AWR)  
 Mint Hill (MH)

### **Existing Branches Not In Need of Renovations**

Hickory Grove (HG)  
 ImaginOn (ImO)  
 Main (M)  
 Mountain Island (MI)  
 North County Regional (NCR)  
 Pineville (Pi)  
 South Blvd. (SB)  
 South County Regional (SCR)  
 South Park Regional (SPR)  
 Steele Creek (StC)  
 University City Regional (UCR)





# 2

## INTRODUCTION | GOALS



# INTRODUCTION | GOALS

## BACKGROUND + PURPOSE

### BACKGROUND

The Public Library of Charlotte and Mecklenburg County is one of America's leading urban public libraries, serving a community of over one million citizens through 20 branches and on-line services. On average, the Library serves over 3 million visitors at the various Library locations and many customers participate in the approximately 30k programs offered annually for children, teens, and adults. In Fiscal Year 2020, the Library circulated 5.7M collection items including 2.1M digital materials and has 355k card holders. The Library has approximately 450 employees, and for Fiscal Year 2021, operating expenditures that total \$42.5million. More information about the Library may be found at <https://cmlibrary.org/>.

### PURPOSE

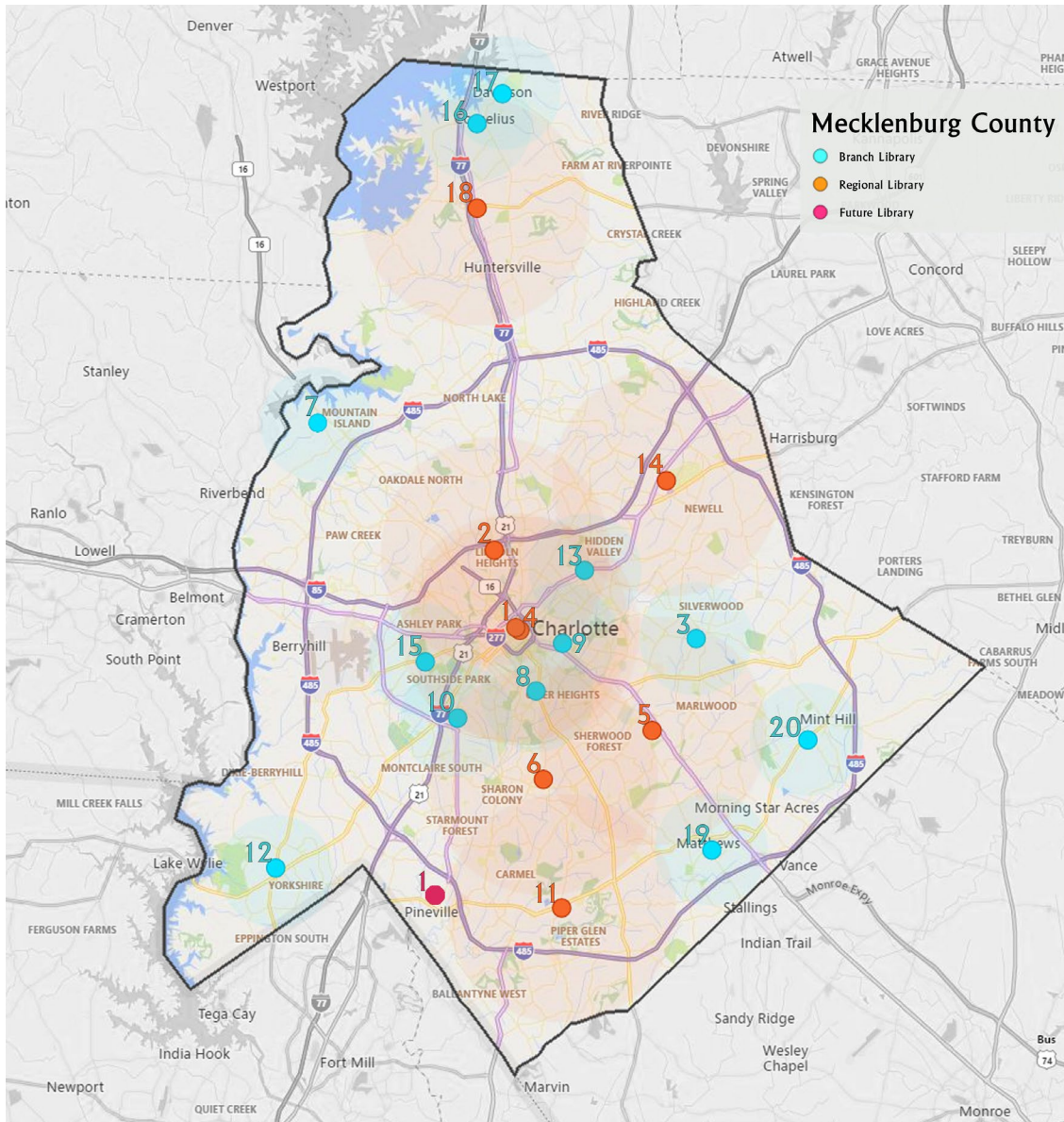
The Library serves residents of Mecklenburg County (comprising a 546 square mile area) and requires a Plan to ensure that future capital investments made throughout the County are maximized and targeted to address existing users, Library deserts and underserved areas of the community. The Plan will also ensure that future Capital Improvement Plans (CIP) are aligned with Community needs. The Plan will serve as a strategic and tactical guide to better integrate, support, and transition current programs and services for the future.

**The Plan should align to the Library's four strategic goals:**

- 1** | Increase access to resources, knowledge, and services to broaden economic opportunity
- 2** | Improve educational outcomes
- 3** | Establish the Library as Public Commons (the physical and virtual space where residents and organizations connect with Library resources and with each other to strengthen our community, and where the public life of the community and its residents is facilitated, advanced and celebrated)
- 4** | Increase organizational capacity, excellence, and sustainability



# INTRODUCTION | GOALS



## CHARLOTTE LOCATIONS

**1. Main Library**  
310 North Tryon St.  
Charlotte, NC 28202

**2. Allegra Westbrooks Regional**  
2412 Beatties Ford Road  
Charlotte, NC 28216

**3. Hickory Grove**  
5935 Hickory Grove Road  
Charlotte, NC 28215

**4. ImaginOn**  
300 East 7th St St.  
Charlotte, NC 28202

**5. Independence Regional**  
6000 Conference Drive  
Charlotte, NC 28212

**6. South Park Regional**  
7015 Morrison Blvd.  
Charlotte, NC 28211

**7. Mountain Island**  
4420 Hoyt Galvin Way  
Charlotte, NC 28214

**8. Myers Park**  
1361 Queens Road  
Charlotte, NC 28207

**9. Plaza Midwood**  
1623 Central Avenue  
Charlotte, NC 28205

**10. South Boulevard**  
4429 South Boulevard  
Charlotte, NC 28209

**11. South County Regional**  
5801 Rea Road  
Charlotte, NC 28277

**12. Steele Creek**  
13620 Steele Creek Rd.  
Charlotte, NC 28273

**13. Sugar Creek**  
4045 N. Tryon St., Suite A  
Charlotte, NC 28206

**14. University City Regional**  
301 E. W.T. Harris Blvd.  
Charlotte, NC 28262

**15. West Boulevard**  
2157 West Boulevard  
Charlotte, NC 28208

## CORNELIUS

**16. Cornelius**  
21105 Catawba Avenue  
Cornelius, NC 28031

## DAVIDSON

**17. Davidson**  
119 South Main Street  
Davidson, NC 28036

## HUNTERSVILLE

**18. North County Regional**  
16500 Holly Crest Lane  
Huntersville, NC 28078

## MATTHEWS

**19. Matthews**  
230 Matthews Station St.  
Matthews, NC 28105

## MINT HILL

**20. Mint Hill**  
6840 Matthews-Mint Hill Rd.  
Mint Hill, NC 28227

## FUTURE LIBRARY LOCATION

**1. Pineville**

## INTRODUCTION | GOALS MASTER PLAN METHODOLOGY

In order to continue to support the growing number of residents in Mecklenburg County, the Charlotte Mecklenburg Library will use this document to secure funding through the Mecklenburg County Capital Improvement Plans (CIP). In December 2020, KEI Architects, ReThinking Libraries, and Little began a series of conversations with Charlotte Mecklenburg Library to assist with this need.

Our team utilized a multi-pronged methodological approach informing our recommendations for future renovations, additions, and new library facilities to better serve Charlotte Mecklenburg Library System for the next ten to fifteen years. Our approach included:

- Meetings with the Library Leadership, Staff and Board of Trustees
- Meetings with County Facilities Staff
- Community Outreach through three general Zoom meetings that included smaller group breakout sessions
- Community Surveys through the Library and Neighborhood, Church and Community organizations
- Analysis of other Master Plan Initiatives by the City, County and private non-profit organizations
- Demographic and future population analysis
- Benchmarking of other Regional and National Libraries

A more detailed project schedule, highlighting community engagement, can be seen on the following spread.

01

VISION

02

DISCOVER

03

CREATE

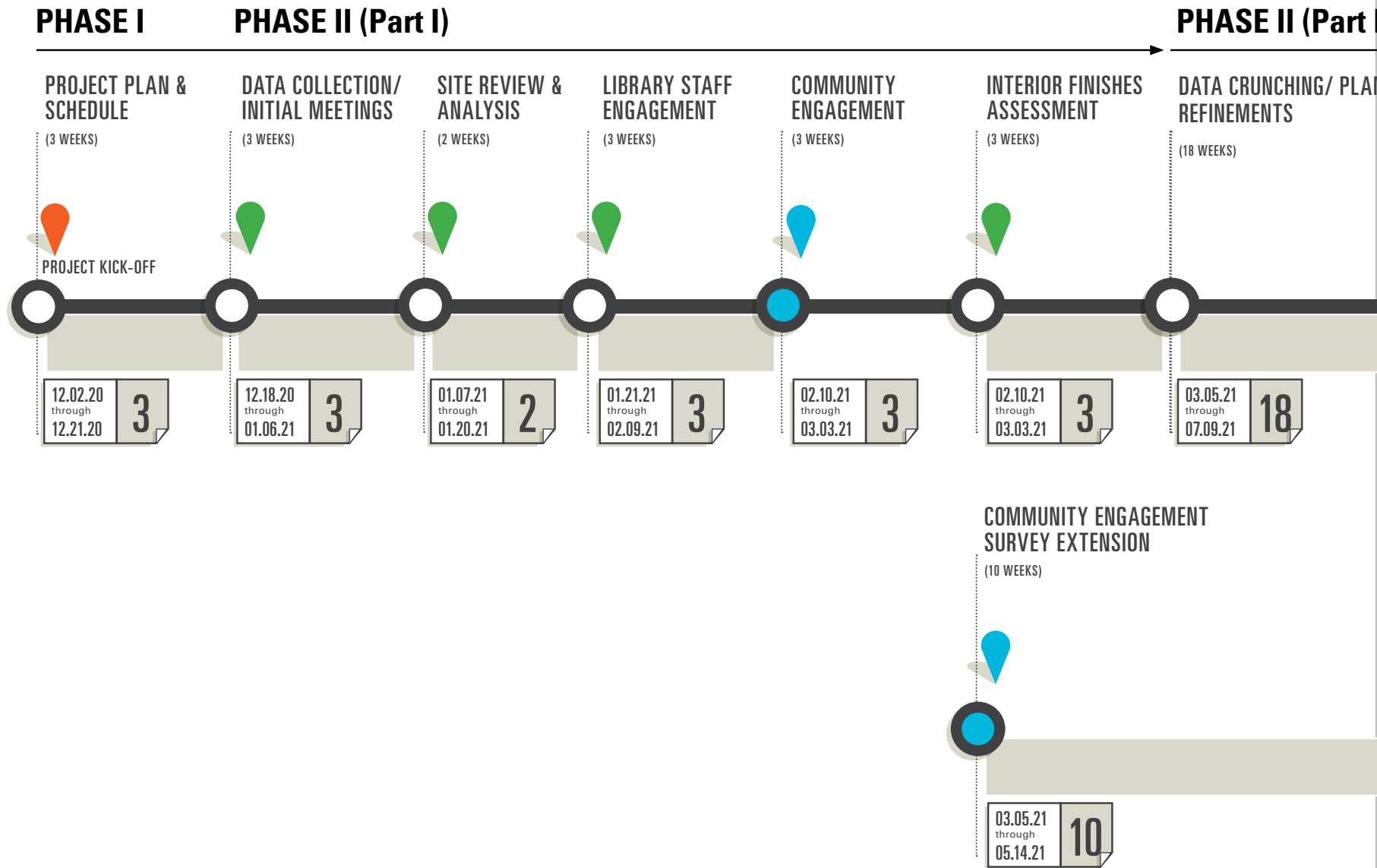
04

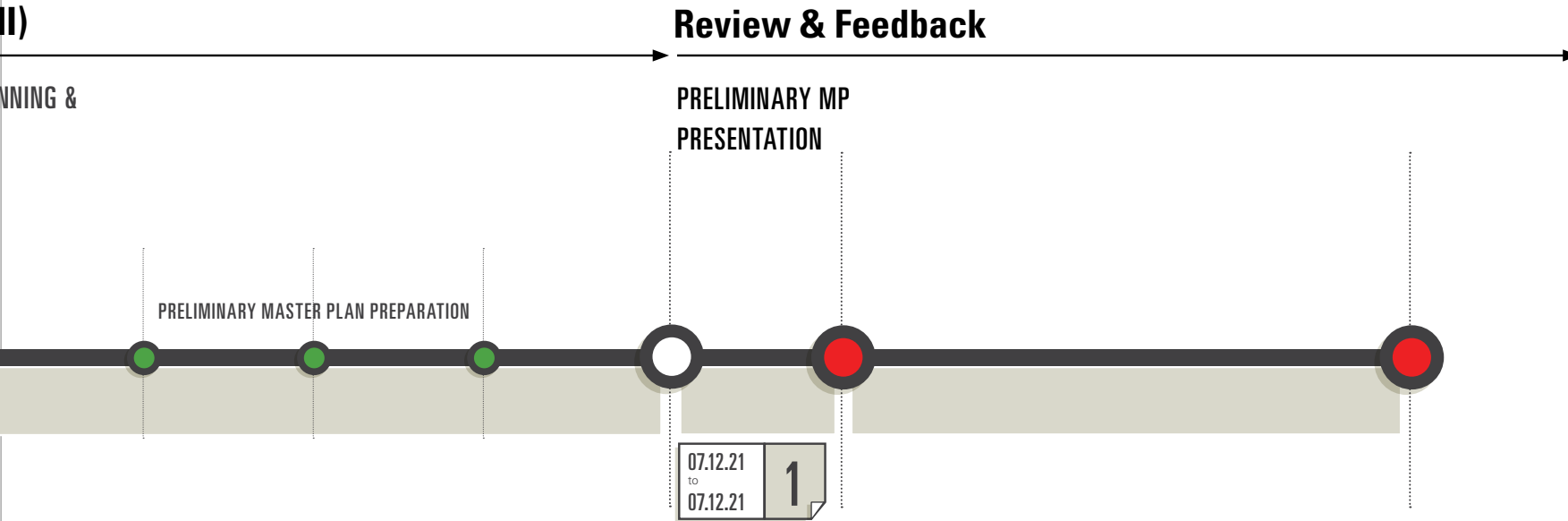
EXECUTE



# INTRODUCTION | GOALS

## PROJECT SCHEDULE





## SYMBOL LEGEND

- STAKEHOLDER MILESTONE
- MAJOR MILESTONE

- OWNER ENGAGEMENT
- INTERMEDIATE MILESTONE
- COMMUNITY ENGAGEMENT

- DESIGN TEAM ENGAGEMENT
- OWNER ENGAGEMENT
- COMMUNITY ENGAGEMENT



# 3

## STATE OF THE COMMUNITY

CONTEXT | COUNTY DEMOGRAPHIC DATA |  
CITY & COUNTY FUTURE PLANS

# STATE OF THE COMMUNITY

## CONTEXT

**Charlotte is recognized as a hub for energy, transportation, banking and healthcare industries, and a rich place for arts, culture, sports, and entertainment. Pre-COVID Charlotte was one of the top 5 fastest growing economies in the US, and as recently as February 7, 2017, U.S. News and World Report ranked it as the 14th best place to live in the country. Even amidst the pandemic, Charlotte remains a boom town, attracting a large share of educated young workers. Yet, according to the 2014 study by Chetty, Raj, Nathaniel Hendren, Patrick Kline, and Emmanuel Saez, “Where is the Land of Opportunity: The Geography of Intergenerational Mobility in the United States,” ranked Charlotte 50th out of 50 of largest US cities in upward mobility.**

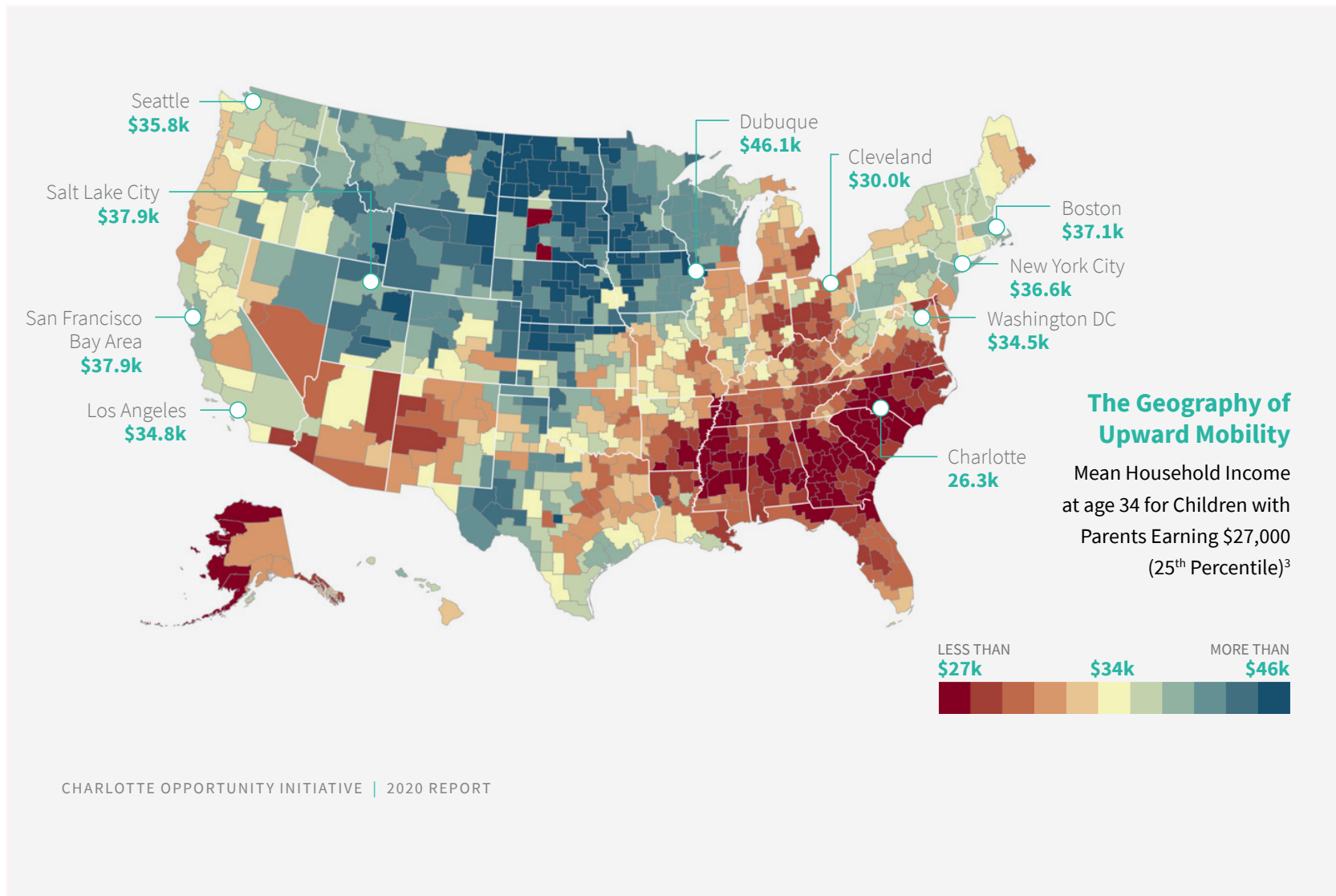
Since the Equality of Opportunity Study came out, a Leading on Opportunity Task Force was assembled to investigate why the odds of moving out of poverty are so low for children born in this county and, based on what they learned from experts and research, they framed their work moving forward around three key determinants of economic mobility and two cross-cutting factors they believe are most likely to have the greatest influence on the opportunity trajectory for the children, youth and families: Early Care and Education, Career and College Readiness and Family and Child Stability; Cross-Cutting Factors: Impact of Segregation and Social Capital.

Now fast forward to 2021, the pandemic, all of the communities inequities – the fractures in the social support structure that put the metro area at the bottom of 50 U.S. cities in terms of economic mobility – are still there and they’re even more severe than before. While some progress has been made, affordable housing, government support, accessible health care and full digital access remain significant needs. The library can play an incredible role in creating equal opportunity, social justice and upward mobility in Charlotte. Charlotte Mecklenburg Library aligns with Mecklenburg County in working towards upward mobility- providing programs to support literacy, jobs, etc.



As highlighted in the 2014 “Land of Opportunity” study, low-income children raised in Charlotte only have a 4.4 percent chance of growing up to become wealthy adults, the lowest rate of the largest 50 metropolitan areas in the country!<sup>1</sup>

## STATE OF THE COMMUNITY



CHARLOTTE OPPORTUNITY INITIATIVE | 2020 REPORT

<sup>1</sup> <https://opportunityinsights.org/wp-content/uploads/2020/11/OI-CharlotteReport.pdf>

# STATE OF THE COMMUNITY

## COUNTY DEMOGRAPHICS DATA

Mecklenburg County’s demographic data as it relates to existing library locations.

### POPULATION GROWTH

Mecklenburg County, North Carolina’s estimated population is 1,143,570 with a growth rate of 1.47% in the past year, according to the most recent United States census data.<sup>1</sup>

### POPULATION DENSITY

Mecklenburg County, North Carolina’s estimated population density is 2110 people per sq mile, according to the most recent United States census data.<sup>1</sup>

### MEDIAN AGE

In 2018, the median age of all people in Mecklenburg County, NC was 35.2. Native-born citizens, with a median age of 34, were generally younger than foreign-born citizens, with a median age of 39.<sup>2</sup>

### DIVERSITY INDEX

As of 2018, 14.5% of Mecklenburg County, NC residents were born outside of the country (158k people). In 2018, there were 1.48 times more White (Non-Hispanic) residents (505k people) in Mecklenburg County, NC than any other race or ethnicity. There were 341k Black or African American (Non-Hispanic) and 68.4k White (Hispanic) residents, the second and third most common ethnic groups.<sup>3</sup>

### MEDIAN HOUSEHOLD INCOME

The Census ACS 1-year survey reports that the median household income for the Mecklenburg County North Carolina area was \$69,072 in 2019, the latest figures available.<sup>4</sup>

### MEDIAN HOME VALUES

With 885,708 people, 330,391 houses or apartments, and a median cost of homes of \$256,582, Charlotte real estate prices are well above average cost compared to national prices. Single-family detached homes are the single most common housing type in Charlotte, accounting for 55.63% of the city’s housing units.<sup>5</sup>

### TWO-MILE RADIUS

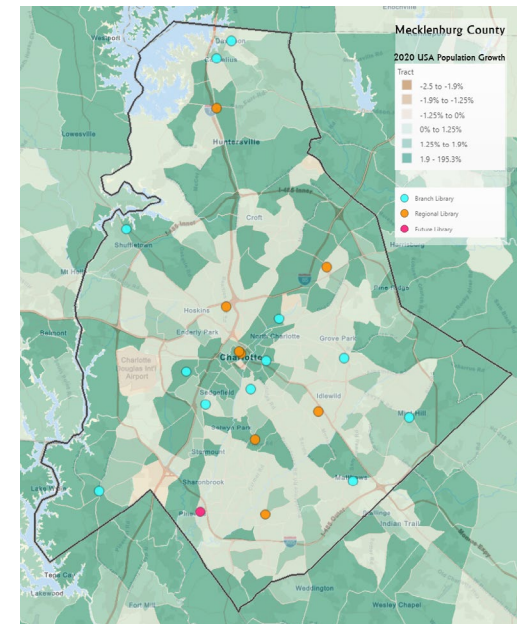
Alignment of transportation access and proximity to community services and amenities, such as Charlotte Mecklenburg libraries, are critical to meeting community goals.

### PROXIMITY TO PUBLIC HIGH SCHOOLS

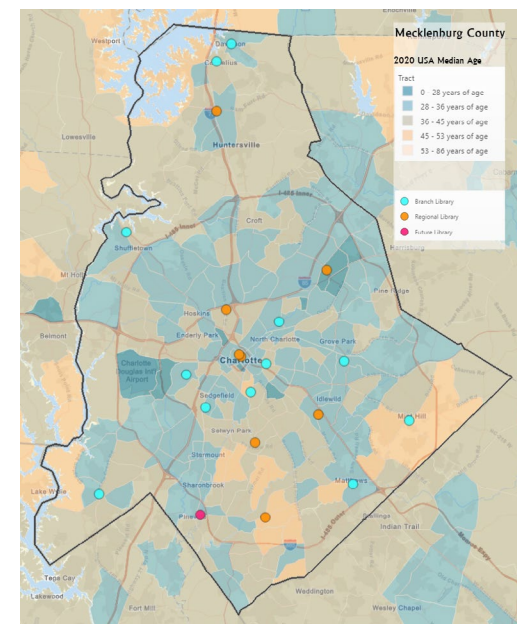
50% of Charlotte Mecklenburg High Schools are within a 2-mile radius of a Charlotte Mecklenburg Library branch.

<sup>1</sup> <https://worldpopulationreview.com/us-counties/nc/mecklenburg-county-population>  
<sup>2</sup> <https://datausa.io/profile/geo/mecklenburg-county-nc/>  
<sup>3</sup> <https://embed.datausa.io/profile/geo/mecklenburg-county-nc/>  
<sup>4</sup> <https://www.deptofnumbers.com/income/north-carolina/mecklenburg-county/>  
<sup>5</sup> <https://www.homeforsales.net/charlotte-nc-real-estate-market-trends/>

### POPULATION GROWTH



### MEDIAN AGE

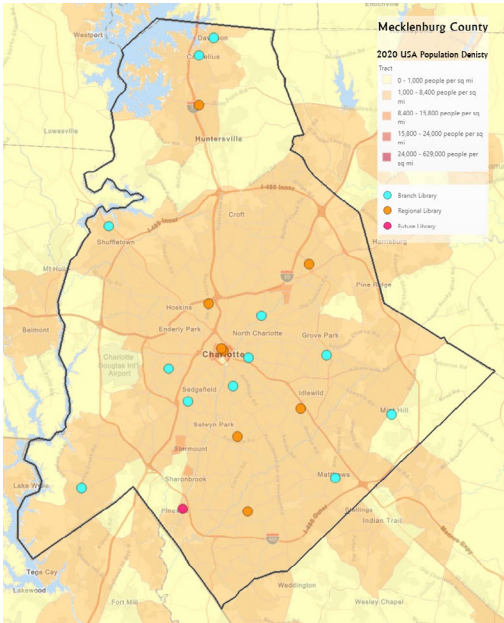




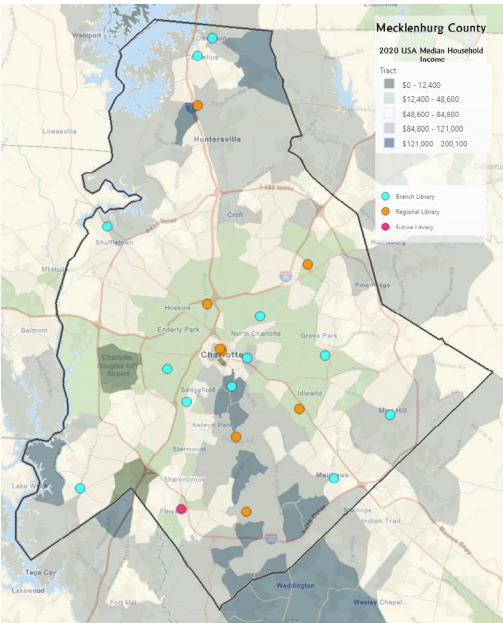
# STATE OF THE COMMUNITY

## COUNTY DEMOGRAPHICS DATA

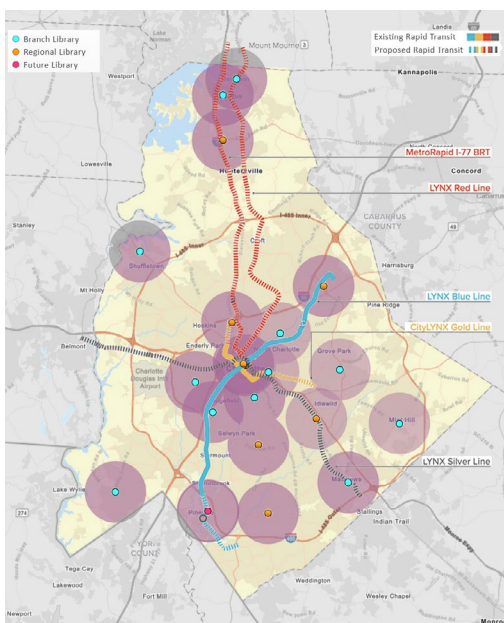
**POPULATION DENSITY**



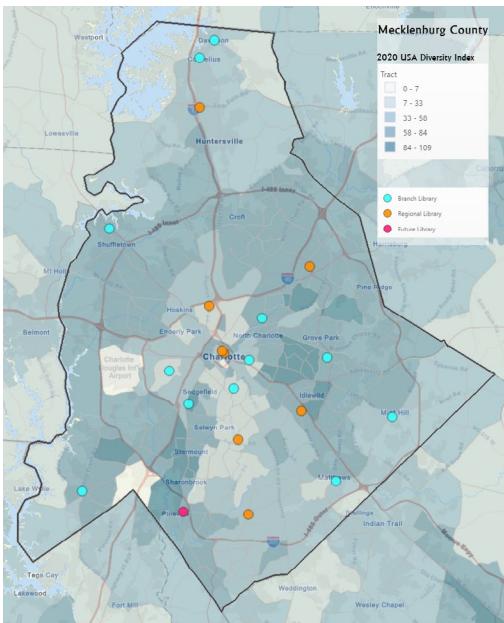
**MEDIAN HOUSEHOLD INCOME**



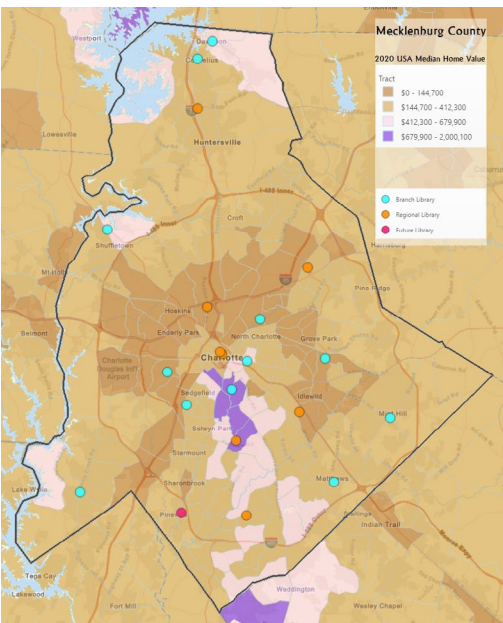
**TWO MILE RADIUS**



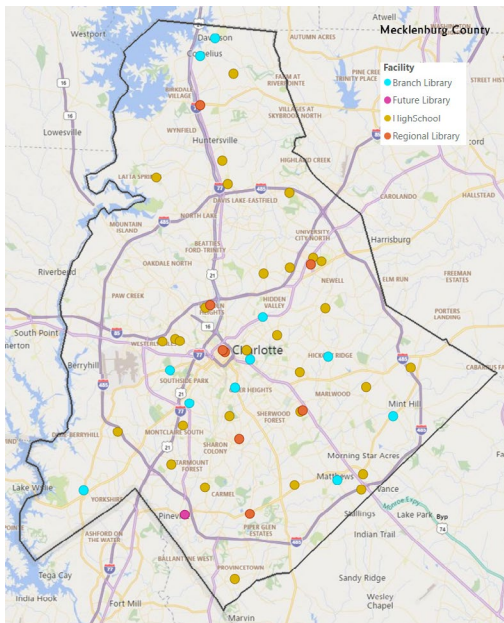
**DIVERSITY INDEX**



**MEDIAN HOME VALUES**



**PROXIMITY TO PUBLIC HIGH SCHOOLS**



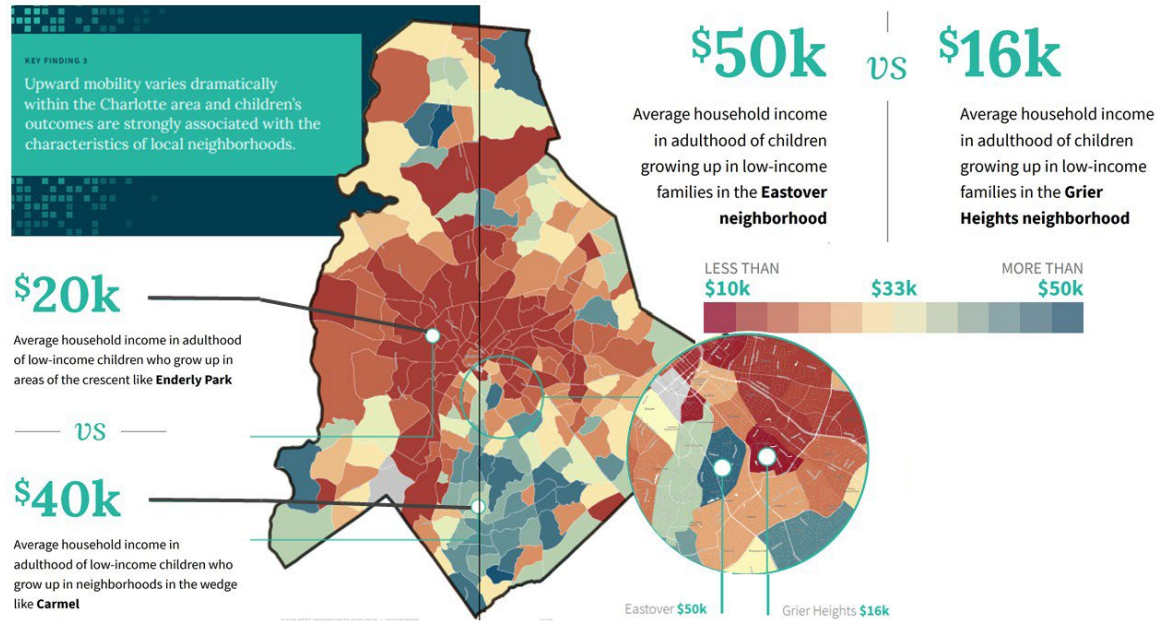
# STATE OF THE COMMUNITY

## COUNTY DEMOGRAPHICS DATA

The process of mapping household income, race, and voter participation shows a clear pattern in the spatial distribution of these statistics. Charlotte's Neighborhood Planning Areas (NPAs) with the lowest incomes, highest percentages of non-white residents, and the lowest voter participation are highly correlated. This distribution is inherited from a history of racial and economic segregation.

The spatial pattern derived from these maps can be described as a "crescent" or an "arc" of Communities of Color and concentrated areas of poverty that extend broadly around Uptown from the east to the southwest. In contrast, a "wedge" stretching from Uptown and the center city down to the southwest contains many of the NPAs with the highest incomes, percentage of White residents, and voter participation. The built environment of the arc is less complete than the wedge. These patterns are a direct impact of redlining and the ongoing effects of explicitly racist and segregationist policies of the past.<sup>1</sup>

<sup>1</sup> <https://www.cltfuture2040plan.com/plan-policy/introduction>  
<https://opportunityinsights.org/wp-content/uploads/2020/11/01-CharlotteReport.pdf>  
<https://cltfuture2040.com/wp-content/uploads/2020/11/DriveInOpenHousePresentation.pdf>



### THE ARC \* & THE WEDGE

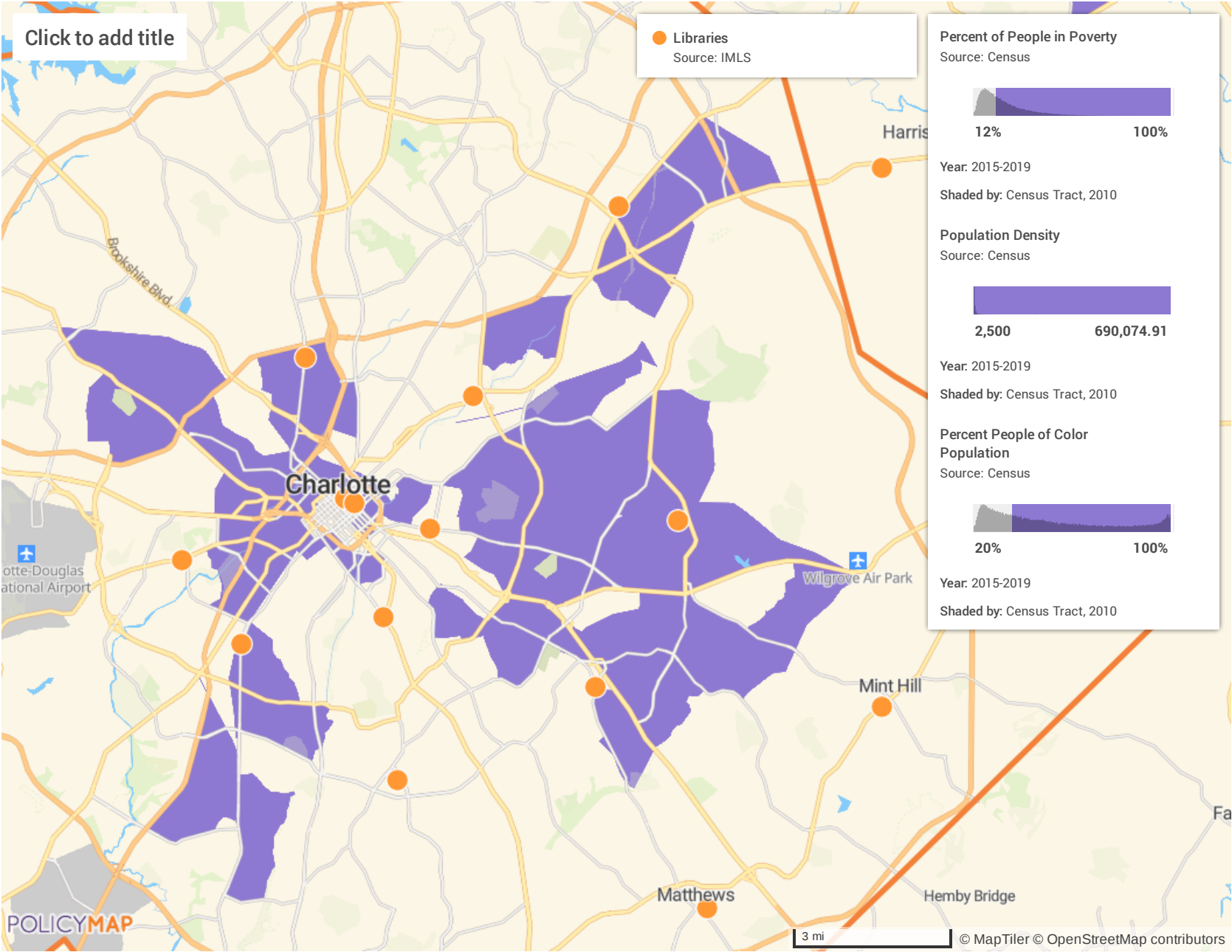
\* "The Arc" is often referred to as "The Crescent"





# STATE OF THE COMMUNITY

## COUNTY DEMOGRAPHICS DATA

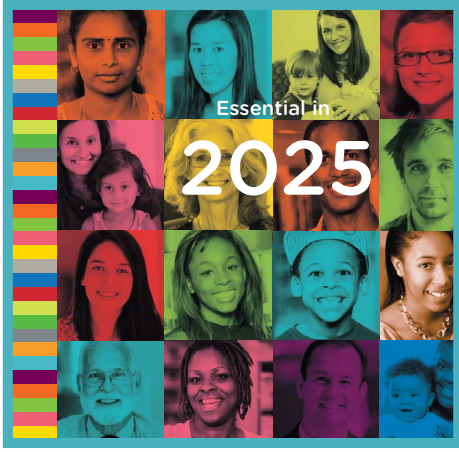
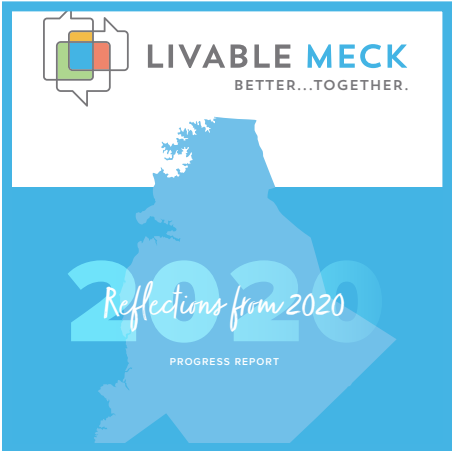


# STATE OF THE COMMUNITY CITY + COUNTY PLANS and INITIATIVES

City | County plans and initiatives aimed at addressing community needs.



# STATE OF THE COMMUNITY CITY + COUNTY PLANS and INITIATIVES



# STATE OF THE COMMUNITY

## CITY + COUNTY PLANS and INITIATIVES

### SYNERGIES

Alignment with other plans and initiatives will help the Library to be intentional about addressing gaps in services, evolve to meet community needs as demographics change, involve the community in the process of developing programs for their area, and fulfill the Library's mission to *'Improve lives and build a stronger community.'*

To better integrate, support, and transition current programs and services for the future, it was important to identify common themes that align with the **Library's 4 strategic goals** :

- 1 | Increase access to resources, knowledge, and services to broaden economic opportunity**
- 2 | Improve educational outcomes**
- 3 | Establish the Library as Public Commons** (the physical and virtual space where residents and organizations connect with Library resources and with each other to strengthen our community, and where the public life of the community and its residents is facilitated, advanced and celebrated)
- 4 | Increase organizational capacity, excellence, and sustainability**



# STATE OF THE COMMUNITY CITY + COUNTY PLANS and INITIATIVES



# STATE OF THE COMMUNITY

## BIG WHY

### WHY? THE LIBRARY IS ESSENTIAL TO THE COMMUNITY

Libraries are increasingly expected to be everything to everyone in a world of constant change. Threats to operating budgets potentially result in reduced hours and branch closures, reduction of new materials and technology acquired, and reductions in staffing making this a more difficult challenge. Even though libraries have been seeing a slight increase to their funding, the cost of technology, electronic materials, and staffing continue to outpace any revenue gains. This trend is quickly reversing as the impact of the global pandemic is already forcing dramatic reductions to most library budgets. Some of the other issues that urban libraries face fall into these areas:

#### THE LIBRARY AS A SAFETY NET

- Libraries continue to be the one place that is open to all, providing shelter and support for the homeless, immigrants, and underserved populations.
- Equity, Diversity, Inclusion and Social Justice have always been library concerns, but the current climate has brought these issues to the surface and require more deliberate action.
- Through partnership or sometimes on their own, libraries are forced to address social service needs such as homelessness, trauma-informed care, substance abuse and mental health issues.

- Outreach to the underserved is required to eliminate barriers and increase access to services. Not everyone is comfortable in the library or has access to services.
- Digital inclusion has become a concern due to limits in wireless access, gaps in digital literacy, and an economic divide that precludes digital access.

#### THE LIBRARY AS A CENTER FOR COMMUNITY, INFORMATION AND LEARNING

- In order to be responsive to the needs of their communities, libraries have expanded beyond books to strengthen their position as community center.
- Libraries are uniquely positioned as a neutral place that can educate and support social dialogue on key issue such equity, diversity, inclusion, social justice, and other community issues.
- Most constituents cite early literacy and school readiness as high priorities for libraries requiring broadening support for outreach, developing creative programming, and monitoring effectiveness.
- Lifetime learning support including English language learning, summer learning, building 21st Century skills such as coding and digital skills, and wellness activities has become more expected.

- Physical spaces need to support the changing expectations of the community as they develop into community centers and technology hubs.

#### THE LIBRARY AS SOURCE OF ECONOMIC DEVELOPMENT

- Workforce development activities, especially in light of rising unemployment rates, require establishing strong connections with area workforce development agencies and employers to determine the most appropriate services for constituents.
- Libraries are becoming entrepreneurial hubs making small business support crucial. Business information resources, co-working spaces, tailored tools, and marketing to increase awareness is critical.
- As community connectors, the library is a natural partner in the physical development of the community illustrating the benefits of public and private development, identifying ways public libraries complement local development plans, and providing data to change developer perceptions.
- Supporting local teens as they plan of their lives post-high school, the library is in a position to promote workforce skills and help in the exploration of occupational interests.

# STATE OF THE COMMUNITY

## BIG WHY

*“A library in the middle of a community is a cross between an emergency exit, a life-raft and a festival. They are cathedrals of the mind; hospitals of the soul; theme parks of the imagination. On a cold rainy island, they are the only sheltered public spaces where you are not a consumer, but a citizen instead.”*

— Caitlin Moran



# 4

## ENGAGEMENT + ASSESSMENTS

PROCESS + PURPOSE | PARTICIPATION | ASSESSMENTS

# ENGAGEMENT + ASSESSMENTS

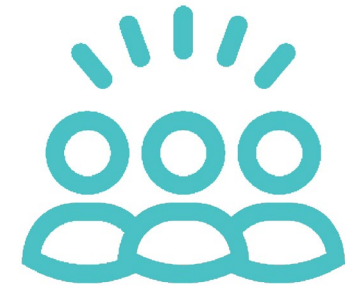
## ENGAGEMENT PROCESS + PURPOSE

### GOALS FOR THE ENGAGEMENT PROCESS

- (1) Identify facility use and awareness of current programs.
- (2) Understand and identify preferences for future facilities.
- (3) Shape goals and recommendations to guide facility and program development.

### ENGAGEMENT ACTIVITIES

The Engagement Process incorporated both a survey (conducted online and in paper form) and virtual sessions were hosted via Zoom due to COVID-19. This offered opportunities for both quantitative and qualitative information gathering and there was strong community participation in both forms.



COMMUNITY &  
COMMUNITY LEADERS



LIBRARY STAFF &  
LIBRARY LEADERSHIP



BOARD OF TRUSTEES

WHAT WE READ (SURVEYS):

**1976**

**TOTAL PARTICIPANTS  
(PAPER + ONLINE)**

WHAT WE HEARD (ZOOM SESSIONS):

**5**

**COMMUNITY &  
LEADERSHIP  
SESSIONS**

**3**

**LIBRARY STAFF  
& LEADERSHIP  
SESSIONS**

**188**

**TOTAL ATTENDEES**

# ENGAGEMENT + ASSESSMENTS

## PARTICIPATION | WHAT WE READ (SURVEYS)

### COMMUNITY ENGAGEMENT

Survey promotion was done through:

- Library’s marketing channels including the website, blog, email, and social media posts.
- Outreach and promotion through faith organizations, Parks & Rec.
- Posts through the City of Charlotte Community Engagement Division on NextDoor and the Housing & Community Services channels.

The survey was available in both print and online formats and there was an English and a Spanish version available.

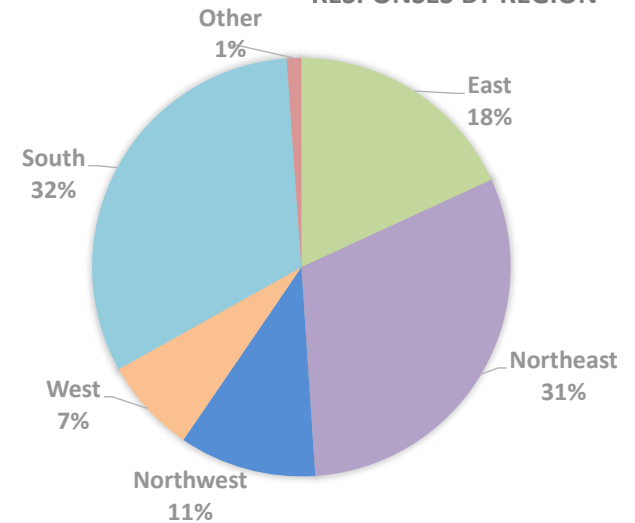
- There were 1976 responses which was the highest number the Library had experienced on a survey.
- We had respondents from nearly every community we listed in the survey plus numerous who responded “Other” which represented a good cross section of the community.
- 24% of respondents were non-white which is proportionally about half of the non-white population represented in the community which reflects the difficulty in getting the underserved population to participate in surveys like this.

### ADDITIONAL EFFORTS

No matter the circumstances, it is always difficult to reach the underserved population. Additional efforts to encourage participation in underserved areas included:

- Outreach to community leaders to enlist support for the distribution and advertisement of the survey to neighborhood associations, civic and religious organizations in underserved communities through both email and phone calls.
- Spanish version of the survey, both paper and online, was generated and distributed.
- Additional marketing to minority communities using online location-based ads, radio (RAZA 106.1 and WGSP102.3) and digital media (La Noticia) advertisements.
- Paper surveys distributed through several channels to those who may have limited access to technology, including the Mecklenburg County Senior Nutrition Program and Northwood Estates Community Organization.

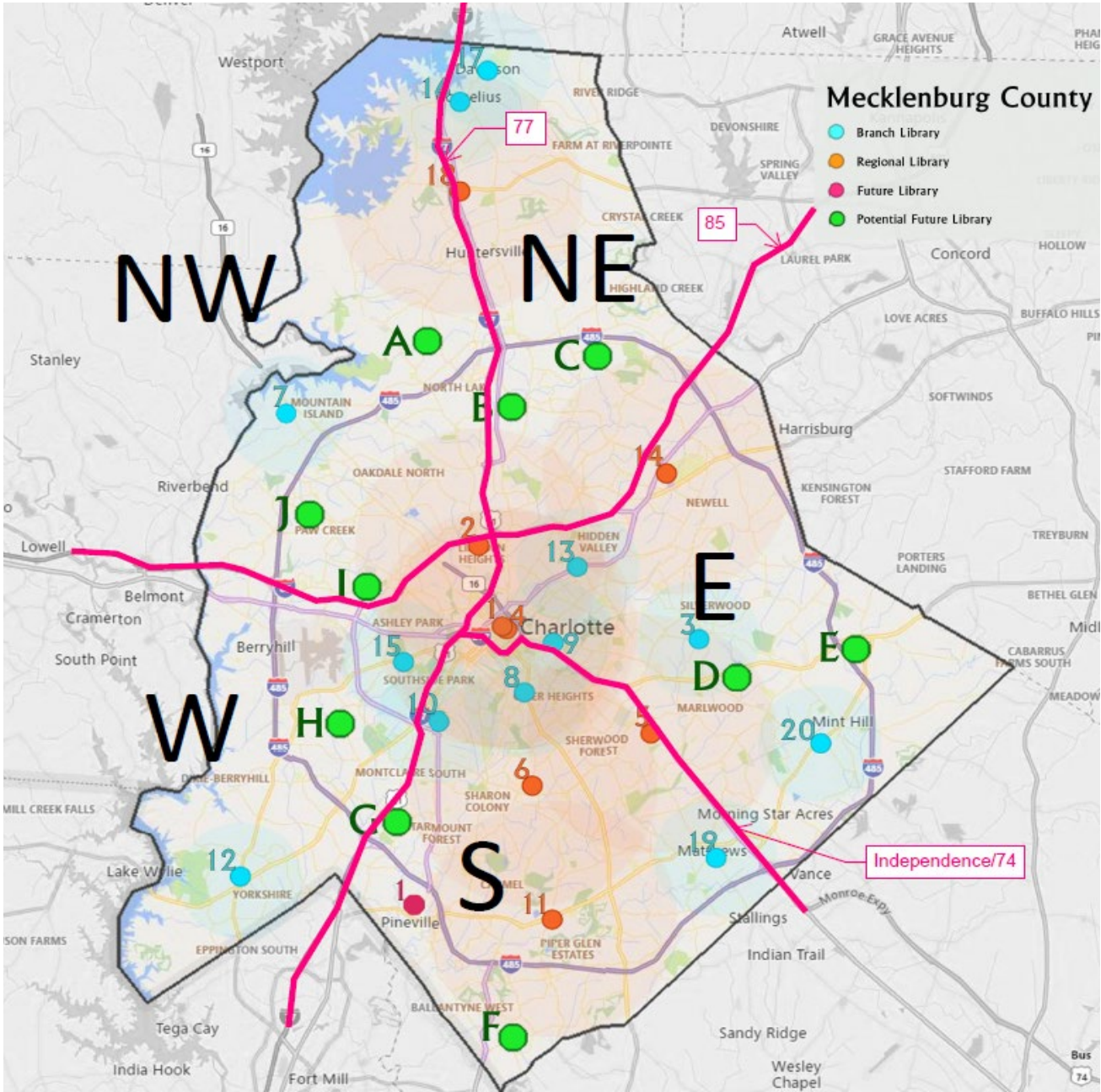
RESPONSES BY REGION





# ENGAGEMENT + ASSESSMENTS

## PARTICIPATION | WHAT WE READ (SURVEYS)



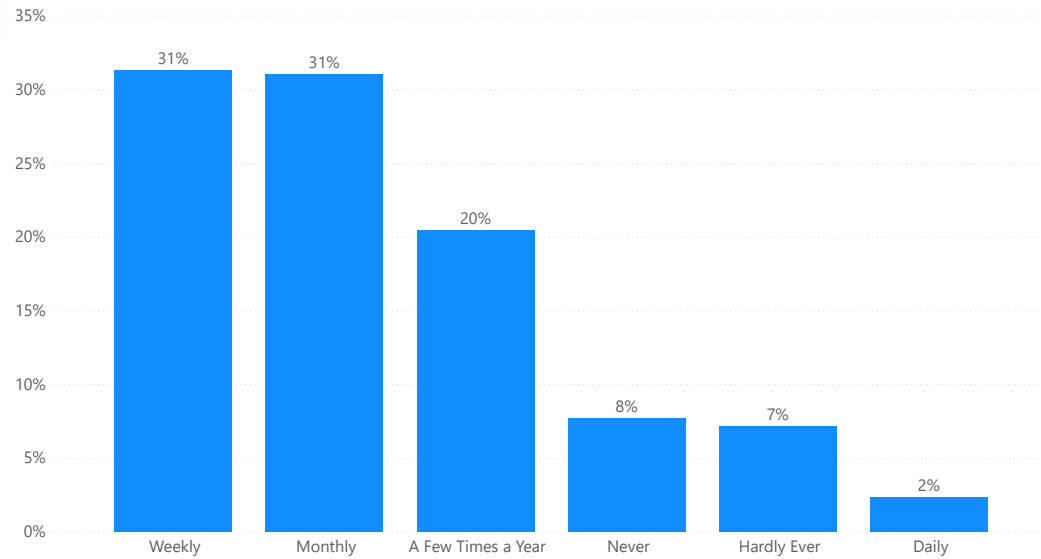
# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

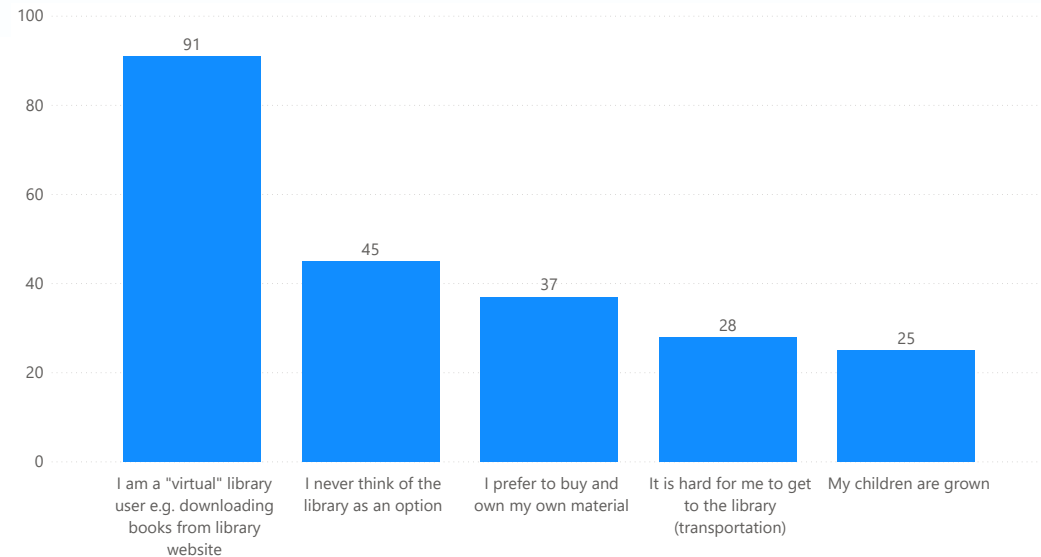
### LIBRARY USERS /NON-USERS

- Charlotte has good usage of their libraries with 84% of respondents regularly using the Library.
- In the Other response, there were a large number who indicated they didn't visit the Library because they did not have a branch close by.
- 34% of the "non-users" of the Library actually use the Library virtually, they just don't visit a branch.

### HOW OFTEN DID YOU VISIT A PHYSICAL CHARLOTTE MECKLENBURG LIBRARY LOCATION IN A YEAR?



### TOP 5 REASONS FOR NOT VISITING A LIBRARY



**84%**  
VISIT THE LIBRARY  
REGULARLY

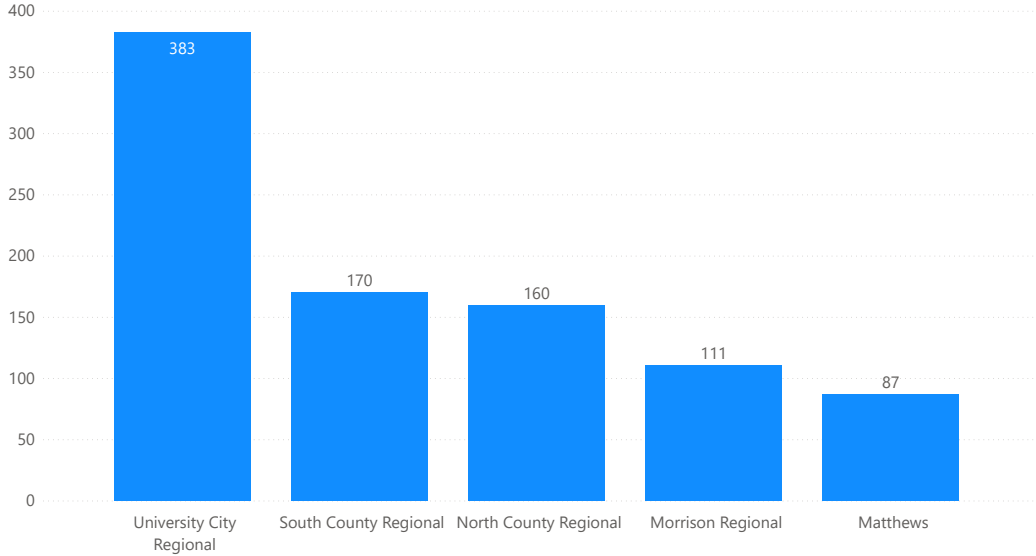
Of those who don't visit regularly:

- 43% want a branch closer to home
- 34% are virtual users

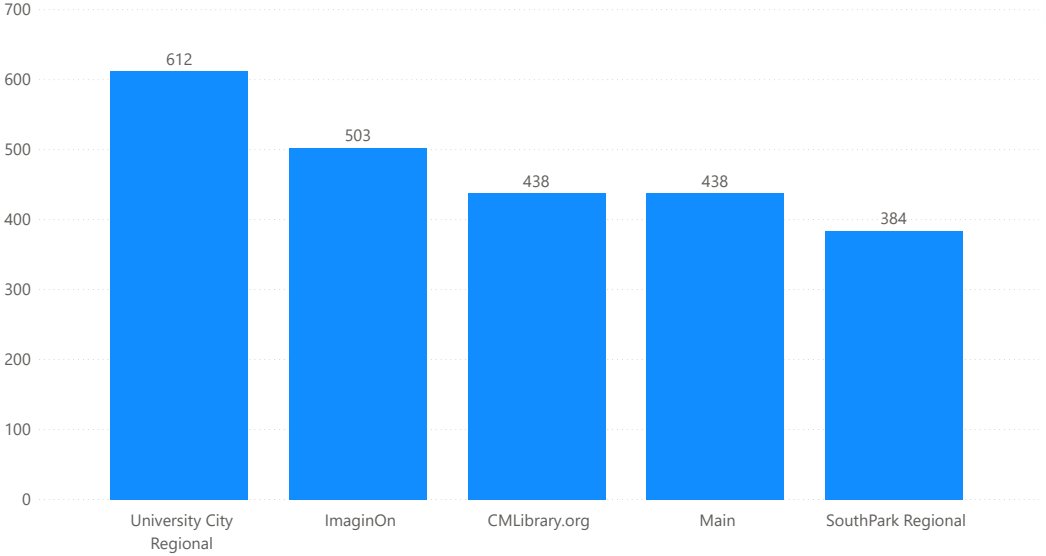
# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

### TOP 5 LIBRARY LOCATIONS MOST OFTEN USED



### TOP 5 LIBRARY LOCATIONS USED



### LIBRARY BRANCH USAGE

- Branch usage by respondents is well distributed across all locations and is often relative to the size of the area
- The heavy response regarding the usage of the University City branch likely reflects the high number of respondents from the Prosperity Village/Highland Creek area who don't have a closer branch
- ImaginOn and the Main Library appear to be destination libraries that a high percentage visit but are not the locations that respondents primarily use
- Allegra Westbrooks may not be widely recognized by that name yet since that was a recent change so results may not be truly representative of usage

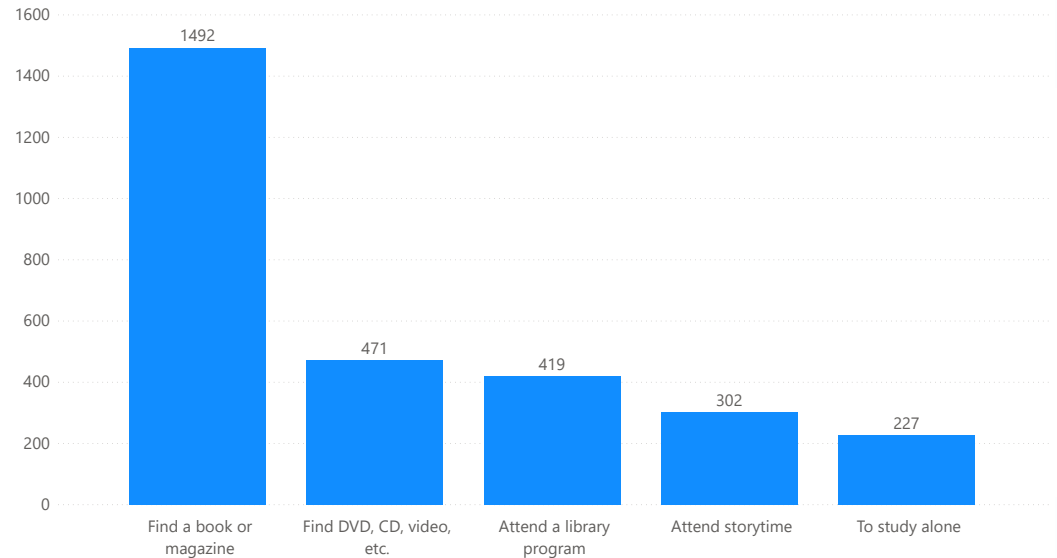
# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

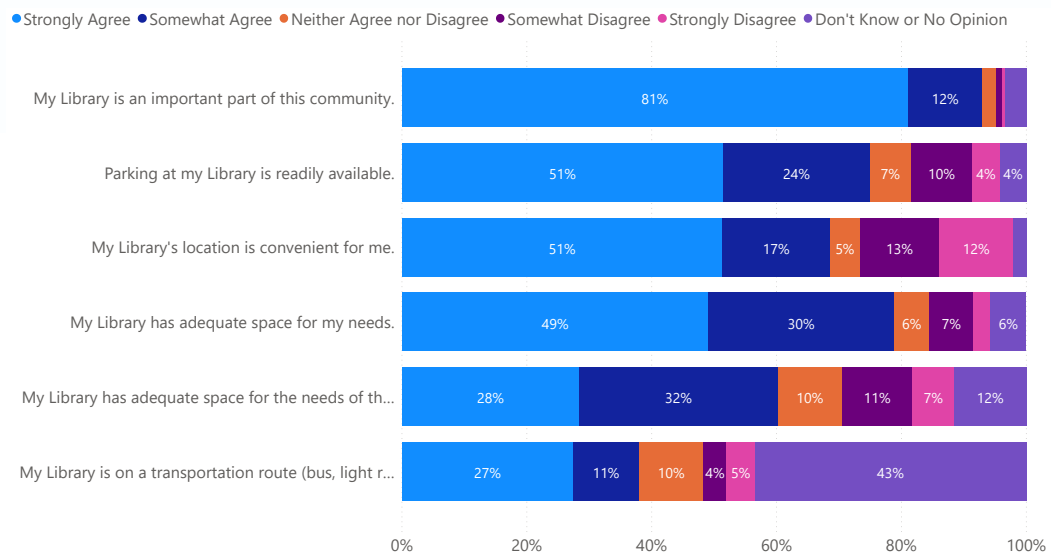
### WHAT'S IMPORTANT

- 93% of respondents agree the Library is an important part of this community and they are viewed positively in terms of the staff and current buildings
- Charlotte is clearly a community where books and other materials are important aspects of the Library reflected both in reasons to visit and important facility features and library services
- Programs of all types and for all ages are important in drawing people to the Library
- Accessible parking and good pedestrian and bicycle access are high priorities along with interactive spaces for children and teens
- Other reasons for visiting included finding a quiet place to relax and read, a place for remote working and utilizing genealogy, local history, or reference materials
- The areas where the Library struggles to meet community expectations are having adequate space for the needs of the community, convenient locations and having facilities on a known transportation route

### TOP 5 REASONS FOR VISITING THE LIBRARY



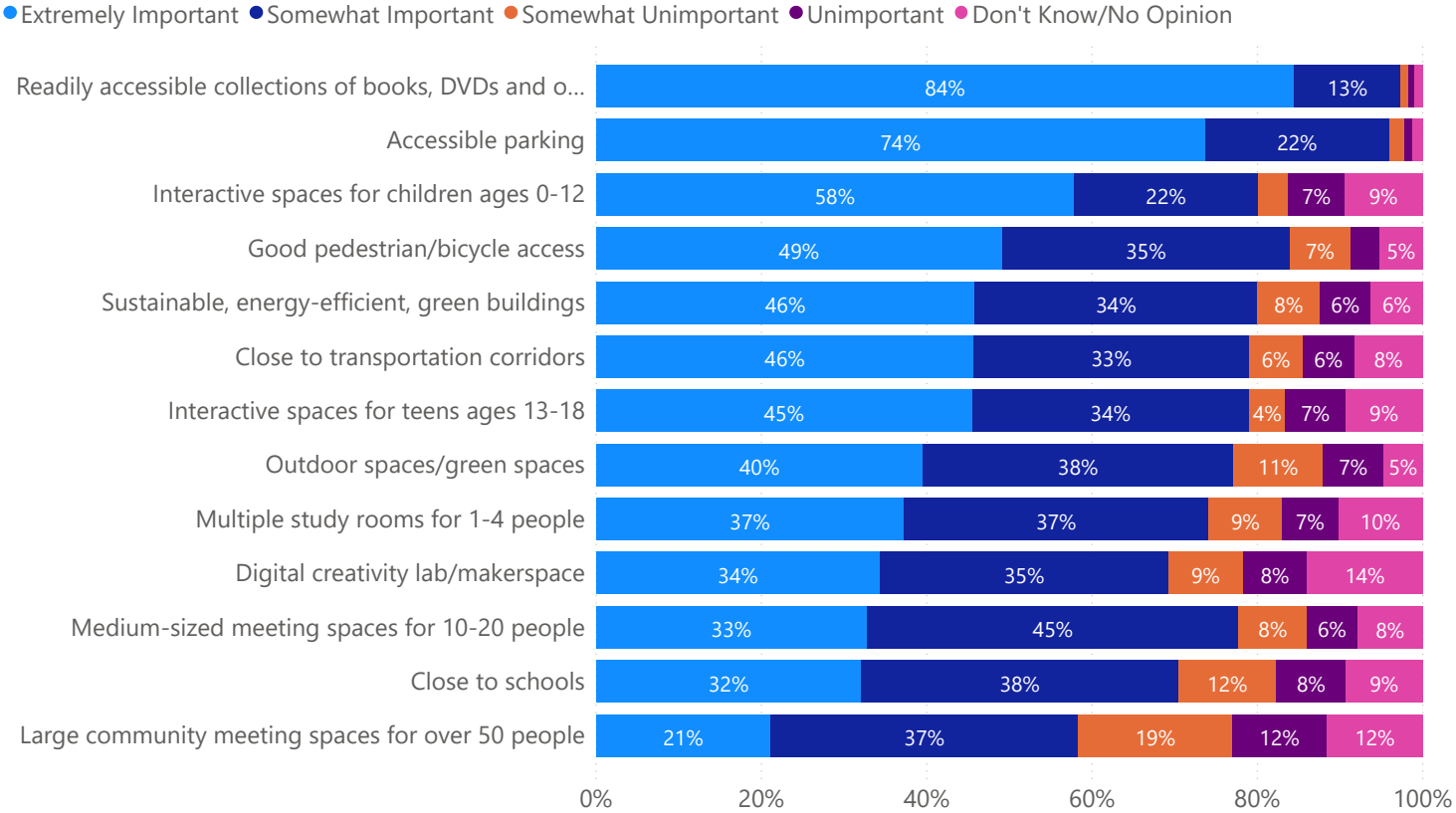
### HOW STRONGLY YOU AGREE OR DISAGREE?



# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

### IMPORTANCE OF THE FOLLOWING LIBRARY FACILITY FEATURES



# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

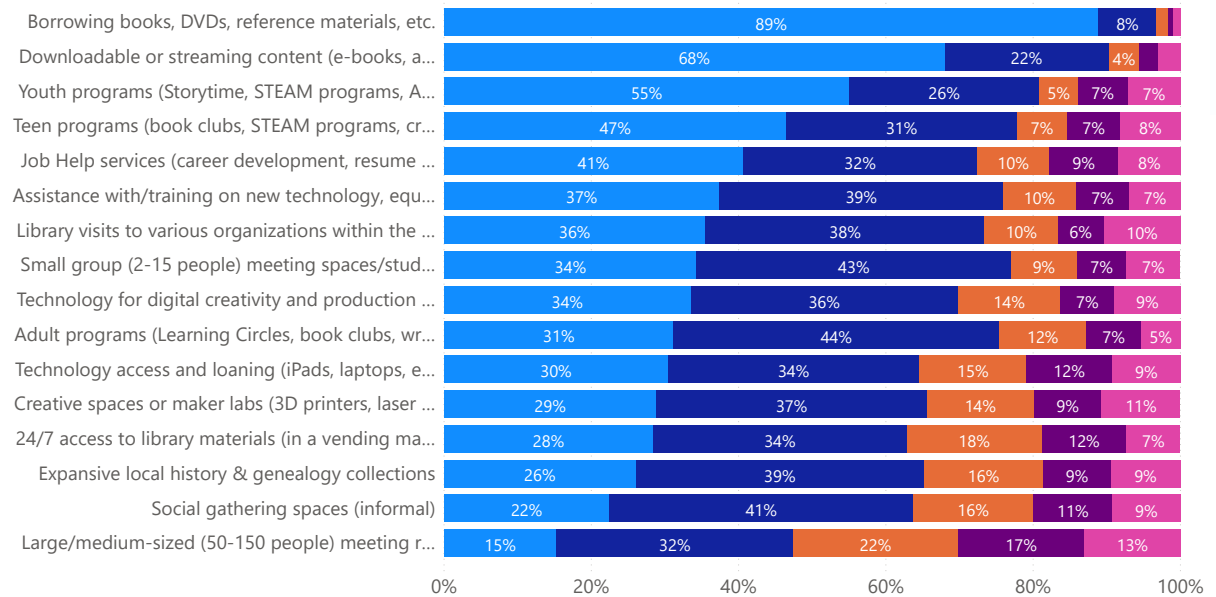
### LIBRARY SERVICES

Since form should follow function, we looked at what services the community values most.

- As with other survey elements, books and other materials were considered Important by 97% of the respondents.
- 90% felt that downloadable or streaming content was Important which is likely impacted by the pandemic.
- Youth and Teen programs were both among the top five most important library services.
- Outreach to other organizations in the community was also highly valued.

### IMPORTANCE OF THE FOLLOWING LIBRARY FACILITY SERVICES

● Extremely Important ● Somewhat Important ● Somewhat Unimportant ● Unimportant ● Don't Know/No Opinion



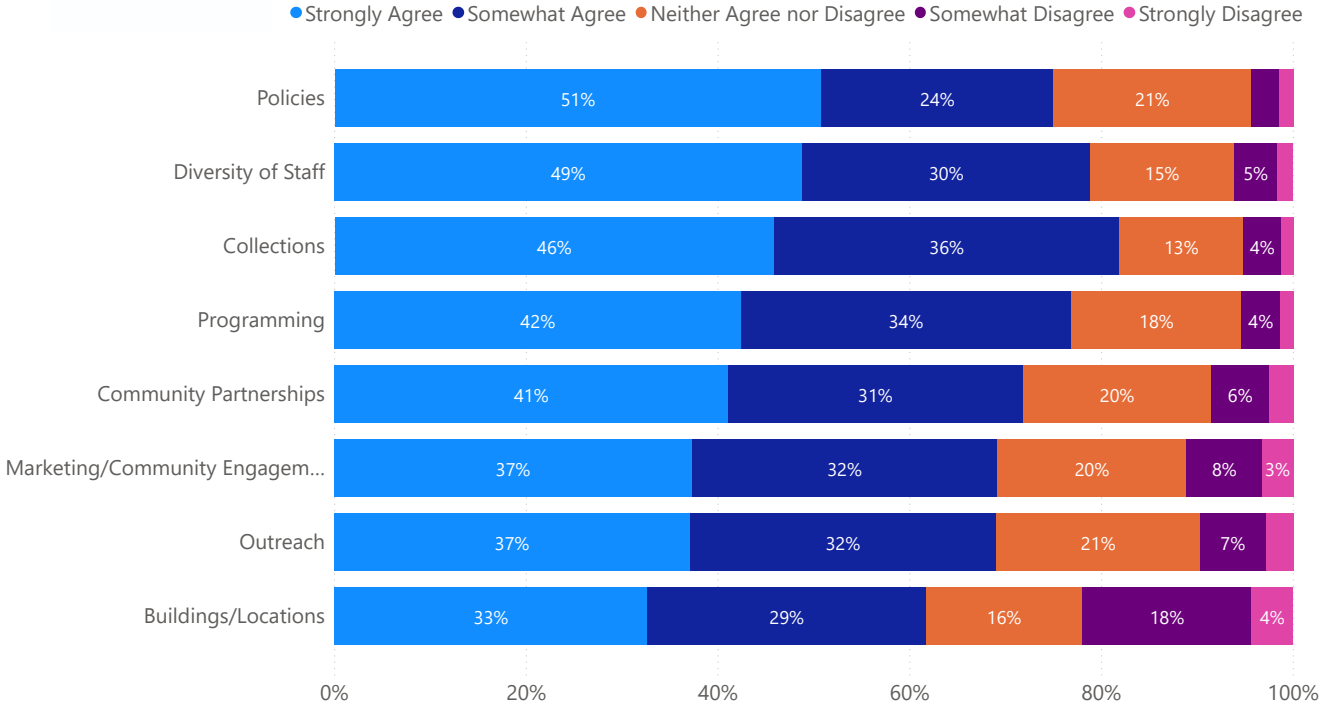
# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

### EQUITY, DIVERSITY + INCLUSION

Equity, diversity, and inclusion are issues that are top of mind nationally, but also very relevant to the needs of the Charlotte Mecklenburg community. It is an issue where the community is definitely in need of education but facilities play a key role. Community feedback supported that Facilities were the area where there was the greatest opportunity for improvement.

### FOR EACH OF THE FOLLOWING ASPECTS, INDICATE WHETHER YOU FEEL EQUITY, DIVERSITY AND INCLUSION ARE BEING ADDRESSED



### SPECIFIC NEEDS:

- Locating branches in areas of high need and near public transportation routes
- Providing more equitable service throughout the County
- Collaborating with other organizations, such as the schools and other social service agencies
- Considering the needs of those with special needs, as well as racial and economic disparities
- Better promote offerings to those less aware of the needs the Library addresses

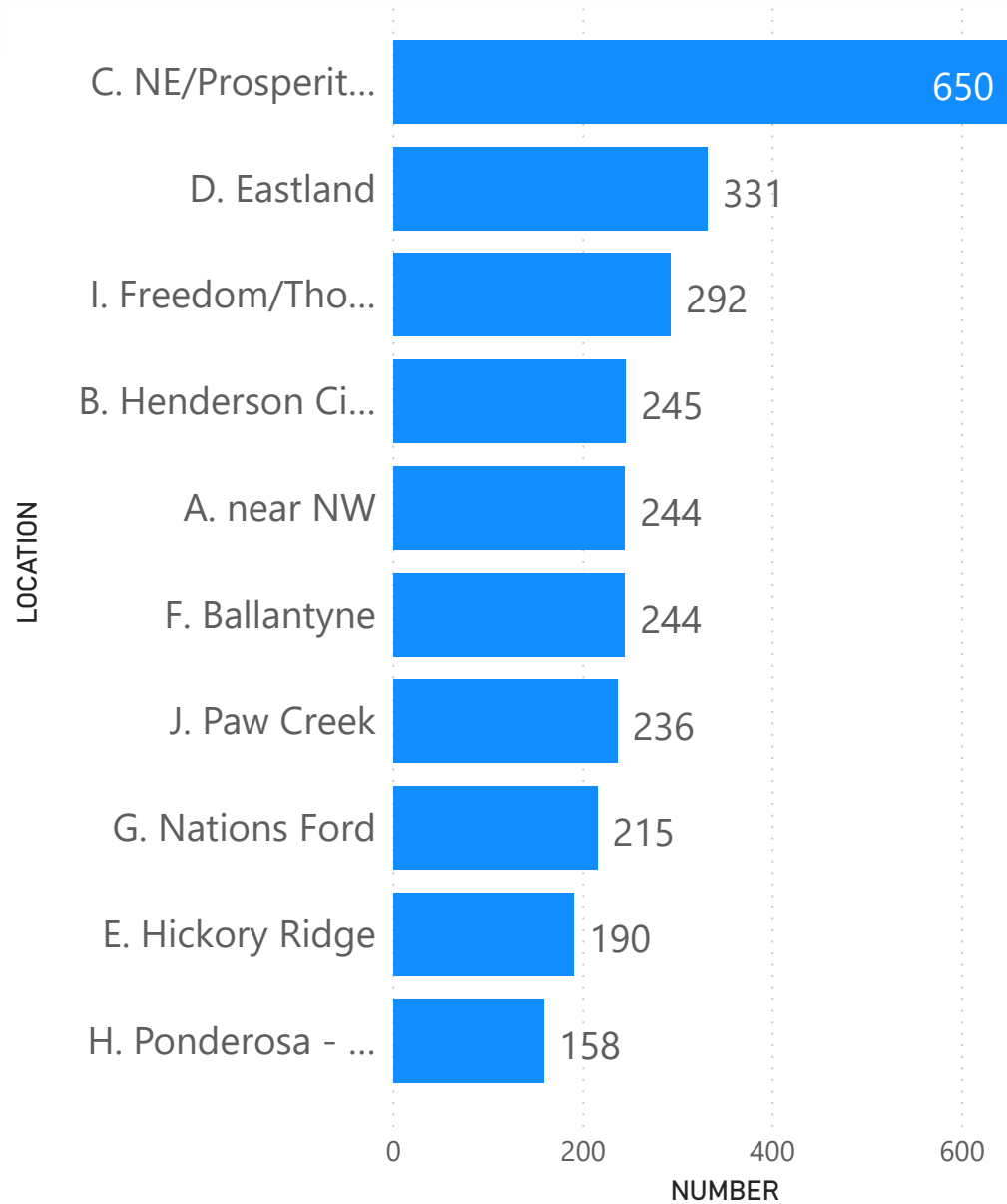
# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

### POTENTIAL NEW LOCATIONS

- While some locations were heavily influenced by the residents from that area, the support for the most popular locations clearly came from a broader group of respondents
- From a community perspective, Prosperity Village clearly led as a potential site for a new library
- The sites with the greatest level of support tended to be located in the Arc and most were in areas with greater levels of need

### NUMBER OF VOTES FOR PROPOSED NEW LOCATION

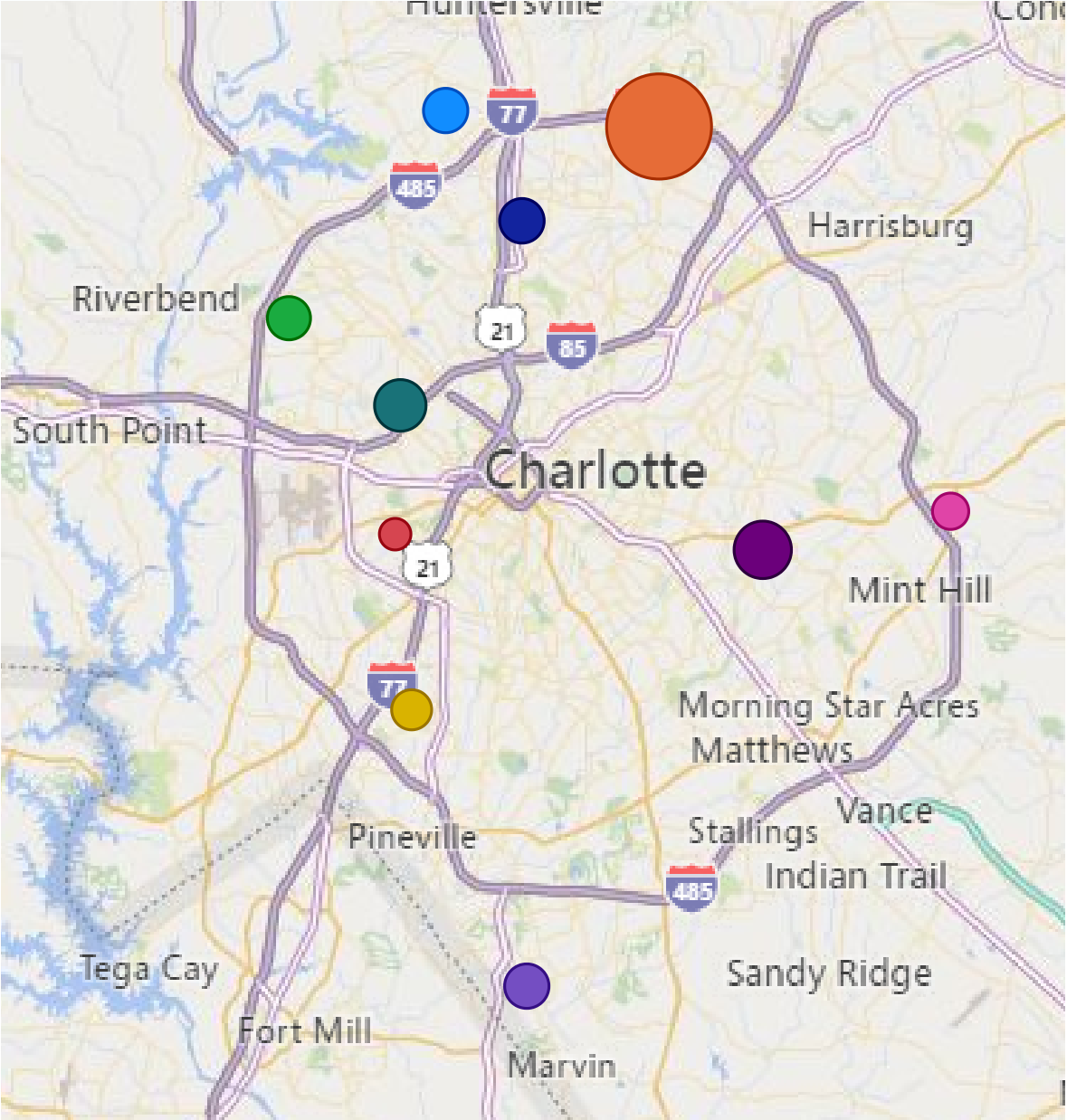




# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

LOCATION ON MAP (SIZE IS BASED ON VOTES RECEIVED)



- LOCATION**
- A. near NW
  - B. Henderson Circle
  - C. NE/Prosperity Village
  - D. Eastland
  - E. Hickory Ridge
  - F. Ballantyne
  - G. Nations Ford
  - H. Ponderosa - Wingate
  - I. Freedom/Thomasboro
  - J. Paw Creek

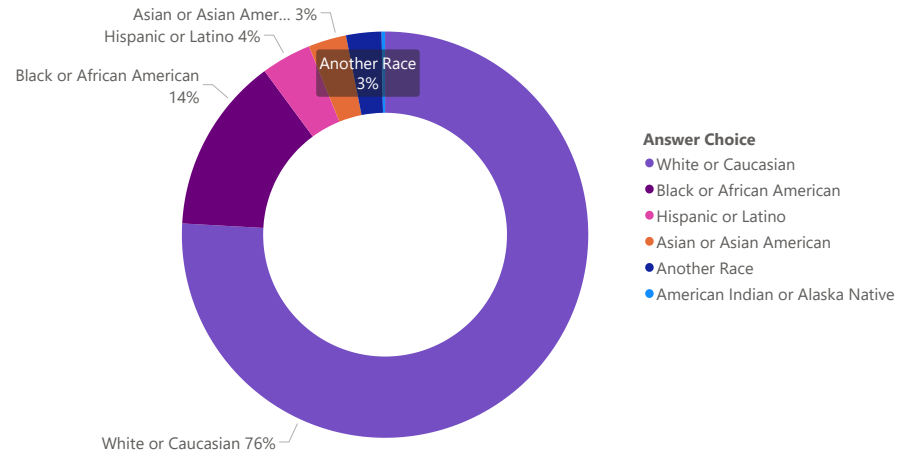
# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

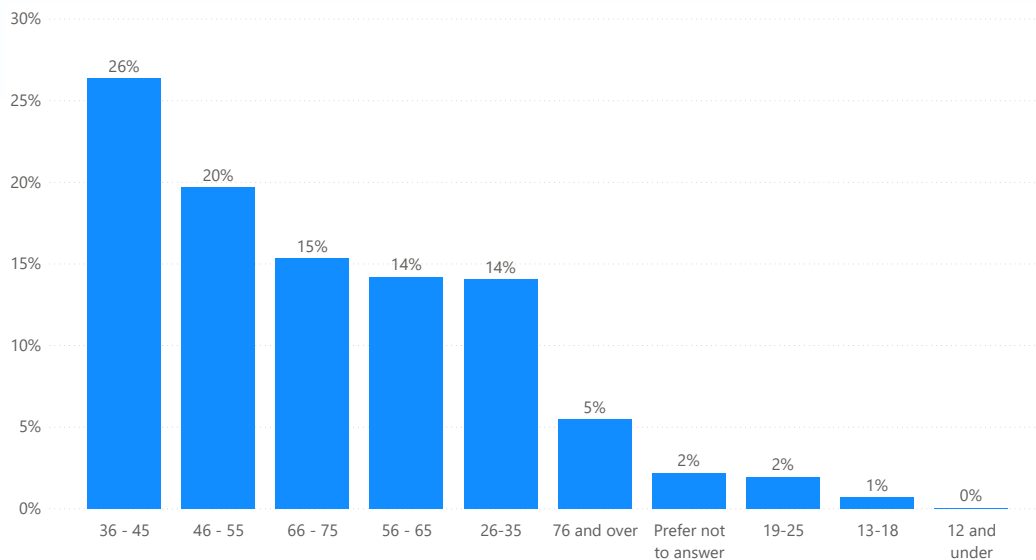
### GENERAL DEMOGRAPHICS

The general demographics of the group surveyed were spread well across the different age groups but there was little representation from those who were 25 or younger. There was also a good balance of households with and without children. While there was representation from different racial groups in the community, proportionally the non-white respondents were at about 50% of the total population of non-white residents. Efforts were made to reach more minority respondents but this was challenging, particularly in light of the pandemic. The result is not uncommon and is better than what we have seen in some other communities.

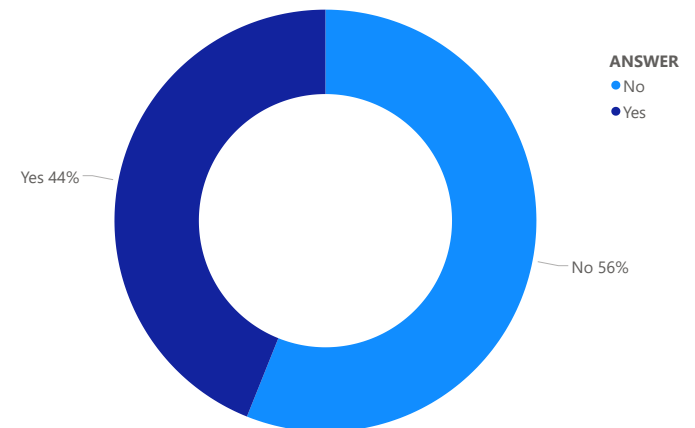
### WHAT IS YOUR RACE/ETHNICITY?



### WHAT IS YOUR AGE?



### DO YOU HAVE CHILDREN UNDER THE AGE OF 18 LIVING WITH YOU?



# ENGAGEMENT + ASSESSMENTS

## WHAT WE READ (SURVEYS)

In what region/community do you live?

Region	Answer Choices	Responses	
East	Other-East	2.18%	35
East	University City	5.55%	89
East	Mint Hill	2.62%	42
East	Plaza Midwood	2.43%	39
East	Uptown	1.25%	20
East	Eastland	1.31%	21
East	North Davidson	0.75%	12
East	Hickory Grove	1.12%	18
East	Sugar Creek	0.50%	8
East	Hickory Ridge	0.06%	1
East	Hidden Valley	0.19%	3
East	Greenville	0.12%	2
East	Villa Heights	0.06%	1
<b>EAST SUBTOTAL</b>			<b>291</b>
Northeast	Other-Northeast	1.12%	18
Northeast	Highland Creek	18.14%	291
Northeast	Davidson	3.43%	55
Northeast	Cornelius	2.93%	47
Northeast	Prosperity Village Area	4.24%	68
Northeast	Derita/Statesville	0.94%	15
<b>NORTHEAST SUBTOTAL</b>			<b>494</b>
Northwest	Other-Northwest	0.44%	7
Northwest	Huntersville	6.55%	105
Northwest	Mountain Island	1.68%	27
Northwest	Beatties Ford	1.06%	17
Northwest	Paw Creek	0.31%	5
Northwest	Sunset Road	0.25%	4
Northwest	Freedom/ Thomasboro	0.31%	5
<b>NORTHWEST SUBTOTAL</b>			<b>170</b>
Other	Other	1.12%	18
<b>OTHER SUBTOTAL</b>			<b>18</b>
South	Other-South	5.86%	94
South	Ballantyne	6.23%	100
South	South Park	5.99%	96
South	Matthews	5.24%	84
South	Pineville	2.06%	33
South	Cotswold	1.68%	27

REGION	NUMBER	%
East	291	18%
Northeast	494	31%
Northwest	170	11%
West	118	7%
South	513	32%
Other	18	1%
<b>TOTAL</b>	<b>1604</b>	<b>100%</b>

South	Myers Park	1.43%	23
South	South End	1.31%	21
South	Oakhurst	0.56%	9
South	Eastover	0.44%	7
South	Elizabeth	0.50%	8
South	Nations Ford	0.37%	6
South	Chantilly	0.12%	2
South	Wilmore	0.12%	2
South	Grier Heights	0.06%	1
<b>SOUTH SUBTOTAL</b>			<b>513</b>
West	Other-West	1.25%	20
West	Steele Creek	4.99%	80
West	Wesley Heights	0.62%	10
West	Smallwood	0.19%	3
West	Lincoln Heights	0.06%	1
West	Washington Heights	0.06%	1
West	Arbor Glen	0.19%	3
West	Ashley Park	0.00%	0
West	Eagle Lake	0.00%	0
West	Lakewood	0.00%	0
West	Westover Hills	0.00%	0
<b>WEST SUBTOTAL</b>			<b>118</b>

# ENGAGEMENT + ASSESSMENTS

## PARTICIPATION | WHAT WE HEARD (ZOOM SESSIONS)

### CHARLOTTE MECKLENBURG LIBRARY

## CML Facility Master Planning Project

Winter/Spring 2022



### AGENDA

1. INTRODUCTIONS & PROJECT OVERVIEW
2. MEETING OBJECTIVES
3. STATE OF THE COMMUNITY
4. CML LIBRARY FACILITIES
5. BREAKOUT DISCUSSION SESSIONS
6. REGROUP & SHARE

### Project Overview: What we are doing

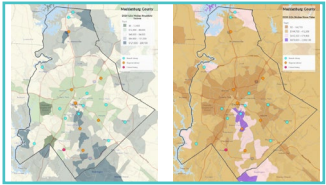
- Developing** Developing a Master Facility Plan for CML
- Taking** Taking extensively with the community and stakeholders about what they want from the library as it relates to facility (discussion groups, interviews, and surveys)
- Evaluating** Evaluating all the conditions of the existing buildings and the demographic data of the community, and usage data of the current facilities
- Assessing** Assessing the current services and facilities for gaps in service to develop priorities for expansion of current and addition of potential future facilities

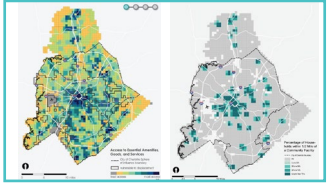
### Today's Meeting Objectives

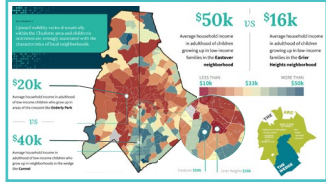
- 1 Share** Share some data around the current status of the Charlotte - Mecklenburg County Community
- 2 Discuss** Discuss the role of the data and the current status of library services to the community
- 3 Gather** Gather your perspectives on how library facilities should evolve, grow and shift over the coming 10 to 15 years








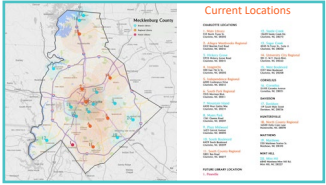




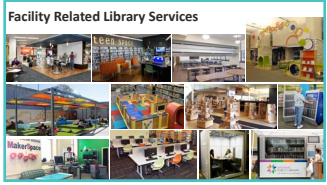
### What else is changing in Charlotte Mecklenburg?



### Current Locations



### Facility Related Library Services



### Service Area Gaps




© When you're in action, respond at [Polls.com/teams/150](https://polls.com/teams/150) or text [HEARTHESR150](https://text.polls.com/teams/150) to 23333 once to join.


Choose the top 3 locations we should prioritize for new branch locations.

- A - Near NW
- B - Henderson Circle
- C - NE Prosperity Village
- D - Eastland
- E - Hickory Ridge
- F - Ballantyne
- G - Nations Ford
- H - Providence - Wiggins
- I - Freedom/Thomasboro
- J - Pine Creek

### Quick Breakout Intros & Post Breakout Spokesperson



### Thoughts/questions that previous discussion triggered




### Key Questions

- How should we prioritize current facilities needs/growth versus future new facilities?
- How does the Arc and Wedge affect how CML should approach services and facility/revenue planning?




### Key Community Issues



### What demographic, economic, and other factors should have the most weight in the assessment?

- Age Levels
- Diversity
- Economic
- Population/Growth
- Access & Transportation
- Other Factors?

### What else is changing in Charlotte Mecklenburg?



### Breakout Takeaways

Spokesperson Review 3 Min Each



© When you're in action, respond at [Polls.com/teams/150](https://polls.com/teams/150) or text [HEARTHESR150](https://text.polls.com/teams/150) to 23333 once to join.

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- J - Pine Creek

# THANK YOU!

Online Survey: <https://www.surveymonkey.com/CML-FMP-02>

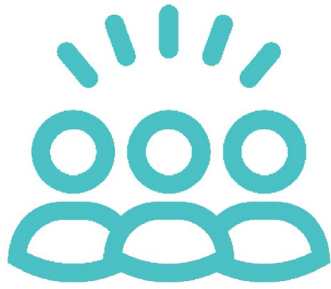
Contact Our Project Team: [CML-EngagementTeam@libonline.org](mailto:CML-EngagementTeam@libonline.org)

Next Steps:

- Make community tour
- More data and demographic analysis
- Complete facility analysis
- Preliminary findings
- Review and Reporting Meeting? TBD/COVID Allowing
- Report and Plan Development Complete Early Summer 2022

# ENGAGEMENT + ASSESSMENTS

## PARTICIPATION | WHAT WE HEARD (ZOOM SESSIONS)



COMMUNITY &  
COMMUNITY LEADERS



LIBRARY STAFF &  
LIBRARY LEADERSHIP



BOARD OF TRUSTEES

### ZOOM SESSIONS + ATTENDANCE

Due to COVID-19, all engagement sessions were conducted via Zoom video conference. Attendees included Library staff and leadership, community residents, and leaders from a number of community organizations. A specific session with community leaders who typically work underserved residents in the community provided deeper insight into their needs.

Sessions included an initial overview of the process and project background as well as some general poll questions. The group was broken into 2 or 3 smaller groups for discussion and came back together at the end for a recap.

Slide excerpts can be found on the opposite page. Result and take-aways can be found on the following pages.

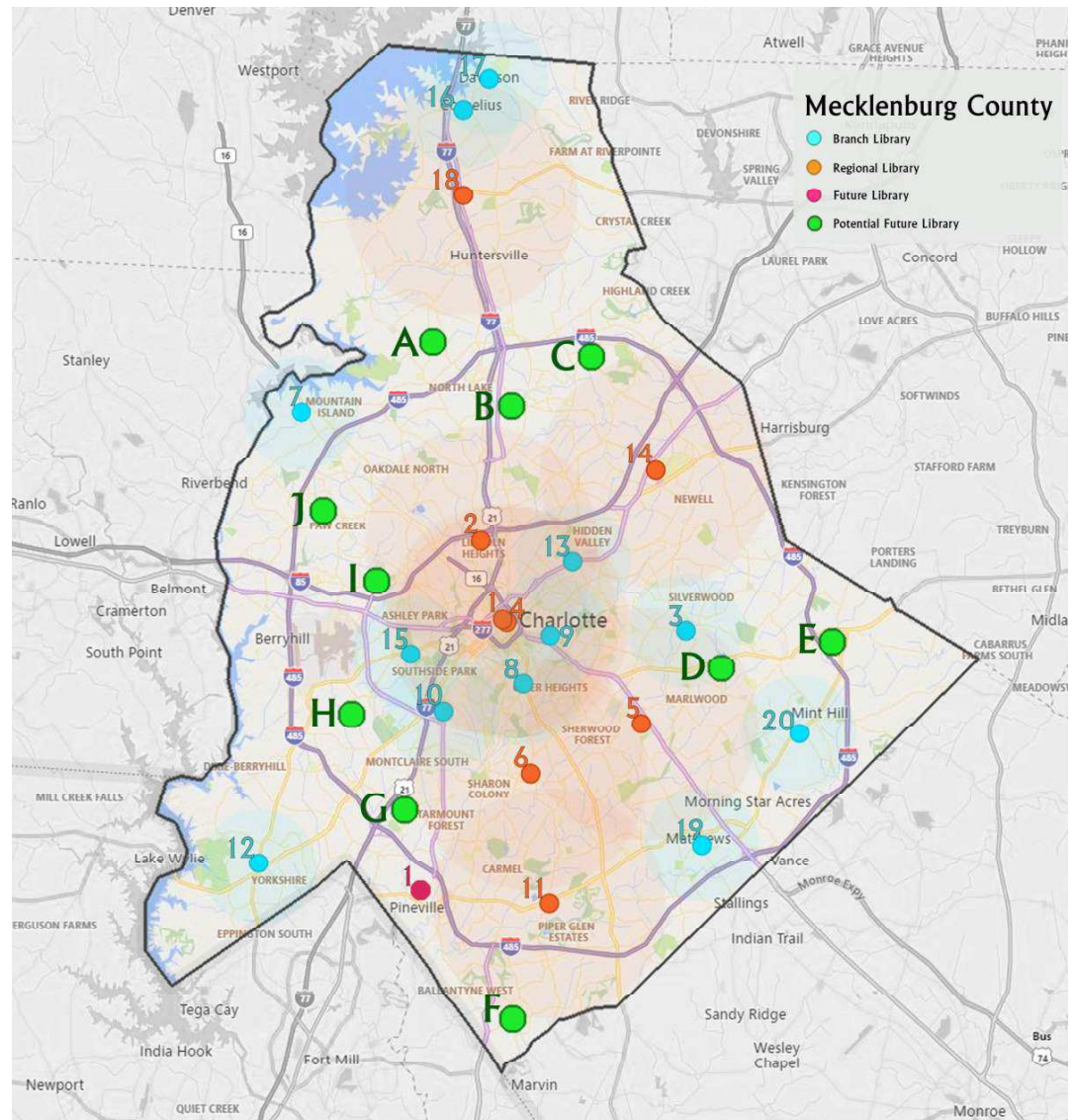


# ENGAGEMENT + ASSESSMENTS

## WHAT WE HEARD (ZOOM SESSIONS)

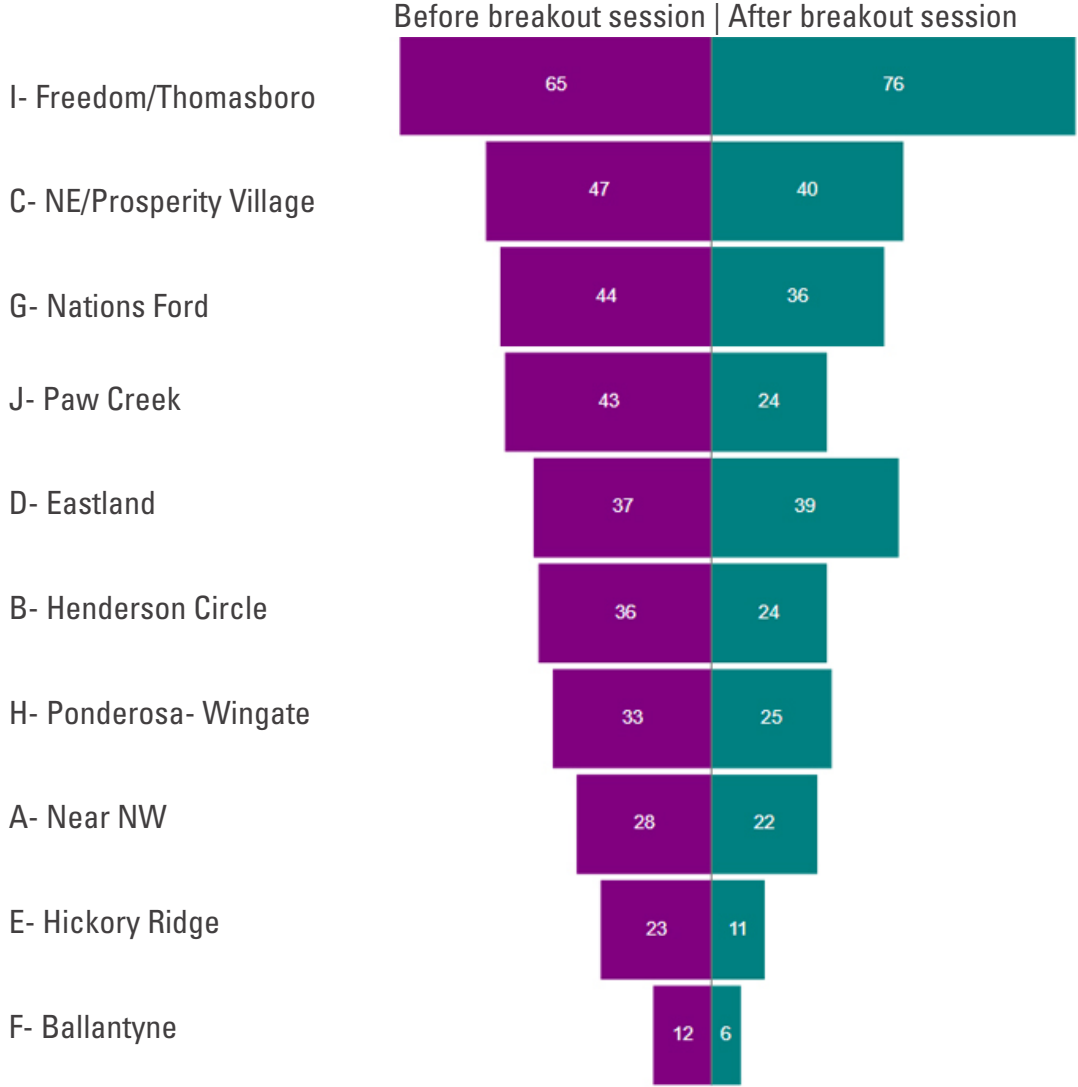
### POTENTIAL NEW LOCATIONS

- Similar to what was seen in the survey, areas of higher need usually ranked higher with respondents
- The discussion that was undertaken in the breakout sessions did tend to change the thinking in regard to which branches would be the highest priority
- Discussion and education seemed to play a role in shifting opinions on which areas were in greatest need of a library



# ENGAGEMENT + ASSESSMENTS

## WHAT WE HEARD (ZOOM SESSIONS)

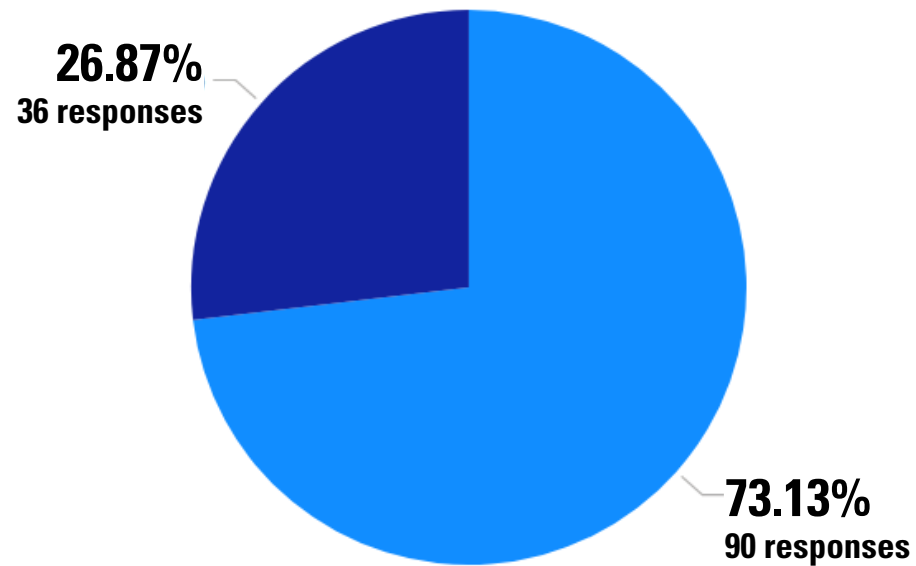


# ENGAGEMENT + ASSESSMENTS

## WHAT WE HEARD (ZOOM SESSIONS)

### PRIORITIES

When asked what was more important to the CML community in terms of resource priorities, it was clear that most people in the engagement sessions placed a higher priority on building new branches in some of the underserved areas. Many voiced that the efforts over the past several years had primarily focused on renovations. With the growth in the community the feeling was that adding additional branches is much more important.

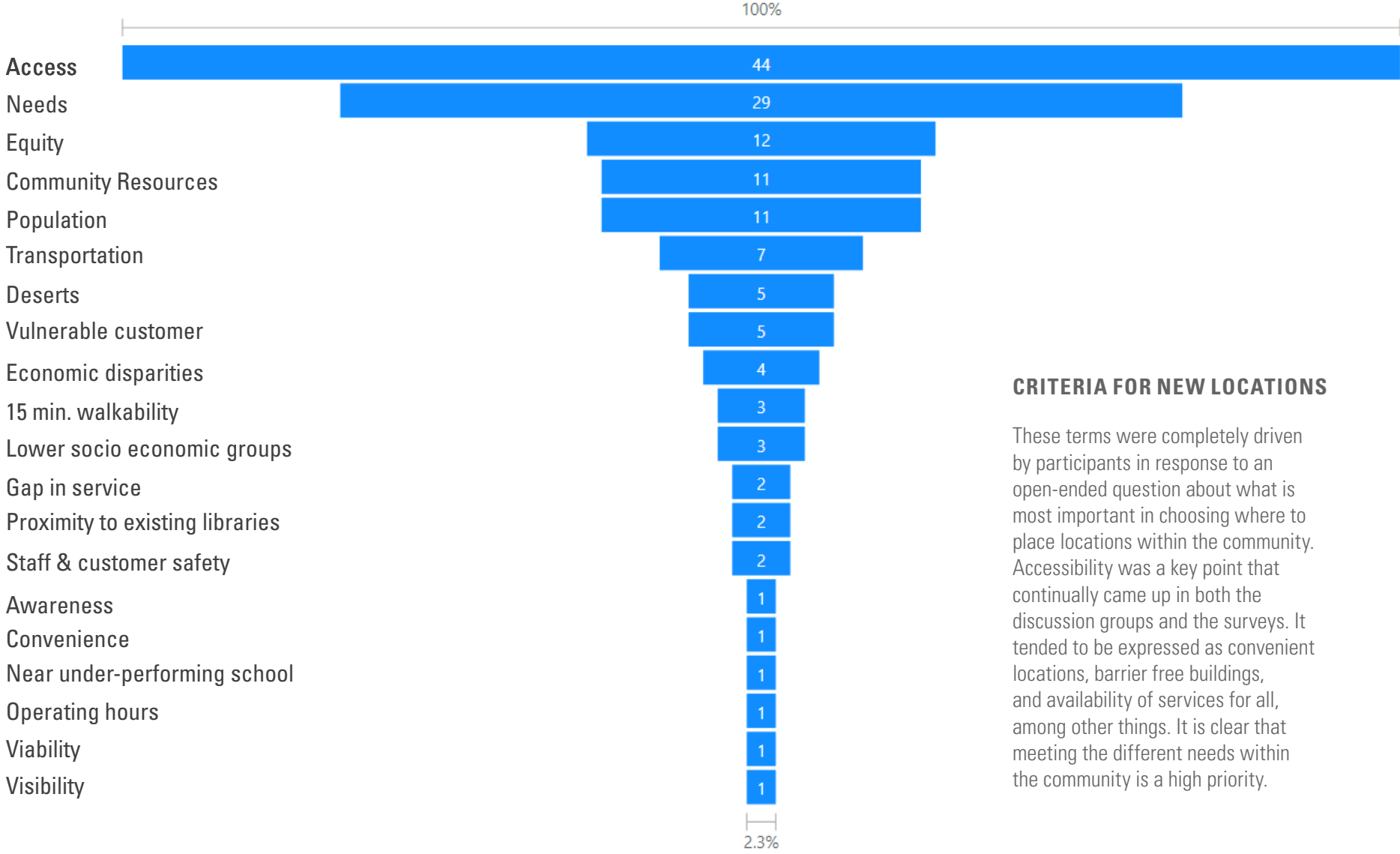


- Build new branches in underserved areas
- Improve or expand existing facilities



# ENGAGEMENT + ASSESSMENTS

## WHAT WE HEARD (ZOOM SESSIONS)



### CRITERIA FOR NEW LOCATIONS

These terms were completely driven by participants in response to an open-ended question about what is most important in choosing where to place locations within the community. Accessibility was a key point that continually came up in both the discussion groups and the surveys. It tended to be expressed as convenient locations, barrier free buildings, and availability of services for all, among other things. It is clear that meeting the different needs within the community is a high priority.

# ENGAGEMENT + ASSESSMENTS

## KEY TAKE-AWAYS

### SUCCESS OF THE ENGAGEMENT PROCESS

- 1976 survey participants - Out of 111 surveys we have done it's the second highest total ever and the highest in recent history
- The Library indicated this is the best survey result they have had in the past 3 years, responses also exceeded was seen in other local surveys
- In comparing results in another community of similar diversity in the same time period, Charlotte had a 24% response from the minority community while that community only had 19%
- The virtual engagement sessions had a high level of diversity on all levels (gender, race, education, socioeconomic, etc.)
- Even with COVID, we still had significant session participation and were able to use breakout sessions for more in-depth conversation
- Numerous City/County agencies were contacted and they helped to get the word out and reach a broader audience utilizing their contacts and connections

**KEY TAKEAWAYS FROM ENGAGEMENT SESSIONS**

- Strong consensus around Access to Resources/Locations being the most important consideration – not just by car but by public transportation, bicycle, and foot
- Participants largely agreed that prioritizing resources to serve residents with the greatest need should be a top priority
- There was strong agreement around the need for new/additional facilities over merely expanding/renovating existing locations, with the focus of these new locations on closing gaps in the community’s library “desert” areas
- Participants stressed the importance of looking at partnering with other public or private entities in key locations (Schools, Parks and Rec, Grocery stores, etc.)
- Most also agreed on making sure that future libraries are designed and programmed to address the greatest need in the respective community areas they serve with the ability to adapt as those needs change into the future



# FACILITY CONDITION ASSESSMENTS

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS

### PURPOSE

Review of the facility assessment documents provided by Mecklenburg County AFM report to uncover immediate needs and incorporate into the analysis. The spreadsheet below, compiled by the Charlotte Mecklenburg Library - Facility Master Plan team, serves as an inventory of existing Library facilities and their conditions, according to the findings of the facility assessment documents provided by Mecklenburg County AFM report.

Facility Name	ID	Zip Code	Address	Branch or regional library	Date developed	Renovation	Site	Site Unit
Beatties Ford Road Library (is now Allegra Westbrooks Regional Library)	4001	28216	2412 Beatties Ford Road Charlotte	Regional	1997		2.23	acres
Cornelius Library	4013	28031	21105 Catawba Avenue Cornelius	Branch	2000		1.02	acres
Davidson Library	4016	28036	119 South Main Street Davidson	Branch	1995		1.36	acres
Hickory Grove Library	4022	28215	5935 Hickory Grove Road Charlotte	Branch	2009		1.54	acres
ImaginOn	4025	28202	300 East 7th Street Charlotte	Regional	2005		2.87	acres
Independence Regional Library	4028	28212	6000 Conference Drive Charlotte	Regional	1973		5.58	acres
Main Library		28202	310 North Tryon Street Charlotte	Regional				
Matthews Library	4034	28105	230 Matthews Station Street Matthew	Branch	2001	2015	1.7	acres
Mint Hill Library	4037	28227	6840 Matthews Mint Hill Road Charlotte	Branch	1999		2.12	acres
Mountain Island Library	4043	28214	4420 Hoyt Galvin Way Charlotte, NC 28214	Branch	2005		4.75	acres
Myers Park Library	4046	28207	1361 Queens Road Charlotte	Branch	1956	2008		
North County Regional Library	4049	28078	16500 Holly Crest Lane Huntersville	Regional	1998	2018	2.4	acres
Plaza Midwood Library	4052	28205	1623 Central Avenue Charlotte	Branch	1994		0.64	acres
South Boulevard Library	4055	28209	4439 South Boulevard Charlotte	Branch	1968	2019	1.9	acres
South County Regional Library		28277	5801 Rea Road Charlotte	Regional	1997	2020	4.5	acres
South Park Regional Library	4040	28211	7015 Morrison Boulevard Charlotte	Regional	1991	2017	2.2	acres
Steele Creek Library	4061	28273	13620 Steele Creek Road Charlotte	Branch				
Sugar Creek Library	4064	28206	4045 North Tryon Street Charlotte	Branch	2003		1.7	acres
University City Regional Library	4067	28262	301 East W.T. Harris Boulevard Charlotte	Regional	1993		3.52	acres
West Boulevard Library	4070	28208	2157 West Boulevard Charlotte	Branch	1996		1.6	acres

## ENGAGEMENT + ASSESSMENTS

### FACILITY CONDITION ASSESSMENTS

Building	Building Unit	Stories	Current FCI	3-Year FCI	5-Year FCI	10-Year FCI	FCI Replacement Value	Poor Condition
19645	SF	1	0.00%	3.20%	17.50%	51.50%	3,929,000 \$	
5500	SF	1	0.20%	2.10%	22.40%	41.90%	1,100,000 \$	
6000	SF	1	0.00%	1.00%	30.30%	45.30%	1,200,000 \$	
19524	SF	1	0.00%	0.20%	4.80%	22.80%	2,900,000 \$	
102000	SF	3	0.00%	0.10%	9.90%	43.70%	20,400,000 \$	
19125	SF	1	0.00%	0.60%	10.00%	30.50%	3,825,000 \$	
156000	SF							
15000	SF	1	0.00%	0.00%	5.30%	22.70%	3,000,000 \$	
12180	SF	1	0.20%	1.00%	12.40%	29.30%	2,436,000 \$	
16000	SF	1	0.00%	0.60%	54.80%	63.40%	3,200,000 \$	
5112	SF	1	0.30%	13.20%	13.90%	31.60%	1,022,400 \$	Sitework - Park Bench, Wood/Composite/Fiberglass
23700	SF	3	0.00%	0.40%	0.40%	11.20%	4,740,000 \$	
8000	SF	1	0.50%	0.50%	6.40%	26.30%	1,600,000 \$	Sitework - Landscaping, Mature Trees, Removal or Heavy Trimming, Repair
18850	SF	1	0.00%	0.00%	0.50%	5.40%	3,770,000 \$	
34000	SF	2	0.60%	7.20%	7.20%	13.50%	6,800,000 \$	
24000	SF	2	0.00%	0.50%	3.40%	11.30%	4,800,000 \$	
14910	SF							
9300	SF	1	0.00%	0.50%	9.70%	31.40%	1,560,000 \$	
24500	SF	1	0.00%	9.40%	11.80%	48.50%	4,900,000 \$	
12500	SF	1	1.80%	6.40%	13.50%	21.60%	2,500,000 \$	1.HVAC - Boiler Supplemental Components, Expansion Tank, 11 to 30 GAL. 2.Pedestrian Plazas & Walkways - Site - dumpster area



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*


\* PREPARED BY BUREAU VERITAS

The remaining content in this Facility Condition Assessments section was prepared by Bureau Veritas as part of the facility assessment documents provided by Mecklenburg County AFM report. Please note: The content is an abbreviated version. The full assessments can be found in the Appendix of this Facility Master Plan document.

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




Beatties Ford Road Regional (#4001)  
2412 Beatties Ford Road  
Charlotte, North Carolina 28216

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andy Hagg  
Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-078.354


DATE OF REPORT: December 16, 2020

ON SITE DATE: September 17, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




Mountain Island (#4043)  
14203 Hope Gavin Way  
Charlotte, North Carolina 28214

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andy Hagg  
Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-088.354


DATE OF REPORT: December 16, 2020

ON SITE DATE: September 14, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




Cornelius (#4013)  
21159 Columbia Avenue  
Cornelius, North Carolina 28031

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andy Hagg  
Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-077.354


DATE OF REPORT: September 16, 2020

ON SITE DATE: September 2, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




Davidson (#4010)  
118 South Main Street  
Davidson, North Carolina 28036

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andy Hagg  
Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-079.354

DATE OF REPORT: September 16, 2020

ON SITE DATE: September 2, 2020

**Bureau Veritas**  
15451 Mill Run Circle, Suite 1100 | Changelt Mills, MD 21117 | www.us.bureauveritas.com | 800.733.0660

**Bureau Veritas**  
15451 Mill Run Circle, Suite 1100 | Changelt Mills, MD 21117 | www.us.bureauveritas.com | 800.733.0660

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15451 Mill Run Circle, Suite 1100 | Changelt Mills, MD 21117 | www.us.bureauveritas.com | 800.733.0660

**Bureau Veritas**  
15451 Mill Run Circle, Suite 1100 | Changelt Mills, MD 21117 | www.us.bureauveritas.com | 800.733.0660

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




Hickory Grove (#4022)  
5538 Hickory Grove Road  
Charlotte, North Carolina 28215

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andy Hagg  
Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-079.354


DATE OF REPORT: December 16, 2020

ON SITE DATE: SEPTEMBER 9, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




Imagination (#4025)  
300 East 9th Street  
Charlotte, North Carolina 28202

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andrew Hagg Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-088.354


DATE OF REPORT: December 11, 2020

ON SITE DATE: August 21-September 2, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




INDEPENDENCE REGIONAL (#4028)  
6000 CONFERENCE DRIVE  
CHARLOTTE, NORTH CAROLINA 28212

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andy Hagg  
Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-081.354


DATE OF REPORT: October 30, 2020

ON SITE DATE: September 16, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for:

**County of Mecklenburg**  
700 East 4th Street, 4th Floor  
Charlotte, North Carolina 28202




Matthews (#4034)  
230 Matthews Station Street  
Matthews, North Carolina 28105

PREPARED BY:  
Bureau Veritas  
15451 Mill Run Circle, Suite 1100  
Changelt Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

BY CONTACT:  
Andy Hagg  
Program Manager  
800.733.0660 #6022  
andy.hagg@bv.com

BY PROJECT #: 142375.20R000-082.354

DATE OF REPORT: October 21, 2020

ON SITE DATE: September 17, 2020

**Bureau Veritas**  
15451 Mill Run Circle, Suite 1100 | Changelt Mills, MD 21117 | www.us.bureauveritas.com | 800.733.0660

**Bureau Veritas**  
15451 Mill Run Circle, Suite 1100 | Changelt Mills, MD 21117 | www.us.bureauveritas.com | 800.733.0660

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15451 Mill Run Circle, Suite 1100 | Changelt Mills, MD 21117 | www.us.bureauveritas.com | 800.733.0660

**Bureau Veritas**  
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# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



MINT HILL (#4037)  
 6840 MATTHEWS MINT HILL ROAD  
 CHARLOTTE, NORTH CAROLINA 28227

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 October 31, 2020

ON SITE DATE:  
 September 10, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



Montson Regional (#4040)  
 7015 Montson Boulevard  
 Charlotte, North Carolina 28211

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 November 12, 2020

ON SITE DATE:  
 September 16, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



Mintz Park (#4048)  
 1301 Queens Road  
 Charlotte, North Carolina 28207

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 November 3, 2020

ON SITE DATE:  
 October 7, 2020

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



North County Regional (#4049)  
 18550 Holly Creek Lane  
 Huntersville, North Carolina 28078

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
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DATE OF REPORT:  
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ON SITE DATE:  
 September 3, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



Plaza Midwood (#4052)  
 1623 Central Avenue  
 Charlotte, North Carolina 28205

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 October 26, 2020

ON SITE DATE:  
 September 22, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



South Boulevard (#4055)  
 4829 South Boulevard  
 Charlotte, North Carolina 28209

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 November 2, 2020

ON SITE DATE:  
 October 7, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



South County Regional  
 5801 Rea Road  
 Charlotte, North Carolina 28277

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 October 11, 2020

ON SITE DATE:  
 September 16, 2020

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



STEELE CREEK (#4061)  
 13620 STEELE CREEK ROAD  
 CHARLOTTE, NORTH CAROLINA 28273

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 August 12, 2020

ON SITE DATE:  
 August 3, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



Sugar Creek (#4064)  
 4026 North Tryon Street  
 Charlotte, North Carolina 28206

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 December 7, 2020

ON SITE DATE:  
 September 8, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



University City Regional (#4067)  
 281 East W.T. Harris Boulevard  
 Charlotte, North Carolina 28202

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 October 5, 2020

ON SITE DATE:  
 September 17, 2020

**FACILITY CONDITION ASSESSMENT**

prepared for  
**County of Mecklenburg**  
 700 East 4th Street, 4th Floor  
 Charlotte, North Carolina 28202



West Boulevard (#4070)  
 2157 West Boulevard  
 Charlotte, North Carolina 28208

PREPARED BY:  
 Bureau Veritas  
 10461 Mill Run Circle, Suite 1100  
 Chantilly, VA, Maryland 21117  
 800.733.0860  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

BY CONTACT:  
 Andy Hasep  
 Program Manager  
 800.733.0860 #6532  
[Andy.Hasep@bv.com](mailto:Andy.Hasep@bv.com)

BY PROJECT #:  
 142375.201000-084.254

DATE OF REPORT:  
 October 2, 2020

ON SITE DATE:  
 September 15, 2020

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

Bureau Veritas  
 10461 Mill Run Circle, Suite 1100 | Chantilly, VA, MD 21117 | [www.us.bureauveritas.com](http://www.us.bureauveritas.com) | 800.733.0860

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Beatties Ford Road Regional (#4001)  
2412 Beattie Ford Road  
Charlotte, North Carolina 28216

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000.076.354

**DATE OF REPORT:**  
October 29, 2020

**ON SITE DATE:**  
September 17, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The Library was constructed in 1997 for Mecklenburg County and has had no significant changes to the facility since its inception.

#### Architectural

The facility is in relatively good condition for its age, especially the interior finishes. The roof could not be reviewed, but there were not any interior stains indicating issues. A substantial amount of the roof is a skylight that also did not have any indications of any serious issues.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF items are also aged and the exterior packaged units were not available for review. If the units are original, they are approaching or are beyond their useful life. The facility has fire alarm and suppression systems.

#### Site

The asphalt lots, sidewalks, curbs and pole lighting all appear to have been maintained and appear to have no major issues at this time.

#### Recommended Additional Studies

No additional studies recommended at this time.

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	2412 Beatties Ford Road, Charlotte, North Carolina 28216
<b>Site Developed</b>	1997
<b>Site Area</b>	2.23 acres (estimated)
<b>Parking Spaces</b>	80 total spaces all in open lots; 03 of which are accessible
<b>Building Area</b>	19645 SF
<b>Number of Stories</b>	01
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	September 17, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Joseph Walbert 704.531.5619 phone <a href="mailto:Joseph.Walbert@mecklenburgcountync.gov">Joseph.Walbert@mecklenburgcountync.gov</a>
<b>On-site Point of Contact (POC)</b>	Carlton Travis
<b>Assessment and Report Prepared By</b>	Thomas Tate
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Beatties Ford Road Regional (1997)		
Replacement Value	Total SF	Cost/SF
\$ 3,929,000	19,645	\$ 200
<b>Current FCI</b>		<b>\$ 0</b> <b>0.0 %</b>
3-Year		\$ 126,100 <b>3.2 %</b>
5-Year		\$ 686,100 <b>17.5 %</b>
10-Year		\$ 2,023,800 <b>51.5 %</b>

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

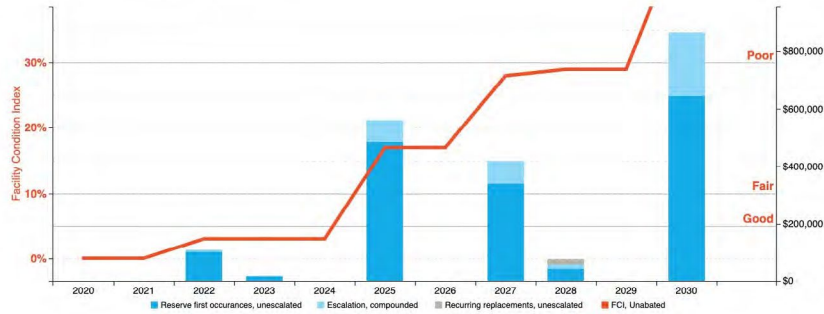
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Beatties Ford Road Regional

Replacement Value: \$ 3,929,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

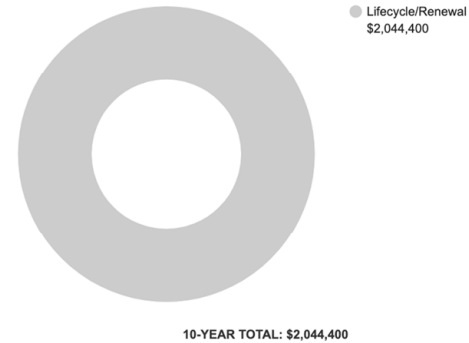
### Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

#### Plan Type Descriptions

- Safety** ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
- Performance/Integrity** ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

#### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Mountain Island (#4043)  
4420 Hoyt Gavin Way  
Charlotte, North Carolina 28214

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
[Andy.Hupp@bvna.com](mailto:Andy.Hupp@bvna.com)

**BV PROJECT #:**  
142375.20R000-085.354

**DATE OF REPORT:**  
December 1, 2020

**ON SITE DATE:**  
September 14, 2020

### 1. Executive Summary

#### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	4420 Hoyt Gavin Way, Charlotte, North Carolina 28214
Site Developed	2005
Site Area	4.75 acres (estimated)
Parking Spaces	82 total spaces all in open lots; 03 of which are accessible
Building Area	16,000 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 14, 2020
Management Point of Contact	Mecklenburg County, Joseph Walbert 704.531.5619 <a href="mailto:joseph.walbert@mecklenburqcountync.gov">joseph.walbert@mecklenburqcountync.gov</a>
On-site Point of Contact (POC)	None
Assessment and Report Prepared By	Thomas Tate
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

#### Significant/Systemic Findings and Deficiencies

##### Historical Summary

The Library was constructed in 2005 for Mecklenburg County and has had no significant changes to the facility since its inception.

##### Architectural

The facility is in relatively good condition. The exterior cedar shakes above and below the roof line need attention to prevent water intrusion at some point.

##### Mechanical, Electrical, Plumbing and Fire (MEPF)

MEPF items are aged, but there are no significant issues at this time.

##### Site

The site appears to have no major issues at this time.

##### Recommended Additional Studies

No additional studies recommended at this time

#### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Mountain Island (2005)			
	Replacement Value \$ 3,200,000	Total SF 16,000	Cost/SF \$ 200
Current FCI			\$ 0 0.0 %
3-Year			\$ 20,100 0.6 %
5-Year			\$ 1,754,300 54.8 %
10-Year			\$ 2,030,100 63.4 %

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

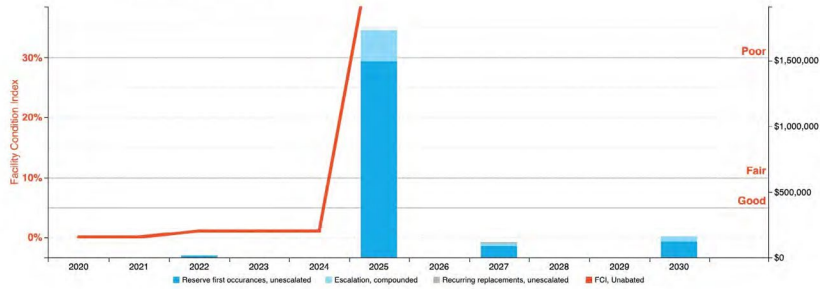
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Mountain Island

Replacement Value: \$ 3,200,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

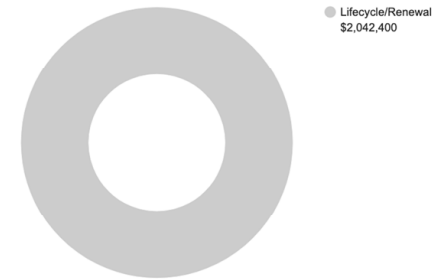
### Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

#### Plan Type Descriptions

- Safety** ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
- Performance/Integrity** ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

#### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$2,042,400



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Cornelius (#4013)  
21105 Catawba Avenue  
Cornelius, North Carolina 28031

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-077.354

**DATE OF REPORT:**  
September 16, 2020

**ON SITE DATE:**  
September 2, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The Cornelius Branch Library was constructed in 2000 and consists of multipurpose room, work room, library, restrooms, and offices. Overall, the building shows evidence of well construction and maintenance practices during the building's daily operation.

#### Architectural

This facility consists of wood framing with brick and stucco façade, with aluminum windows. The interior finishes consist of carpet, VCT, ceramic tile flooring with painted, ACT ceiling and interior walls of painted gypsum board, ceramic tile, wallpaper that are in fair condition. The roof consists of modified bituminous and metal roofing that is in fair condition. Regular maintenance and inspection are highly recommended throughout the facility on a timely manner.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components have been well-maintained throughout the facility and the building's MEPF portfolio was installed in 2000 when this facility was constructed. All the rooftop HVAC equipment was upgraded in 2016. The existing MEPF is in good to fair condition for most of these buildings. Recommend regular maintenance and inspections throughout each facility to maintain and to address any potential future issues.

#### Site

The facility is composed of moderate landscaping with parking and pedestrian walkways that are in fair condition. The facility site is in fair condition and well maintained. The parking lot striping is in fair condition but has started faded and will need to be addressed in the early future. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues.

#### Recommended Additional Studies

No additional studies recommended at this time.

#### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

#### FCI Ranges and Description

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<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCIs have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Cornelius (2000)			
Replacement Value	Total SF	Cost/SF	
\$ 1,100,000	5,500	\$ 200	
<b>Current FCI</b>		\$ 2,600	<b>0.2 %</b>
3-Year		\$ 23,000	2.1 %
5-Year		\$ 246,900	<b>22.4 %</b>
10-Year		\$ 461,300	<b>41.9 %</b>

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	21105 Catawba Avenue, Cornelius, North Carolina 28031
<b>Site Developed</b>	2000
<b>Site Area</b>	1.02 acres (estimated)
<b>Parking Spaces</b>	31 total spaces all in open lots; 2 of which are accessible
<b>Building Area</b>	5,500 SF
<b>Number of Stories</b>	1
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	September 2, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Mr. Joseph Walbert 704.531.5619 phone <a href="mailto:Joseph.walbert@mecklenburgcountync.gov">Joseph.walbert@mecklenburgcountync.gov</a> email
<b>On-site Point of Contact (POC)</b>	Freddie Little 980-205-0963
<b>Assessment and Report Prepared By</b>	Tony Worthy
<b>Reviewed By</b>	AI Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

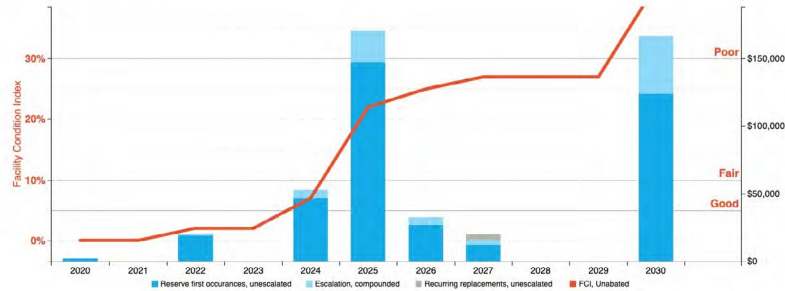
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Cornelius

Replacement Value: \$ 1,100,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Cornelius	2	\$2,600
<b>Total</b>	<b>2</b>	<b>\$2,600</b>

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2050573	Cornelius	Building Exterior	G2030	Site Stairs & Ramps, Steps, Concrete (per LF of nosing), Repair	Poor	Performance/Integrity	\$200
2049154	Cornelius	Building exterior	B2010	Exterior Walls, Brick or Brick Veneer, 1-2 Story Building, Repair/Repoint	Poor	Performance/Integrity	\$2,400
<b>Total (2 Items)</b>							<b>\$2,600</b>

### Key Findings



#### Exterior Walls in Poor condition.

Priority Score: **89.9**

Brick or Brick Veneer, 1-2 Story Building  
Cornelius Building exterior

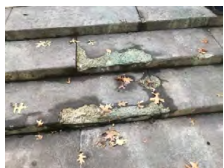
Plan Type:  
Performance/Integrity

Uniformat Code: B2011  
Recommendation: **Repair/Repoint in 2020**

Cost Estimate: \$2,400

\$\$\$\$

There is a water leaking on to the brick facade and damaging in deteriorating the brick and joints. - AssetCALC ID: 2049154



#### Site Stairs & Ramps in Poor condition.

Priority Score: **85.9**

Steps, Concrete (per LF of nosing)  
Cornelius Building Exterior

Plan Type:  
Performance/Integrity

Uniformat Code: G2033  
Recommendation: **Repair in 2020**

Cost Estimate: \$200

\$\$\$\$

Exterior concrete stairs at main entrance to building is damaged. - AssetCALC ID: 2050573



#### Fire Suppression System

Priority Score: **60.6**

Full System Install/Retrofit, Medium Density/Complexity  
Cornelius Throughout Building

Plan Type:  
Modernization/Adaptation

Uniformat Code: D4011  
Recommendation: **Install in 2024**

Cost Estimate: \$27,500

\$\$\$

- AssetCALC ID: 2050396

Photo not available.

#### Fire Alarm System

Priority Score: **54.5**

Full System Upgrade, Standard Addressable  
Cornelius Throughout building

Plan Type:  
Modernization/Adaptation

Uniformat Code: D7051  
Recommendation: **Upgrade/Install in 2025**

Cost Estimate: \$16,500

\$\$\$

This building does not have a fire alarm system installed. - AssetCALC ID: 2049126

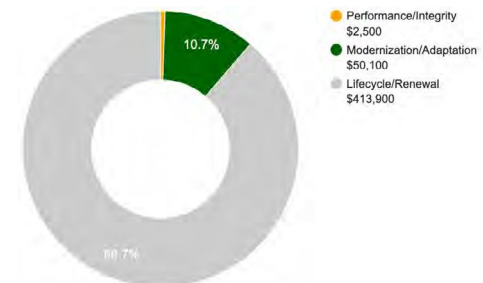
### Plan Types

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### Plan Type Descriptions

- Safety** ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
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- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$466,500

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Davidson (#4016)  
119 South Main Street  
Davidson, North Carolina 28036

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-078.354

**DATE OF REPORT:**  
September 15, 2020

**ON SITE DATE:**  
September 2, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The Davidson County Library was constructed in 1995 and consists of meeting room, work room, library, restrooms, and offices. Overall, the building shows evidence of well construction and maintenance practices during the building's daily operation.

#### Architectural

This facility consists of wood framing with brick and stucco façade, with aluminum windows. The interior finishes consist of carpet, VCT, ceramic tile flooring with ACT ceiling and interior walls of painted gypsum board that are in fair condition. The roof consists of asphalt shingle roofing that is in fair condition. Regular maintenance and inspection are highly recommended throughout the facility on a timely manner.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

Most MEPF systems and components have been well-maintained since original construction and most of the building's MEPF portfolio has been upgraded throughout the facility periodically over the years as needed. Most of the HVAC equipment was upgraded in 2015. The existing MEPF is in fair condition for the majority of the building. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

#### Site

In general, the overall sidewalks, ramps and brick pavers are in fair condition. The parking lot striping and pavement is in fair condition. The majority of the site contains heavy amount of landscaping. The overall site pole and building lighting throughout the grounds are LED.

#### Recommended Additional Studies

No additional studies recommended at this time.

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	119 South Main Street, Davidson, North Carolina 28036
Site Developed	1995
Site Area	1.36 acres (estimated)
Parking Spaces	13 total spaces all in open lots; 01 of which are accessible
Building Area	6,000 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 2, 2020
Management Point of Contact	Mecklenburg County, Mr. Joseph Walbert 704.531.5619 phone <a href="mailto:Joseph.walbert@mecklenburgcountync.gov">Joseph.walbert@mecklenburgcountync.gov</a> email
On-site Point of Contact (POC)	Freddie Little 980-205-0963
Assessment and Report Prepared By	Tony Worthy
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bvna.com 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

### Facility Condition Index (FCI)

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FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCIs have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Davidson (1995)			
Replacement Value	Total SF	Cost/SF	
\$ 1,200,000	6,000	\$ 200	
<b>Current FCI</b>		<b>\$ 0</b>	<b>0.0 %</b>
3-Year		\$ 11,500	1.0 %
5-Year		\$ 363,200	30.3 %
10-Year		\$ 543,500	45.3 %

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

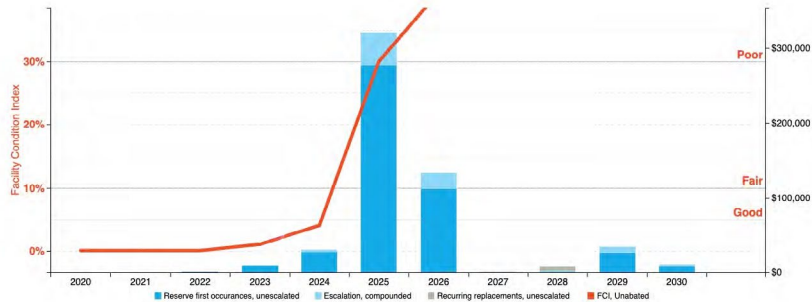
\* PREPARED BY BUREAU VERITAS

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### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Davidson

Replacement Value: \$ 1,200,000, Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings



#### Fire Suppression System

Full System Install/Retrofit, Medium Density/Complexity  
Davidson Throughout building

Uniformat Code: D4011

Recommendation: **Renovate in 2025**

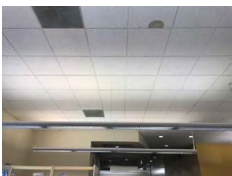
Priority Score: **60.5**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$30,000

\$\$\$\$

There is no sprinkler system installed in this facility. - AssetCALC ID: 2045936



#### Fire Alarm System

Full System install, Simple Addressable  
Davidson Throughotu Building

Uniformat Code: D7051

Recommendation: **Install in 2025**

Priority Score: **54.5**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$12,000

\$\$\$\$

- AssetCALC ID: 2046001

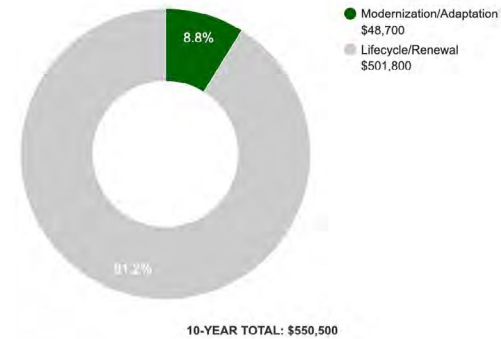
### Plan Types

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- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Hickory Grove (#4022)  
5935 Hickory Grove Road  
Charlotte, North Carolina 28215

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
[Andy.Hupp@bvna.com](mailto:Andy.Hupp@bvna.com)

**BV PROJECT #:**  
142375.20R000-079.354

**DATE OF REPORT:**  
December 1, 2020

**ON SITE DATE:**  
SEPTEMBER 9, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

Hickory Grove is a community library. Based on data from the Mecklenburg Property Appraisers web site the building was built in 2009 with retrofits done to parking.

#### Architectural

The building is a steel column with CMU walls, steel beams, bar joist, and steel decks. The outside of the building is a brick veneer and painted stucco façade. The roof system is flat with a TPO/PVC membrane cover. The foundation was not directly observed, however is assumed to consist of slab on grade construction with integral footings. There was no evidence of building movement or potential foundation settlement.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC systems consist of split system units supplying cooling and heating. There are ductless systems that condition air in specialized rooms and fans that exhaust and supply air to building.

The domestic water service within the facility is well maintained, and adequate to serve the facility. with no evidence of leaks observed at the domestic piping. The domestic hot water service appears to be adequate. Lifecycle replacement of domestic water and sanitary sewer systems is not anticipated.

Electrical systems are original to the building along with distribution system, lighting system and devices. The building is fed, from the utility service, with 120/208 volts.

There is no fire suppression in the building except for fire extinguishers. The fire alarm system is original and consist of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices.

#### Site

Site maintenance appears to be excellent, and site improvements and landscaping are in good condition. Sidewalks are free of cracks and heaving, and some areas of the asphalt pavement is beginning to show signs of wear.

#### Recommended Additional Studies

No additional studies recommended at this time.

#### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

#### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Hickory Grove (2009)			
Replacement Value	Total SF	Cost/SF	
\$ 3,906,800	19,534	\$ 200	
<b>Current FCI</b>		\$ 0	0.0 %
3-Year		\$ 8,400	0.2 %
5-Year		\$ 186,800	4.8 %
10-Year		\$ 691,000	22.8 %

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	5935 Hickory Grove Road, Charlotte, North Carolina 28208
<b>Site Developed</b>	2009
<b>Site Area</b>	1.54 acres (estimated)
<b>Parking Spaces</b>	Fifty-five total spaces all in open lots; three of which are accessible
<b>Building Area</b>	19,524 SF
<b>Number of Stories</b>	One
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	September 9, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Carlton Travis 980.314.2515 <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a>
<b>On site Point of Contact (POC)</b>	Tyler (from Aramark)
<b>Assessment and Report Prepared By</b>	Anthony Conner
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

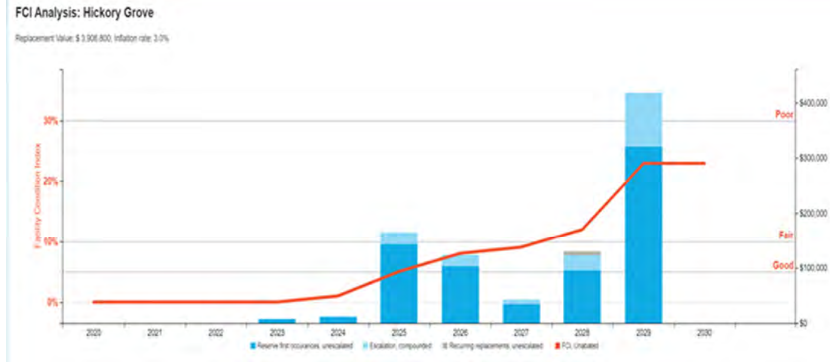
# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

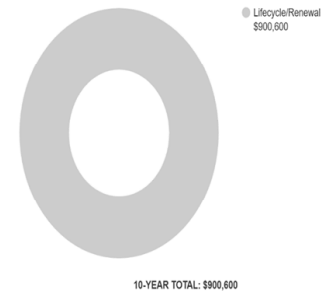
### Plan Types

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  - Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility**
  - Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental**
  - Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation**
  - Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal**
  - Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)





# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Imaginon (#4025)  
300 East 7<sup>th</sup> Street  
Charlotte, North Carolina 28202

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andrew Hupp Program Manager  
800.733.0660 x6632  
ahupp@emgcorp.com

**BV PROJECT #:**  
142375.20R000-080.354

**DATE OF REPORT:**  
September 11, 2020

**ON SITE DATE:**  
August 31-September 2, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition

#### Architectural

The exterior envelope systems and components were observed to be performing adequately. No issues with the building envelope, such as wall leaks, failed glazing seals, deteriorated weatherstripping, etc. were observed with one exception of roof material becoming loose on the roof at parapet walls. The interior finishes have been well maintained throughout the facility. Finishes are anticipated for lifecycle replacement based on useful life and normal wear.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components have been well maintained since original construction. The equipment is replaced as need it or as required. The existing MEPF is in good to fair condition. Regular maintenance and inspections are highly recommended throughout the reserve replacement term. No major issues or deficiencies were found during the assessment

#### Site

The site consists of a garage parking lot with dedicated elevator. In addition, there are concrete and pavers sidewalk along the building perimeter with some amenities. In general, the sites have been well maintained. Regular maintenance and inspections are highly recommended during the reserve replacement term.

#### Recommended Additional Studies

No additional studies recommended at this time.

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Children's library
<b>Main Address</b>	300 East 7 <sup>th</sup> Street, Charlotte, North Carolina 28202
<b>Site Developed</b>	2005
<b>Site Area</b>	2.87 acres (estimated)
<b>Parking Spaces</b>	84 spaces in a parking garage; 8 accessible (included in total above)
<b>Building Area</b>	102,000 SF
<b>Number of Stories</b>	3
<b>Outside Occupants / Leased Spaces</b>	Children's theater leased by outside parties
<b>Date(s) of Visit</b>	August 31- September 2, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Carlton Travis, Sr. Asset and Facilities Manager 980.314.2427 phone <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a> email
<b>On-site Point of Contact (POC)</b>	Trevor Davis
<b>Assessment and Report Prepared By</b>	Jose Rolon
<b>Reviewed By</b>	AI Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

### Facility Condition Index (FCI)

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FCI Ranges and Description	
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FCI Analysis   Imaginon (2005)			
Replacement Value	Total SF	Cost/SF	
\$ 20,400,000	102,000	\$ 200	
<b>Current FCI</b>		\$ 0	<b>0.0 %</b>
3-Year		\$ 12,200	0.1 %
5-Year		\$ 2,013,700	9.9 %
10-Year		\$ 8,910,000	43.7 %

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

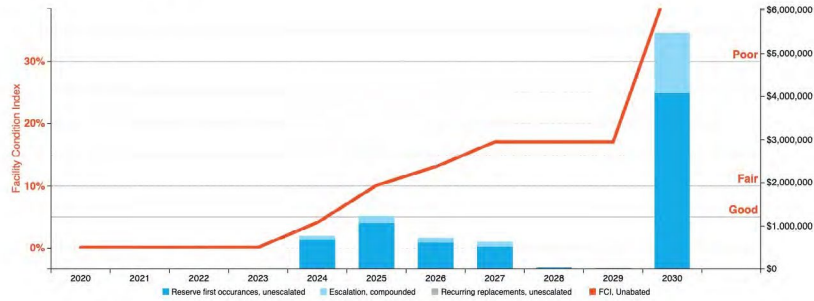
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Imaginon

Replacement Value: \$ 20,400,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

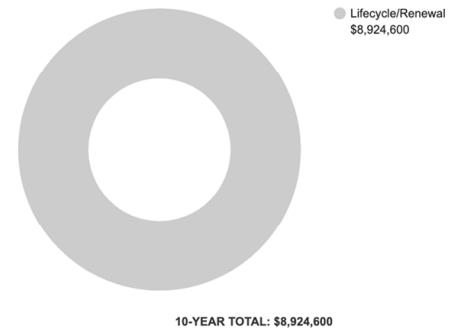
### Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

#### Plan Type Descriptions

- Safety** ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
- Performance/Integrity** ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

#### Plan Type Distribution (by Cost)





# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



INDEPENDENCE REGIONAL (#4028)  
6000 CONFERENCE DRIVE  
CHARLOTTE, NORTH CAROLINA 28212

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
[Andy.Hupp@bvna.com](mailto:Andy.Hupp@bvna.com)

**BV PROJECT #:**  
142375.20R000-081.354

**DATE OF REPORT:**  
October 30, 2020

**ON SITE DATE:**  
September 10, 2020

### 1. Executive Summary

#### Property Overview and Assessment Details

##### General Information

<b>Property Type</b>	Library
<b>Main Address</b>	6000 Conference Drive, Charlotte, North Carolina 28212
<b>Site Developed</b>	1973
<b>Site Area</b>	5.58 acres (estimated)
<b>Parking Spaces</b>	One hundred fifteen total spaces all in open lots; five of which are accessible
<b>Building Area</b>	19,125 SF
<b>Number of Stories</b>	One
<b>Outside Occupants / Leased Spaces</b>	None (share space with the Macklenburg Police Department)
<b>Date(s) of Visit</b>	September 10, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Carlton Travis 980.314.2515 phone <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a> email
<b>On-site Point of Contact (POC)</b>	Tyler (from Aramark)
<b>Assessment and Report Prepared By</b>	Anthony Conner
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

#### Significant/Systemic Findings and Deficiencies

##### Historical Summary

Based on data from the Mecklenburg Property Appraisers web site, Independence Regional is a library and the 19,125 Sq Ft building was built in 1973 with pavement improvement in 1996, HVAC upgrades in 2014, Fire Alarm upgrades in 2018 and ADA improvements in 2019.

##### Architectural

The building is a concrete column with CMU walls, steel beams, bar joist, and steel decks. The outside of the building is a brick veneer and painted stucco façade. The roof system is flat with a built-up roof. ADA improvements were made to the building in 2019. The foundation was not directly observed, however is assumed to consist of slab on grade construction with integral footings. There was no evidence of building movement or potential foundation settlement.

##### Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC systems were updated in 2014 and consist of roof top units supplying cooling and heating and fans that exhaust and supply air to building.

The domestic water service within the facility is well maintained, and adequate to serve the facility with no evidence of leaks observed at the domestic piping. The domestic hot water service appears to be adequate. Lifecycle replacement of domestic water and sanitary sewer systems is not anticipated.

Electrical systems are original to the building along with distribution system, lighting system and devices. The building is fed, from the utility service, with 120/208 volts.

There is no fire suppression in the building except for fire extinguishers. The fire alarm system was updated in 2018 and consist of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices.

##### Site

Site maintenance appears to be excellent, and site improvements and landscaping are in good condition. Sidewalks are free of cracks and heaving, and some areas of the asphalt pavement is beginning to show signs of wear.

##### Recommended Additional Studies

No additional studies recommended at this time.

##### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

##### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

##### FCI Analysis | Independence Regional (1973)

Replacement Value	Total SF	Cost/SF	
\$ 3,825,000	19,125	\$ 200	
<b>Current FCI</b>		\$ 0	<b>0.0 %</b>
3-Year		\$ 24,600	0.6 %
5-Year		\$ 384,400	<b>10.0 %</b>
10-Year		\$ 1,166,500	<b>30.5 %</b>

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

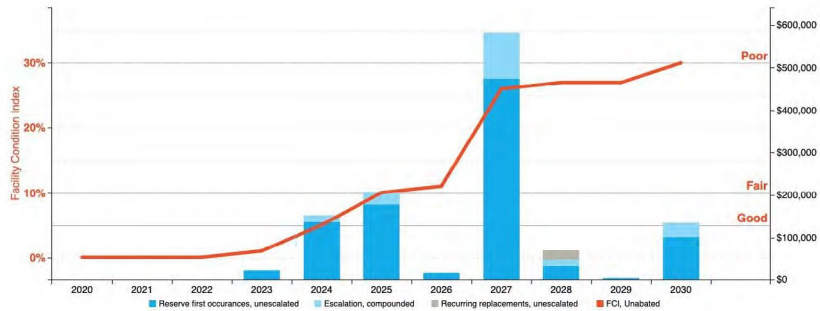
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Independence Regional

Replacement Value: \$ 3,825,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

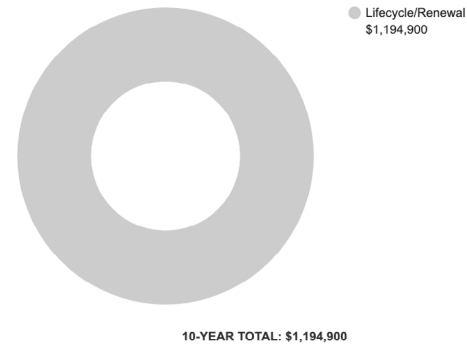
### Plan Types

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- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

#### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Matthews (#4034)  
230 Matthews Station Street  
Matthews, North Carolina 28105

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-082.354

**DATE OF REPORT:**  
October 21, 2020

**ON SITE DATE:**  
September 17, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The Matthews Town Hall and Mecklenburg County Library building was developed in 2001. The Town Hall occupies the first floor and Mecklenburg County's Matthews library occupies the ground floor. The library was renovated in 2015.

#### Architectural

The two-story masonry building was constructed on a concrete slab on-grade. The wood-framed gabled roof is finished with asphalt shingles. The Town of Matthews maintains the building except for the first-floor library. The library has two entrances, one at the front and the rear. Both entrances have motorized fully glazed sliding doors. The windows are vinyl, double-glazed in punched openings. Facade and exterior finishes are original and are in good condition with no expenditures anticipated in the near term. The interior finishes were renovated in 2015 and are in good condition. Typical lifecycle replacements for interior finishes are anticipated and budgeted.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The library is heated and cooled by two split-systems with air handling units located in the attic of the Town Hall and condensing units on the ground at the rear building elevation. The MEPF equipment is original except for two 16.8-ton condensing units that were replaced in 2015. The MEPF infrastructure and equipment is in good working order with only typical lifecycle replacements anticipated and budgeted.

The Town of Matthews is responsible for the building's fire suppression and fire alarm systems and elevator. Mecklenburg County is responsible for fire extinguishers, emergency and exit lighting. Typical lifecycle replacements are anticipated and budgeted for these assets.

#### Site

The parking lot, site lighting, sidewalks, and landscaping is maintained by The Town of Matthews. The parking lot was sealed and striped in 2020. ADA signage and stencil had not been installed at the time of Bureau Veritas visit. BV recommends installing the required ADA signage and pavement stencils.

#### Recommended Additional Studies

No additional studies recommended at this time.

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	230 Matthews Station Street, Matthews, North Carolina 28105
Site Developed	2001 Renovated 2015
Site Area	1.70 acres (estimated)
Parking Spaces	138 total spaces all in open lots; 6 of which are accessible Parking provided by The Town of Matthews Town Hall
Building Area	15,000 SF
Number of Stories	Building is two stories with the library on the first floor only
Outside Occupants / Leased Spaces	Second Floor The Town of Matthews Town Hall
Date(s) of Visit	September 17, 2020
Management Point of Contact	Mecklenburg County, Joe Walbert, Senior Project Manager 704.531.5619 phone joseph.walbert@mecklenburgcountync.gov email
On-site Point of Contact (POC)	Ron Hosea, Maintenance Manager
Assessment and Report Prepared By	Lia Knower
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bvna.com 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Matthews (2001)			
Replacement Value	Total SF	Cost/SF	
\$ 3,000,000	15,000	\$ 200	
<b>Current FCI</b>		\$ 0	<b>0.0 %</b>
3-Year		\$ 0	0.0 %
5-Year		\$ 158,300	5.3 %
10-Year		\$ 682,400	22.7 %

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

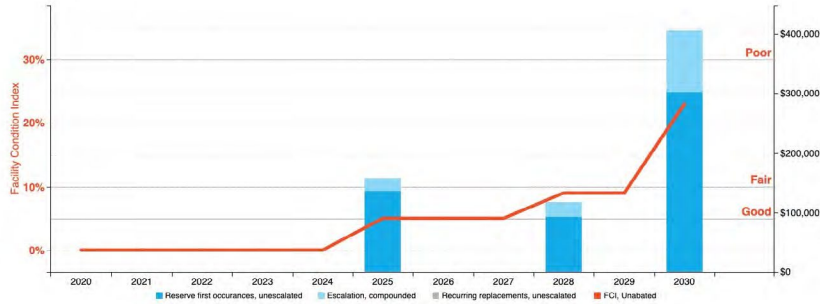
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Matthews

Replacement Value: \$ 3,000,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

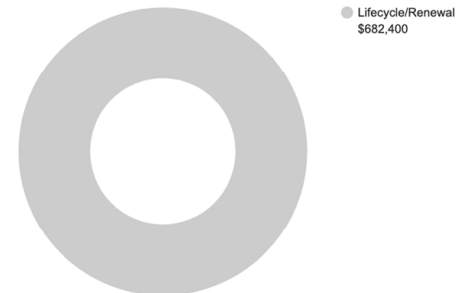
### Plan Types

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### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$682,400

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



MINT HILL (#4037)  
6840 MATTHEWS MINT HILL ROAD  
CHARLOTTE, NORTH CAROLINA 28227

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
[Andy.Hupp@bvna.com](mailto:Andy.Hupp@bvna.com)

**BV PROJECT #:**  
142375.20R000-083.354

**DATE OF REPORT:**  
October 31, 2020

**ON SITE DATE:**  
September 10, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

Based on data from the Mecklenburg Property Appraisers web site, Mint Hill is a library and the 12,180 Sq Ft building was built in 1999 with HVAC upgrades in 2015.

#### Architectural

The building is a concrete column with CMU walls, steel beams, bar joist, and steel decks. The outside of the building is a brick veneer and painted stucco façade. The roof system is flat with a built-up roof. The foundation was not directly observed, however is assumed to consist of slab on grade construction with integral footings. There was no evidence of building movement or potential foundation settlement.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC systems were updated in 2015 and consist of roof top units and a split system supplying cooling and heating and fans that exhaust and supply air to building.

The domestic water service within the facility is well maintained, and adequate to serve the facility with no evidence of leaks observed at the domestic piping. The domestic hot water service appears to be adequate. Lifecycle replacement of domestic water and sanitary sewer systems is not anticipated.

Electrical systems are original to the building along with distribution system, lighting system and devices. The building is fed, from the utility service, with 120/208 volts.

There is no fire suppression in the building except for fire extinguishers. The fire alarm system consist of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices.

#### Site

Site maintenance appears to be excellent, and site improvements and landscaping are in good condition. Sidewalks are free of cracks and heaving, and some areas of the asphalt pavement is beginning to show signs of wear.

#### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

#### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
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<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Mint Hill (1999)			
Replacement Value	Total SF	Cost/SF	
\$ 2,436,000	12,180	\$ 200	
<b>Current FCI</b>		\$ 6,000	<b>0.2 %</b>
3-Year		\$ 23,600	1.0 %
5-Year		\$ 301,600	12.4 %
10-Year		\$ 712,700	29.3 %

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	6840 Matthews Mint Hill Road, Charlotte, North Carolina 28227
<b>Site Developed</b>	1999
<b>Site Area</b>	2.12 acres (estimated)
<b>Parking Spaces</b>	Seventy-four total spaces all in open lots; four of which are accessible
<b>Building Area</b>	12,180 SF
<b>Number of Stories</b>	One
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	September 10, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Carlton Travis 980.314.2515 phone <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a> email
<b>On-site Point of Contact (POC)</b>	Tyler (from Aramark)
<b>Assessment and Report Prepared By</b>	Anthony Conner
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

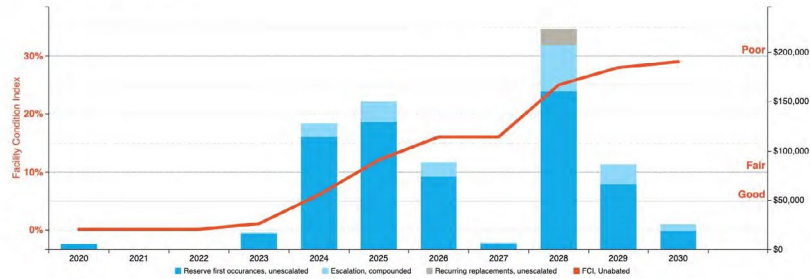
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Mint Hill

Replacement Value: \$ 2,436,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Mint Hill	1	\$6,000
<b>Total</b>	<b>1</b>	<b>\$6,000</b>

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2060419	Mint Hill	Site	G2080	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	NA	Performance/Integrity	\$6,000
<b>Total (1 Items)</b>							<b>\$6,000</b>

### Key Findings



#### Landscaping

Mature Trees, Removal or Heavy Trimming  
Mint Hill Site

Uniformat Code: G2083  
Recommendation: **Repair in 2020**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,000



Trim trees back from building - AssetCALC ID: 2060419

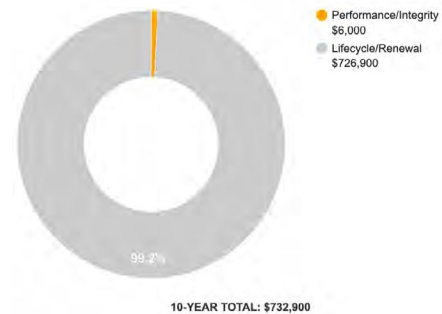
### Plan Types

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- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Morrison Regional (#4040)  
7015 Morrison Boulevard  
Charlotte, North Carolina 28211

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-084.354

**DATE OF REPORT:**  
November 13, 2020

**ON SITE DATE:**  
September 16, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The Morrison Regional Library was originally developed in 1991 and was substantially renovated in 2017.

#### Architectural

The two-story masonry building was constructed on a concrete slab on-grade. The main roof is flat with a perimeter roof walk and a Modified Bitumen finish. The secondary roof is gabled with a metal finish with a fiberglass dome at the center. The roof finishes were replaced in 2008. Typical lifecycle replacements are anticipated for the roof finishes.

Interior and exterior finishes, windows and doors were replaced during the renovation in 2017. Only typical lifecycle replacements are anticipated and budgeted.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is heated and cooled by split systems with condensing units and air handling units located on the roof. Since the MEPF systems were replaced during the 2017 renovation no expenditures are anticipated in the near term.

The building lacks a fire sprinkler system. Bureau Veritas recommends a fire sprinkler system be installed in all occupied buildings.

#### Site

The parking lot, sidewalks and landscaping are very well maintained. The parking lot was sealed and striped during the 2017 building renovation. Only typical lifecycle replacements are anticipated.

#### Recommended Additional Studies

No additional studies recommended at this time.

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	7015 Morrison Boulevard, Charlotte, North Carolina 28211
Site Developed	1991 Renovated 2017
Site Area	2.2 acres (estimated)
Parking Spaces	100 total spaces all in open lots; 6 of which are accessible
Building Area	24,000 SF
Number of Stories	Two
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 16, 2020
Management Point of Contact	Mecklenburg County, Joe Walbert, Senior Project Manager 704.531.5619 <a href="mailto:joseph.walbert@mecklenburgcountync.gov">joseph.walbert@mecklenburgcountync.gov</a>
On-site Point of Contact (POC)	Ron Hosea, Maintenance Manager
Assessment and Report Prepared By	Lia Knower
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

### Facility Condition Index (FCI)

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FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Morrison Regional (1991)		
Replacement Value	Total SF	Cost/SF
\$ 4,800,000	24,000	\$ 200
<b>Current FCI</b>		<b>\$ 0</b>
		<b>0.0 %</b>
3-Year		\$ 26,300
		0.5 %
5-Year		\$ 161,400
		3.4 %
10-Year		\$ 544,800
		11.3 %

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

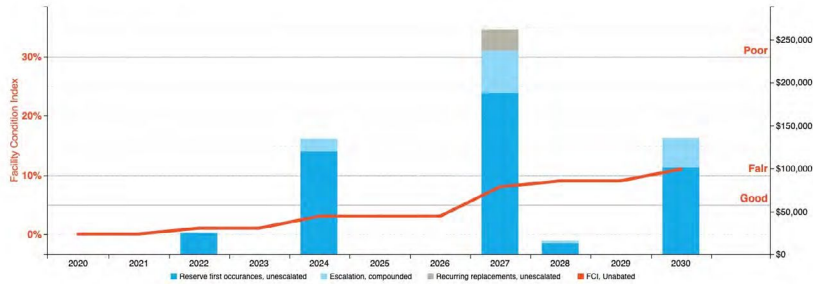
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Morrison Regional

Replacement Value: \$ 4,800,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

Photo not available	<h4>Fire Suppression System</h4> <p>Full System Install/Retrofit, Medium Density/Complexity Morrison Regional Throughout building</p> <p>Uniformat Code: D4011 Recommendation: <b>Install in 2023</b></p>	<p>Priority Score: <b>60.7</b></p> <p>Plan Type: Modernization/Adaptation</p> <p>Cost Estimate: \$120,000</p> <p><b>\$\$\$\$</b></p>
---------------------	---	--

Building lacks a fire suppression system. - AssetCALC ID: 2082817

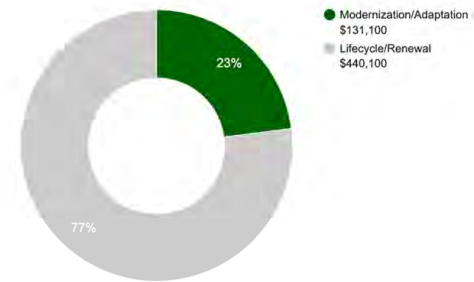
### Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

### Plan Type Descriptions

- Safety** ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
- Performance/Integrity** ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$571,200



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Myers Park (#4046)  
1361 Queens Road  
Charlotte, North Carolina 28207

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
[Andy.Hupp@bvna.com](mailto:Andy.Hupp@bvna.com)

**BV PROJECT #:**  
142375.20R000-086.354

**DATE OF REPORT:**  
November 3, 2020

**ON SITE DATE:**  
October 7, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The building was constructed in 1956. The building and site were renovated around 2008.

#### Architectural

The building appears to be a bearing-wall or wood-frame structure supported by a concrete slab foundation with wall footings. The roof is likely supported by wood trusses. The roof is finished with asphalt shingles. The building exterior is clad with brick veneer, trimmed with wood. The windows are double-pane units with aluminum frames. Most floor surfaces are finished with carpet or quarry tile. Interior partitions are painted drywall. The building has grid ceilings throughout.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

Space heating and cooling are provided by a split-system. A DX-air handler circulates heated or cooled air throughout the building spaces. The fan coil is equipped with electric-resistance heaters. The unit is paired with an outdoor (15-ton) condensing unit/heat pump. The units were manufactured in 2007-2008. The building electric service is 120/208 volts, 400-amps, three-phase. Interior light fixtures appear to be linear LED or T-8 fixtures. A small (10-gallon) electric domestic water heater provides hot water for hand-washing purposes. Plumbing fixtures include wash basins, sink and water closets. The building has a comprehensive fire-alarm system. Fire protection is provided by a complete wet-pipe sprinkler system.

#### Site

The building site slopes downward toward Providence Road. The parking lot is paved with asphalt. The accessible ramps, sidewalks and curbs are constructed of concrete. The parking lot is illuminated by pole-mounted LED fixtures.

#### Recommended Additional Studies

No additional studies recommended at this time.

#### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

#### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

#### FCI Analysis | Myers Park (1956)

	Replacement Value \$ 1,022,400	Total SF 5,112	Cost/SF \$ 200	
<b>Current FCI</b>			\$ 3,400	0.3 %
3-Year			\$ 135,500	13.2 %
5-Year			\$ 141,700	13.9 %
10-Year			\$ 322,900	31.6 %

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	1361 Queens Road, Charlotte, North Carolina 28207
<b>Site Developed</b>	1956 Renovated 2008
<b>Site Area</b>	Unknown
<b>Parking Spaces</b>	29 total spaces in open lots; 2 of which are accessible
<b>Building Area</b>	5,112 SF
<b>Number of Stories</b>	One
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	October 7, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Carlton Travis, Asset and Facilities Manager 980.314.2515 phone <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a> email
<b>On-site Point of Contact (POC)</b>	Travis
<b>Assessment and Report Prepared By</b>	John McLurg, P.E.
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

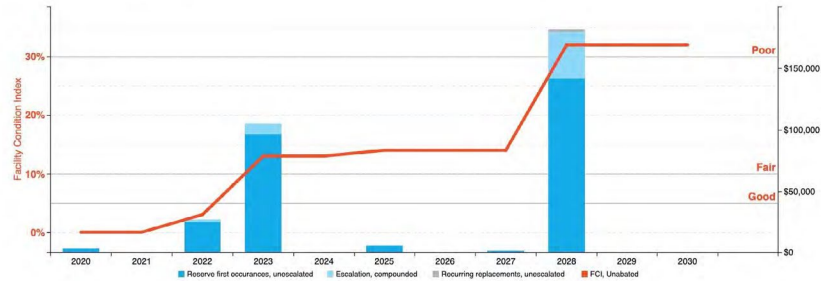
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Myers Park

Replacement Value: \$ 1,022,400; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Myers Park	2	\$3,400
<b>Total</b>	<b>2</b>	<b>\$3,400</b>

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2103948	Myers Park	Site	G2060	Park Bench, Wood/Composite/Fiberglass, Replace	Poor	Performance/Integrity	\$600
2103909	Myers Park	Site	G2030	Site Stairs & Ramps, Handrails, Metal, Install	Failed	Performance/Integrity	\$2,800
<b>Total (2 Items)</b>							<b>\$3,400</b>

### Key Findings



#### Site Stairs & Ramps in Failed condition.

Handrails, Metal  
Myers Park Site

Uniformat Code: G2030  
Recommendation: **Install in 2020**

Priority Score: **85.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$2,800

\$\$\$\$

Struck by car. - AssetCALC ID: 2103909



#### Park Bench in Poor condition.

Wood/Composite/Fiberglass  
Myers Park Site

Uniformat Code: G2062  
Recommendation: **Replace in 2020**

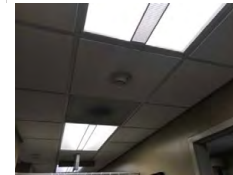
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$600

\$\$\$\$

The wood is rotting. - AssetCALC ID: 2103948



#### Fire Suppression System

Full System Install/Retrofit, Low Density/Complexity  
Myers Park Throughout building

Uniformat Code: D4011  
Recommendation: **Install in 2023**

Priority Score: **60.7**

Plan Type:  
Modernization/Adaptation

Cost Estimate: \$15,300

\$\$\$\$

Sprinkler installation is recommended. - AssetCALC ID: 2103913

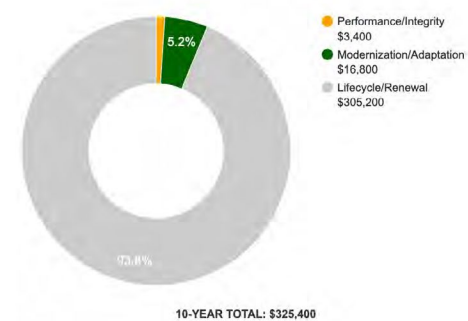
### Plan Types

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### Plan Type Descriptions

- Safety** (Red square): An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
- Performance/Integrity** (Yellow square): Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility** (Blue square): Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** (Green square): Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** (Purple square): Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** (Grey square): Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



North County Regional (#4049)  
16500 Holly Crest Lane  
Huntersville, North Carolina 28078

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-078.354

**DATE OF REPORT:**  
September 21, 2020

**ON SITE DATE:**  
September 3, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The North County Regional was constructed in 1998 and was renovated in 2018 which included adding a new entrance door, a drive thru window, upgrades to equipment and interior finishes. The facility consists of offices, meeting rooms, restrooms, and activity rooms.

#### Architectural

This facility consists of steel framing with masonry brick and block walls, metal panels façade with aluminum windows. The interior finishes consist of carpet, ceramic tile, quarry tile, rubber tile, VCT flooring with interior wall of gypsum board, ceramic tile is all in fair to good condition. The roof consists of asphalt shingle, metal and single-ply TPO/PVC roofing that are in good condition. Regular maintenance and inspection are highly recommended throughout the facility on a timely manner.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system and components have been well maintained throughout the facility and the building's MEPF portfolio is in fair to good condition. The majority of the MEPF portfolio was upgraded during the 2018 renovated throughout the facility. There is a sprinkler system, fire extinguishers, and a full fire alarm system installed throughout the facility. Regular maintenance and inspection are highly recommended throughout the entire facility.

#### Site

In general, the overall sidewalks ramps, stairs and parking lot are in fair to good condition. The parking lot striping is in fair condition. The majority of the site contains heavy amount of landscaping. The overall site pole and building lighting throughout the grounds are LED.

#### Recommended Additional Studies

No additional studies recommended at this time.

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	16500 Holly Crest Lane, Huntersville, North Carolina 28078
<b>Site Developed</b>	1998 and renovated 2018
<b>Site Area</b>	2.4 acres (estimated)
<b>Parking Spaces</b>	106 total spaces all in open lots; 6 of which are accessible
<b>Building Area</b>	23,700 SF
<b>Number of Stories</b>	3
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	September 3, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Mr. Joseph Walbert 704.531.5619 phone <a href="mailto:Joseph.walbert@mecklenburgcountync.gov">Joseph.walbert@mecklenburgcountync.gov</a> email
<b>On-site Point of Contact (POC)</b>	Freddie Little 980-205-0963
<b>Assessment and Report Prepared By</b>	Tony Worthy
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

#### FCI Ranges and Description

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<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   North County Regional (1998)			
Replacement Value	Total SF	Cost/SF	
\$ 4,740,000	23,700	\$ 200	
<b>Current FCI</b>		\$ 0	<b>0.0 %</b>
3-Year		\$ 17,500	0.4 %
5-Year		\$ 18,200	0.4 %
10-Year		\$ 528,700	<b>11.2 %</b>

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

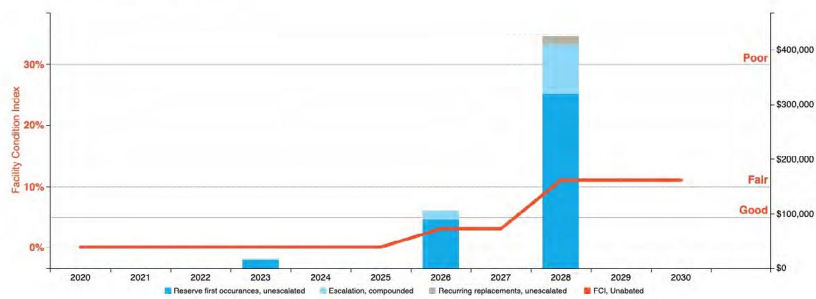
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: North County Regional

Replacement Value: \$ 4,740,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

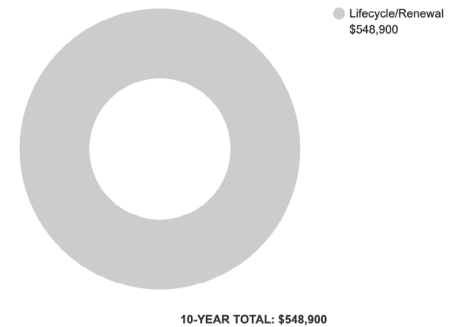
### Plan Types

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- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

#### Plan Type Distribution (by Cost)





# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Plaza Midwood (#4052)  
1623 Central Avenue  
Charlotte, North Carolina 28205

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andrew Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-088.354

**DATE OF REPORT:**  
October 22, 2020

**ON SITE DATE:**  
September 22, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The Plaza Midwood (#4052) was originally constructed in 1994.

#### Architectural

The building has two types of roofs that appear to be adequately maintained by the maintenance personnel. The exterior wall finishes are presumably original, and no significant areas of cracking were observed on the brick veneer and CMU siding. The interior finishes have been periodically replaced as needed over the years. Typical lifecycle based interior and exterior finish replacements are budgeted and anticipated.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The heating and cooling system consists of roof-mounted split system heat pumps and fan coil units. These HVAC units were all replaced in 2010-2011 and appear to be in overall fair condition. However, due to the eventual failure of mechanical components over time, it is recommended that these units be replaced during the reserve term. The electrical system is controlled by a panelboard located in the break room. Hot water is supplied by an electric water heater hidden in the ceiling. Typical commercial plumbing fixtures are utilized in the restrooms. Fire suppression consists of fire extinguishers and nearby fire hydrants.

#### Site

There are isolated areas of asphalt cracking on the parking lot that will require repair during the reserve term. Mature trees on the eastern and southern sides of the buildings have branches that are hitting the building roof and windows. Trimming is recommended. There were also some cracking and loose blocks on the CMU retaining wall at the southern ramp, but these repairs can be included as part of routine maintenance. Site lighting appears to be adequate for the facility's needs.

#### Recommended Additional Studies

No additional studies recommended at this time.

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	1623 Central Avenue, Charlotte, North Carolina 28211
Site Developed	1994
Site Area	0.64 acres (estimated)
Parking Spaces	39 total spaces all in open lots; two of which are accessible
Building Area	8,000 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 22, 2020
Management Point of Contact	Mecklenburg County, Carlton Travis, Senior Asset and Facilities Manager 980.314.2427 <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a>
On-site Point of Contact (POC)	Tyler Rudisill
Assessment and Report Prepared By	Carl Alejandro
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

#### FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Plaza Midwood			
	Replacement Value \$ 1,600,000	Total SF 8,000	Cost/SF \$ 200
<b>Current FCI</b>			\$ 8,000      0.5 %
3-Year			\$ 8,000      0.5 %
5-Year			\$ 102,700      6.4 %
10-Year			\$ 421,200      26.3 %

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

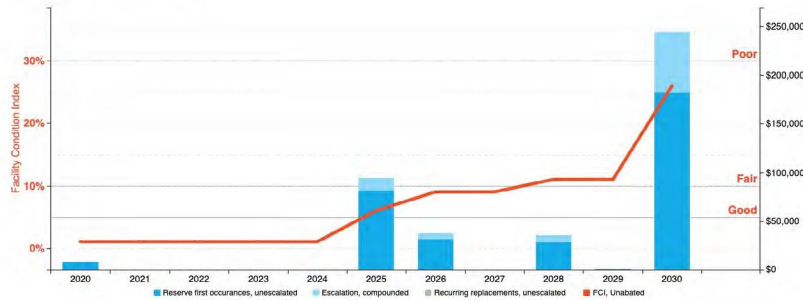
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Plaza Midwood

Replacement Value: \$ 1,600,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Plaza Midwood	2	\$8,000
<b>Total</b>	<b>2</b>	<b>\$8,000</b>

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2070233	Plaza Midwood	Site	G2080	Landscaping, Mature Trees, Removal or Heavy Trimming, Repair	Poor	Performance/Integrity	\$1,500
2070208	Plaza Midwood	Site	G2020	Parking Lots, Pavement, Asphalt, Repair	Poor	Performance/Integrity	\$6,500
<b>Total (2 Items)</b>							<b>\$8,000</b>

### Key Findings



#### Parking Lots in Poor condition.

Pavement, Asphalt  
Plaza Midwood (#4052) Site

Uniformat Code: G2021  
Recommendation: **Repair in 2020**

Priority Score: **84.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$6,500

\$\$\$\$

Areas of asphalt cracking were observed throughout the parking lot. The damaged areas will require repair. - AssetCALC ID: 2070208



#### Landscaping in Poor condition.

Mature Trees, Removal or Heavy Trimming  
Plaza Midwood (#4052) Site

Uniformat Code: G2083  
Recommendation: **Repair in 2020**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,500

\$\$\$\$

There are mature trees surrounding the building with branches that are hitting the roof and exterior windows. Trimming is recommended. - AssetCALC ID: 2070233

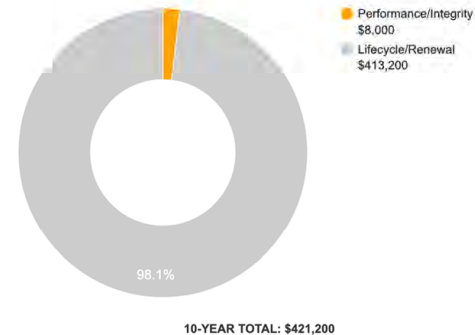
### Plan Types

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#### Plan Type Descriptions

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- Performance/Integrity** ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

#### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



South Boulevard (#4055)  
4429 South Boulevard  
Charlotte, North Carolina 28209

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-089.354

**DATE OF REPORT:**  
November 4, 2020

**ON SITE DATE:**  
October 7, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The building was constructed in 1968 and it appeared to be used for industrial or commercial purposes until recently. The building has been renovated and it re-opened as a Library in January of 2020. With the exception of the building shell, and possibly the roof, the building and site have been completely renovated.

#### Architectural

The building appears to be a steel-frame structure with column foundations and masonry bearing walls. The roof has a metal deck supported by open-web joists. The roof is finished with a TPO membrane. Exterior wall finishes include CMU, curtain wall, metal siding and EIFS. Windows are double-pane, aluminum-framed units. Most floor surfaces are finished with carpet or vinyl. Interior partitions are painted drywall. Offices, meeting rooms, work rooms and restrooms are furnished with grid ceilings, but the main circulation/reading room is not furnished with a ceiling.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

Space heating and cooling are provided by ten (gas-fired) package rooftop units. The units were manufactured in 2019 and they must have been installed recently. However, some of the units appeared to have hail damage. The heated or cooled air is ducted into each zone. Temperature control is provided by individual thermostats. The building electric service is 120/208 volts, 800-amps, three-phase. Interior light fixtures appear to be linear LED fixtures. A small (10-gallon) electric domestic water heater provides hot water for hand-washing purposes. Plumbing fixtures appear to have been installed recently. The building has a comprehensive fire-alarm system. Fire protection is provided by a complete wet-pipe sprinkler system.

#### Site

The building site slopes downward from the rear toward the front of the property. Most of the site (except for the library footprint) is paved with asphalt. There is a parking lot at the front of the library and a larger parking lot at the rear of the library. The parking lot drains to a stone culvert at the rear of the property. The accessible ramps, sidewalks and curbs are constructed of concrete. The parking lots are illuminated by pole-mounted LED fixtures.

#### Recommended Additional Studies

No additional studies recommended at this time.

#### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

#### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

#### FCI Analysis | South Blvd (1968)

Replacement Value	Total SF	Cost/SF		
\$ 3,770,000	18,850	\$ 200		
<b>Current FCI</b>			<b>\$ 0</b>	<b>0.0 %</b>
3-Year			<b>\$ 0</b>	<b>0.0 %</b>
5-Year			<b>\$ 17,800</b>	<b>0.5 %</b>
10-Year			<b>\$ 204,100</b>	<b>5.4 %</b>

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	4429 South Boulevard, Charlotte, North Carolina 28209
<b>Site Developed</b>	1968 Renovated 2019/2020
<b>Site Area</b>	1.9 acres
<b>Parking Spaces</b>	70 total spaces in open lots; 4 of which are accessible
<b>Building Area</b>	18,850 SF
<b>Number of Stories</b>	One
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	October 7, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Carlton Travis, Asset and Facilities Manager 980.314.2515 phone <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a> email
<b>On-site Point of Contact (POC)</b>	Travis
<b>Assessment and Report Prepared By</b>	John McLurg, P.E.
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

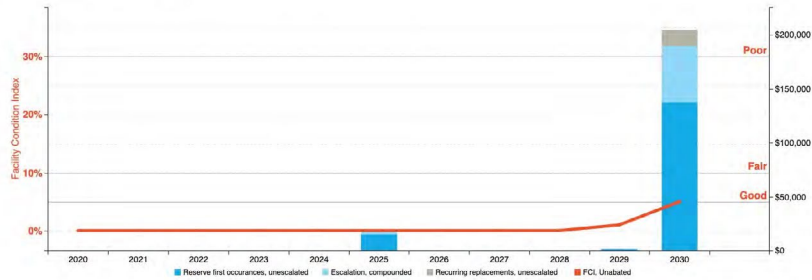
\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: South Blvd

Replacement Value: \$ 3,770,000. Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

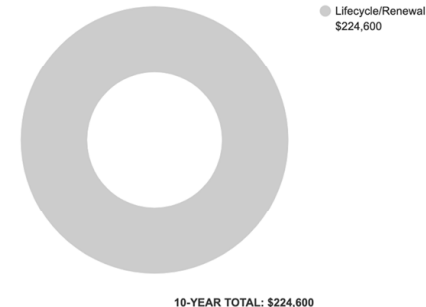
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#### Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$224,600



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



South County Regional  
5801 Rea Road  
Charlotte, North Carolina 28277

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-090.354

**DATE OF REPORT:**  
October 11, 2020

**ON SITE DATE:**  
September 16, 2020

### 1. Executive Summary

#### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Library
<b>Main Address</b>	5801 Rea Road Charlotte, North Carolina 28277
<b>Site Developed</b>	1997 Renovated 2020
<b>Site Area</b>	4.5 acres (estimated)
<b>Parking Spaces</b>	119 total spaces all in open lots; 6 of which are accessible
<b>Building Area</b>	34,000 SF
<b>Number of Stories</b>	Two
<b>Outside Occupants / Leased Spaces</b>	None
<b>Date(s) of Visit</b>	September 16, 2020
<b>Management Point of Contact</b>	Mecklenburg County, Joe Walbert, Senior Project Manager 704.531.5619 phone joseph.walbert@mecklengurgcountync.gov email
<b>On site Point of Contact (POC)</b>	Ron Hosea, Maintenance Manager
<b>Assessment and Report Prepared By</b>	Lia Knowler
<b>Reviewed By</b>	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bvna.com 800.733.0660 x6233
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

#### Significant/Systemic Findings and Deficiencies

##### Historical Summary

The South County Regional Library was originally built in 1997. A substantial renovation was underway at the time of Bureau Veritas visit. The renovation is expected to be completed by the end of 2020.

##### Architectural

The two-story masonry building was constructed on a concrete slab-on grade. The flat roofs are framed with steel and concrete and are finished with Modified Bitumen membranes. The roofs are original and surface wear and some bubbles were observed. While the roofs do not have a history of leaking, the finishes are aged and are budgeted for replacement.

Many of the aluminum ribbon windows at the rear of the building and the main entry and rear entry doors were replaced during the renovation. The remaining windows and exterior doors are budgeted for lifecycle replacements.

All the interior finishes were being replaced during the renovation and no expenditures are anticipated in the near term.

##### Mechanical, Electrical, Plumbing and Fire (MEPF)

All HVAC, electrical, plumbing and fire systems were replaced during the renovation and are in excellent condition. No expenditures are anticipated in the near term.

The elevator was being fully renovated at the time of Bureau Veritas visit. No expenditures are anticipated.

##### Site

The asphalt parking lot has heavy surface wear and cracks and alligator cracking in many areas. Mill and overlay of the parking lot is recommended and budgeted.

Parking lot pole lighting was in the process of being replaced, a budget to replace the poles and lamps is included.

A masonry retaining wall at the southwest parking area is in good condition. Landscape maintenance and irrigation system are excellent unless disturbed by the renovations.

##### Recommended Additional Studies

No additional studies recommended at this time.

##### Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

##### FCI Ranges and Description

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<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   South County Regional (1997)			
Replacement Value	Total SF	Cost/SF	
\$ 6,800,000	34,000	\$ 200	
<b>Current FCI</b>		\$ 40,800	<b>0.6 %</b>
3-Year		\$ 489,300	<b>7.2 %</b>
5-Year		\$ 489,300	<b>7.2 %</b>
10-Year		\$ 919,100	<b>13.5 %</b>

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

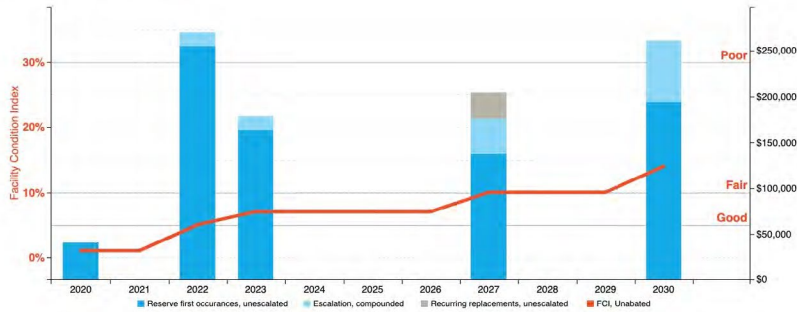
\* PREPARED BY BUREAU VERITAS

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### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: South County Regional

Replacement Value: \$ 6,800,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
South County Regional	1	\$40,800
<b>Total</b>	<b>1</b>	<b>\$40,800</b>

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2076303	South County Regional	Site	G4050	Pole Light Fixture w/ Lamps, any type 30' High, w/ LED Replacement, 400 W, Replace	NA	Modernization/Adaptation	\$40,800
<b>Total (1 Items)</b>							<b>\$40,800</b>

### Key Findings



#### Emergency & Exit Lighting

Emergency Light Pack, 2 Light w/ Battery South County Regional Throughout

Uniformat Code: D5045  
Recommendation: **Install in 2020**

Priority Score: **54.9**

Plan Type: Modernization/Adaptation

Cost Estimate: \$2,600

\$\$\$\$

Emergency lighting was not yet installed at the time of the BV visit. - AssetCALC ID: 2077524



#### Pole Light Fixture w/ Lamps

any type 30' High, w/ LED Replacement, 400 W South County Regional Site

Uniformat Code: G4051  
Recommendation: **Install in 2020**

Priority Score: **54.9**

Plan Type: Modernization/Adaptation

Cost Estimate: \$40,800

\$\$\$\$

Light poles are missing. Under construction. - AssetCALC ID: 2076303

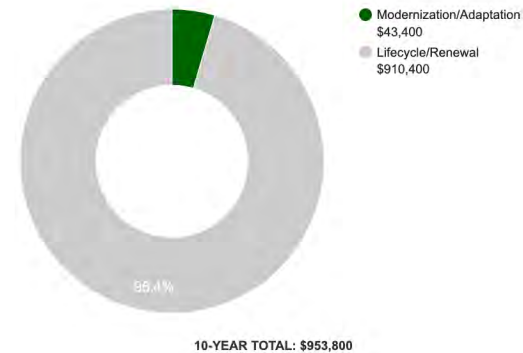
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  - Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
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  - Improvements to air or water quality, including removal of hazardous materials from the building or site.
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### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



STEELE CREEK (#4061)  
13620 STEELE CREEK ROAD  
CHARLOTTE, NORTH CAROLINA 28273

### 1. Executive Summary

#### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	13620 Steele Creek Road, Charlotte, NC 28273
Site Developed	2004
Site Area	2.39 acres (estimated)
Parking Spaces	81 total spaces all in open lots; five of which are accessible
Building Area	15,000 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None
Date(s) of Visit	August 3, 2020
Management Point of Contact	Mecklenburg County Government, Mr. Joseph Walbert 704.531.5619 phone Joseph.Walbert@MecklenburgCountyNC.gov email
On-site Point of Contact (POC)	Ms. Crystal Diasparra
Assessment and Report Prepared By	JT Ballway
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager Andy.Hupp@bvna.com 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
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**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
[Andy.Hupp@bvna.com](mailto:Andy.Hupp@bvna.com)

**BV PROJECT #:**  
142375.20R000-091.354

**DATE OF REPORT:**  
August 13, 2020

**ON SITE DATE:**  
August 3, 2020

#### Significant/Systemic Findings and Deficiencies

##### Historical Summary

The Steele Creek Library was built in 2004, by the Charlotte / Mecklenburg County Government, and has had no major renovations or upgrades.

##### Architectural

The building is of masonry construction with brick veneer. The primary roof is flat with light gauge steel construction and a rolled modified bituminous covering. Windows are double-glazed, aluminum framed units in punched openings. The north and south facades have aluminum framed units from floor to ceiling. The building envelope was observed to be sound. No leaks were observed or reported anywhere in the building. Interior finishes consist primarily of carpet and VCT on the floors, with painted gypsum board and CMU walls and a suspended ceiling. Much of the carpet has been replaced – this is in the central part of the building. The east and west sides of the building have older carpet which was observed to be blistering and loosening at the seams. This carpet appeared worn throughout the building.

##### Mechanical, Electrical, Plumbing and Fire (MEPF)

The building is primarily heated and cooled by original rooftop, gas-fired, packaged units. Baseboard electric heaters are at the base of the window walls at the north and south facades, respectively. A small ductless system also serves the IT room. Electrical service provided to the building is 480/277V along with 120/208V. One main 400-amp panel serves each. Hot water is provided by a single 40-gallon residential electric water heater. Utilities in the building were reported to be adequate. The building is protected by an addressable fire control panel with integrated fire alarm system. The fire alarm control panel appeared to be an original unit but not confirmed. This unit is beyond its estimated useful lifespan. The building is not sprinklered.

##### Site

The site consists of roughly 2.39 acres consisting of one building, one parking lot and landscaped grounds and gardens surrounded by a hollow tube metal fence. The parking lot and property boundaries are lit by pole mounted metal halide lighting. The building perimeter is also lit by metal halide wall mounted light fixtures. Striping and signage appeared adequate and serviceable for the near future.

##### Recommended Additional Studies

No additional studies recommended at this time.

##### Facility Condition Index (FCI)

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FCI Ranges and Description	
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30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Steele Creek			
	Replacement Value \$ 3,000,000	Total SF 15,000	Cost/SF \$ 200
<b>Current FCI</b>			\$ 45,000 <b>1.5 %</b>
3-Year			\$ 144,900 <b>4.8 %</b>
5-Year			\$ 759,700 <b>25.3 %</b>
10-Year			\$ 1,041,100 <b>34.7 %</b>

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

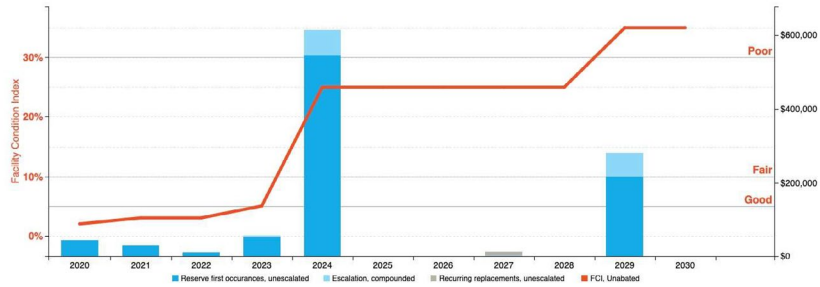
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### Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Steele Creek

Replacement Value: \$ 3,000,000; Inflation rate: 3.0%



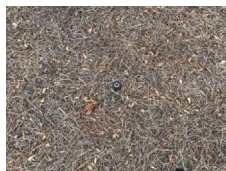
### Immediate Needs

Facility/Building	Total Items	Total Cost
Steele Creek	2	\$45,000
<b>Total</b>	<b>2</b>	<b>\$45,000</b>

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
1997110	Steele Creek	Lobby	D7050	Fire Alarm Panel, Fully Addressable, Replace	Poor	Performance/Integrity	\$15,000
1997102	Steele Creek	Site	G2080	Irrigation System, Pop-Up Spray Heads, Commercial, Replace/Install	Failed	Performance/Integrity	\$30,000
<b>Total (2 Items)</b>							<b>\$45,000</b>

### Key Findings



#### Irrigation System in Failed condition.

Pop-Up Spray Heads, Commercial  
Steele Creek Site

Uniformat Code: G2081

Recommendation: **Replace/Install in 2020**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$30,000

\$\$\$

Irrigation system reportedly not functioning. - AssetCALC ID: 1997102



#### Fire Alarm Panel in Poor condition.

Fully Addressable  
Steele Creek Lobby

Uniformat Code: D7051

Recommendation: **Replace in 2020**

Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$15,000

\$\$\$

This panel is presumably the original panel. Panel remains functional, however, EUL is an expiration date for life / safety items. - AssetCALC ID: 1997110



#### Flooring in Poor condition.

Carpet, Commercial Standard  
Steele Creek Throughout building

Uniformat Code: C2037

Recommendation: **Replace in 2021**

Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$30,000

\$\$\$\$

Carpet is worn. Blistering observed. Loose seams observed. This carpet has reportedly been approved for replacement. - AssetCALC ID: 1997106

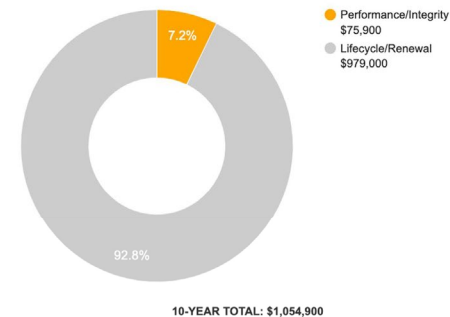
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### Plan Type Distribution (by Cost)





# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



Sugar Creek (#4064)  
4045 North Tryon Street  
Charlotte, North Carolina 28206

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.us.bureauveritas.com](http://www.us.bureauveritas.com)

**BV CONTACT:**  
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[Andy.Hupp@bvna.com](mailto:Andy.Hupp@bvna.com)

**BV PROJECT #:**  
142375.20R000-092.354

**DATE OF REPORT:**  
December 1, 2020

**ON SITE DATE:**  
September 8, 2020

### 1. Executive Summary

#### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	4045 North Tryon Street, Charlotte, North Carolina 28206
Site Developed	2003
Site Area	1.7 acres (estimated)
Parking Spaces	Twenty-six total spaces all in open lots; four of which are accessible
Building Area	9,300 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None (share space with the Mecklenburg Police Department)
Date(s) of Visit	September 8, 2020
Management Point of Contact	Mecklenburg County, Carlton Travis 980.314.2515 <a href="mailto:Carlton.Travis@mecklenburgcountync.gov">Carlton.Travis@mecklenburgcountync.gov</a>
On-site Point of Contact (POC)	Tyler (from Aramark)
Assessment and Report Prepared By	Anthony Conner
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

#### Significant/Systemic Findings and Deficiencies

##### Historical Summary

Based on data from the Mecklenburg Property Appraisers web site the building was built in 2003 and no major retrofits or remodels have been accomplished. Sugar Creek Library is located inside the Sugar Creek Service Center on N. Tryon Street, just south of the Sugar Creek Road intersection. The branch building, a venture between the city of Charlotte and Mecklenburg County, houses the Sugar Creek Library and David 3 District Police Office.

##### Architectural

The building is a steel column with CMU walls, steel beams, bar joist, and steel decks. The outside of the building is a brick veneer and painted stucco façade. The roof system is flat with a TPO/PVC membrane cover. The foundation was not directly observed, however is assumed to consist of slab on grade construction with integral footings. There was no evidence of building movement or potential foundation settlement.

##### Mechanical, Electrical, Plumbing and Fire (MEPF)

HVAC systems consist of roof top units supplying cooling and heating. There are ductless systems that condition air in specialized rooms and fans that exhaust and supply air to building.

The domestic water service within the facility is well maintained, and adequate to serve the facility. with no evidence of leaks observed at the domestic piping. The domestic hot water service appears to be adequate. Lifecycle replacement of domestic water and sanitary sewer systems is not anticipated.

Electrical systems are original to the building along with distribution system, lighting system and devices. The building is fed, from the utility service, with 277/480 volts utilizing step down transformers to convert to 120/208 volts for convenience outlets.

There is no fire suppression in the building except for fire extinguishers. The fire alarm system is original and consist of strobes, pull stations, illuminated exit signs, emergency lighting (integrated in the lighting system), and other modern life safety devices.

##### Site

Parking is provided in part of the parking area and is separated from the police sections with fencing. Site maintenance appears to be excellent, and site improvements and landscaping are in good condition. Sidewalks are free of cracks and heaving, and some areas of the asphalt pavement is beginning to show signs of wear.

##### Recommended Additional Studies

No additional studies recommended at this time.

##### Facility Condition Index (FCI)

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##### FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis   Sugar Creek (2003)			
Replacement Value	Total SF	Cost/SF	
\$ 1,860,000	9,300	\$ 200	
Current FCI		\$ 0	0.0 %
3-Year		\$ 9,900	0.5 %
5-Year		\$ 180,600	9.7 %
10-Year		\$ 583,300	31.4 %

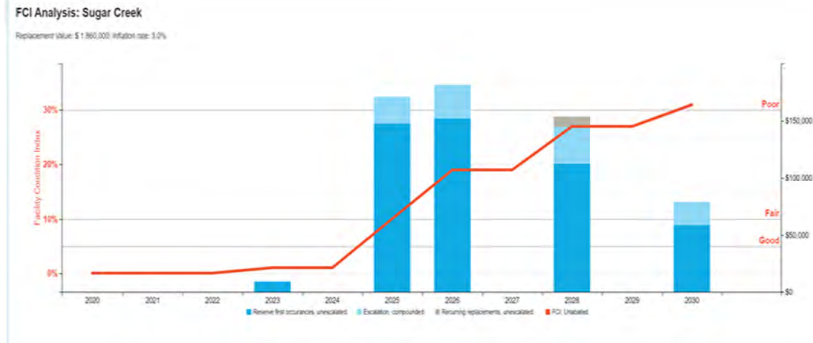
# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS

The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures. The capital expenditures allocated for each year (blue bars) are associated with the dollar amounts along the right Y axis.

### Needs by Year with Unaddressed FCI Over Time



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

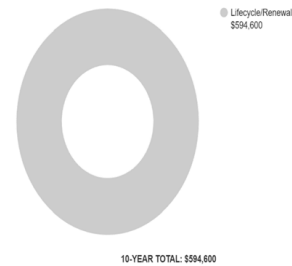
### Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

### Plan Type Descriptions

- Safety** ■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
- Performance/Integrity** ■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



University City Regional (#4067)  
301 East W.T. Harris Boulevard  
Charlotte, North Carolina 28262

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andy Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-093.354

**DATE OF REPORT:**  
October 2, 2020

**ON SITE DATE:**  
September 17, 2020

### Significant/Systemic Findings and Deficiencies

#### Historical Summary

The University City Regional Library was constructed in 1993 and consists of multipurpose room, meeting room, work room, library, restrooms, and offices. Overall, the building shows evidence of good construction and maintenance practices during the building operations.

#### Architectural

This facility consists of steel framing with masonry block walls, brick façade with aluminum windows. The interior finishes consist of carpet, ceramic tile, quarry tile, VCT flooring with interior wall of gypsum board, laminate, ceramic tile is all in fair condition. The roof consists of metal and single-ply TPO/PVC roofing that are in fair condition. Regular maintenance and inspection are highly recommended throughout the facility on a timely manner.

#### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF system and components have been well maintained throughout the facility and the building's MEPF portfolio is in fair condition. The majority of the MEPF portfolio is original to the constructed of the building in 1993 and has been upgraded periodically as needed. There is a sprinkler system, fire extinguishers, and a full fire alarm system installed throughout the facility. Regular maintenance and inspection are highly recommended throughout the entire facility.

#### Site

The facility is composed of heavy landscaping with parking lot and pedestrian walkways that are in fair condition. The facility site is in fair condition and well maintained. The parking lot striping is in fair condition. The overall site pole and building lighting throughout the grounds are LED and metal halide. Recommend regular maintenance and inspections throughout the facility to maintain and to address any potential future issues

#### Recommended Additional Studies

No additional studies recommended at this time.

#### Facility Condition Index (FCI)

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#### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
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<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

#### FCI Analysis | Sugar Creek (2003)

	Replacement Value	Total SF	Cost/SF	
	\$ 1,880,000	9,300	\$ 200	
<b>Current FCI</b>			\$ 0	0.0 %
3-Year			\$ 9,900	0.5 %
5-Year			\$ 180,800	9.7 %
10-Year			\$ 583,300	31.4 %

## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	301 East W.T. Harris Boulevard, Charlotte, North Carolina 28262
Site Developed	1993
Site Area	3.52 acres (estimated)
Parking Spaces	105 total spaces all in open lots; 4 of which are accessible
Building Area	24,500 SF
Number of Stories	1
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 17, 2020
Management Point of Contact	Mecklenburg County, Mr. Joseph Walbert 704.531.5619 phone <a href="mailto:Joseph.walbert@mecklenburgcountync.gov">Joseph.walbert@mecklenburgcountync.gov</a> email
On-site Point of Contact (POC)	Freddie Little
Assessment and Report Prepared By	Tony Worthy
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

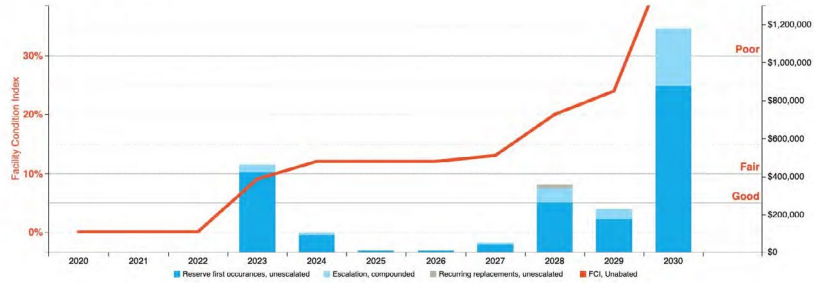
\* PREPARED BY BUREAU VERITAS

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### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: University City Regional

Replacement Value: \$ 4,500,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

### Key Findings

No Key Findings for this location

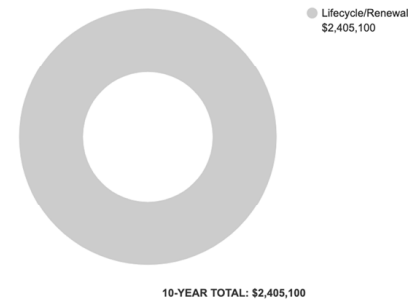
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- Accessibility** ■ Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
- Environmental** ■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

#### Plan Type Distribution (by Cost)



# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

\* PREPARED BY BUREAU VERITAS



West Boulevard (#4070)  
2157 West Boulevard  
Charlotte, North Carolina 28208

**PREPARED BY:**  
Bureau Veritas  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
www.us.bureauveritas.com

**BV CONTACT:**  
Andrew Hupp  
Program Manager  
800.733.0660 x6632  
Andy.Hupp@bvna.com

**BV PROJECT #:**  
142375.20R000-094.354

**DATE OF REPORT:**  
October 2, 2020

**ON SITE DATE:**  
September 15, 2020

### 1. Executive Summary

#### Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	2157 West Boulevard, Charlotte, North Carolina 28208
Site Developed	1996
Site Area	1.6 acres (estimated)
Parking Spaces	39 total spaces all in open lots; 2 of which are accessible
Building Area	12,500 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None
Date(s) of Visit	September 15, 2020
Management Point of Contact	Mecklenburg County, Joseph Walbert 704.531.5619 phone <a href="mailto:joseph.walbert@mecklenburgcountync.gov">joseph.walbert@mecklenburgcountync.gov</a> email
On-site Point of Contact (POC)	Brandon Smith
Assessment and Report Prepared By	Mark Chamberlain
Reviewed By	Al Diefert, Technical Report Reviewer For Andy Hupp Program Manager <a href="mailto:Andy.Hupp@bvna.com">Andy.Hupp@bvna.com</a> 800.733.0660 x6233
AssetCalc Link	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

#### Significant/Systemic Findings and Deficiencies

##### Historical Summary

The facility was originally constructed in 1996. The facility is used as and known as the West Boulevard Branch Library and Learning Resource Center.

##### Architectural

The exterior envelope systems and components were observed to be performing adequately. The roofs appear to be mostly in good to fair condition and are budgeted for replacement over the reserve term. Interior finishes have been adequately maintained throughout the facility; however, the carpet flooring is worn, outdated and portions are stained and require early replacement. Additionally, typical lifecycle-based interior finish replacements are also budgeted and anticipated.

##### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components appear to have been well maintained since the building was first occupied. The HVAC equipment and components appear to be performing adequately, with replacement of the RTU's completed in 2010-2011; however, the boiler exhibits isolated areas of corrosion and should be anticipated for replacement within the next 6 years. Additionally, the shot feed tank shows significant signs of corrosion and will require replacement. The facility has a complete fire alarm system; however, a facility-wide fire suppression system is not present in the building. Installation should be considered. Typical lifecycle replacements and ongoing maintenance of the MEPF equipment is budgeted and anticipated.

##### Site

Parking lots and drive lanes consist of asphalt paved lots, with concrete pavement at the entrance apron and dumpster area. Cracking and settlement of isolated portions of the concrete pavement noted at the dumpster area, requiring repair. Pothole patching, crack sealing, seal coating, and restriping of the paved areas should be completed over the reserve term in order to maintain the integrity of the overall pavement system. Complete milling and overlay of the entire lot is also recommended over the reserve term. The pedestrian walkways are poured in place concrete and the paved edges have concrete curbing. In general, the site has been well maintained and recommend continuing routine maintenance and replacements over the reserve term.

##### Recommended Additional Studies

No additional studies recommended at this time.

#### Facility Condition Index (FCI)

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##### FCI Analysis | West Boulevard

Replacement Value \$ 2,500,000	Total SF 12,500	Cost/SF \$ 200		
			Current FCI	1.8 %
			3-Year	6.4 %
			5-Year	13.5 %
			10-Year	21.6 %

# ENGAGEMENT + ASSESSMENTS

## FACILITY CONDITION ASSESSMENTS\*

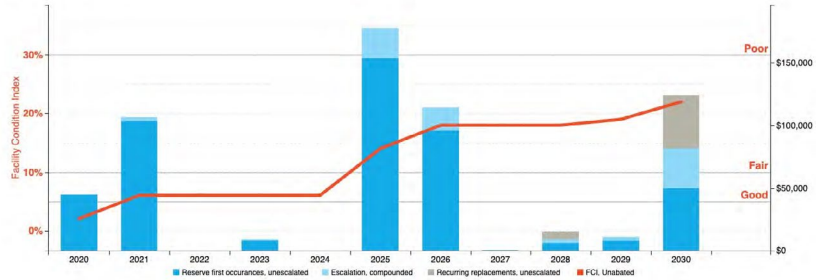
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### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: West Boulevard

Replacement Value: \$ 2,500,000; Inflation rate: 3.0%



### Immediate Needs

Facility/Building	Total Items	Total Cost
West Boulevard	4	\$44,900
<b>Total</b>	<b>4</b>	<b>\$44,900</b>

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
2069463	West Boulevard	Site- dumpster area	G2020	Parking Lots, Pavement, Concrete, Repair	Poor	Performance/Integrity	\$1,000
2064111	West Boulevard	Interior	E1040	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Install	Failed	Safety	\$1,500
2064135	West Boulevard	Mechanical room	D3020	Boiler Supplemental Components, Shot Feed Tank, 5 GAL, Replace	Poor	Performance/Integrity	\$1,500
2064107	West Boulevard	Interior	C2030	Flooring, Carpet, Commercial Standard, Replace	Poor	Performance/Integrity	\$40,900
<b>Total (4 items)</b>							<b>\$44,900</b>

### Key Findings

Photo not available. **Healthcare Equipment** Priority Score: **90.9**  
 Defibrillator (AED), Cabinet-Mounted  
 West Boulevard Interior  
 Cost Estimate: \$1,500  
 Uniformat Code: E1042  
 Recommendation: **Install in 2020** **\$\$\$\$**


A Defibrillator (AED) was not observed or reported in the facility. The installation of a Defibrillator (AED) is highly recommended. - AssetCALC ID: 2064111

 **Boiler Supplemental Components in Poor condition.** Priority Score: **86.9**  
 Shot Feed Tank, 5 GAL  
 West Boulevard Mechanical room  
 Cost Estimate: \$1,500  
 Uniformat Code: D3029  
 Recommendation: **Replace in 2020** **\$\$\$\$**

The shot feed tank shows significant evidence of corrosion and damage. The unit will require replacement. - AssetCALC ID: 2064135

 **Parking Lots in Poor condition.** Priority Score: **84.9**  
 Pavement, Concrete  
 West Boulevard Site- dumpster area  
 Cost Estimate: \$1,000  
 Uniformat Code: G2021  
 Recommendation: **Repair in 2020** **\$\$\$\$**

Cracking and settlement of isolated portions of the concrete pavement noted at the dumpster area, requiring repair. - AssetCALC ID: 2069463

 **Flooring in Poor condition.** Priority Score: **81.9**  
 Carpet, Commercial Standard  
 West Boulevard Interior  
 Cost Estimate: \$40,900  
 Uniformat Code: C2037  
 Recommendation: **Replace in 2020** **\$\$\$\$**

The interior carpet flooring is worn, outdated and portions are stained and require early replacement. - AssetCALC ID: 2064107

 **Flooring in Poor condition.** Priority Score: **81.8**  
 Carpet, Commercial Standard  
 West Boulevard Interior  
 Cost Estimate: \$40,900  
 Uniformat Code: C2037  
 Recommendation: **Replace in 2021** **\$\$\$\$**

The interior carpet flooring is worn, outdated and portions are stained and require early replacement. - AssetCALC ID: 2065488

Photo not available. **Fire Suppression System** Priority Score: **60.7**  
 Full System Install/Retrofit, Medium Density/Complexity  
 West Boulevard Throughout  
 Cost Estimate: \$62,500  
 Uniformat Code: D4011  
 Recommendation: **Install in 2023** **\$\$\$\$**

A facility-wide fire suppression system is not present in the building. Installation should be considered. - AssetCALC ID: 2064086

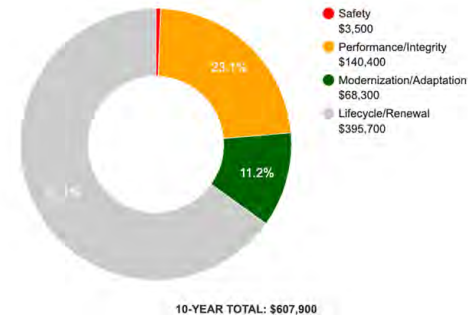
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- Retrofit/Adaptation** ■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
- Lifecycle/Renewal** ■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)





# LIBRARY CAPITAL PROJECTS + POLARIS DATA

# ENGAGEMENT + ASSESSMENTS

## LIBRARY CAPITAL PROJECTS + POLARIS DATA

List of Library Capital Projects that have been completed and/or are on-going.

Location	Project Title	Project Description	Project Type	FY	Funding	\$ Amt	Year Completed
Allegra Westbrooks	Caulk and Seal	Clean, re-caulk and seal the exterior of the library to prevent water infiltration.	Infrastructure	2017	Capital Reserve	\$95,000.00	2017
Allegra Westbrooks	Telecom HVAC	Install mini-split HVAC unit in telecom room	Infrastructure	2019	Deferred Maintenance	\$35,000.00	2020
Allegra Westbrooks	Repair Parking Lot	Seal and stripe lot	Infrastructure	2021	Capital Reserve	\$100,000.00	2021
Allegra Westbrooks	Window Repair	Glazing, gasket and sealing repair	Infrastructure	2017	Deferred Maintenance	\$16,000.00	2017
Allegra Westbrooks	Teen Area Reno	Remove existing fixtures, repair and paint drywall, add electrical, replace carpet, misc. painting in public areas.	Finishes	2020	Library	\$21,100.00	2020
Allegra Westbrooks	Teen Area Reno	New furniture in Teen area and Children's staff office	Finishes	2020	Library	\$20,200.00	2020
Allegra Westbrooks	Renovation/Expansion	Renovation of the Beatties Ford Road branch began in November 2009, with the goal of updating and expanding the facility to meet increased community demand.	Capital	2010	Library		2011
Cornelius	HVAC Replacement	Replace HVAC	Infrastructure	2016	Deferred Maintenance	\$125,000.00	2016
Cornelius	Holds Shelving	Add additional mobile steel shelving with end panels to accommodate influx of holds due to NCO closure	Infrastructure	2018	Library	\$4,690.00	2018
Davidson	HVAC Replacement	Replace HVAC	Infrastructure	2014	Deferred Maintenance	\$115,000.00	2015
Davidson	Desk/Office Reno	Relocate desk, create manager's office, millwork, paint, carpet, electrical.	Infrastructure	2015	Library/Endowment	\$20,000.00	2015
Davidson	Community Room Paint and Wainscotting	Point up and paint Community Room, install wainscotting trim.	Infrastructure	2019	Library	\$5,635.00	2019

## ENGAGEMENT + ASSESSMENTS

### LIBRARY CAPITAL PROJECTS + POLARIS DATA

Location	Project Title	Project Description	Project Type	FY	Funding	\$ Amt	Year Completed
Hickory Grove	Painting	Interior painting	Finishes	2018	Capital Reserve	\$50,000.00	
Hickory Grove	Drywall Repair	Repair cracking drywall in common areas	Infrastructure	2015	Library	\$3,950.00	2015
Hickory Grove	Replacement Location	Construction of 16,000 sq ft library to more effectively serve some 86,100 citizens. Funding for the project came from Mecklenburg County pay-as-you-go funds, which alleviated the need to borrow for the project.	Capital	2008	PayGo	\$4,956,400.00	2010
ImaginOn	Painting & wall protection	Originally carpet & paint, scope modified to painting of select areas and back of house wall protection.	Finishes	2017	Deferred Maintenance	\$75,000.00	2021
ImaginOn	Telecom HVAC	Install mini-split HVAC unit in telecom rooms	Infrastructure	2019	Deferred Maintenance	\$40,000.00	2020
ImaginOn	Paint Lab	Point up and paint lab Rm 301	Finishes	2019	Library	\$3,100.00	2019
Independence	Painting	Interior painting	Finishes	2017	Capital Reserve	\$45,000.00	2019
Independence	Exterior Signage	Install new branded exterior signage	Branding/ Wayfinding	2018	Library	\$30,000.00	2018
Independence	Replace Window Treatments	Replace mini-blinds with roll shades in Community Room, Computer Lab, offices.	Finishes	2021	Library	\$3,500.00	2021
Independence	Ceiling & lighting in Children's	Install drop ceiling and LED lighting in Children's collection area	Infrastructure	2019	Library	\$2,000.00	2019
Independence	Teen Area Counter	Remove millwork, install counter, point up, paint	Finishes	2017	Library	\$2,800.00	2016
Independence	Children's Office Cabinets	Install uppers on both sides of office	Finishes	2019	Library	\$4,000.00	2019
Independence	Add alt Painting Project work	Touchup paint and install Community Room chair rail	Finishes	2020	Library	\$500.00	2019
Independence	Carpet replacement	Public area carpet replacement	Finishes	2015	Deferred Maintenance	\$31,200.00	2015



# ENGAGEMENT + ASSESSMENTS

## LIBRARY CAPITAL PROJECTS + POLARIS DATA

Location	Project Title	Project Description	Project Type	FY	Funding	\$ Amt	Year Completed
Main	Roof Replacement	Replace the balance of the failed roofing system.	Infrastructure	2017	Capital Reserve	\$950,000.00	2017
Main	Caulk and Seal	Clean, re-caulk and seal the exterior of the library to prevent water infiltration.	Infrastructure	2012	Deferred Maintenance	\$200,000.00	
Main	Elevator Upgrades	Upgrade freight elevator components	Infrastructure	2012	Deferred Maintenance	\$175,000.00	
Main	Boiler Replacement	Replace failing boilers	Infrastructure	2012	Deferred Maintenance	\$350,000.00	
Main	Paint Interiors	Point up and point Holds area and offices	Finishes	2019	Library	\$3,000.00	2019
Matthews	Painting	Interior painting	Finishes	2017	Capital Reserve	\$25,000.00	
Matthews	Carpet replacement	Replace carpet	Finishes	2020	Capital Reserve	\$35,000.00	2020
Mint Hill	Exterior Signage	Install new branded exterior signage	Branding/ Wayfinding	2018	Capital Reserve	\$27,000.00	2019
Mint Hill	Automatic doors	Install automatic entrance doors for improved accessibility.	Infrastructure	2018	Capital Reserve	\$65,000.00	2020
Mint Hill	Carpet replacement	Replace carpet	Finishes	2019	Capital Reserve	\$80,000.00	2020
Mint Hill	Roof Replacement	Replace roof	Infrastructure	2011	Deferred Maintenance	\$185,000.00	
Mint Hill	Repair sidewalk	Remove trees and replace displaced uneven sidewalk.	Infrastructure	2018	Deferred Maintenance	\$65,000.00	
Mint Hill	Paint Office	Point up and paint manager's office	Finishes	2019	Library	\$1,900.00	2019
Mountain Island	Painting	Interior painting	Finishes	2018	Deferred Maintenance	\$25,000.00	
Mountain Island	Exterior Siding Replacement	Replace failing exterior cedar siding	Infrastructure	2019	Capital Reserve	\$200,000.00	2021
Myers Park	Exterior Signage	Install new branded exterior signage	Branding/ Wayfinding	2016	Library	\$22,000.00	2016
Myers Park	Gutter repair	Repair gutters	Infrastructure	2011	Capital Reserve	\$35,000.00	
North County	HVAC Replacement	HVAC Units and Controls replaced	Infrastructure	2017	Deferred Maintenance	\$315,000.00	
North County	Roof Replacement	Replace roof	Infrastructure	2011	Deferred Maintenance	\$300,000.00	
North County	Window Replacement	Replace failing windows	Infrastructure	2012	Capital Reserve	\$197,000.00	
North County	Renovation	23,728 SF interior renovation (lower	Capital	2008	Bond	\$5,900,000.00	2019

## ENGAGEMENT + ASSESSMENTS

### LIBRARY CAPITAL PROJECTS + POLARIS DATA

Location	Project Title	Project Description	Project Type	FY	Funding	\$ Amt	Year Completed
Plaza Midwood	Painting	Interior painting	Finishes	2017	Capital Reserve	\$25,000.00	
Plaza Midwood	Staff Office Improvements	Create secure, enclosed staff office space, to include a new separate manager's office, behind existing Service Desk.	Infrastructure	2018	Capital Reserve	\$150,000.00	2021
Plaza Midwood	Staff Office Improvements	Furniture	Finishes	2021	Library	\$9,000.00	2021
Plaza Midwood	Staff Office Improvements	Shelving, etc.	Infrastructure	2021	Library	\$6,000.00	2021
Plaza Midwood	Exterior Signage	Install new branded exterior signage	Branding/ Wayfinding	2015	Library	\$20,000.00	2015
South County	Renovation	33,501 SF interior renovation (first floor 17,075 SF; second floor 16,426 SF) and building addition.	Capital	2008	Bond	\$11,145,000.00	2021
SouthPark	Renovation	Renovation of entire facility. 24,108 SF interior renovation (first floor 12,054 SF; second floor 12,054 SF) and addition for a total project area of 26,711 SF. Add \$800,000 to project budget from NCO.	Capital	2008	Bond	\$9,432,000.00	2018
Steele Creek	Exterior Signage	Install new branded exterior signage	Branding/ Wayfinding	2017	Library	\$24,000.00	2017
Steele Creek	Carpet replacement	Replace carpet	Finishes	2020	Capital Reserve	\$75,000.00	2021
Sugar Creek	HVAC Replacement	Replace RTUs and control system.	Infrastructure	2017	Capital Reserve	\$290,000.00	
Sugar Creek	Roof Replacement	Replace roof	Infrastructure	2019	Capital Reserve	\$480,000.00	2019
West Blvd	Exterior Signage	Install new branded exterior signage	Branding/ Wayfinding	2018	Capital Reserve	\$24,000.00	2021
West Blvd	Roof Replacement	Replace roof	Infrastructure	2013	Deferred Maintenance	\$386,000.00	
West Blvd	Computer Lab Renovation	Small Computer Room Renovation project - Approximate \$200,000 for design & construction. Remainder of project funds to be integrated into future Community Resource Center.	Capital	2008	Bond	\$200,000.00	2017
West Blvd	Fire Protection System	Install new fire protection system	Infrastructure	2017	Capital Reserve		2018

# ENGAGEMENT + ASSESSMENTS

## LIBRARY CAPITAL PROJECTS + POLARIS DATA

### Mecklenburg County GIS System Research Compiled Site Data (05.27.21)

This inventory consists of existing Library facilities and their site conditions/constraints. Main, University City, Pineville, and Imaginon were not included in this list.

branch	address	built	renovation	finish improvements	parcel ID	deed
<b>Existing Library Locations:</b>						
<a href="#">Allegra Westbrooks Regional</a>	2412 Beatties Ford Road	1996			7501202	<a href="#">07989-154</a>
<a href="#">Cornelius</a>	21105 Catawba Avenue, Cornelius, NC	2000	n/a		317401	<a href="#">09923-984</a>
<a href="#">Davidson</a>	119 S. Main Street, Davidson, NC	1995			00701313	N/A
<a href="#">Hickory Grove</a>	5935 Hickory Grove Rd.	2009			9931120	<a href="#">24008-379</a>
<a href="#">Independence Regional</a>	6000 Conference Dr.	1973	2014		19102206	<a href="#">07773-716</a>
<a href="#">Matthews</a>	230 Matthews Station Street	2001	2015		21501231	<a href="#">10279-699</a>
<a href="#">Mint Hill</a>	6840 Matthews-Mint Hill Rd	1999			19518243	<a href="#">08877-445</a>
<a href="#">Mountain Island</a>	4420 Hoyt Galvin Way	2004			2312230	<a href="#">14044-924</a>
<a href="#">Myers Park</a>	1361 Queens Road	1956	2008		15505104	<a href="#">01747-043</a>
<a href="#">North County Regional</a>	16500 Holly Crest Ln, Huntersville	1996	2018		00927201	<a href="#">07574-951</a>
<a href="#">Plaza Midwood</a>	1623 Central Avenue	1995			08117310	<a href="#">07966-518</a>
<a href="#">South Blvd</a>	4429 South Boulevard	1968	2019/2020		14906115	<a href="#">34758-226</a>
<a href="#">South County Regional</a>	5801 Rea Rd.	1998	2020		22544137	<a href="#">08403-142</a>
<a href="#">SouthPark Regional</a>	7015 Morrison Blvd	1990	2018		18317501	N/A
<a href="#">Steele Creek</a>	13620 Steele Creek Rd	2003			19951101	<a href="#">12296-670</a>
<a href="#">Sugar Creek</a>	4045 N Tryon St	2003			8701121	<a href="#">15292-549</a>
<a href="#">West Blvd.</a>	2157 West Blvd	1996	2019		14512319	<a href="#">04947-806</a>

# ENGAGEMENT + ASSESSMENTS

## LIBRARY CAPITAL PROJECTS + POLARIS DATA

Owner		land area	building area	levels	parking	expandable?	adjacent land	zoning	notes
Char-Meck library	own	2.050	13547	1	78	potential	RES.	O-1 (CD)	it may be able to be expanded slightly to the east, but would require further exploration into deed and required buffers with adjacent residential properties.
Meck County	own	0.981	5653	1	31	no	RES.	NMX	
Trustees of Davidson College	lease	1.859	5986	1	15*	potential		CC	this is considered the Town Green, parking does not include on-street parking adjacent to the parcel
Char-Meck library	own	1.54	18998	1	56	no	retail	B-1 (CD)	an out-parcel to a strip mall
Char-Meck library	own	5.584	18837	1	74	no		O15 (CD)	triangular parcel with Monroe Rd. ROW
Town of Matthews	lease	1.559	17732	1st fl	138	no	N/A	HUC	shared with Town Hall
Town of Mint Hill	lease	2.117	12052	1		no	N/A	B-G DO-B (CD)	
Meck County	own	1.273	15494	1	36*	potential		NS	shares parking with adjacent Whitehall retail development property
Char-Meck library	own	0.633	5100	1	28	no	N/A	R-43 MF	
Char-Meck library	own	2.86	26500	2	106	no	office	HC (CD)	Zoned HC (CD), corner lot
Plaza Central LLC	lease	0.737	8240	1	40	no	N/A	B-2	
LOSO 4429 South LLC	lease	1.906	19996	1	71	no	N/A	TOD-TR	
Meck County	own	4.713	34839	2	144	no	RES.	INST (CD)	
Meck County & CM Library	own	2.26	25795	2	113	no	office	B-1 (CD)	
Meck County & CM Library	own	3.129	19450	1	40*	no	school	INST	shares parking with adjacent middle school
City and Char-Meck Library	own	5.187	9300?	1	?	potential	school	B-2	This building is shared with the CMPD station. SF data is from the AFM facilities report. Overall building is 23,000 sf.
Char-Meck library	own	2.35	13168	1	39	no	Res.	R-17 MF	There is an open lot to the west however grades would make expansion very difficult



# INTERIOR FINISHES ASSESSMENTS



# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS

### PURPOSE

A series of existing facility condition reports were provided by Bureau Veritas in late 2020 through Mecklenburg County Asset and Facility Management Division that were focused on the building systems, structure and site asset conditions. The proposed interior finish evaluations augment that previous documentation and assist the Library in developing priorities for future interior improvements.

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)

### SCOPE

Visit each of the eighteen (18 existing branch and regional libraries), photo-document and evaluate the state of the existing interior finishes to include the following:

- Floor finishes (carpet, tile, VCT, wall base, etc.)
- Wall finishes (paint, wall coverings, dents and other wear and tear)
- Ceilings (gypsum and acoustical ceiling panels and grid, etc.)
- Lighting fixtures (pendant, recessed, etc.)
- Furniture (shelving, seating, tables, etc.)

FacilityName	ID	FLOORING CARPET	FLOORING RESILIENT	FLOORING PORCELAIN TILE	WALL BASE	WALLS	CEILINGS	MILLWORK CASEWORK	FURNITURE	ACCESSIBILITY FFE	ACCESSIBILITY OVERALL	OTHER	ELECTRICAL RELATED TO FFE	FACILITY POINTS RATING
South County Library		EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	96
North County Regional	4049	GOOD	GOOD	EXCELLENT	EXCELLENT	EXCELLENT	GOOD	GOOD	EXCELLENT	EXCELLENT	GOOD	GOOD	EXCELLENT	84
South Boulevard Library	4055	GOOD	EXCELLENT	NA	EXCELLENT	GOOD	GOOD	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	EXCELLENT	82
Hickory Grove Library	4022	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	72
SouthPark Regional	4040	GOOD	GOOD	GOOD	GOOD	GOOD	FAIR	GOOD	GOOD	GOOD	GOOD	FAIR	FAIR	66
ImaginOn	4025	GOOD	GOOD	GOOD	FAIR	FAIR	GOOD	FAIR	FAIR	GOOD	GOOD	FAIR	GOOD	62
Mint Hill Library	4037	EXCELLENT	GOOD	POOR	GOOD	GOOD	FAIR	POOR	GOOD	GOOD	GOOD	FAIR	FAIR	60
Myers Park Library	4046	POOR	GOOD	POOR	FAIR	GOOD	GOOD	GOOD	FAIR	GOOD	GOOD	GOOD	POOR	56
Allegra Westbrooks Regional Library	4001	FAIR	FAIR	GOOD	FAIR	POOR	GOOD	POOR	GOOD	GOOD	FAIR	GOOD	FAIR	54
Matthews Library	4034	EXCELLENT	POOR	GOOD	FAIR	GOOD	GOOD	POOR	FAIR	GOOD	FAIR	FAIR	POOR	54
Steele Creek Library	4061	EXCELLENT	FAIR	POOR	FAIR	FAIR	GOOD	POOR	FAIR	GOOD	FAIR	GOOD	POOR	52
Cornelius Library	4013	POOR	FAIR	FAIR	FAIR	POOR	GOOD	POOR	FAIR	GOOD	FAIR	GOOD	FAIR	48
Mountain Island Library	4043	FAIR	FAIR	POOR	FAIR	FAIR	GOOD	POOR	FAIR	GOOD	FAIR	FAIR	FAIR	48
Davidson Library	4016	FAIR	FAIR	GOOD	FAIR	FAIR	POOR	POOR	FAIR	GOOD	FAIR	POOR	FAIR	46
Plaza Midwood Library	4052	GOOD	FAIR	POOR	GOOD	FAIR	POOR/GOOD	POOR	FAIR	GOOD	GOOD	POOR	POOR	46
Independence Regional Library	4028	GOOD/POOR	GOOD	FAIR	FAIR	GOOD/POOR	GOOD	POOR	FAIR/POOR	GOOD	POOR	FAIR	POOR	42
West Boulevard Library	4070	POOR	POOR	POOR	FAIR	FAIR	FAIR	POOR	POOR	GOOD	FAIR	FAIR	FAIR	40
Sugar Creek Library	4064	POOR	FAIR	POOR	FAIR	FAIR	FAIR/POOR	POOR	POOR	GOOD	POOR	POOR	FAIR	36
Main Library														0
University City Library	4067													0
Pineville														0

CONDITIONS RATINGS		POINTS
EXCELLENT	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed.	8
GOOD	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.	6
FAIR	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.	4
POOR	Showing extensive amounts of wear and or damage. Immediate replacement should be considered.	2

# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS

### Executive Facility Assessment Future Upgrades

MATERIAL	PROPOSED UPGRADES	GOOD	BETTER	BEST	LOCATIONS
FLOORING - CARPET	CARPET SQUARES OR PLANKS SOLUTION, DYED NYLON; PREPARE TO CHANGE THEM WHEN THEY ARE STAINED OR WORN; STAIRS NEED NOSINGS AND AUDITORIUM AISLES SHOULD BE SERGED BROADLOOM; VESTIBULES REQUIRE WALK OFF CARPETING	CARPET TILES: MIN 18 OZ FACE WEIGHT AND 6,000 DENSITY; BROADLOOM MIN 26 OZ FACE WEIGHT	CARPET TILES: MIN 20 OZ FACE WEIGHT AND 6,200 DENSITY; BROADLOOM MIN 28 OZ FACE WEIGHT	CARPET TILES: MIN 22 OZ FACE WEIGHT AND 6,500 DENSITY; BROADLOOM MIN 32 OZ FACE WEIGHT	CARPET TILES: STACKS, OFFICES, MEETING ROOMS, STORYTIME; BROADLOOM: AUDITORIUMS WITH SLOPES/STAIRS; VESTIBULES REQUIRE WALK OFF CARPETING
FLOORING-RESILIENT	NO-WAX OPTIONS ARE BEST FOR LONG TERM MAINTENANCE	VCT; MUST BE HAVE MIN OF 4 COATS OF WAX THAT IS STRIPPED AND RECOATED EACH YEAR	SHEET VINYL THAT IS HOMOGENEOUS AND HEAT WELDED SEAMS	LVT PLANK OR TILES WITH A MIN 20 MIL WEAR LAYER OVER A 2.5MM OR THICKER OVERALL LAYER; 5MM WILL NOT NEED TRANSITIONS	SINGLE USE RESTROOMS; CALMING ROOMS; STORAGE; RECEIVING (OR SEALED CONCRETE); MAKER OR PROJECT ROOMS (OR SEALED CONCRETE);BREAKROOMS
FLOORING-PORCELAIN	LARGER PIECES WILL HAVE LESS GROUT LINES BUT IF THERE IS A SLOPED FLOOR THEY NEED TO BE CUT TO ALLOW FOR DRAINAGE	12X12 CERAMIC GLAZED WITH 3/8" EPOXY GROUT	12X12 OR 12X24 THROUGH BODY PORCELAIN TILE RECTIFIED WITH 1/16" EPOXY GROUT	12X12 OR 12X24 THROUGH BODY PORCELAIN TILE RECTIFIED WITH 1/16" EPOXY GROUT	GROUP RESTROOMS; ENTRY AREAS
WALL BASE	RUBBER BASE WILL HOLD UP BETTER THAN WOOD THAT HAS BEEN PAINTED	4" RUBBER BASE; COVED AT RESILIENT FLOORING AND STRAIGHT OR TOELESS AT CARPET TILES	6" RUBBER BASE; COVED AT RESILIENT FLOORING AND STRAIGHT OR TOELESS AT CARPET TILES	4" OR 6" PROFILE RUBBER BASE IN PUBLIC AREAS; 6" RUBBER COVED AT RESILIENT FLOORING AND STRAIGHT OR TOELESS AT CARPET TILES IN BACK OF HOUSE	ALL AREAS SHOULD RECEIVE BASE; 6" SHOULD BE IN AREAS WITH CARTS ACTIVELY PASSING AND WET AREAS
WALLS	USE A WALL PROTECTION SHEET IN BACK OF HOUSE AREAS UP TO 42" HIGH; USE A CHAIR/RUB RAIL AT ALL MEETING ROOMS WITH MOVABLE CHAIRS/TABLES; CERAMIC TILE IN RESTROOMS ON WET WALLS; USE MIN 4" HIGH CORNER GUARDS ON ALL OUTSIDE GYP BD CORNERS	PAINT AND RUB RAILS IN ALL MEETING ROOMS; PLASTIC CORNER GUARDS; 4X8 MIN CERAMIC WALL TILE TO 6'6" AFF WITH EPOXY GROUT AND EPOXY PAINT	PAINT AND RUBBER CHAIR RAILS IN ALL MEETING ROOMS; SHEET PROTECTION PLASTIC ON WALLS BELOW 42" IN CORRIDORS AND RECEIVING; STAINLESS STEEL CORNER GUARDS; 4X8 MIN CERAMIC WALL TILE FULL HEIGHT ON WET WALLS WITH EPOXY GROUT AND EPOXY PAINT	PAINT AND RUBBER CHAIR RAILS IN ALL MEETING ROOMS; SHEET PROTECTION PLASTIC ON WALLS BELOW 42" IN CORRIDORS AND RECEIVING; STAINLESS STEEL CORNER GUARDS; 4X8 MIN CERAMIC WALL TILE FULL HEIGHT ON ALL WALLS WITH EPOXY GROUT AND EPOXY PAINT	PAINT AND ACCENTS IN ALL AREAS; CERAMIC IN GROUP RESTROOMS AND WET WALLS OF INDIVIDUAL; CERAMIC BACKSPLASH AT BREAKROOM AND CALMING ROOM; WALL PROTECTION IN BACK OF HOUSE; CORNER GUARDS EVERY OUTSIDE GYP BD CORNER
CEILINGS	ACOUSTICS SHOULD BE PRIORITY WITH DURABILITY A CLOSE 2ND; ACCENT CLOUDS OR SPECIALTY CEILINGS CAN HIGHLIGHT AREAS OF INTEREST	2X2 SMOOTH FACE MINERAL FIBER .75 MIN NRC; RESTROOMS TO HAVE A VINYL FACED GYP BD	2X2 SMOOTH FACE FIBERGLASS .95 MIN NRC; RESTROOMS TO HAVE GYP BD WITH EPOXY PAINT	2X2 SMOOTH FACE FIBERGLASS .85 MIN NRC; RESTROOMS TO HAVE GYP BD WITH EPOXY PAINT	ACOUSTIC TILES THROUGHOUT WITH THE EXCEPTION OF GYP BD SOFFITS OR IN RESTROOMS IF POSSIBLE
MILLWORK/ CASEWORK	PLASTIC LAMINATE AS A VERTICAL SURFACE IS ACCEPTABLE; USE PVC ON ALL DOORS/DRAWERS AND COUNTERTOP EDGES; SOLID SURFACE COUNTERTOPS ARE BEST; 5 KNUCKLE STAINLESS STEEL HINGES	PLASTIC LAMINATE CABINETS AND COUNTERTOPS; RESTROOMS LAVS PLASTIC LAMINATE	PLASTIC LAMINATE CABINETS AND SOLID SURFACE COUNTERTOPS; RESTROOMS LAVS SOLID SURFACE	PLASTIC LAMINATE CABINETS AND SOLID SURFACE COUNTERTOPS; RESTROOMS LAVS SOLID SURFACE	MILLWORK: CIRCULATION DESKS; COMPUTER STATIONS OR CHECK OUT LOCATIONS CAN BE FFE TOO; CASEWORK: BREAKROOMS AND MAKERS SPACES/PROJECT/PROGRAM ROOMS
FURNITURE	USE A WIDE VARIETY OF SEATING AND TABLE TYPES; MIX SOFT SEATING WITH TABLES AND CHAIRS	SOFT SEATING SHOULD HAVE VINYL OR SILICONE FABRICS THAT ARE BLEACH CLEANABLE; TABLES SHOULD BE LAMINATE WITH VINYL EDGES	SOFT SEATING SHOULD HAVE VINYL OR SILICONE FABRICS THAT ARE BLEACH CLEANABLE; TABLES SHOULD BE LAMINATE WITH VINYL EDGES	SOFT SEATING SHOULD HAVE VINYL OR SILICONE FABRICS THAT ARE BLEACH CLEANABLE; TABLES SHOULD BE LAMINATE WITH VINYL EDGES	ALL AREAS SHOULD HAVE A MIX OF SEATING OPTIONS; COMMUNITY ROOMS SHOULD HAVE FOLDING/NESTING TABLES AND CHAIRS WITH CASTERS
ACCESSIBILITY- FFE	USE HEIGHT ADJUSTABLE TABLES FOR COMPUTERS; MAKE SURE THERE IS KNEE CLEARANCES AT ONE TYPE OF EACH TABLE STYLE OR AN ALTERNATE; FOLLOW GUIDELINES FOR AISLE WIDTHS AND TURNING RADIUS AT STACK ENDS AND SEATING AREAS				ALL PUBLIC SPACES MUST MEET; ALL EMPLOYEE AREAS MUST HAVE ACCOMODATIONS AND THE ABILITY TO ENTER AND EXIT AN EMPLOYEE ONLY ROOM
ACCESSIBILITY-OVERALL	VERIFY THAT ALL PUBLIC SPACES MEET REACH RANGES AND RESTROOMS HAVE ALL GRAB BARS AND HANDLES ALONG WITH TOILET STALL DIMENSIONS				ALL PUBLIC SPACES MUST MEET; RESTROOMS, REACH RANGES AND DOOR CLEARANCES ARE BIGGEST CULPRITS
OTHER	TOILET PARTIONS AND WINDOW BLINDS ARE STAPLES; FABRIC WALL PANELS AND OTHER DESIGN ELEMENTS ARE AVAILABLE BY BUDGETS	TOILET PARTITIONS TO BE SOLID PLASTIC; 1" ALUMINUM MINI BLINDS	TOILET PARTITIONS TO BE PHENOLIC CUSTOM COLOR; 3% OPENESS SOLAR ROLLER SHADES	TOILET PARTITIONS TO BE PHENOLIC STANDARD COLOR; 5% OPENESS SOLAR ROLLER SHADES	TOILET PARTIHSN IN RESTROOMS; BLINDS AT ALL SOUTH AND WEST FACING WINDOWS; BLACK OUT IN COMMUNITY ROOMS THAT NEED PRESENTATION DARKNESS
ELECTRICAL RELATED TO FFE	POWER NEEDS TO BE AVAILBLE TO ALL SEATING AND TABLES; WIFI IS EQUALLY IMPORTANT	ADD POWER VIA WIREMOLDING OR FREESTANDING FFE OPTIONS	BUILD ELECTRICAL OUTLETS INTO FLOOR AND AREAS WITH FLOATING FURNITURE	BUILD ELECTRICAL OUTLETS INTO FLOOR AND AREAS WITH FLOATING FURNITURE; INCLUDE USB PLUGS AT EACH LOCATION; PURCHASE FURNITURE THAT HAS CONNECTIVITY BUILT IN	POWER NEEDS TO BE AT ALL SEATING AND TABLES;

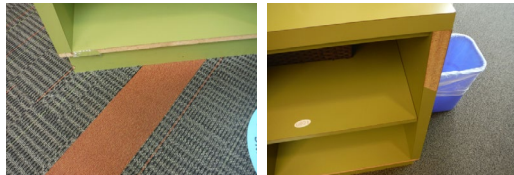
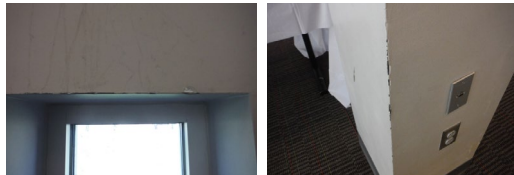
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**Allegra Westbrooks Regional (#4001)**  
 2412 Beatties Ford Road  
 Charlotte, North Carolina 28216

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

ALLEGRA WESTBROOKS REGIONAL_BEATTIES FORD ROAD #4001		
Flooring- Carpet	General Stack areas have good carpet. In the Computer lab the carpet is worn where chairs roll around. Solids show more stains.	FAIR
Flooring- Resilient	VCT is good overall; just a few areas of concern.	FAIR
Flooring- Porcelain Tile	Porcelain tile floor is good and wall tiles go all the way up and in good condition.	GOOD
Wall base	Wall base is not showing more than scuffs. There have been a few locations that a 6" wall base would be better.	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against. Corners are very abused all over.	POOR
Ceilings	Most are in good condition.	GOOD
Millwork/Casework	Many of the millwork pieces are damaged and chipped corners.	POOR
Furniture	Most is newer and in good shape.	GOOD
Accessibility- FFE	Seems like there should not be issues when back to original layout.	GOOD
Accessibility- Overall	Some items in restrooms should be addressed.	FAIR
Other	Solar shades are good; solid plastic toilet partitions are good.	GOOD
Electrical related to FFE	There are power outlets throughout that should facilitate future furniture arrangements.	FAIR

#### Overall Assessment:

Carpet is in good condition and can remain. All walls should be repaired and painted; along with adding corner guards at all outside corners. The millwork is dated and large and damaged and should be replaced as soon as possible. Ceilings are in good condition. Lights are being swapped out for warm lights over cool and there are both currently. Parking lot is in need of re-striping.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed.
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered.

# ENGAGEMENT + ASSESSMENTS

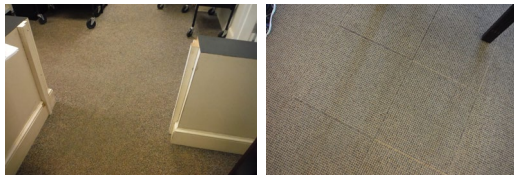
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



**Cornelius (#4013)**  
 21105 Catawba Avenue  
 Cornelius, North Carolina 28031

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



CORNELIUS #4013		
Flooring- Carpet	Dated and well worn, many areas are in need of repair. Gaps in seams	POOR
Flooring- Resilient	VCT is good; just a few areas of concern.	FAIR
Flooring- Porcelain Tile	2x2 tiles in restroom have stains in grout at high traffic areas	FAIR
Wall base	Wall base is either painted wood and needs re-painted; or rubber base and showing wear (in restrooms)	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against. Paint colors are dated. RR have 4x4 tiles on wet walls only; wallcovering is damaged	POOR
Ceilings	Most APC are in good condition; exposed ceiling in stack areas could use a repaint	GOOD
Millwork/Casework	Wood edges are worn and in need of sanding and sealing; damage on laminate	POOR
Furniture	Most was dated and well worn; dark stains	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed	FAIR
Other	Mini-blinds in Staff Lounge in good condition; Plam toilet partitions damaged	GOOD
Electrical related to FFE	There are not a lot of power locations	FAIR

#### Overall Assessment:

Flooring is in disrepair and worn. Wall base being wood is good with taking damage and needs re-painted; millwork is mostly damaged and needs replaced. Paint scheme is distracting and could be simplified. Ceilings are good.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

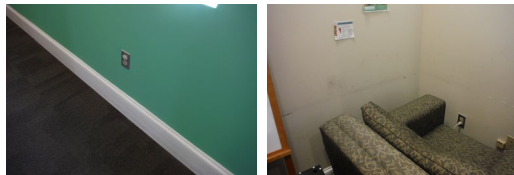
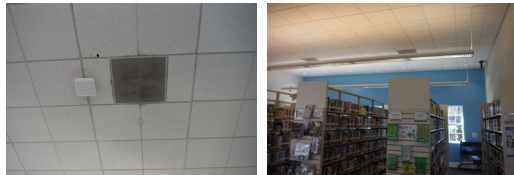
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**Davidson (#4016)**  
 119 South Main Street  
 Davidson, North Carolina 28036

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

DAVIDSON #4016		
Flooring- Carpet	Carpet looks good, but has several corners curling	FAIR
Flooring- Resilient	VCT is good overall; just a few areas of concern in storage	FAIR
Flooring- Porcelain Tile	12x12 in restrooms and corridor to RR in good condition	GOOD
Wall base	Wall base is not showing more than scuffs	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against.	FAIR
Ceilings	Several APC areas are sagging 2x2, might be a humidity issue; grid has some damage as well in Community Room	POOR
Millwork/Casework	Most is newer and in good condition;	POOR
Furniture	Most is dated and well worn, mismatched	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Was told that they just went through ADA updates, but noticed they still don't meet with these changes	FAIR
Other	7 people sharing tight spaces; no employee break/RR or storage; floor is slanted where main circ desk was removed; solid plastic toilet partitions are good	POOR
Electrical related to FFE	Electrical should be ok, areas are small	FAIR

#### Overall Assessment:

Has been updated but the ceilings are showing a lot of sagging. This may be from an HVAC issue. Need better furniture to make use of smaller space for the amount of people and storage. Would benefit from a staff break area/sink.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered



# ENGAGEMENT + ASSESSMENTS

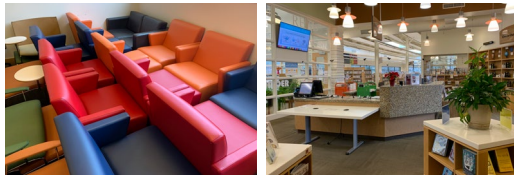
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



**Hickory Grove (#4022)**  
 5935 Hickory Grove Road  
 Charlotte, North Carolina 28215

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



HICKORY GROVE #4022		
Flooring- Carpet	Carpet is mostly good, a few areas of wear and stains	GOOD
Flooring- Resilient	VCT is good overall; just a few areas of concern.	GOOD
Flooring- Porcelain Tile	12x12 on floors and walls all the way up; colors are dated	GOOD
Wall base	Wall base wood stained and holding up	GOOD
Walls	Walls good; there are chair rails and wall protection in key areas.	GOOD
Ceilings	Most are in good condition with the exception of the metal ceiling which has many stains/rust	GOOD
Millwork/Casework	Solid surface is holding up well; vinyl edges on casework is holding up;	GOOD
Furniture	Newer and variety is good	GOOD
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall		GOOD
Other	Solar shades good and lockers good. LEED	GOOD
Electrical related to FFE	There are power outlets for most of the seating areas	GOOD

#### Overall Assessment:

Using higher quality materials has allowed the building to show little damage.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

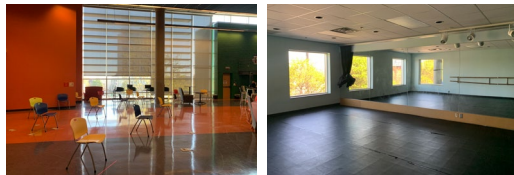
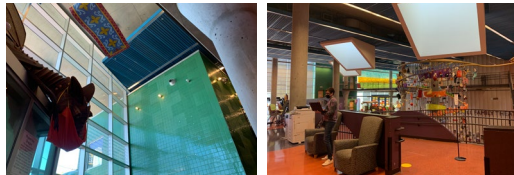
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**ImaginOn (#4025)**  
 300 East 7th Street  
 Charlotte, North Carolina 28202

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

IMAGINON #4025		
Flooring- Carpet	General carpet is wool and in good shape for being 15 years old; office carpet is tile; stairs nosing worn; broadloom good	GOOD
Flooring- Resilient	VCT is good overall; linoleum is good but scratched up near check out desk, rubber is good	GOOD
Flooring- Porcelain Tile	2x2 tiles in restroom are in good condition; a few areas chipped; wall base is 6" wall tile and grout is black from cleaning	GOOD
Wall base	Wall base is not showing more than scuffs and the wax on the lower half of the base	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against, mostly in teen area	FAIR
Ceilings	Most are in good condition; the metal and open ceilings excellent; APC is good with some stains/chips	GOOD
Millwork/Casework	MDF was used throughout and is showing damage only at hinges and drawers; plam counters in some and solid surface others	FAIR
Furniture	Mix of old and new, built-in benches in teen area are showing damage	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed; vertical grab bars	GOOD
Other	Solar shades are good but missing remotes for electrical and cannot be moved; plastic TP- excellent	FAIR
Electrical related to FFE	There is power in the floors and along most perimeter walls	GOOD

**Overall Assessment:** Considering most finishes are 15 years old, the facility looks good. The waxing has kept the resilient floors in good condition, but the transition strips are what is failing. The serged edges of the broadloom has held up in both theaters, while the seat fabrics are dated. Most of the restrooms are in good condition. The back of house received new wall protection which will help. There are some corner guards but can always add more. High touch zones like guard rails should be replaced with non-painted surfaces. Ceramic wall tile and metal walls are holding up well.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered



# ENGAGEMENT + ASSESSMENTS

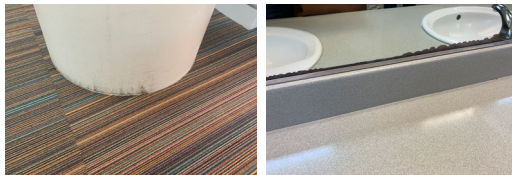
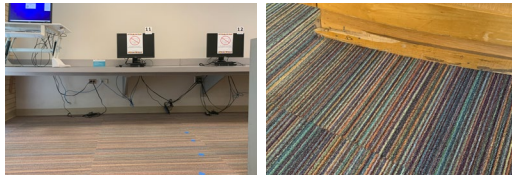
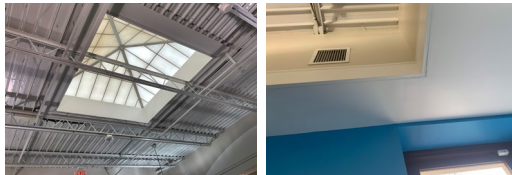
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



Independence Regional (#4028)  
6000 Conference Drive  
Charlotte, North Carolina 28212

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



INDEPENDENCE REGIONAL #4028		
Flooring- Carpet	General carpet was replaced in 2014 approx; looks new: back of house has original worn/dated carpet	GOOD/POOR
Flooring- Resilient	VCT is limited in use and good	GOOD
Flooring- Porcelain Tile	2x2 tiles in restroom have some damage. Some missing wall base pieces	FAIR
Wall base	Wall base is mostly painted wood; rubber is in fair condition most places	FAIR
Walls	Wall paint in good condition; Wallcovering in restrooms is in poor condition and is damaged	GOOD/POOR
Ceilings	Most are in good condition	GOOD
Millwork/Casework	Wood edges are worn and in need of sanding and sealing; many chipped plam edges, especially in computer lab	POOR
Furniture	Most was dated and well worn	FAIR/POOR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed	POOR
Other	Toilet partitions are plastic laminate and damaged; blinds are 1" alum and have bent slats in several areas	FAIR
Electrical related to FFE	There are very few power outlets in general areas	POOR

#### Overall Assessment:

Flooring and paint look newer and are fun colors. Most millwork is wood or plastic laminate and in poor condition. Solid surface countertops are in good condition where used; furniture is dated, damaged and in poor condition. Restrooms walls are in poor condition.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

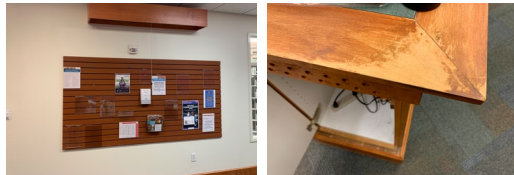
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**Matthews (#4034)**  
 230 Matthews Station Street  
 Matthews, North Carolina 28105

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

MATTHEWS #4034		
Flooring- Carpet	New carpet from 2020:	EXCELLENT
Flooring- Resilient	VCT is shrinking and showing all seams.	POOR
Flooring- Porcelain Tile	2x2 tiles in restroom has dark grout stains	GOOD
Wall base	Wall base is stained wood and showing terrible irregularities in stain; rubber is in fair condition most places	FAIR
Walls	Newer paint good; ceramic wall tiles in RR good;	GOOD
Ceilings	Most are in good condition with the exception RR with some cupping	GOOD
Millwork/Casework	Plam damaged in several areas; wood is showing wear in stain,	POOR
Furniture	Most was dated and well worn	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout with the exception of a few checkout stations at ends of stacks which should be removed	GOOD
Accessibility- Overall	Restrooms do not meet for grab bars, desks and breakroom do meet	FAIR
Other	Several blinds need to have slats fixed and make sure they are all in working order. Plam TP are damaged	FAIR
Electrical related to FFE	There are not many power outlets	POOR

**Overall Assessment:**

New carpet and paint are pleasing, but the poor shape of the stained base and the damaged cabinetry takes away from aesthetics.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

# ENGAGEMENT + ASSESSMENTS

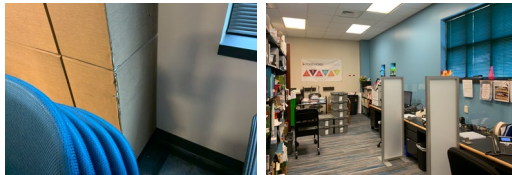
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



**Mint Hill (#4037)**  
 6840 Matthews Mint Hill Road  
 Charlotte, North Carolina 28227

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



MINT HILL #4037		
Flooring- Carpet	Carpet is new	EXCELLENT
Flooring- Resilient	VCT is good overall; just a few areas of concern.	GOOD
Flooring- Porcelain Tile	2x2 tiles in restroom have dirty grout and 4x4 wall base is damaged and in disrepair	POOR
Wall base	New in carpet areas; worn in VCT	GOOD
Walls	Walls are showing damage in a few of areas from carts or furniture rubbing against.	GOOD
Ceilings	Most are damaged and some stains	FAIR
Millwork/Casework	Wood is worn at edges, plam is chipped and damaged;	POOR
Furniture	Some new pieces, mixes with old. Stacks are dark panels	GOOD
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed	GOOD
Other	Tackable fabric in Community room is damaged; Plam toilet partitions showing minor chips	FAIR
Electrical related to FFE	There are very few power outlets around seating areas	FAIR

#### Overall Assessment:

New flooring and wall base throughout, but all millwork is damaged and out of date. Walls have been painted but need a few rub rails. Ceiling tiles need replaced throughout.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered



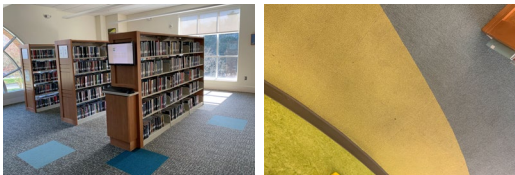
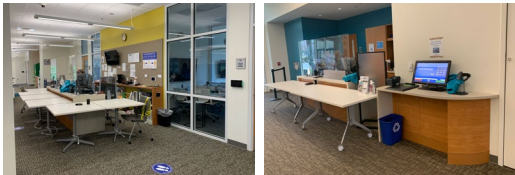
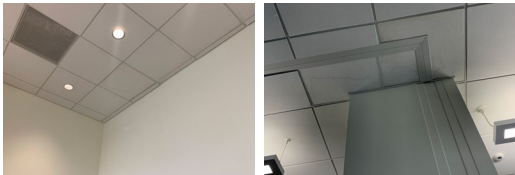
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**South Park Regional (#4040)**  
 7015 Morrison Boulevard  
 Charlotte, North Carolina 28211

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

MORRISON REGIONAL #4040		
Flooring- Carpet	New carpet in 2017 ; solids are showing much more dirt/stains and high traffic patterns	GOOD
Flooring- Resilient	VCT is good overall;	GOOD
Flooring- Porcelain Tile	Restrooms are epoxy, not PFT, Epoxy paint on floor in restrooms is holding up	GOOD
Wall base	Wall base is not showing more than scuffs	GOOD
Walls	Has ribbed carpet in high abuse areas taking the abuse, Sheet protection in others, paint good; PFT on walls excellent	GOOD
Ceilings	Most are in good condition; smooth texture shows more damage quickly, several water stains	FAIR
Millwork/Casework	PVC edge is holding up for plam cabs/countertops; solid surface at high public areas is good; under lavs is falling apart	GOOD
Furniture	Newer	GOOD
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Meets w the exception of one counter on 2 <sup>nd</sup> floor	GOOD
Other	A few areas around windows are cracking and need repair	FAIR
Electrical related to FFE	There are power outlets on all the metal columns, but not many around perimeter	FAIR

#### Overall Assessment:

Updated and clean. Newer looking materials that are holding up.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

# ENGAGEMENT + ASSESSMENTS

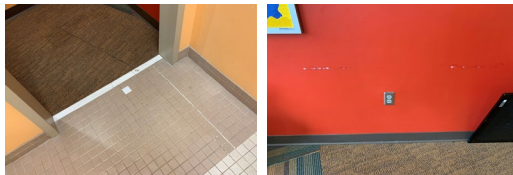
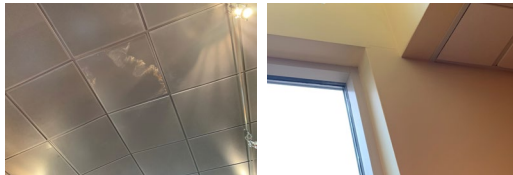
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



**Mountain Island (#4043)**  
 4420 Hoyt Gavin Way  
 Charlotte, North Carolina 28214

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



MOUNTAIN ISLAND #4043		
Flooring- Carpet	Dated and well worn, a few areas are in need of repair:	FAIR
Flooring- Resilient	VCT is good overall; just a few areas of concern.	FAIR
Flooring- Porcelain Tile	2x2 tiles in restroom have been patched and are mismatched and broken. Some missing wall base pieces	POOR
Wall base	Wall base is not showing more than scuffs	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against.	FAIR
Ceilings	Most are in good condition with the exception of the metal ceiling which has many stains/rust	GOOD
Millwork/Casework	Wood edges are worn and in need of sanding and sealing;	POOR
Furniture	Most was dated and well worn	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed	FAIR
Other	Several blinds need to have slats fixed and make sure they are all in working order. Plam toilet partitions good	FAIR
Electrical related to FFE	There are power outlets on all the metal columns, but not many around perimeter	FAIR

#### Overall Assessment:

Flooring is dated and showing traffic wear and should be replaced. Walls are in need of repair and fresh coat of paint. Recommend chair rail or corner guards to protect from future damage. Millwork countertops should be replaced with a solid surface or plam top with pvc edge. Lobby metal ceiling should be cleaned/repared or replaced. Most restroom finishes need to be replaced.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

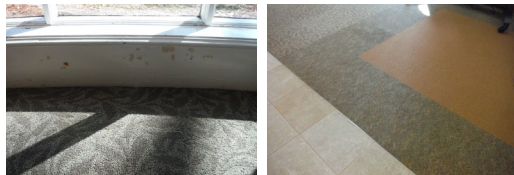
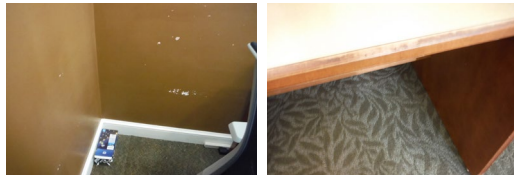
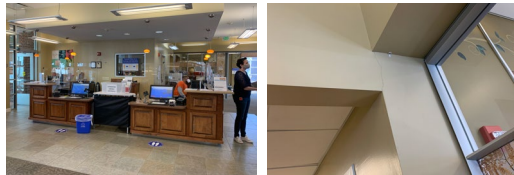
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**Myers Park (#4046)**  
 1361 Queens Road  
 Charlotte, North Carolina 28207

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

MYERS PARK #4046		
Flooring- Carpet	Dated and well worn, a few areas are in need of repair; mismatched areas	POOR
Flooring- Resilient	VCT is good overall; just a few areas of concern.	GOOD
Flooring- Porcelain Tile	Large format tiles and wall tiles in good condition	POOR
Wall base	Wall base painted and showing scuffs;	FAIR
Walls	Walls are good with some murals	GOOD
Ceilings	Most are in good condition smooth white surface showing damage easily	GOOD
Millwork/Casework	Wood millwork stained; mix of plam and solid surface-good;	GOOD
Furniture	Most was dated and well worn; wood edges worn	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Only saw missing vertical grab bar	GOOD
Other	Solid Plastic toilet partitions holding up well	GOOD
Electrical related to FFE	Not much power	POOR

#### Overall Assessment:

Color scheme and carpet is dated. Millwork is in good condition. Furniture needs to be replaced.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

# ENGAGEMENT + ASSESSMENTS

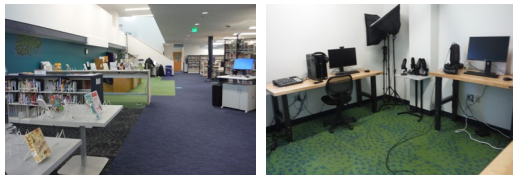
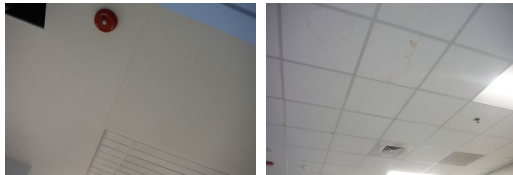
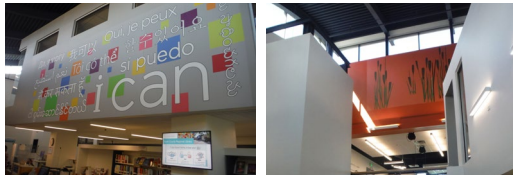
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



North County Regional (#4049)  
16500 Holly Crest Lane  
Huntersville, North Carolina 28078

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



NORTH COUNTY REGIONAL #4049		
Flooring- Carpet	New carpet; on stairs it is not adhered very well	GOOD
Flooring- Resilient	LVT has a pillowed appearance	GOOD
Flooring- Porcelain Tile	2x2 tiles in restroom and wall tiles; wood look plank in public spaces	EXCELLENT
Wall base	Wall base new	EXCELLENT
Walls	New	EXCELLENT
Ceilings	Most are in good condition a few damaged and water stains	GOOD
Millwork/Casework	Plam with PVC edge is good; solid surface is good;;	GOOD
Furniture	New	EXCELLENT
Accessibility- FFE	Seems like there should not be issues when back to original layout	EXCELLENT
Accessibility- Overall	Meets, with one ADA sink cabinet locked in Makerspace	GOOD
Other	Blinds good; wall art good	GOOD
Electrical related to FFE	There are power outlets at all seating	EXCELLENT

#### Overall Assessment:

New building bright colors and great graphics. Could still benefit from some corner guards or wall protection in back of house.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered



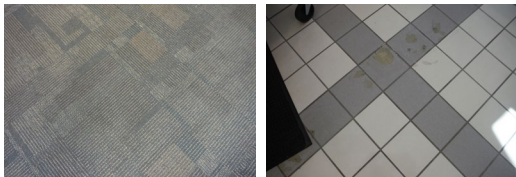
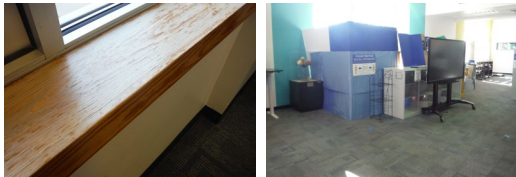
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



Plaza Midwood (#4052)  
1623 Central Avenue  
Charlotte, North Carolina 28205

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

PLAZA MIDWOOD #4052		
Flooring- Carpet	Carpet in stack space is showing wear.	GOOD
Flooring- Resilient	VCT has some cracking	FAIR
Flooring- Porcelain Tile	2x2 tiles in restroom some damage and 2x2 wall tiles; PFT in public spaces damaged and poor	POOR
Wall base	Wall base good	GOOD
Walls	Most are in good condition; at back of house, needs patch and repair at damaged	FAIR
Ceilings	Most are in poor condition with stains and bad grid; especially restrooms; exposed/wood is good	POOR/GOOD
Millwork/Casework	Plam with is stained; worn, especially restrooms; damaged in break	POOR
Furniture	Mixed old and new; old is worn	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Meets, except breakroom sink	GOOD
Other	Wood sills are stained worn off and water stained, plam TP damaged; solar shades good	POOR
Electrical related to FFE	Power is lacking but makeshift on sills with surface mounted	POOR

#### Overall Assessment:

Has a really nice open wood ceiling, but the carpet and the furniture detract. Restrooms need updated.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

# ENGAGEMENT + ASSESSMENTS

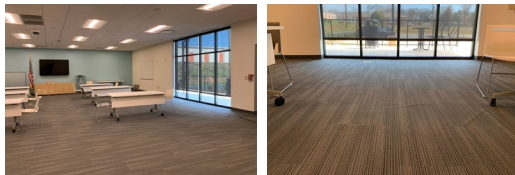
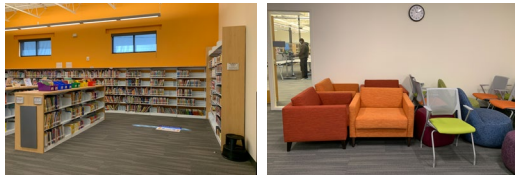
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



South Boulevard (#4055)  
4429 South Boulevard  
Charlotte, North Carolina 28209

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



SOUTH BOULEVARD #4055		
Flooring- Carpet	New carpet, good, except in Community room where corners are peaking	GOOD
Flooring- Resilient	LVT good.	EXCELLENT
Flooring- Porcelain Tile	None- LVT in all restrooms	
Wall base	Wall base new	EXCELLENT
Walls	Paint is new; restroom is all paint-no Ceramic, time will tell;	GOOD
Ceilings	Most are in good condition but not seated properly and smooth surface shows damage	GOOD
Millwork/Casework	Solid surface and plan new	EXCELLENT
Furniture	New	EXCELLENT
Accessibility- FFE	Seems like there should not be issues when back to original layout	EXCELLENT
Accessibility- Overall	Meets	EXCELLENT
Other	Solar shades excellent; Stainless steel toilet partitions, excellent;	EXCELLENT
Electrical related to FFE	Lots of power poles near furnitiure	EXCELLENT

#### Overall Assessment:

All new, but you can tell that the wear is going to be on the furniture in the community rooms where they rub against the walls. Metal mirrors in restroom is not preferred. Would prefer a more durable surface in the restrooms on walls and floors.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

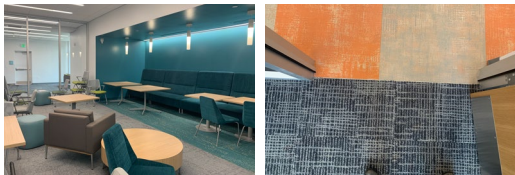
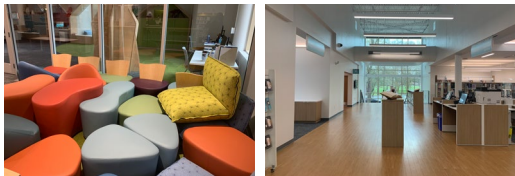
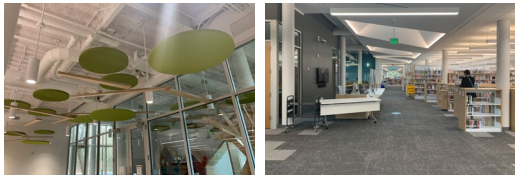
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**South County Regional**  
**5801 Rea Road**  
**Charlotte, North Carolina 28277**

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

SOUTH COUNTY REGIONAL		
Flooring- Carpet	New	EXCELLENT
Flooring- Resilient	LVT	EXCELLENT
Walls- Porcelain Tile	New.	EXCELLENT
Wall base	New	EXCELLENT
Walls	Walls/paint are new. Corner guards in BOH, but not in public spaces. A couple of walls are showing damage at corners.	EXCELLENT
Ceilings	New	EXCELLENT
Millwork/Casework	New.	EXCELLENT
Furniture	New and variety of types.	EXCELLENT
Accessibility- FFE	Seems like there should not be issues when back to original layout.	EXCELLENT
Accessibility- Overall		EXCELLENT
Other	New shades.	EXCELLENT
Electrical related to FFE	There are ample outlets in floor and along walls.	EXCELLENT

#### Overall Assessment:

The facility renovation was completed and the branch re-opened. There should be more corner guards and wall protection.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

# ENGAGEMENT + ASSESSMENTS

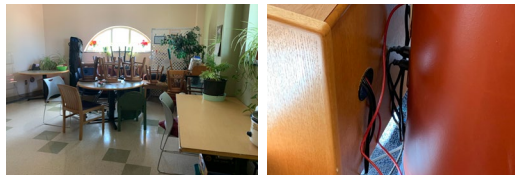
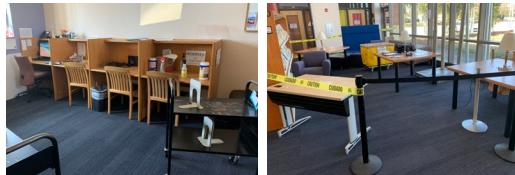
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



**Steele Creek (#4061)**  
 13620 Steele Creek Road  
 Charlotte, North Carolina 28273

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



STEELE CREEK #4061		
Flooring- Carpet	New carpet	EXCELLENT
Flooring- Resilient	VCT is good overall; just a few areas of concern.	FAIR
Flooring- Porcelain Tile	2x2 tiles with 4x4 wall tiles	POOR
Wall base	Wall base is not showing more than scuffs	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against. Gazebo needs repair/paint	FAIR
Ceilings	Most are in good condition with the exception of the metal ceiling which has many stains/rust	GOOD
Millwork/Casework	Back of house is damaged;	POOR
Furniture	Mix of old and new in public spaces; wood edge tables showing wear of stain	FAIR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed	FAIR
Other	Plam toilet partitions have some damage	GOOD
Electrical related to FFE	There are power outlets in floor boxes that are hard to get to, but not many around perimeter	POOR

#### Overall Assessment:

Flooring update has refreshed space, but paint needs work as well as the restrooms.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered



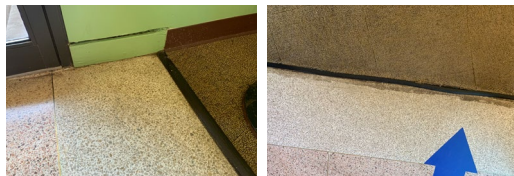
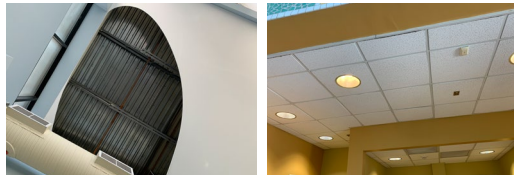
# ENGAGEMENT + ASSESSMENTS

## INTERIOR FINISHES ASSESSMENTS



**Sugar Creek (#4064)**  
**4045 North Tryon Street**  
**Charlotte, North Carolina 28206**

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



### Facility Assessments

SUGAR CREEK #4064		
Flooring- Carpet	Dated and well worn, a few areas are in need of repair:	POOR
Flooring- Resilient	VCT is old and has stains.	FAIR
Flooring- Porcelain Tile	2x2 tiles in restroom have been patched and are mismatched and broken. Some missing wall base pieces	POOR
Wall base	Painted wall base is not showing more than scuffs	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against.	FAIR
Ceilings	Most are in fair condition- several stained; fabric is ripped in Community Room	FAIR/POOR
Millwork/Casework	Damaged plan and chipped;	POOR
Furniture	Most was dated and well worn; one table is missing a leg	POOR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed	POOR
Other	Transition at terrazzo is issue; terrazzo is cracked; too many pendant fixtures are distracting	POOR
Electrical related to FFE	There are few floor outlets but hard to know how they work with furniture	FAIR

#### Overall Assessment:

Many issues with flooring, furniture, and walls. Very dated and worn.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered

# ENGAGEMENT + ASSESSMENTS

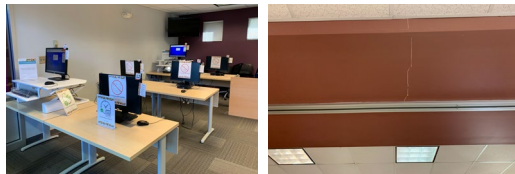
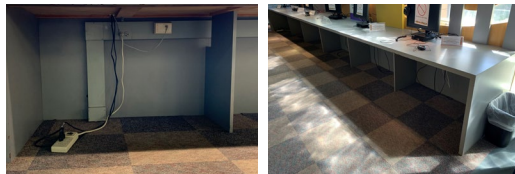
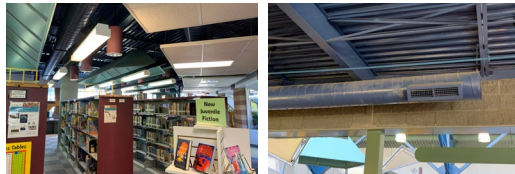
## INTERIOR FINISHES ASSESSMENTS

### Facility Assessments



West Boulevard (#4070)  
2157 West Boulevard  
Charlotte, North Carolina 28208

(Please note: The following is an abbreviated version. The full assessment can be found in the Appendix.)



WEST BOULEVARD #4070		
Flooring- Carpet	Dated and well worn, a few areas are in need of repair:	POOR
Flooring- Resilient	VCT is good overall; just a few areas of concern.	POOR
Flooring- Porcelain Tile	2x2 tiles in restroom have been patched and are mismatched and broken. Some missing wall base pieces	POOR
Wall base	Wall base is not showing more than scuffs	FAIR
Walls	Walls are showing damage in a lot of areas from carts or furniture rubbing against.	FAIR
Ceilings	Most are in good condition ; dust on the exposed ducts	FAIR
Millwork/Casework	Wood edges are worn and in need of sanding and sealing; plam is damaged and chipped	POOR
Furniture	Most was dated and well worn; some new	POOR
Accessibility- FFE	Seems like there should not be issues when back to original layout	GOOD
Accessibility- Overall	Some items in restrooms should be addressed	FAIR
Other	Several blinds need to have slats fixed and make sure they are all in working order. Plam toilet partitions are chipped	FAIR
Electrical related to FFE	There not many power outlets in seating areas	FAIR

#### Overall Assessment:

Only the Learning Center is new and refreshed; balance is dated and needs refresh.

CONDITIONS RATINGS	
Excellent	New or close to new. Typically installed in last year and is in excellent condition. No repair or replacement needed
Good	Satisfactory as-is. Functioning and showing minor wear and tear in high traffic areas. Repair as needed in small areas with minor wear.
Fair	Showing moderate signs of wear or damage. Could be for item or for installation of item. Repair or replacement would be desired for entire area within a smaller time frame.
Poor	Showing extensive amounts of wear and or damage. Immediate replacement should be considered





# 5

## BENCHMARKING + PRIORITY MODELING

BENCHMARKING | PRIORITY MODELING

# BENCHMARKING + PRIORITY MODELING

## BENCHMARKING

### PURPOSE

Research comparable and model library systems for facilities-related items such as number of locations, square feet of space per capita and land area, number of users and/or card holders, systems collection size and utilization and general budgets.

### BENCHMARKING PROCESS

The team developed two Sets of Benchmarks: **General Comparison Peers** and **Deep Dive Peers**.

#### General Comparison Peers

Within this there are two sets of comparison cohorts; Regional and National.

### NATIONAL

CINCINNATI AND HAMILTON COUNTY, PL OF  
CUYAHOGA COUNTY PUBLIC LIBRARY  
DENVER PUBLIC LIBRARY  
HENNEPIN COUNTY LIBRARY  
BOSTON PUBLIC LIBRARY  
DISTRICT OF COLUMBIA PUBLIC LIBRARY  
SAINT LOUIS COUNTY LIBRARY  
SALT LAKE COUNTY LIBRARY  
AUSTIN PUBLIC LIBRARY  
FAIRFAX COUNTY PUBLIC LIBRARY  
MONTGOMERY COUNTY PUBLIC LIBRARIES  
PRINCE GEORGE'S COUNTY MEMORIAL LIBRARY SYSTEM  
PINELLAS PUBLIC LIBRARY COOPERATIVE  
SAN JOSE PUBLIC LIBRARY  
PIMA COUNTY PUBLIC LIBRARY

CINCINNATI, OH  
PARMA, OH  
DENVER, CO  
MINNETONKA, MN  
BOSTON, MA  
WASHINGTON, DC  
ST. LOUIS, MO  
WEST JORDAN, UT  
AUSTIN, TX  
FAIRFAX, VA  
ROCKVILLE, MD  
LARGO, MD  
CLEARWATER, FL  
SAN JOSE, CA  
TUCSON, AZ

### REGIONAL

CUMBERLAND COUNTY PUBLIC LIBRARY  
CHARLESTON COUNTY PUBLIC LIBRARY SYSTEM  
DEKALB COUNTY PUBLIC LIBRARY  
COBB COUNTY PUBLIC LIBRARY SYSTEM  
GWINNETT COUNTY PUBLIC LIBRARY SYSTEM  
PALM BEACH COUNTY LIBRARY SYSTEM  
JACKSONVILLE PUBLIC LIBRARY  
BROWARD COUNTY LIBRARIES DIVISION  
HILLSBOROUGH COUNTY PUBLIC LIBRARY COOPERATIVE  
ORANGE COUNTY LIBRARY DISTRICT  
ATLANTA FULTON PUBLIC LIBRARY SYSTEM

FAYETTEVILLE, NC  
CHARLESTON, SC  
DECATUR, GA  
MARIETTA, GA  
LAWRENCEVILLE, GA  
WEST PALM BEACH, FL  
JACKSONVILLE, FL  
FORT LAUDERDALE, FL  
TAMPA, FL  
ORLANDO, FL  
ATLANTA, GA

## BENCHMARKING + PRIORITY MODELING

### BENCHMARKING

<b>Charlotte Mecklenburg Library - Benchmark Comparisons</b>			
	<b>CML</b>	<b>Regional Avg. (14)</b>	<b>National Avg. (19)</b>
<b>Legal Service Population</b>	1,077,301	917,990	887,096
<b>Total Opp Expend. (rounded)</b>	\$ 41,000,000	\$ 29,800,000	\$ 50,100,000
<b>Expenditures/Capita</b>	38	35	59
<b>Central Library (Y/N)</b>	1	0.9	0.6
<b>Total # of Branches</b>	19	20	25
<b>Total Locations / 100k Capita</b>	1.9	2.5	2.9
<b>Total FTE Staff</b>	417	320	524
<b>Total FTE Staff /10K Capita</b>	3.9	4.0	5.7
<b>Visits per Capita</b>	2.9	3.5	5.5
<b>Physical Circ. / Capita</b>	4.4	5.1	10.2
<b>Elect Mat. Circ / Capita</b>	1.2	1.5	2.0
<b>Prg Att. Per Capita</b>	0.4	0.3	0.4
<b>Pub PC Usage / Capita</b>	0.5	1.1	1.0
<b>WiFi Sessions / Capita</b>	1.0	0.8	1.6
<b>Digital Info User / Capita</b>	1.2	1.2	1.7
<b>Total Book Volumes Held</b>	883,308	1,231,271	2,067,123
<b>Total Book Volumes/Capita</b>	0.8	1.4	2.5
<b>Total Collection Expenditures</b>	\$ 4,077,419	\$ 3,907,001	\$ 6,252,902
<b>Col. Expend. Per Capita</b>	3.8	4.7	7.4

# BENCHMARKING + PRIORITY MODELING

## DEEPER DIVE COMPARISONS

### Deep Dive Peers

Again, both the National and Regional cohorts are present but the team took the analysis far beyond the normal statistical comparisons for a few peers in each cohort and in particular examined:

- Capital expenditures over the past 10 years
- Geographic and coverage statistics (looking at how the size and density of the comparison districts are different and impact investments and resources)
- Drive time coverages from each outlet and the resulting “saturation” of each library’s overall service area
- We looked deeper on the statistical side as well in a few areas

### NATIONAL

SEATTLE PUBLIC LIBRARY  
 INDIANAPOLIS PUBLIC LIBRARY  
 COLUMBUS METROPOLITAN LIBRARY  
 BALTIMORE COUNTY PUBLIC LIBRARY

SEATTLE, WA  
 INDIANAPOLIS, IN  
 COLUMBUS, OH  
 TOWSON, MD

### REGIONAL

WAKE COUNTY PUBLIC LIBRARIES  
 NASHVILLE PUBLIC LIBRARY  
 RICHLAND COUNTY PUBLIC LIBRARY

RALEIGH, NC  
 NASHVILLE, TN  
 COLUMBIA, SC

	CML (ImagineOn as Branch)	Regional Avg. (3)	National Avg. (4)	CML (w/Main& ImagineOn Joined)
<b>Main Library SqFt (if exists)</b>	114,000	237,828	364,796	216,000
<b>SqFt of Branch Space per Capita</b>	0.11	0.34	0.44	0.20
<b>Average Branch Size</b>	19,496	12,969	15,724	14,913
<b>SqFt of Branch Space per Capita</b>	0.34	0.21	0.31	0.25
<b>Visits per Capita</b>	2.9	4.1	5.9	2.9
<b>Visits Per Outlet Per 100K Capita</b>	15	23	26	15
<b>Locations / 100 Square Mile</b>	3.8	2.8	13	3.8
<b>Total FTE Staff</b>	417	311	531	417
<b>Total FTE / Outlet</b>	21	18	23	22
<b>Total FTE Staff /10K Capita</b>	3.9	5.3	6.5	3.9
<b>Total FTE/ 100K Capita / Outlet</b>	1.9	3.5	2.8	2.0

## BENCHMARKING + PRIORITY MODELING DEEPER DIVE COMPARISONS

LIBRARY	CITY	STATE	Service Area	2018 Expenditures/Capita	2008 Expenditures/Capita
<b>Mecklenburg</b>					
<b>CHARLOTTE MECKLENBURG LIBRARY</b>	<b>CHARLOTTE</b>	<b>NC</b>	<b>County</b>	<b>\$ 38</b>	<b>\$ 45</b>
<b>NATIONAL COMPARISONS</b>					
<b>Comparison Set Averages</b>				<b>\$ 71</b>	<b>\$ 62</b>
SEATTLE PUBLIC LIBRARY	SEATTLE	WA	Seattle city	\$ 106	\$ 85
INDIANAPOLIS PUBLIC LIBRARY*	INDIANAPOLIS	IN	Marion County	\$ 50	\$ 47
COLUMBUS METROPOLITAN LIBRARY	COLUMBUS	OH	Columbus city	\$ 79	\$ 63
BALTIMORE COUNTY PUBLIC LIBRARY	TOWSON	MD	Baltimore County	\$ 51	\$ 54
<b>REGIONAL COMPARISONS</b>					
<b>Comparison Set Averages</b>				<b>\$ 48</b>	<b>\$ 37</b>
WAKE COUNTY PUBLIC LIBRARIES	RALEIGH	NC	Wake County	\$ 23	\$ 20
NASHVILLE PUBLIC LIBRARY	NASHVILLE	TN	Davidson County	\$ 51	\$ 42
RICHLAND COUNTY PUBLIC LIBRARY	COLUMBIA	SC	Richland County	\$ 72	\$ 50

### OPERATIONAL FUNDING

CML's Operation Funding is not only significantly below their peers, it's actually down from 2008 (without even factoring in inflation). From the Deep Dive peers only Baltimore County had lower funding versus 2008 and it is down less than CML. Additional library locations will require an increase in operational funding to support, especially considering that CML funding is already lower than most peers.

LIBRARY	CITY	ST	Legal Service Population	Avg Annl Capital Expense	Avg Annl Capital Exp / Capita
<b>CHARLOTTE MECKLENBURG LIBRARY</b>	<b>CHARLOTTE</b>	<b>NC</b>	<b>1,077,301</b>	<b>\$ 3,405,848</b>	<b>\$ 3.2</b>
<b>Comparison Set Averages</b>			<b>787,635</b>	<b>\$ 6,799,350</b>	<b>\$ 8.6</b>
WAKE COUNTY PUBLIC LIBRARIES	RALEIGH	NC	1,048,771	\$ 8,903,131	\$ 8.5
NASHVILLE PUBLIC LIBRARY	NASHVILLE	TN	691,243	\$ 4,964,465	\$ 7.2
RICHLAND COUNTY PUBLIC LIBRARY	COLUMBIA	SC	384,504	\$ 6,530,454	\$ 17
<b>Comparison Set Averages</b>			<b>887,096</b>	<b>\$ 7,912,036</b>	<b>\$ 8.9</b>
SEATTLE PUBLIC LIBRARY	SEATTLE	WA	730,400	\$ 3,461,662	\$ 4.7
INDIANAPOLIS PUBLIC LIBRARY	INDIANAPOLIS	IN	877,389	\$ 14,054,017	\$ 16
COLUMBUS METROPOLITAN LIBRARY	COLUMBUS	OH	850,548	\$ 12,640,990	\$ 15
BALTIMORE COUNTY PUBLIC LIBRARY	TOWSON	MD	831,128	\$ 1,491,474	\$ 1.8

### CAPITAL FUNDING

CML's capital funding over the previous 10 years was also significantly lower than their peers. Again, it's only Baltimore County with lower levels of funding than CML. It's quite clear that CML has been under funding and under investing in their Libraries for at least the past decade.



# BENCHMARKING + PRIORITY MODELING

## DEEPER DIVE COMPARISONS

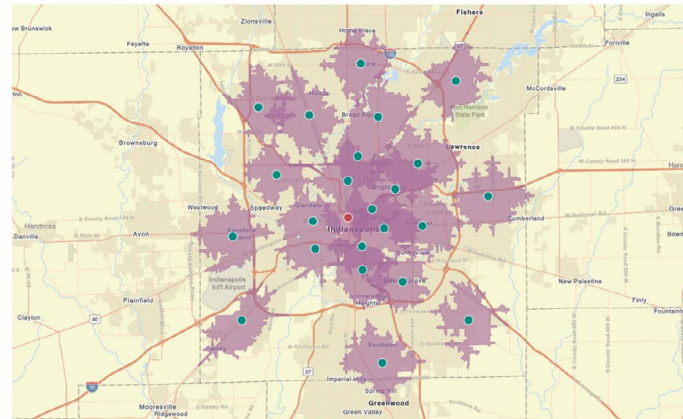
### DRIVE TIME COVERAGE MAPS

These maps show the 5-minute drive time range of all outlets for each of the Deep Dive peers. It's clear CML has the lowest geographic coverage for its service area within the peer group. (Note: Baltimore County does not serve the City of Baltimore. So, the middle gap is covered by the Enoch Pratt Memorial Library, which serves the city of Baltimore).

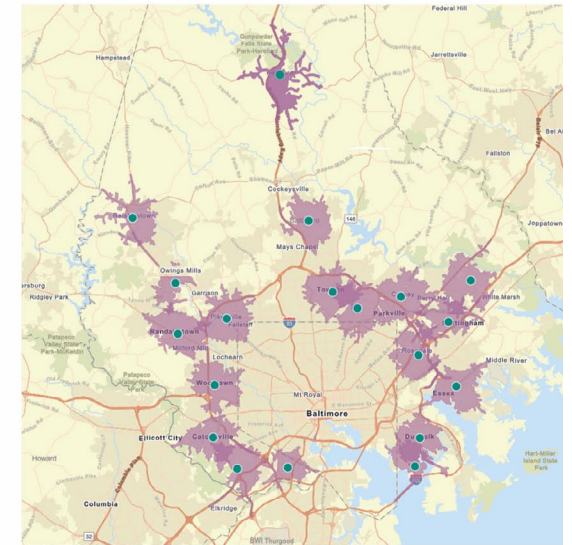
### NATIONAL

Library Locations | 5-minute drive time

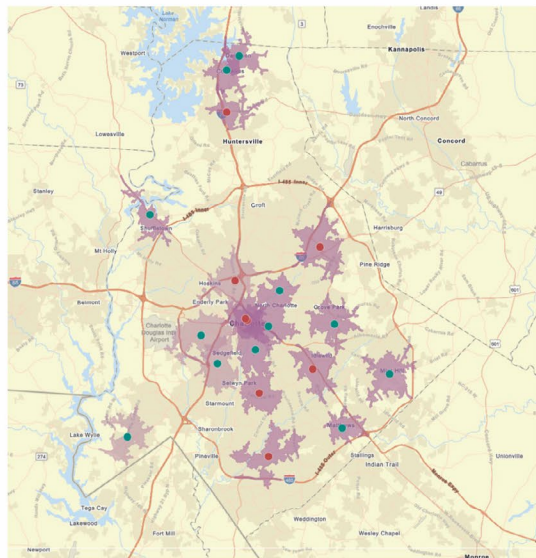
- Branch
- Central



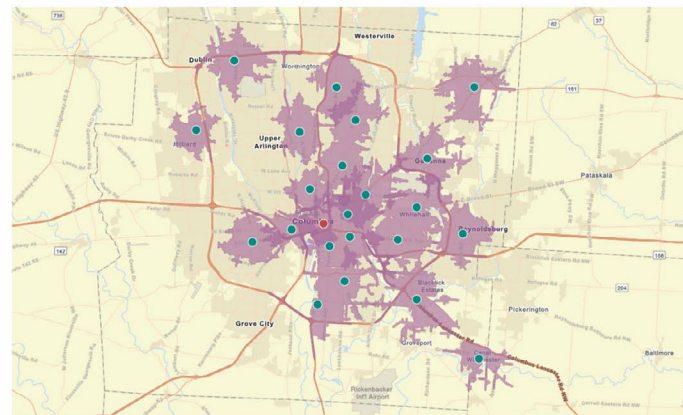
INDIANAPOLIS



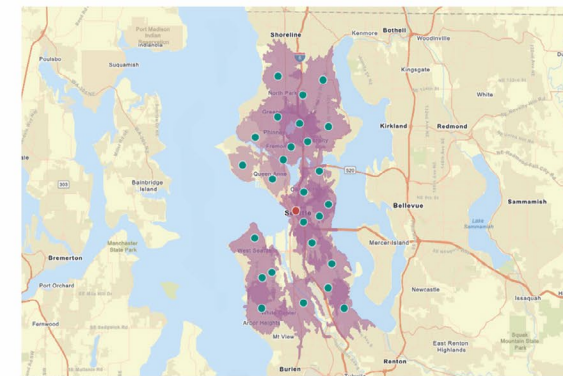
BALTIMORE



MECKLENBURG COUNTY



COLUMBUS



SEATTLE

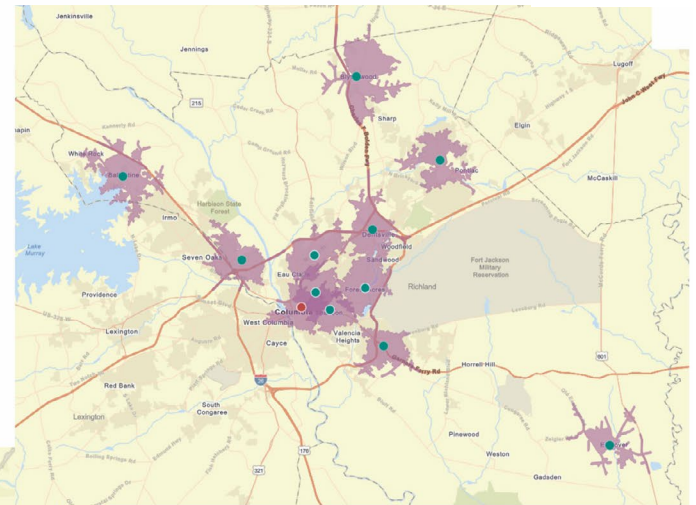
# BENCHMARKING + PRIORITY MODELING

## DEEPER DIVE COMPARISONS

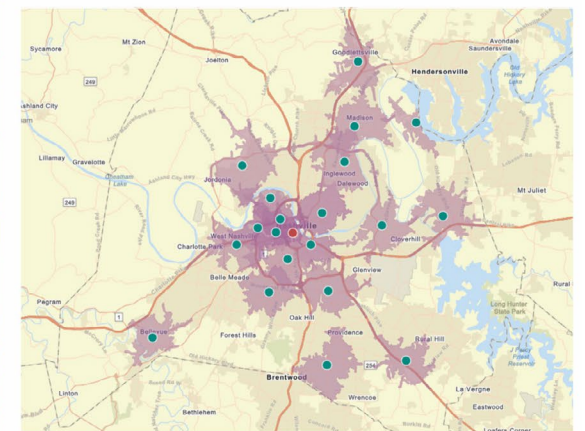
### REGIONAL

Library Locations | 5-minute drive time

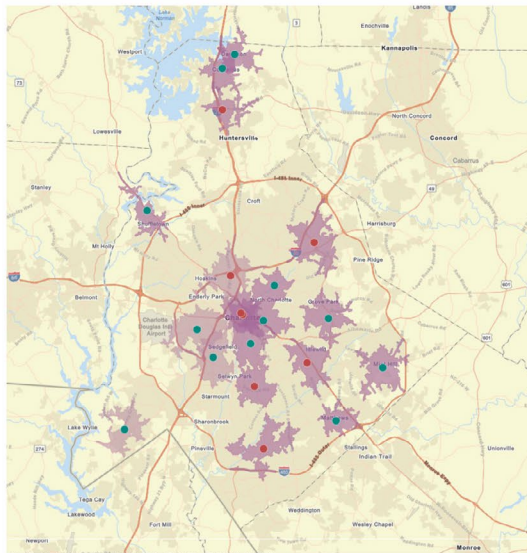
- Branch
- Central



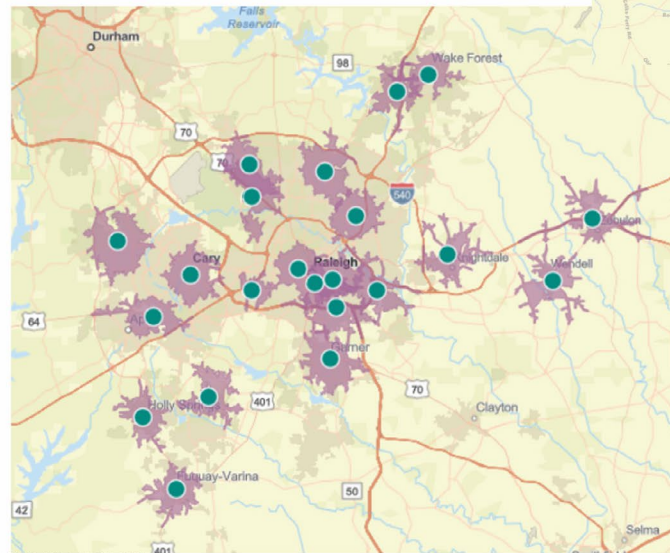
RICHLAND COUNTY



CITY OF NASHVILLE



MECKLENBURG COUNTY



WAKE COUNTY

# BENCHMARKING + PRIORITY MODELING

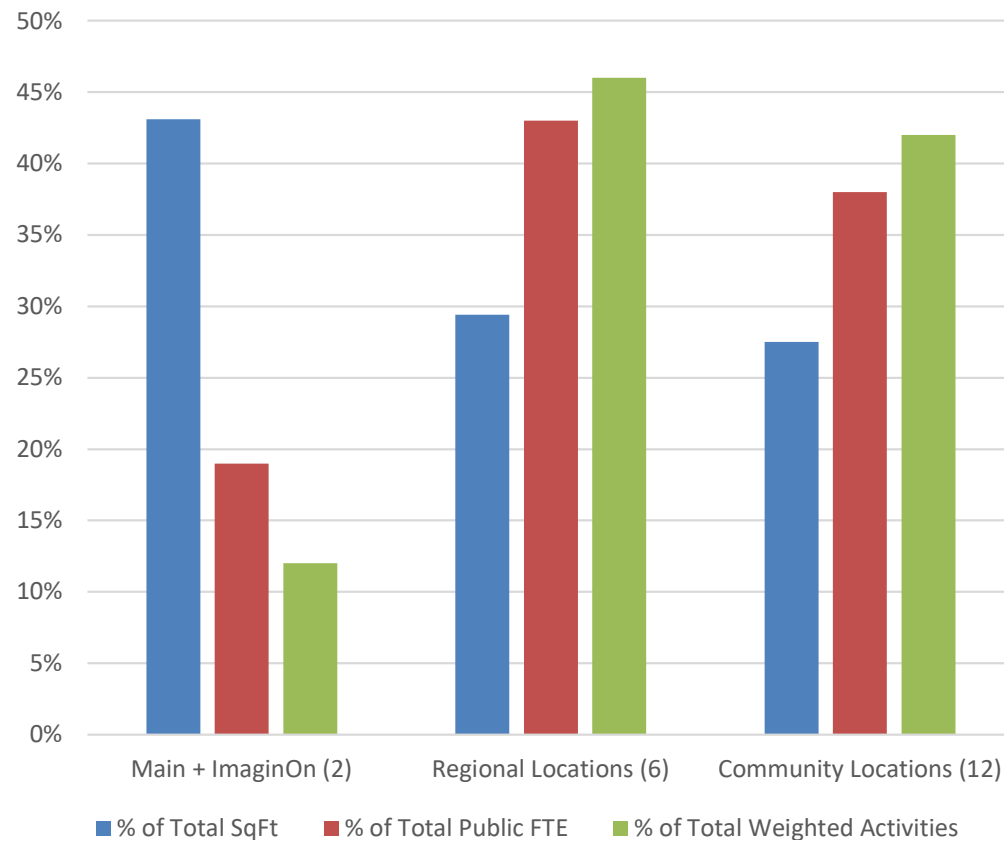
## EXISTING LOCATION COMPARISONS

### USAGE + ACTIVITY COMPS

These graphs highlight how the usage of various existing outlet location types compares to their size and staffing levels.

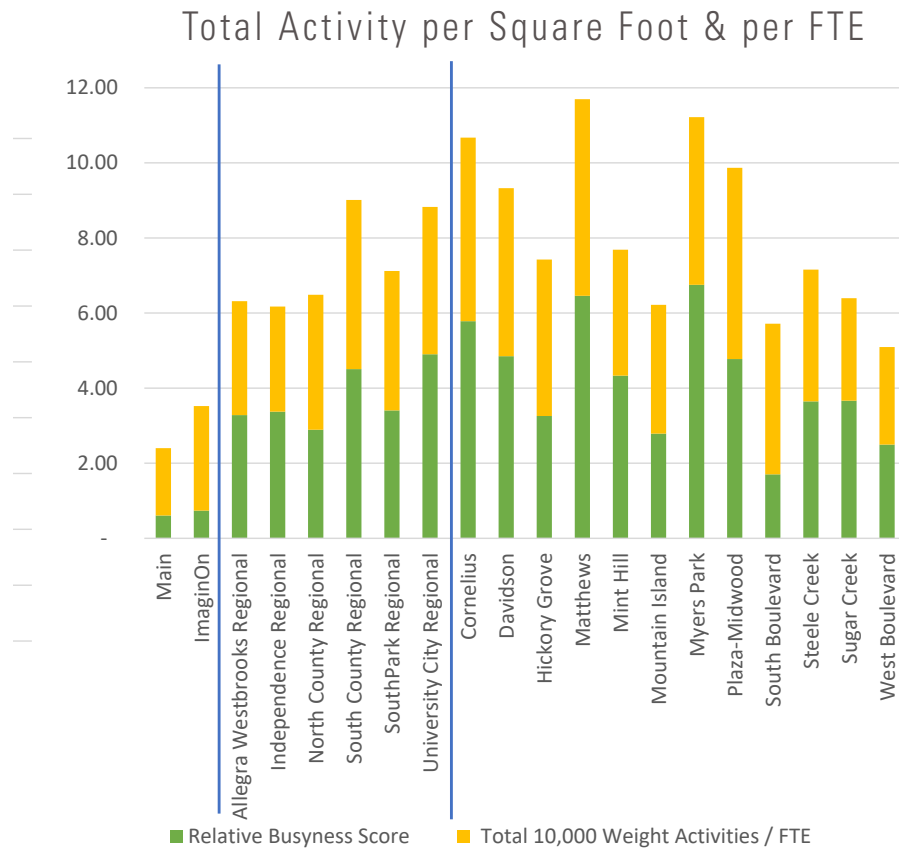
- Smaller Community Branches are getting higher utilization per square foot of space and per full-time-equivalent staffing levels.
- The second graph highlights by locations similar data stacking the weighted busyness vs square footage of space and weighted busyness vs FTE at each outlet.

#### Resource and Use Allocation



# BENCHMARKING + PRIORITY MODELING

## EXISTING LOCATION COMPARISONS



Note: The Relative Business Score is the Weighted Activity Level/Building SqFt. The weighted activity is a weighted annual composite of Visits, Circulation, Program Attendance, and PC Usage data for each location.



# PRIORITY MODELING



# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

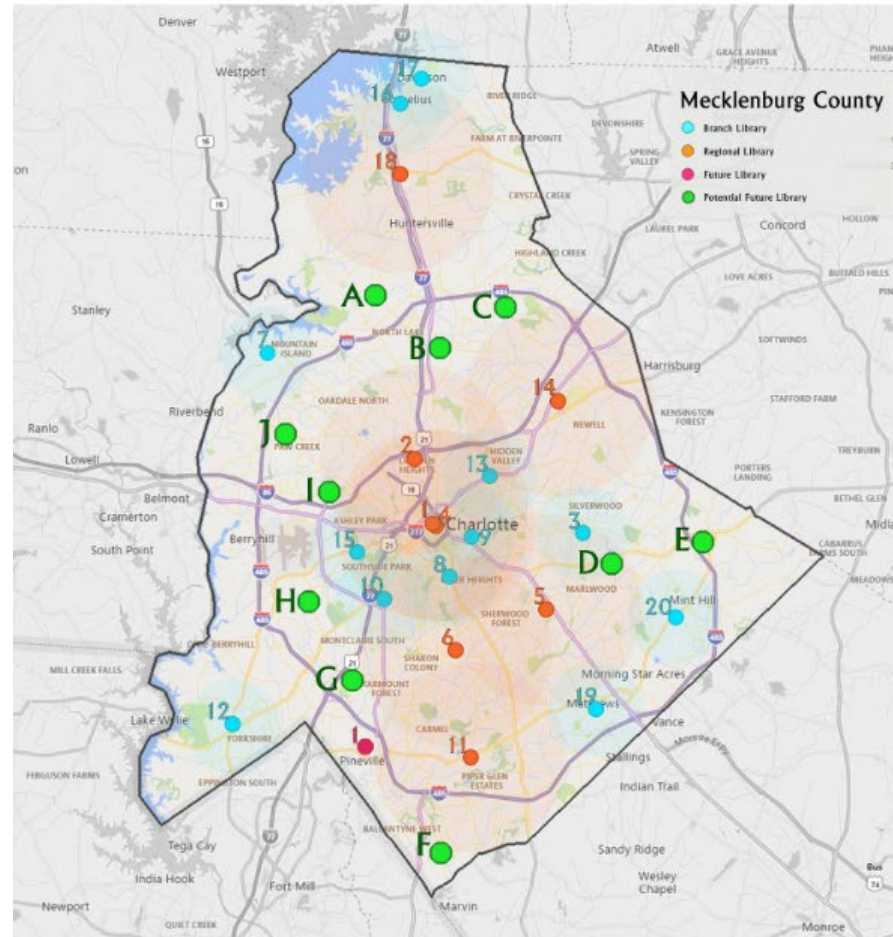
### EVALUATION METHOD

The priorities established here are a composite of a large variety of inputs:

- Community input via discussions and survey
- Benchmarks: Regional, National, and very deep dive benchmarks and full systems comparisons with a few of each
- Demographic data: population density and growth, income and housing values, upward mobility/outcome differentials, diversity measures
- Current resource usage analysis: usage per location and usage per square foot of space
- We looked at most of the other recent planning documents from local government agencies

No one element drove the outcome of the evaluation. The team used a holistic approach that considered all content and analyses.

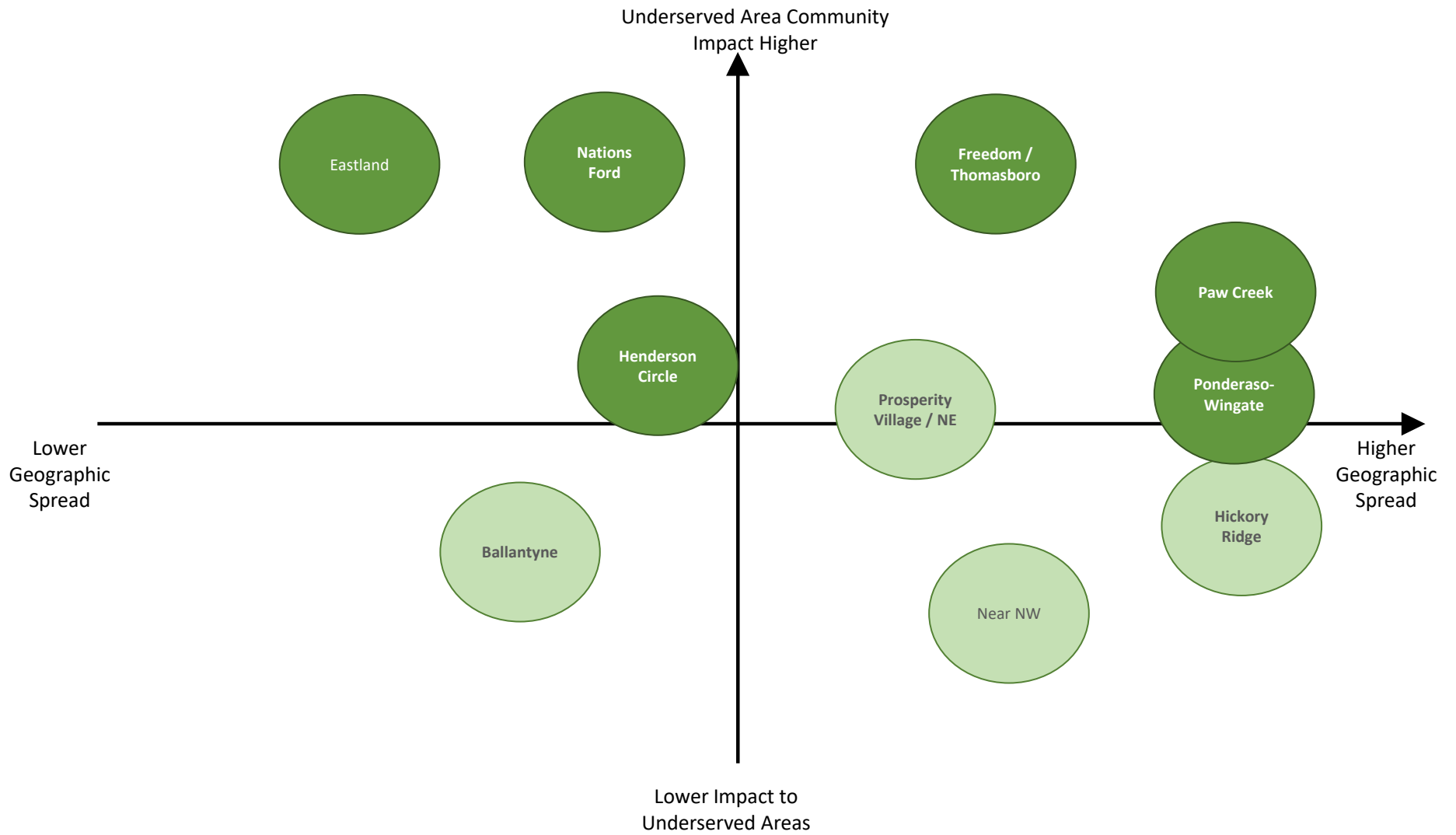
- All data was filtered through a series of ranking grids for both new location needs and the needs of existing CML outlets.
- The various grids provided a way to rank the needs of the various locations in a variety of ways and then composite those together
- Both the evaluation team and CML leadership worked through a set of grids and the results were combined to develop the final grids and derive the priorities.



# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

NEW LOCATIONS:  
IMPACT VS. GEOGRAPHIC SPREAD

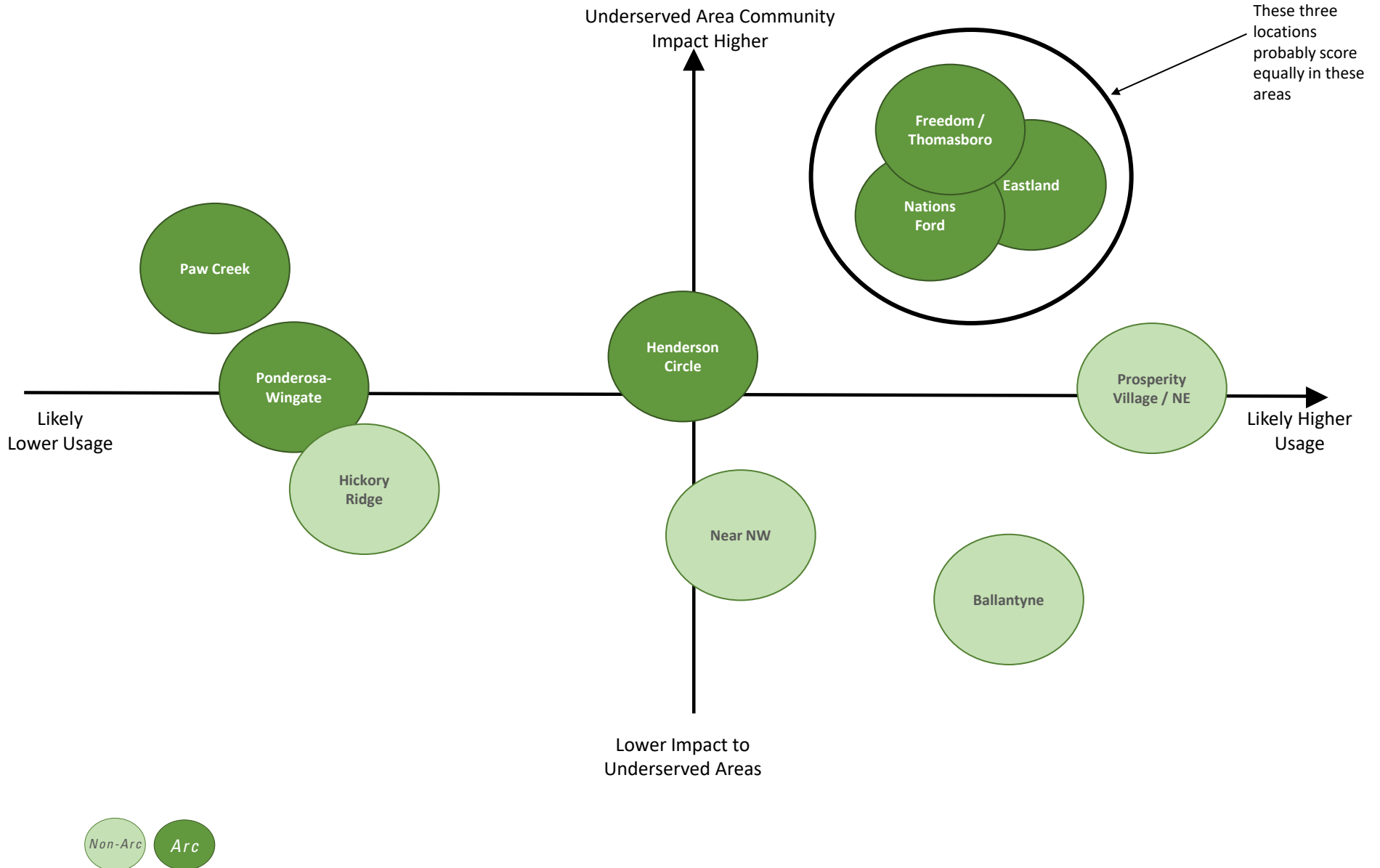


Non-Arc Arc

# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

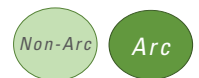
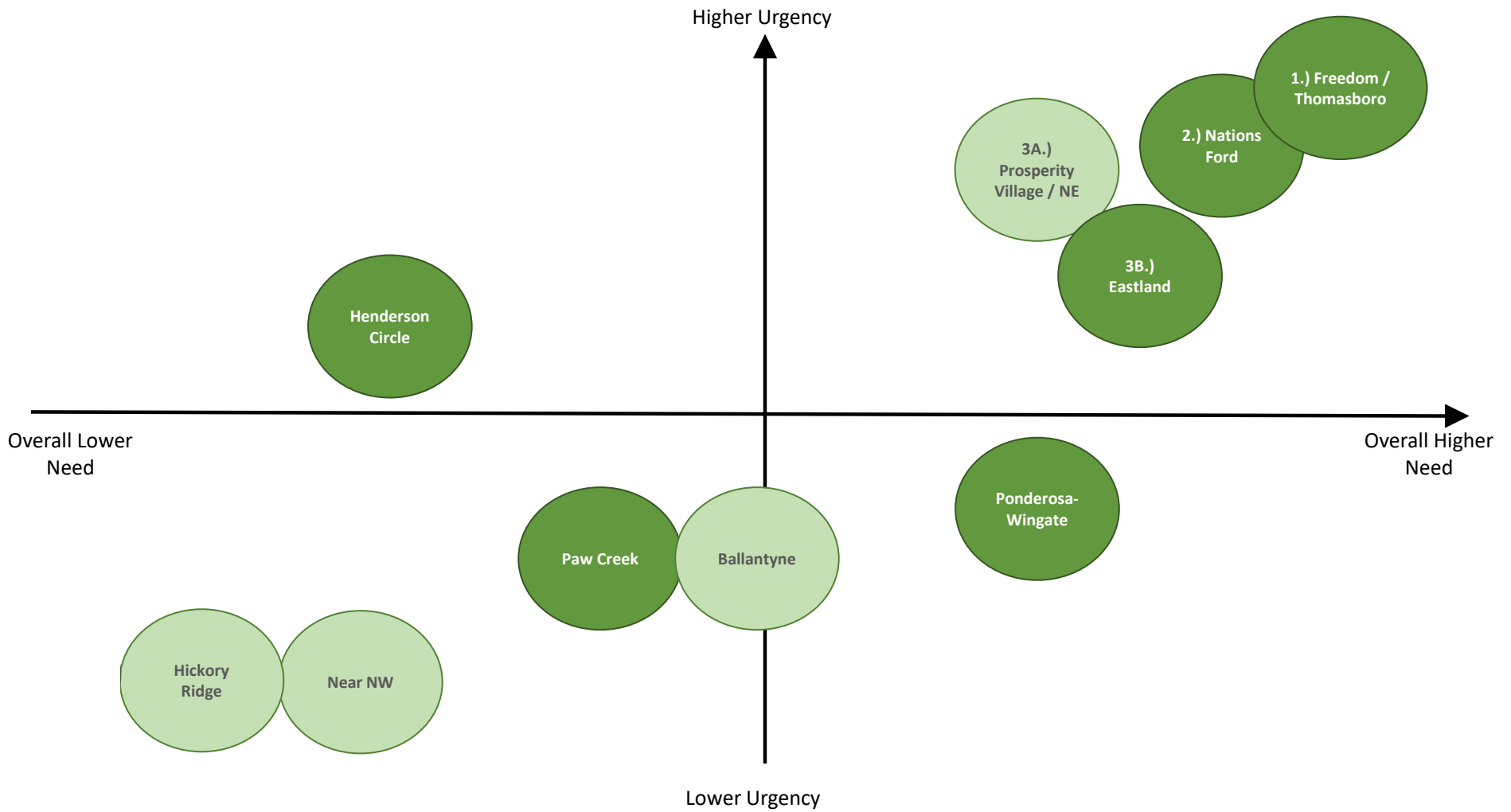
NEW LOCATIONS:  
IMPACT VS. LIKELY USAGE LEVELS



# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

NEW LOCATIONS:  
OVERALL PRIORITY GRID



# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

### CURRENT LOCATIONS

### PRIORITY MODELING GRIDS

Goal: Prioritize capital investments in existing locations

#### CHARLOTTE LOCATIONS

- 1. Main Library**  
310 North Tryon St.  
Charlotte, NC 28202
- 2. Allegra Westbrooks Regional**  
2412 Beatties Ford Road  
Charlotte, NC 28216
- 3. Hickory Grove**  
5935 Hickory Grove Road  
Charlotte, NC 28215
- 4. ImaginOn**  
300 East 7th St St.  
Charlotte, NC 28202
- 5. Independence Regional**  
6000 Conference Drive  
Charlotte, NC 28212
- 6. South Park Regional**  
7015 Morrison Blvd.  
Charlotte, NC 28211
- 7. Mountain Island**  
4420 Hoyt Galvin Way  
Charlotte, NC 28214
- 8. Myers Park**  
1361 Queens Road  
Charlotte, NC 28207
- 9. Plaza Midwood**  
1623 Central Avenue  
Charlotte, NC 28205
- 10. South Boulevard**  
4429 South Boulevard  
Charlotte, NC 28209
- 11. South County Regional**  
5801 Rea Road  
Charlotte, NC 28277
- 12. Steele Creek**  
13620 Steele Creek Rd.  
Charlotte, NC 28273
- 13. Sugar Creek**  
4045 N. Tryon St., Suite A  
Charlotte, NC 28206
- 14. University City Regional**  
301 E. W.T. Harris Blvd.  
Charlotte, NC 28262
- 15. West Boulevard**  
2157 West Boulevard  
Charlotte, NC 28208

#### CORNELIUS

- 16. Cornelius**  
21105 Catawba Avenue  
Cornelius, NC 28031

#### DAVIDSON

- 17. Davidson**  
119 South Main Street  
Davidson, NC 28036

#### HUNTERSVILLE

- 18. North County Regional**  
16500 Holly Crest Lane  
Huntersville, NC 28078

#### MATTHEWS

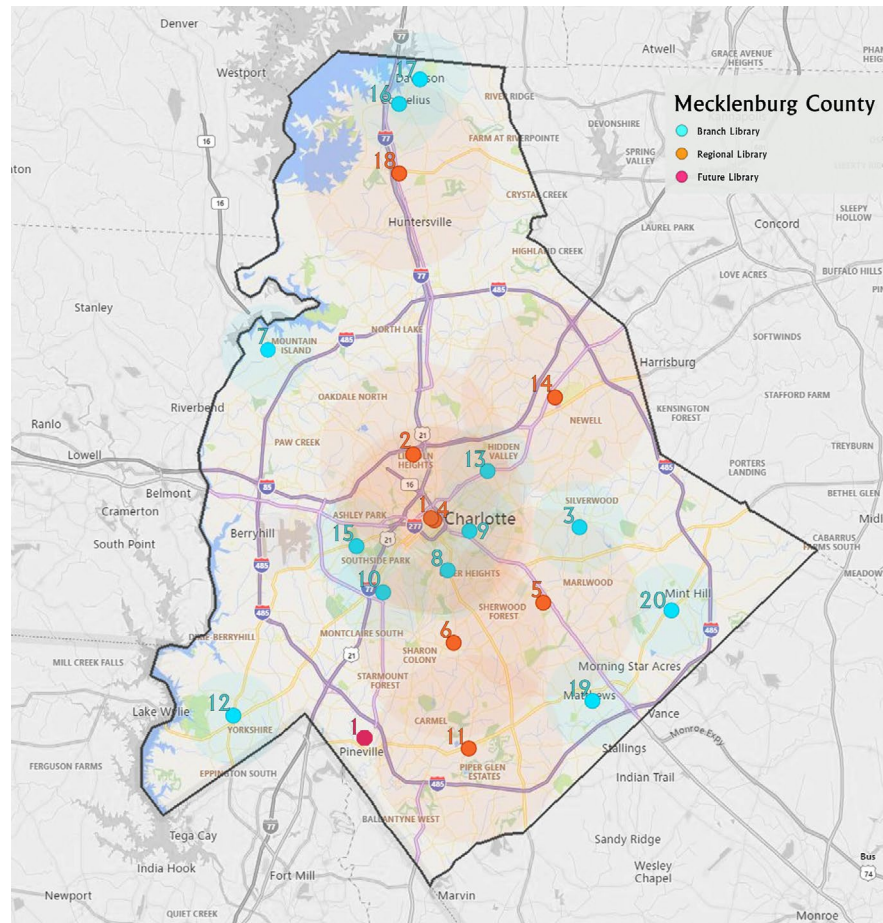
- 19. Matthews**  
230 Matthews Station St.  
Matthews, NC 28105

#### MINT HILL

- 20. Mint Hill**  
6840 Matthews-Mint Hill Rd.  
Mint Hill, NC 28227

#### FUTURE LIBRARY LOCATION

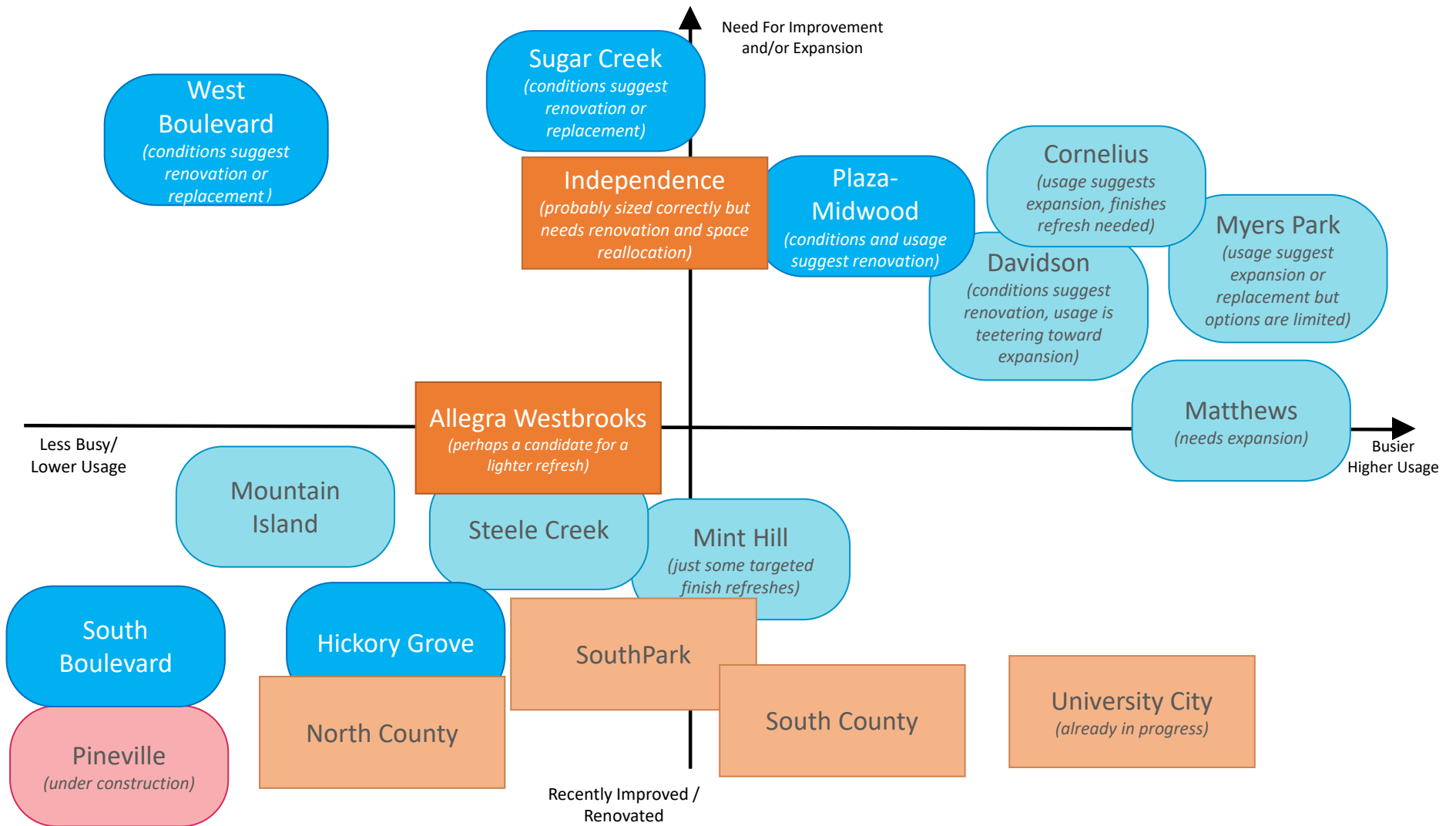
- 1. Pineville**



# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

EXISTING LOCATIONS:  
IMPACT VS. INVESTMENT NEEDED GRID





# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

### CHARLOTTE LOCATIONS

**1. Main Library**  
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**2. Allegra Westbrooks Regional**  
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Charlotte, NC 28216

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Charlotte, NC 28215

**4. ImaginOn**  
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Charlotte, NC 28202

**5. Independence Regional**  
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Charlotte, NC 28212

**6. South Park Regional**  
7015 Morrison Blvd.  
Charlotte, NC 28211

**7. Mountain Island**  
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**8. Myers Park**  
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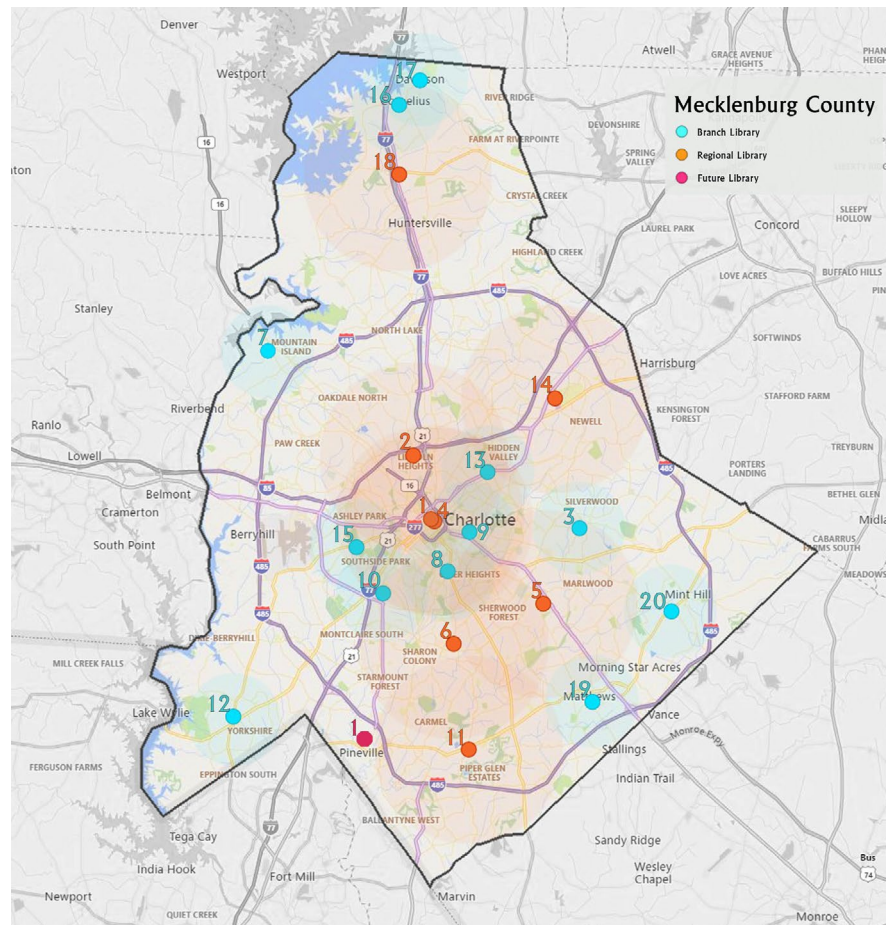
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Matthews, NC 28105

### MINT HILL

**20. Mint Hill**  
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Mint Hill, NC 28227

### FUTURE LIBRARY LOCATION

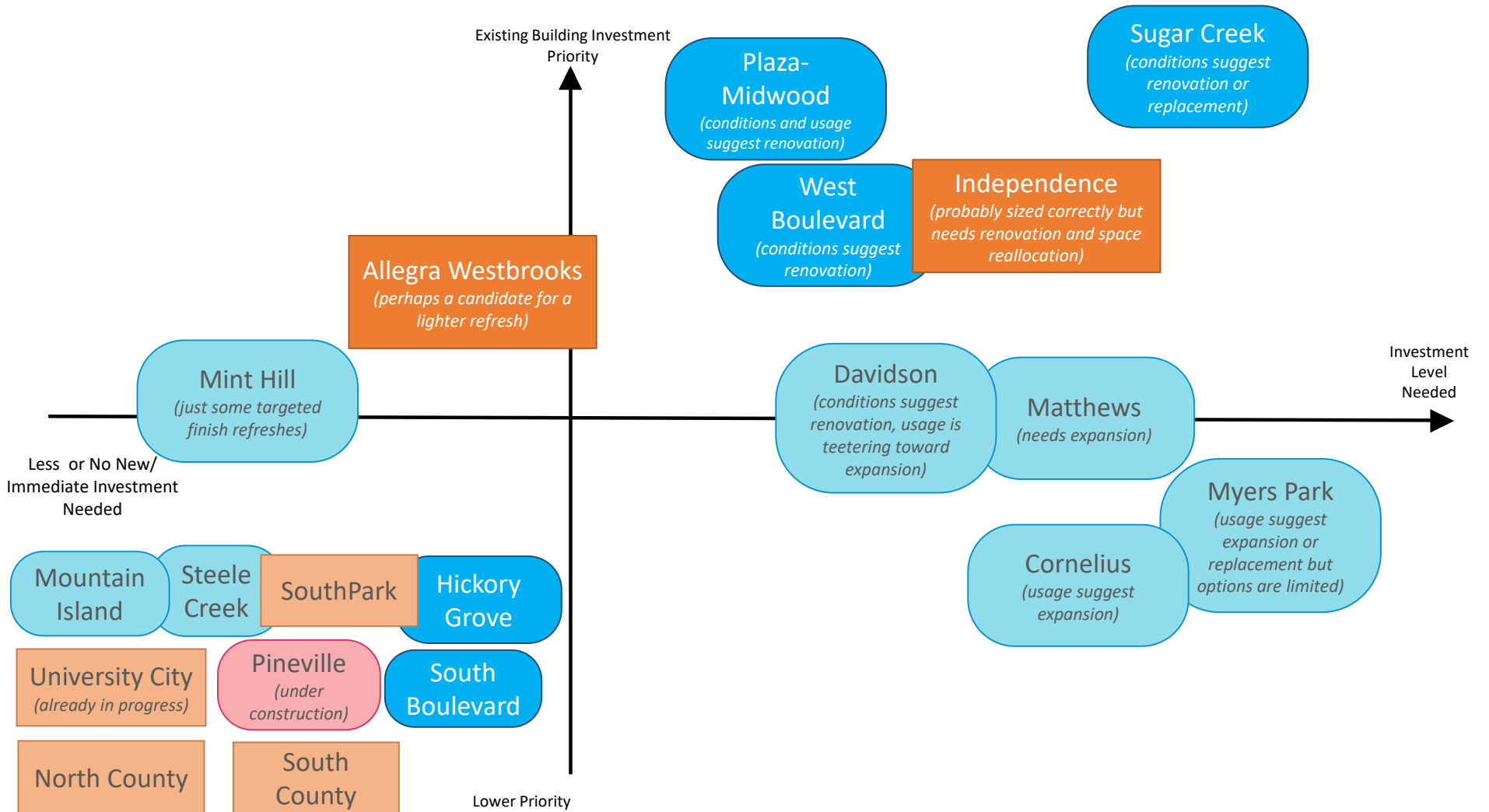
**1. Pineville**



# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

EXISTING LOCATIONS:  
IMPACT VS. BUSY/USAGE GRID



# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

### COMPOSITE PRIORITY MODELING GRIDS

Goal: Prioritize overall facility investment needs across existing and new locations

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Charlotte, NC 28209
- 11. South County Regional**  
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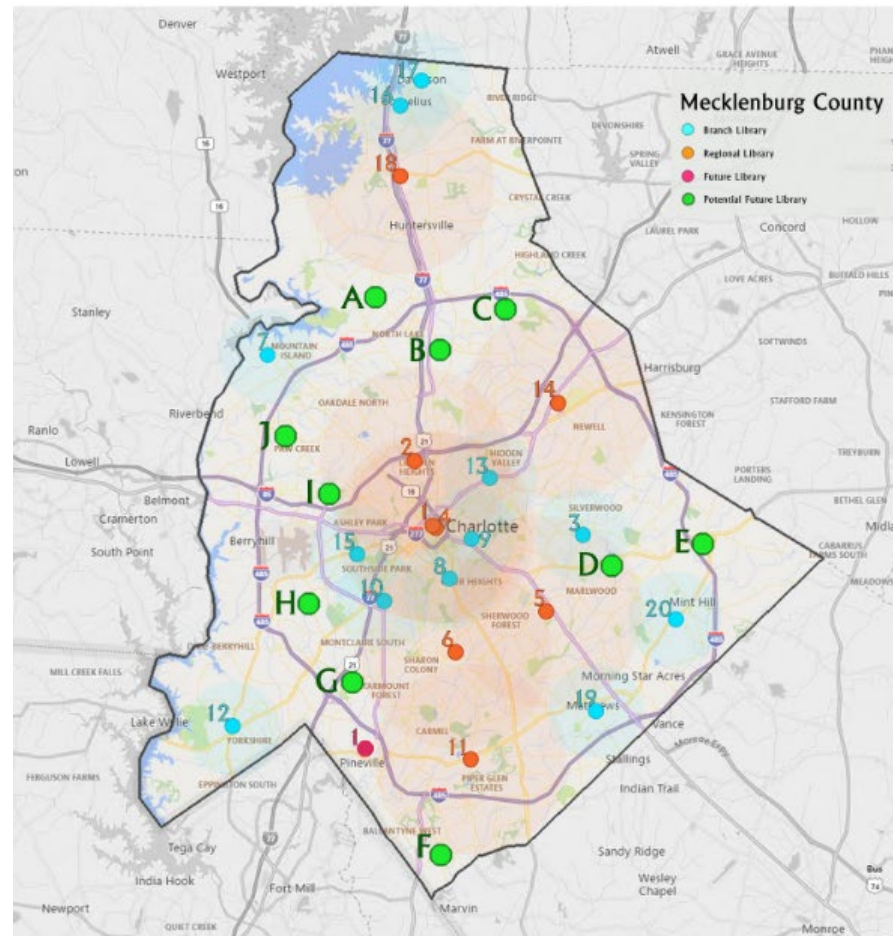
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#### MINT HILL

- 20. Mint Hill**  
6840 Matthews-Mint Hill Rd.  
Mint Hill, NC 28227

#### FUTURE LIBRARY LOCATION

- 1. Pineville**

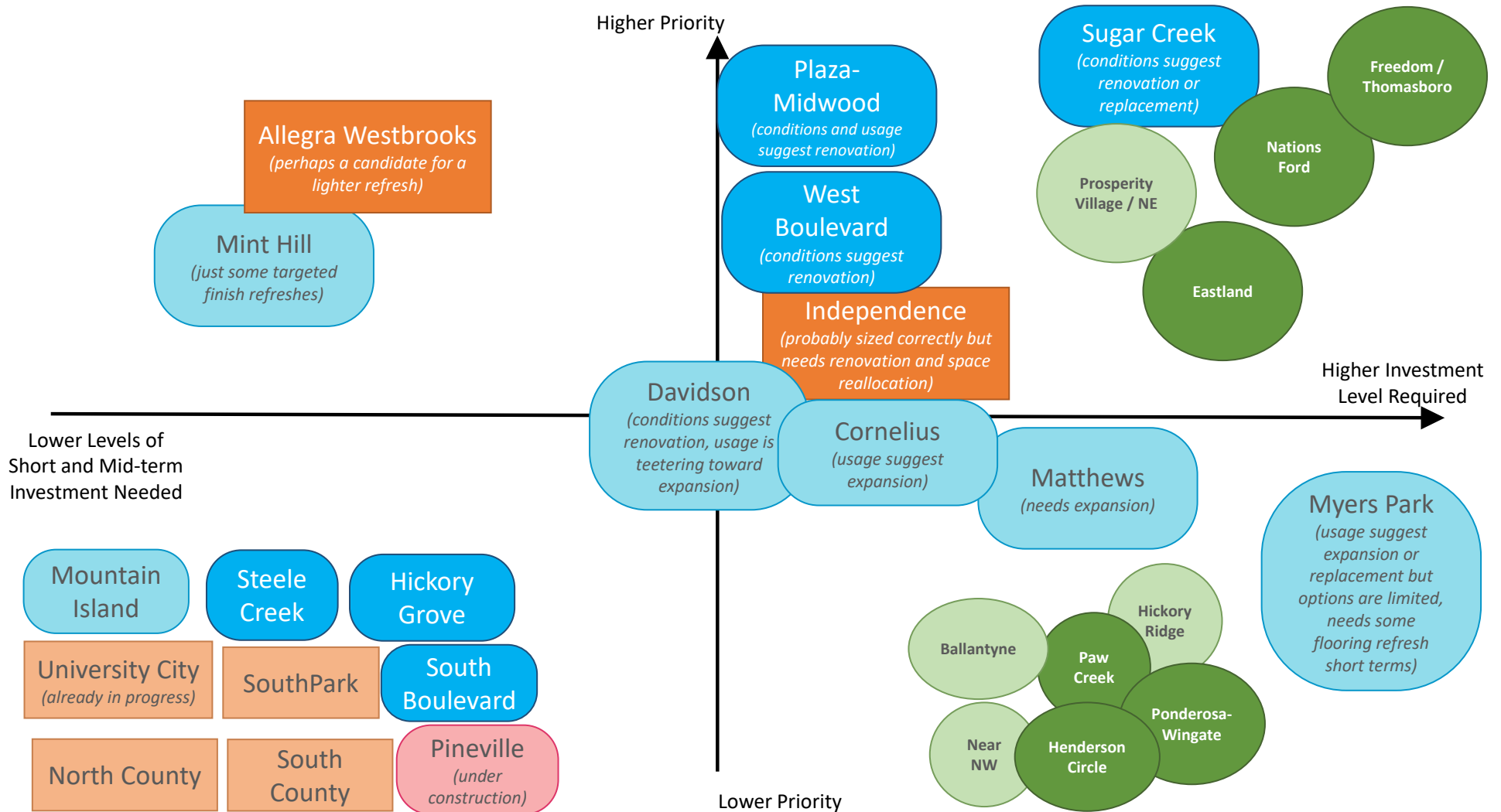


- A - Near NW
- B - Henderson Circle
- C - NE/Prosperity Village
- D - Eastland
- E - Hickory Ridge
- F - Ballantyne
- G - Nations Ford
- H - Ponderosa - Wingate
- I - Freedom/Thomasboro
- J - Paw Creek

# BENCHMARKING + PRIORITY MODELING

## PRIORITY MODELING

COMBINED NEW + EXISTING LOCATIONS:  
PRIORITY VS. INVESTMENT LEVEL





# 6

## RECOMMENDATIONS

PROCESS + EVALUATION SUMMARY | RECOMMENDATION SUMMARIES



# RECOMMENDATIONS PROCESS + EVALUATION SUMMARY

Our team utilized a multipronged methodological approach informing our recommendations for new potential libraries, potential re-locations (existing libraries that may move due to limitations of expansion on their current location), existing libraries that need significant renovations (and the level of priority), existing libraries that need cosmetic renovations, and libraries that are not currently in need of renovations to better serve Charlotte Mecklenburg Library System for the next ten to fifteen years. Our approach included:

- Meetings with the Library Leadership, Library Staff, Library Board of Trustees and County Facilities Staff
- Community Outreach through three general Zoom meetings that included smaller group breakout sessions
- Community Surveys through the Library and Neighborhood, Church and Community organizations
- Analysis of other Master Plan Initiatives by the City, County and private non-profit organizations
- Demographic and future population analysis (population density and growth, income and housing values, upward mobility/outcome differentials, diversity measures)
- Current resource usage analysis: usage per location and usage per square foot of space
- Benchmarking Libraries: Regional, National and very deep dive benchmarks and full systems comparisons with a few of each Libraries

The priorities established are a composite of a large variety of inputs mentioned above. No one element drove the outcome of the evaluation. The team used a holistic approach that considered all content and analyses.

- All data was filtered through a series of ranking both new location needs and the needs of existing CML outlets.
- Both the evaluation team and CML leadership worked through the sets of data and the results were combined to develop and derive the priorities.

## HIGH-LEVEL RECOMMENDATIONS

All our conclusions from our research point to three common themes:

- **Equity** - the importance of better serving communities that demonstrate need that have been underserved.
- **Access** - the importance of providing Libraries that are accessible for all, via multiple modes of transportation
- **Synergy** - the importance of looking at shared use of properties and/or facilities where commonality can occur. It is important to locate Libraries where other activities and destinations exist.

The recommendation matrix (right) prioritizes resources to serve residents with the greatest need aimed at closing gaps in the community's library "desert" areas.

The benchmarking clearly demonstrates a severe shortage of facilities compared to other districts and significant investment may be warranted to better serve the growing region of Charlotte-Mecklenburg. All these factors contribute to an ambitious plan to better serve the citizens of Mecklenburg County reflective of the kind of place we strive to be, where all citizens can thrive.

priority	branch locations	arc or non-arc	year built	year renovated	owner	building area	potential to expand	probable cost (millions)	recommendations
<b>New Potential Locations</b>									
1	Freedom/Thomson (Fr/T)	A						\$14.15	20K (new branch)
2	Nations Ford- CRC/library (NF)	A			Meck County			\$14.15	20K (new branch)
4	NE/Prosperity Village (NE/P)	N						\$28.28	40k (new regional) - high demand, large growth area, more distant from University Regional than the distance of other recs to their regionals 15K (new branch) - smaller sf due to its proximity to Independence Regional, Hickory Grove and Mint Hill
5	Eastland (Ea)	A						\$10.6	
10	Ballantyne Area- P&R site (Bal)	N			Meck County			\$25.69	30K (new branch)
12	Paw Creek (PC)	A						\$14.15	20K (new branch)
12	Hickory Ridge (HR)	N						\$14.15	20K (new branch)
14	Ponderosa-Wingate (P-W)	A						\$14.15	20K (new branch)
14	Henderson Circle or Near NW (HC)	A						\$14.15	20K (new branch)
	River District	A							20k (new branch) - Consider including in the next CIP
								<b>\$149.47</b>	<b>m</b>
<b>Potential Re-Locations of Existing Branches</b>									
3	Sugar Creek (SC)	A			Char-Meck Library			\$14.15	the county has a paid for a new sugar Creek branch (size tbd, but 15-20k is needed) at the CRC to be built on the Eastway site of the SSC.
6	Plaza Midwood (PM)	A			Crosland SE			\$10.6	Explore ways to co-locate 15k (new branch) into the new plaza-Midwood development at Pecan, with Crosland SE
7	West Blvd. (WB)	A			Stratford YMCA			\$14.15	Continue exploring ways to partner with the Stratford-Richardson YMCA to co-locate 20k (new) branch there.
								<b>\$38.90</b>	<b>m</b>
<b>Existing Branches in need of Significant Renovation</b>									
3	Sugar Creek (SC)	A	2003		City and Char-Meck Library	9300	potential	\$4.03	Renovation @ \$275/sf (This building is shared with the CMPD station. SF data is from the AFM facilities report. Overall building is 23,000 sf.)
6	Plaza Midwood (PM)	A	1995		Plaza Central LLC	8240	no	\$4.18	Renovation @ \$275/sf
7	West Blvd. (WB)	A	1996	2019 (computer lab)	Char-Meck library	13168	no	\$5.17	Renovation @ \$275/sf for 12,000 SF.
8	Independence Regional (IR)	A	1973	2014	Char-Meck library	18837	no	\$4.15	\$250/sf
13	Myers Park (MP)	N	1956	2008	Char-Meck library	5100	no	\$1.21	Renovation @ \$150/sf (usage suggest expansion, but options are limited, needs reno in short term)
15	Matthews (Ma)	N	2001	2015	Town of Matthews	17732	no	\$5.59	Renovation @ \$200/SF (shared with Town Hall)
16	Cornelius (Co)	N	2000		Meck County	5653	no	\$1.77	Renovation @ \$200/SF
17	Davidson (Da)	N	1995		College	5986	potential	\$1.87	Renovation @ \$200/SF
								<b>\$27.97</b>	<b>m</b>
<b>Existing Branches in need of Light Renovation/Refresh</b>									
9	Allegra Westbrooks Regional (AWR)	A	1996	recent reno of computer lab	Char-Meck library	13547	potential	\$2.67	light refresh @ \$125/sf
11	Mint Hill (MH)	N	1999		Town of Mint Hill	12052	no	\$2.85	Renovation @ \$150/sf
								<b>\$5.52</b>	<b>m</b>
<b>Existing Library Locations Not Currently in need of Renovations</b>									
	Hickory Grove (HG)	A	2009		Char-Meck library	18998	no		none
	Mountain Island (MI)	N	2004		Meck County	15494	potential		none
	North County Regional (NCR)	N	1996	2018	Char-Meck library	26500	no		none
	Pineville (Pi)	N							none
	South Blvd. (SB)	A	1968	2019/2020	LOSO 4429 South LLC	19996	no		none
	South County Regional (SCR)	N	1998	2020	Meck County	34839	no		none
	SouthPark Regional (SPR)	N	1990	2018	Meck County & CM Library	25795	no		none
	Steele Creek (StC)	A	2003		Meck County & CM Library	19450	no		none
	University City (UC)	N							none

\*List of Projects , proposed improvements/renovations, and budgets is subject to change. Scope, size, and schedule will be determined by funds collected and matched to project costs. Recommendations would need to be adjusted based on market conditions, fund availability, critical repairs, and other factors beyond the Library's control.

# RECOMMENDATIONS PROCESS + EVALUATION SUMMARY

## **New Potential Library Locations**

Freedom/Thomosboro (Fr/T)  
 Nations Ford- CRC/library (NF)  
 NE/Prosperity Village (NE/P)  
 Eastland (Ea)  
 Ballantyne Area (Bal)  
 Paw Creek (PC)  
 Hickory Ridge (HR)  
 Ponderosa-Wingate (P-W)  
 Henderson Circle or Near NW (HC)

## **Potential Re-Locations of Existing Branches**

Sugar Creek (SC)  
 Plaza Midwood (PM)  
 West Blvd. (WB)

## **Existing Branches In Need of Significant Renovation**

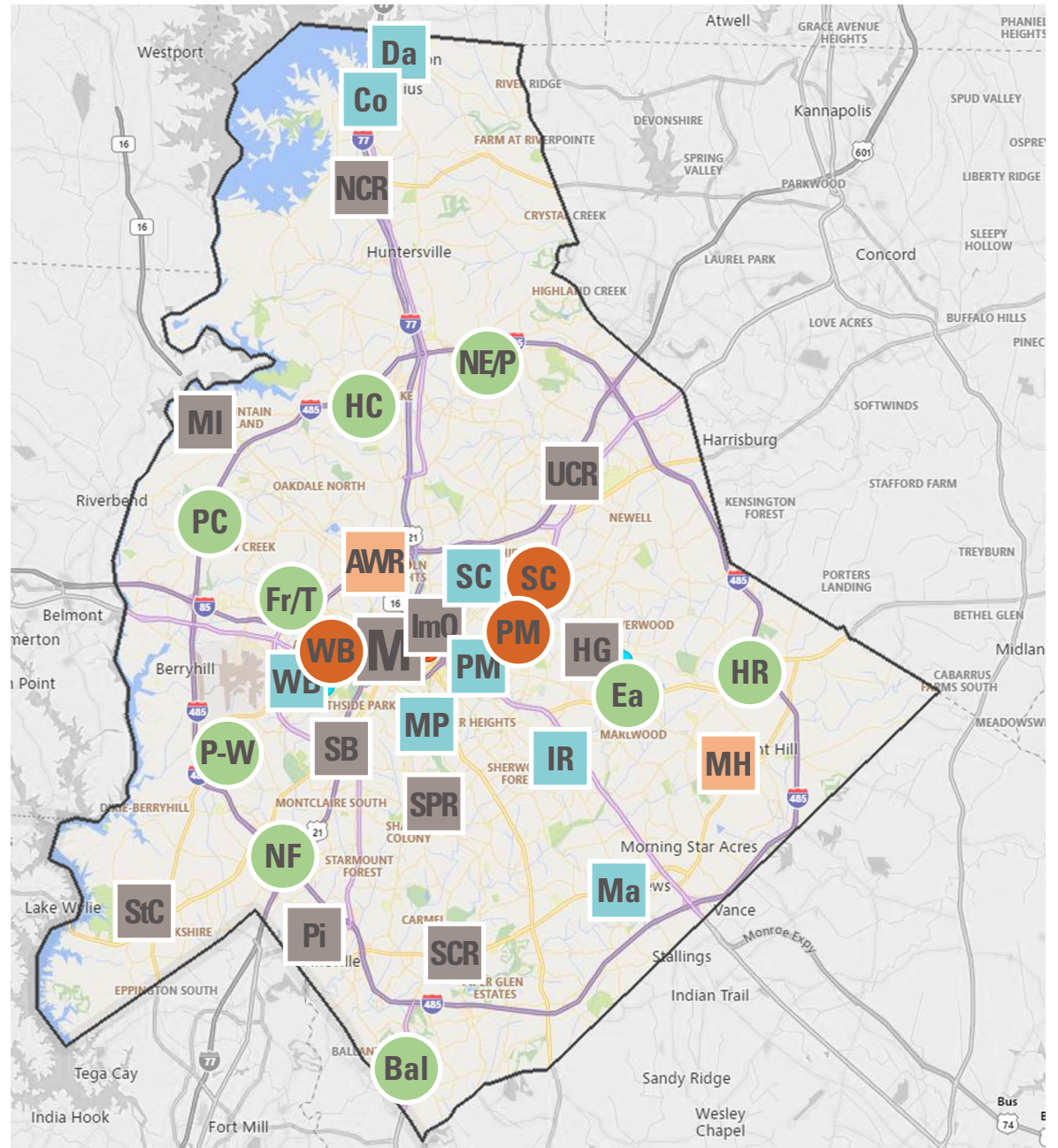
Sugar Creek (SC)  
 Plaza Midwood (PM)  
 West Blvd. (WB)  
 Independence Regional (IR)  
 Myers Park (MP)  
 Matthews (Ma)  
 Cornelius (Co)  
 Davidson (Da)

## **Existing Branches In Need of Cosmetic Renovation/Light Refresh**

Allegra Westbrooks Regional (AWR)  
 Mint Hill (MH)

## **Existing Branches Not In Need of Renovations**

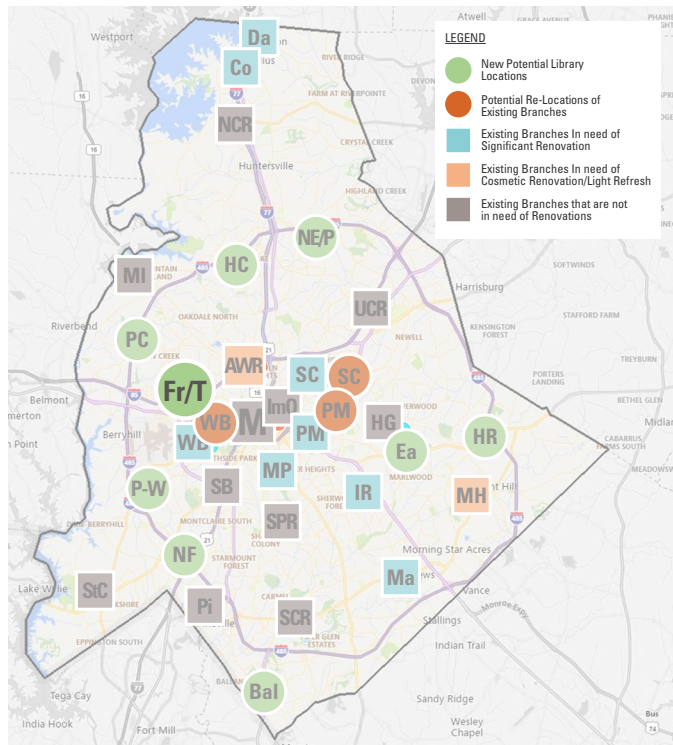
Hickory Grove (HG)  
 ImaginOn (ImO)  
 Main (M)  
 Mountain Island (MI)  
 North County Regional (NCR)  
 Pineville (Pi)  
 South Blvd. (SB)  
 South County Regional (SCR)  
 South Park Regional (SPR)  
 Steele Creek (StC)  
 University City Regional (UCR)



# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 1 - FREEDOM / THOMOSBORO Fr/T



Probable Cost of Construction for 20K SF new branch is calculated below:

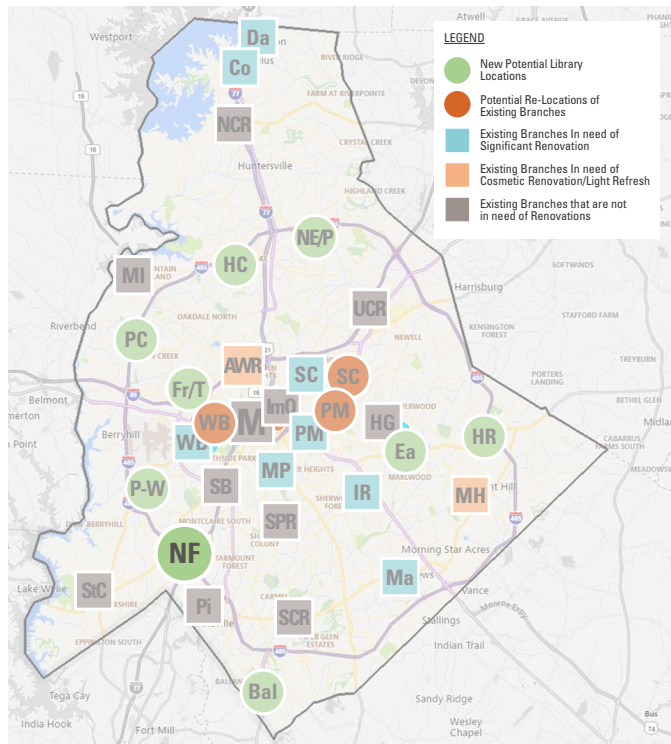
$20k \text{ SF} \times \$450/\text{sf} = \$9.0\text{m}/.70 = \$12.86\text{m}$   
 Site and building construction = \$9.0m (70%)  
 Soft costs = \$3.86m (30%)  
 All-in \$12.86m  
 3% escalation = \$385,800 per year compounded  
 5% contingency = \$643k  
 10% contingency = \$1,286,000  
  
 Total for a 20k SF branch = +/- **\$14.15m**  
 plus land or building costs

Freedom/Thomosboro: Identified as an underserved area of the community. Adding a new branch to this community would align to the Library's four strategic goals and would address the importance of better serving communities that demonstrate need. Access and Synergy will also be important when considering a specific site/location.



# RECOMMENDATIONS RECOMMENDATION SUMMARIES

## 2 - NATIONS FORD NF



Probable Cost of Construction for 20K SF new branch is calculated below:

20k SF x \$450/sf = \$9.0m/.70 = \$12.86m

Site and building construction = \$9.0m (70%)

Soft costs = \$3.86m (30%)

All-in \$12.86m

3% escalation = \$385,800 per year compounded

5% contingency = \$643k

10% contingency = \$1,286,000

Total for a 20k SF branch = +/- **\$14.15m**

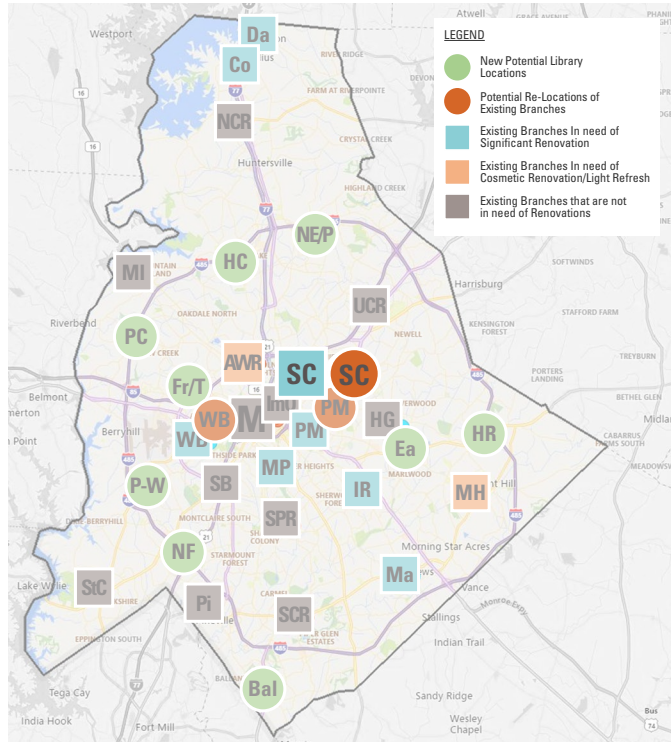
plus land or building costs

Nations Ford: Identified as an underserved area of the community. Adding a new branch to this community would align to the Library's four strategic goals and would address the importance of better serving communities that demonstrate need. Mecklenburg County closed on the purchase of a +/- 40 acre parcel on Nations Ford Road in Southwest Charlotte. A successful rezoning process was completed prior to the closing that included the branch library as an approved use. The County has designated funds for design of the CRC, but will need to request funds for construction in the FY24-28 CIP.

# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 3 - SUGAR CREEK SC SC



Sugar Creek. A larger branch is needed. The overall building, shared with CMPD, is 23,000 sf. According to the AFM Report, 9,300 sf is library. The County has a paid for a new Sugar Creek branch at the CRC to be built on the Eastway site of the SSC. The cost of the new facility could be offset with the proceeds from the sale of exiting SUG to CMPD.

Probable Cost of Construction for renovation @ \$275/sf is calculated below:

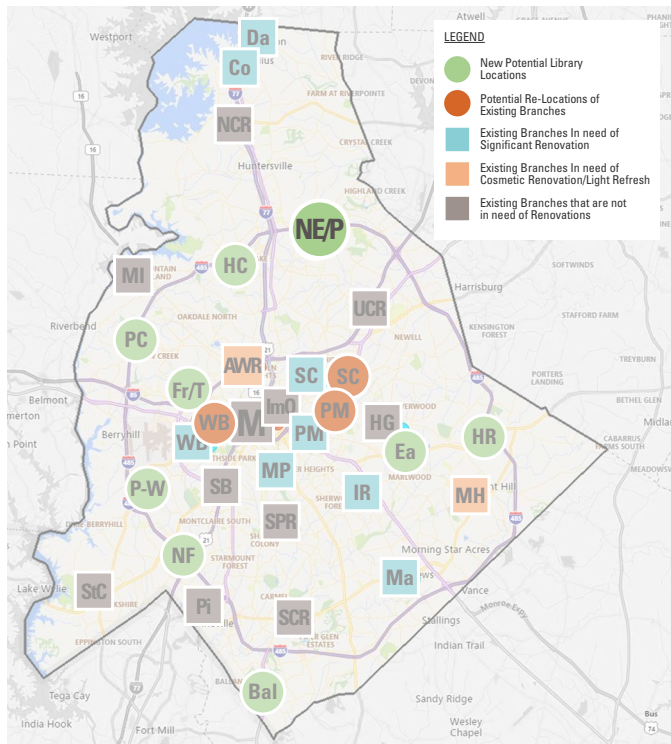
$9300 \text{ SF} \times \$275/\text{sf} = \$2.56\text{m}/.70 = \$3.66\text{m}$   
 All-in \$3.66m  
 3% escalation = \$109,800 per year compounded  
 5% contingency = \$183k  
 10% contingency = \$366k  
  
 Total for reno = +/- **\$4.03m**

Probable Cost of Construction for 20K SF new branch is calculated below:

$20\text{k SF} \times \$450/\text{sf} = \$9.0\text{m}/.70 = \$12.86\text{m}$   
 Site and building construction = \$9.0m (70%)  
 Soft costs = \$3.86m (30%)  
 All-in \$12.86m  
 3% escalation = \$385,800 per year compounded  
 5% contingency = \$643k  
 10% contingency = \$1,286,000  
  
 Total for a 20k SF branch = +/- **\$14.15m**  
 plus land or building costs

# RECOMMENDATIONS RECOMMENDATION SUMMARIES

## 4 - NE/PROSPERITY VILLAGE NE/P



Probable Cost of Construction for 40K SF new regional is calculated below:

$40k \text{ SF} \times \$450/\text{sf} = \$18.0\text{m} / .70 = \$25.71\text{m}$   
 Site and building construction = \$18.0m (70%)  
 Soft costs = \$7.7m (30%)  
 All-in \$25.71m  
 3% escalation = \$771,300 per year compounded  
 5% contingency = \$1.29m  
 10% contingency = \$2.57m  
  
 Total for a 40k SF regional = **+/- \$28.28m**  
 plus land or building costs

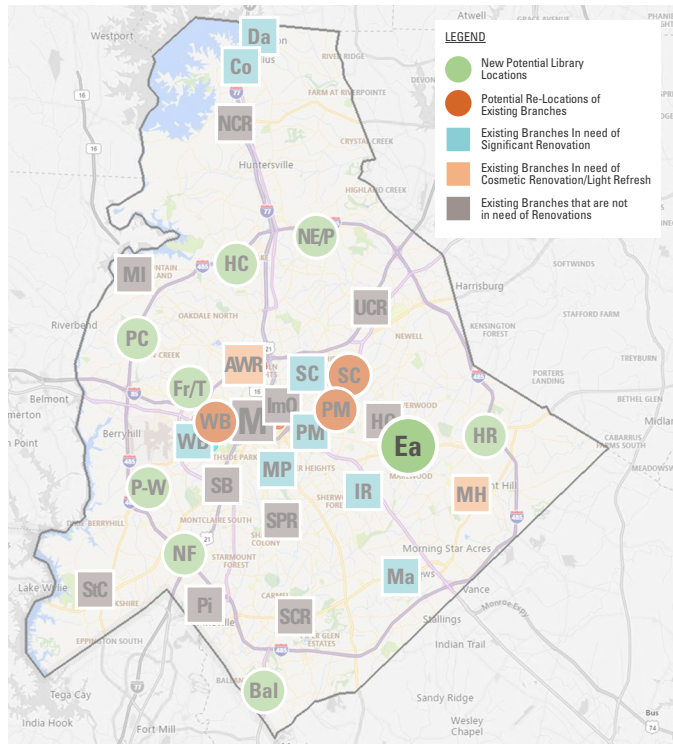
Prosperity Village. This is a high demand, high growth area that is more distant from University City Regional than the distance of other branches to their regional library. The community engagement data is strong and the neighborhood association has been actively campaigning with CML and the County Commission for a regional library in their area.



# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 5 - EASTLAND Ea



Probable Cost of Construction for 15K SF new branch is calculated below:

15k SF x \$450/sf = \$6.75m/.70 = \$9.64m

Site and building construction = \$6.75m (70%)

Soft costs = \$2.94m (30%)

All-in \$9.64m

3% escalation = \$289,200 per year compounded

5% contingency = \$482k

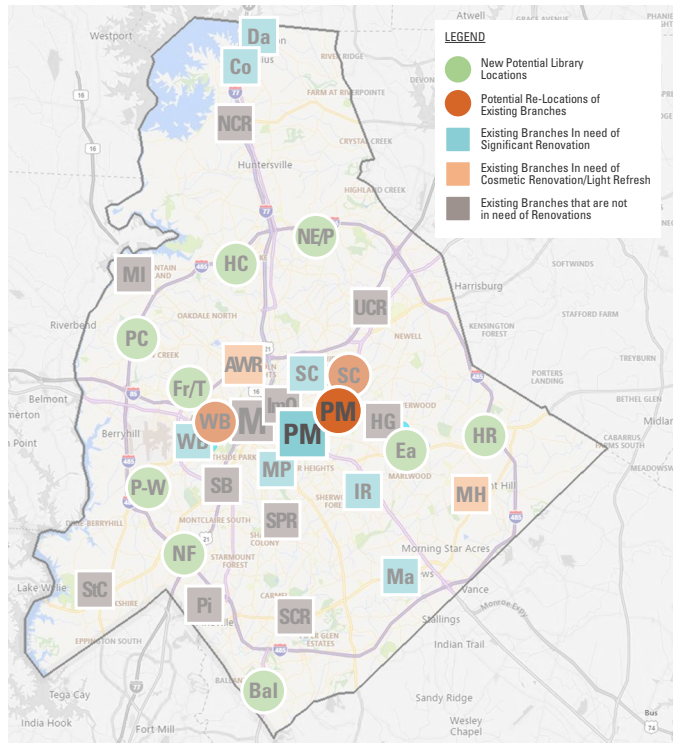
10% contingency = \$964k

Total for a 15k SF branch = +/- **\$10.6m**  
plus land or building costs

Eastland. Identified as a library desert and is a highly desirable community for a branch. County has tried to buy land for a CRC to include a branch library, but has had difficulty finding parcels big enough for the CRC and associated parking. Other options: land acquisition funds to buy a city owned building in the near future that could be renovated with funds from a future CIP; leasing space for a new 15,000 sf library (smaller sf due to its proximity to Independence Regional, Hickory Grove and Mint Hill).

# RECOMMENDATIONS RECOMMENDATION SUMMARIES

## 6 - PLAZA-MIDWOOD PM PM



Plaza-Midwood. The previous version of the FMP identified the expansion of the neighborhood branches as the highest priorities. Plaza-Midwood does not have room to expand on the current site. An opportunity for a larger branch in the Plaza-Midwood community is on the Central Square site. Affordability will be a major issue.

Probable Cost of Construction for renovation @ \$275/sf is calculated below:

$$8240 \text{ SF} \times \$275/\text{sf} = \$2.67\text{m}/.70 = \$3.8\text{m}$$

All-in \$3.8m

3% escalation = \$114,000 per year compounded

5% contingency = \$190k

10% contingency = \$380k

Total for reno = +/- **\$4.18m**

Probable Cost of Construction for 15K SF new branch is calculated below:

$$15\text{k SF} \times \$450/\text{sf} = \$6.75\text{m}/.70 = \$9.64\text{m}$$

Site and building construction = \$6.75m (70%)

Soft costs = \$2.94m (30%)

All-in \$9.64m

3% escalation = \$289,200 per year compounded

5% contingency = \$482k

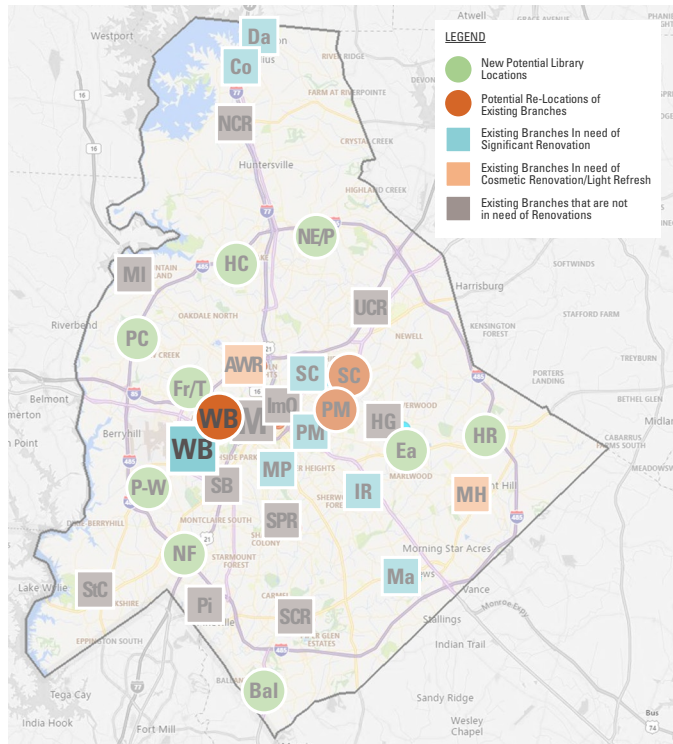
10% contingency = \$964k

Total for a 15k SF branch = +/- **\$10.6m**  
plus land or building costs

# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 7 - WEST BOULEVARD WB WB



West Boulevard. The County is actively pursuing the purchase of the parcels for a library. This site cannot accommodate a major expansion. The West Boulevard Branch is very active and has a very engaged community who expressed strongly that they do not want to be ignored in the next stage of facilities improvement/expansion.

Probable Cost of Construction for renovation @ \$275/sf is calculated below:

$$12000 \text{ SF} \times \$275/\text{sf} = \$3.3\text{m}/.70 = \$4.7\text{m}$$

All-in \$4.7m

3% escalation = \$141k per year compounded

5% contingency = \$235k

10% contingency = \$470k

Total for reno = +/- **\$5.17m**

Probable Cost of Construction for 20K SF new branch is calculated below:

$$20\text{k SF} \times \$450/\text{sf} = \$9.0\text{m}/.70 = \$12.86\text{m}$$

Site and building construction = \$9.0m (70%)

Soft costs = \$3.86m (30%)

All-in \$12.86m

3% escalation = \$385,800 per year compounded

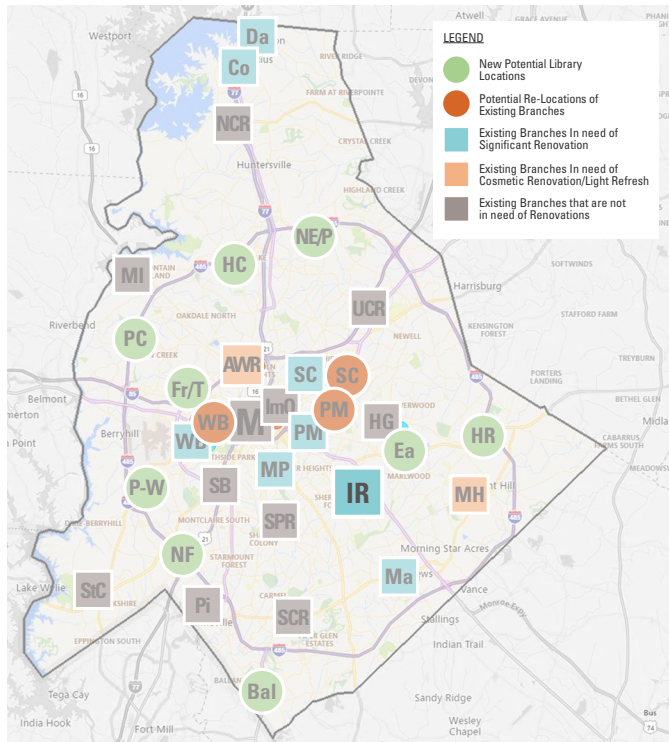
5% contingency = \$643k

10% contingency = \$1,286,000

Total for a 20k SF branch = +/- **\$14.15m**  
plus land or building costs

# RECOMMENDATIONS RECOMMENDATION SUMMARIES

## 8 - INDEPENDENCE REGIONAL IR



Probable Cost of Construction for renovation @ \$275/sf is calculated below:

$$18837\text{SF} \times \$250/\text{sf} = \$4.7\text{m}/.7 = \$6.23\text{m}$$

All-in \$6.23m

3% escalation = \$201,825 per year compounded

5% contingency = \$311,500

10% contingency = \$623k

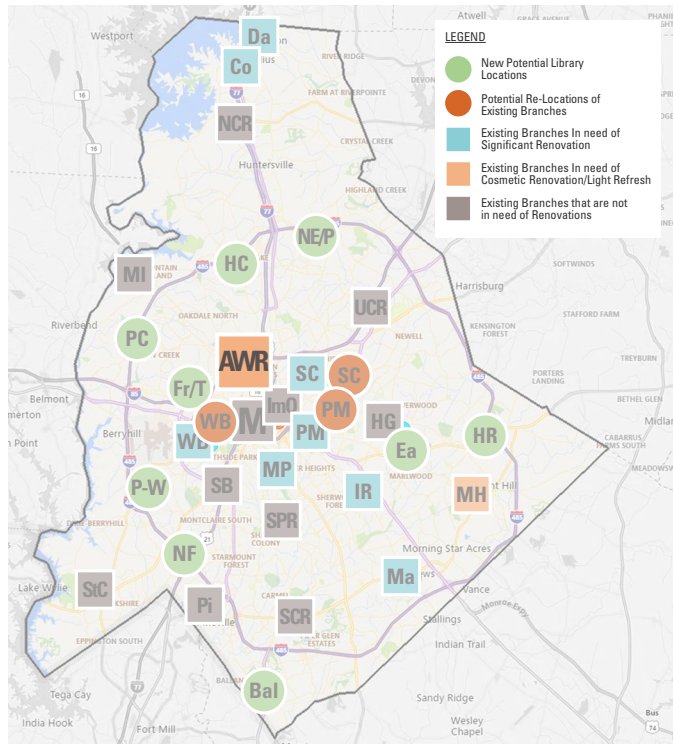
Total for reno = +/- **\$6.84m**

Independence. The conversion of Independence Boulevard to a limited access freeway has significantly changed the dynamics for this branch. No one crosses Independence to use this branch. An Eastland are branch could solve this issue. There was some effort to potentially relocate the existing Independence branch to the west creating some separation between a new branch to the east of Independence Blvd and this one. There was a plan to use some excess land at McClintock Middle School for this and even ideas of trying to find space closer to Cotswold.

# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 9 - ALLEGRA WESTBROOKS REGIONAL **AWR**



Probable Cost of Construction for light refresh @ \$125/sf is calculated below:

$$13,547\text{SF} \times \$125/\text{sf} = \$1.7\text{m}/.70 = \$2.43\text{m}$$

All-in \$2.43m

3% escalation = \$72,900 per year compounded

5% contingency = \$121,500k

10% contingency = \$243k

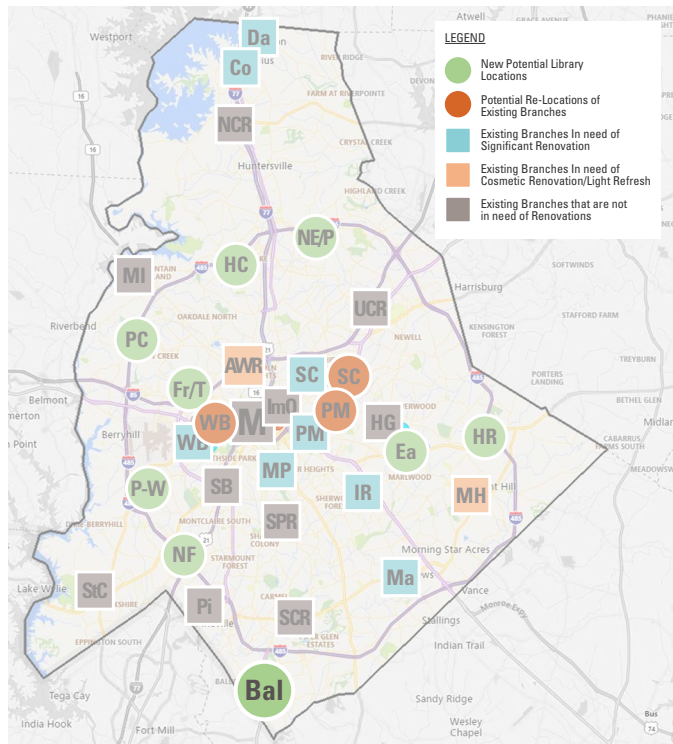
Total for reno = +/- **\$2.67m**

Allegra Westbrooks Regional is a 20,000 SF Regional Library. Renovations and expansion occurred in 2011 and has been very effective at serving the surrounding community.



# RECOMMENDATIONS RECOMMENDATION SUMMARIES

## 10 - BALLANTYNE Bal



Probable Cost of Construction for 30K SF new branch is calculated below:

$$30k \text{ SF} \times \$450/\text{sf} = \$13.5\text{m} / .70 = \$19.3\text{m}$$

$$\text{Site and building construction} = \$9.45\text{m} \text{ (70\%)}$$

$$\text{Soft costs} = \$4.05\text{m} \text{ (30\%)}$$

$$\text{All-in} = \$23.35\text{m}$$

$$3\% \text{ escalation} = \$700,500 \text{ per year compounded}$$

$$5\% \text{ contingency} = \$1.168\text{k}$$

$$10\% \text{ contingency} = \$2.34\text{k}$$

$$\text{Total for a 30k SF branch} = \pm \$25.69\text{m plus land or building costs.}$$

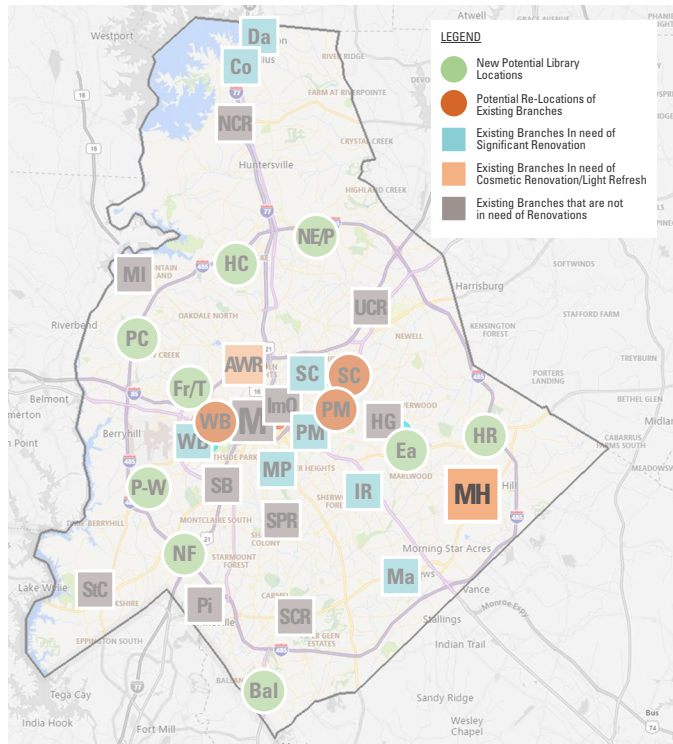
Ballantyne. The County owns the land at the intersection of Providence Road West and Community House Road (beside Community House Middle School) and just south of the Morrison YMCA. The land is part of the Ballantyne Community Park. Could be a good location for a “super-community” or “junior-regional” size facility – approx. 30,000 sf.



# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 11 - MINT HILL MH



Probable Cost of Construction for light refresh @ \$150/sf is calculated below:

$$12,052\text{SF} \times \$150/\text{sf} = \$1.81\text{m} / .70 = \$2.59\text{m}$$

All-in \$2.59m

3% escalation = \$77,700 per year compounded

5% contingency = \$129,500

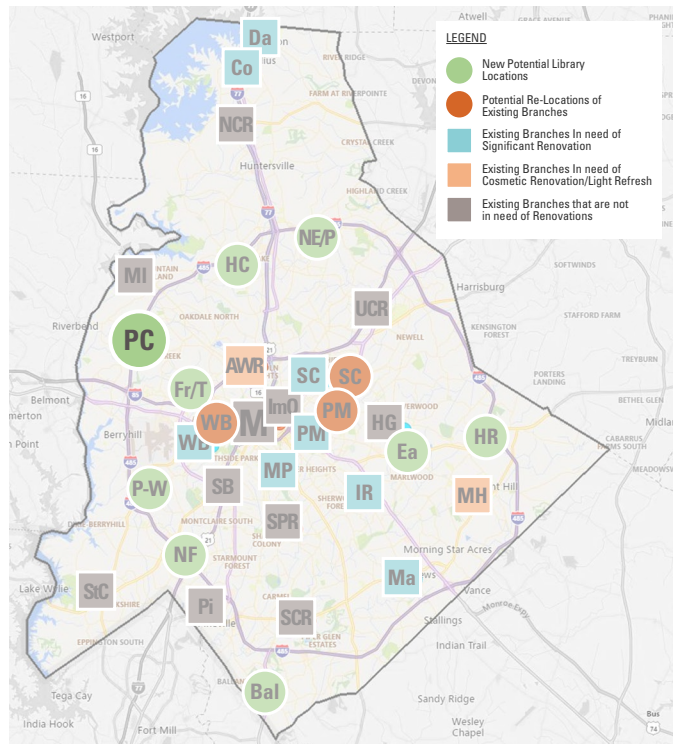
10% contingency = \$259k

Total for reno = +/- **\$2.85m**

Mint Hill. A 12,000 SF Branch Library that is well located for the citizens of Mint Hill and continues to serve them well. Based on data from the Mecklenburg Property Appraisers web site, the building was built in 1999 with HVAC upgrades in 2015.

# RECOMMENDATIONS RECOMMENDATION SUMMARIES

## 12 - PAW CREEK PC



Probable Cost of Construction for 20K SF new branch is calculated below:

20k SF x \$450/sf = \$9.0m/.70 = \$12.86m  
 Site and building construction = \$9.0m (70%)  
 Soft costs = \$3.86m (30%)  
 All-in \$12.86m  
 3% escalation = \$385,800 per year compounded  
 5% contingency = \$643k  
 10% contingency = \$1,286,000

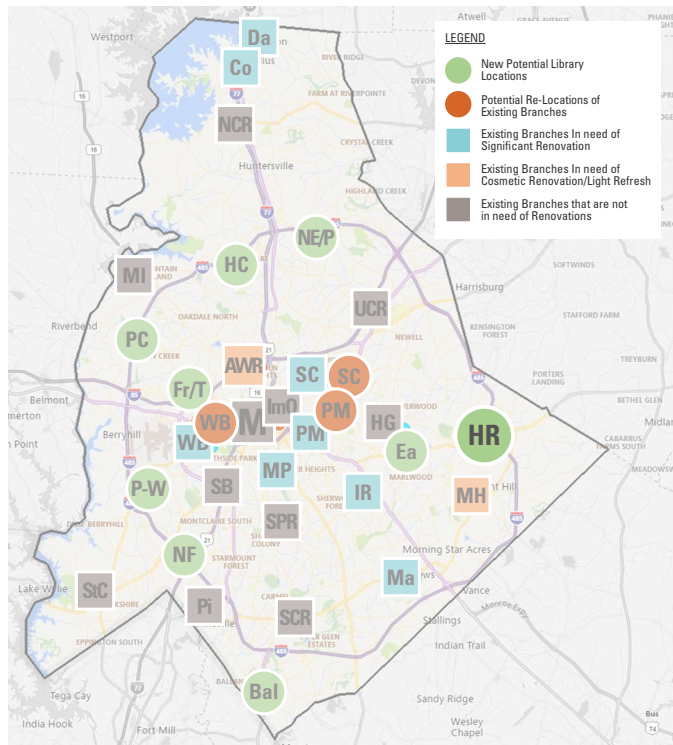
Total for a 20k SF branch = +/- \$14.15m plus land or building costs.

Paw Creek. This area in Mecklenburg County is in need of a Library and was identified as a high priority. Currently there is no property identified for a future branch library in this location. If other County facilities are being planned on County owned property it would be worth exploring co-location.

# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 12 - HICKORY RIDGE HR



Probable Cost of Construction for 20K SF new branch is calculated below:

20k SF x \$450/sf = \$9.0m/.70 = \$12.86m

Site and building construction = \$9.0m (70%)

Soft costs = \$3.86m (30%)

All-in \$12.86m

3% escalation = \$385,800 per year compounded

5% contingency = \$643k

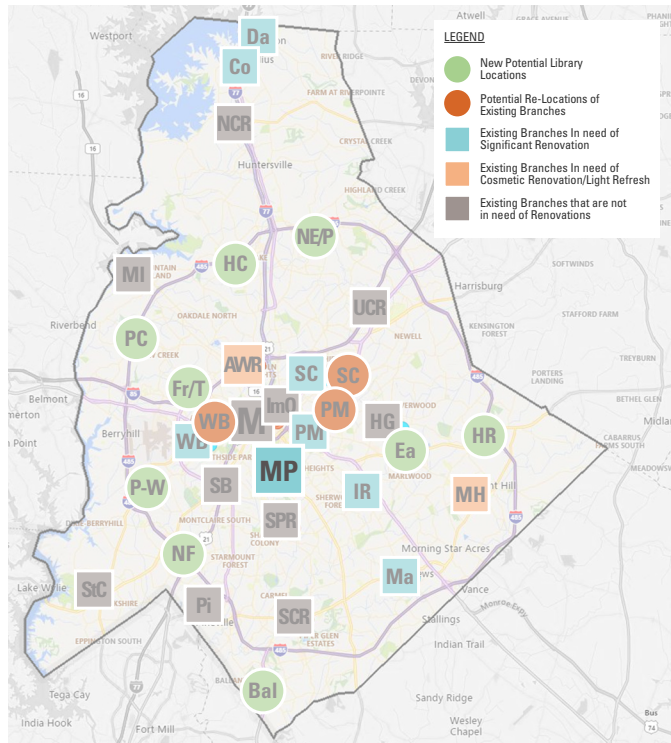
10% contingency = \$1,286,000

Total for a 20k SF branch = +/- \$14.15m plus land or building costs.

Hickory Ridge. This is in another high need location. While the Independence Branch is not too far away, it is separated by major thoroughfares. A new library would serve this area well. Currently there is no county owned land identified to serve this area.

# RECOMMENDATIONS RECOMMENDATION SUMMARIES

## 13 - MYERS PARK MP



Probable Cost of Construction for renovation @ \$150/sf is calculated below:

$$5100\text{SF} \times \$150/\text{sf} = \$765\text{k} / .70 = \$1.1\text{m}$$

All-in \$1.1m

3% escalation = \$33k per year compounded

5% contingency = \$55k

10% contingency = \$110k

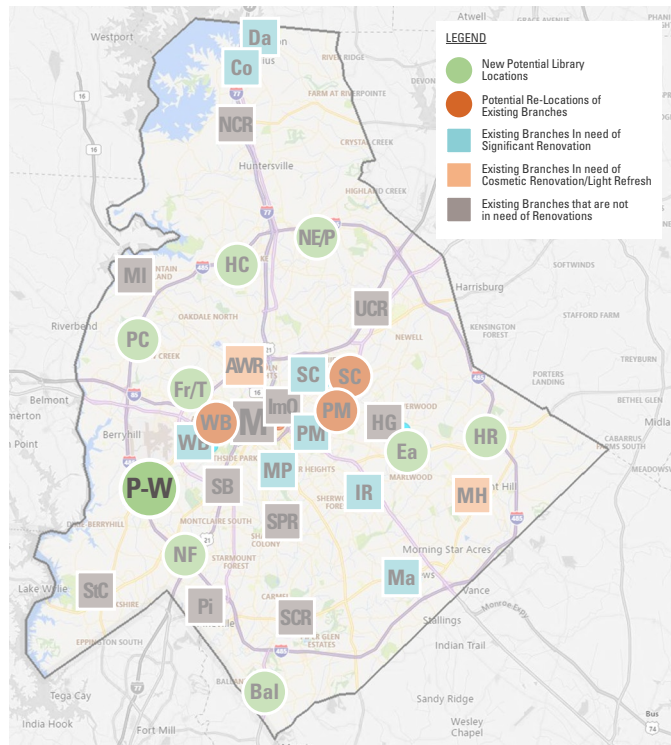
Total for reno = +/- **\$1.21k**

Myers Park. The Myers Park Branch Library at only 5,100 Sf was constructed in 1956 and renovated in 2008. The previous version of the FMP identified the expansion of the neighborhood branches as the highest priority. While small, there is no room for expansion on the current site, and its proximity to the Main Library and South Park Regional library reduces public optics of the need for expansion and/or relocation of the Myers Park Branch Library.

# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 14 - PONDEROSA-WINGATE P-W



Probable Cost of Construction for 20K SF new branch is calculated below:

$$20k \text{ SF} \times \$450/\text{sf} = \$9.0\text{m} / .70 = \$12.86\text{m}$$

$$\text{Site and building construction} = \$9.0\text{m} \text{ (70\%)}$$

$$\text{Soft costs} = \$3.86\text{m} \text{ (30\%)}$$

All-in \$12.86m

$$3\% \text{ escalation} = \$385,800 \text{ per year compounded}$$

$$5\% \text{ contingency} = \$643\text{k}$$

$$10\% \text{ contingency} = \$1,286,000$$

Total for a 20k SF branch = +/- \$14.15m plus land or building costs.

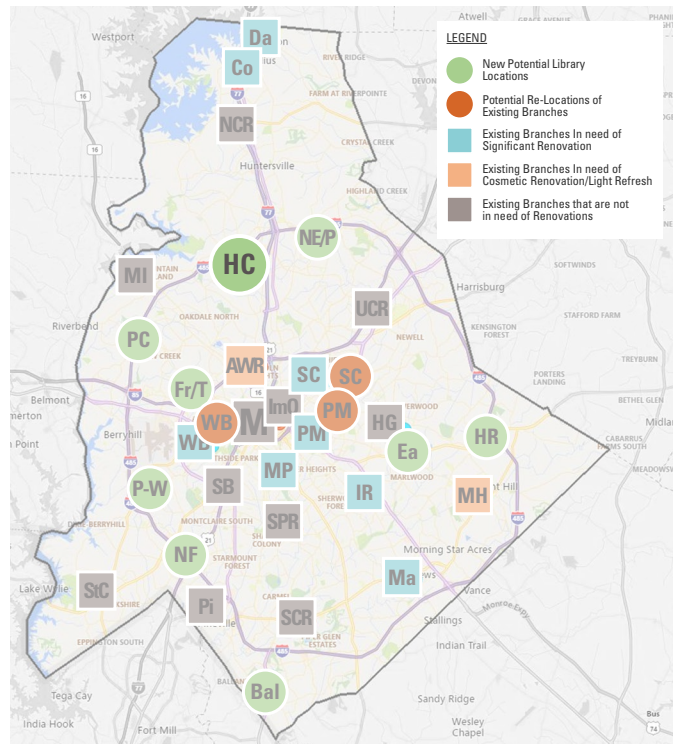
Ponderosa-Wingate. This area is in need of a new library to serve the residents of SW Mecklenburg who currently do not have easy access to a branch library.



# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 14 - HENDERSON CIRCLE OR NEAR NW HC



Probable Cost of Construction for 20K SF new branch is calculated below:

$$20k \text{ SF} \times \$450/\text{sf} = \$9.0\text{m}/.70 = \$12.86\text{m}$$

$$\text{Site and building construction} = \$9.0\text{m} (70\%)$$

$$\text{Soft costs} = \$3.86\text{m} (30\%)$$

$$\text{All-in } \$12.86\text{m}$$

$$3\% \text{ escalation} = \$385,800 \text{ per year compounded}$$

$$5\% \text{ contingency} = \$643\text{k}$$

$$10\% \text{ contingency} = \$1,286,000$$

$$\text{Total for a 20k SF branch} = +/- \$14.15\text{m plus land or building costs.}$$

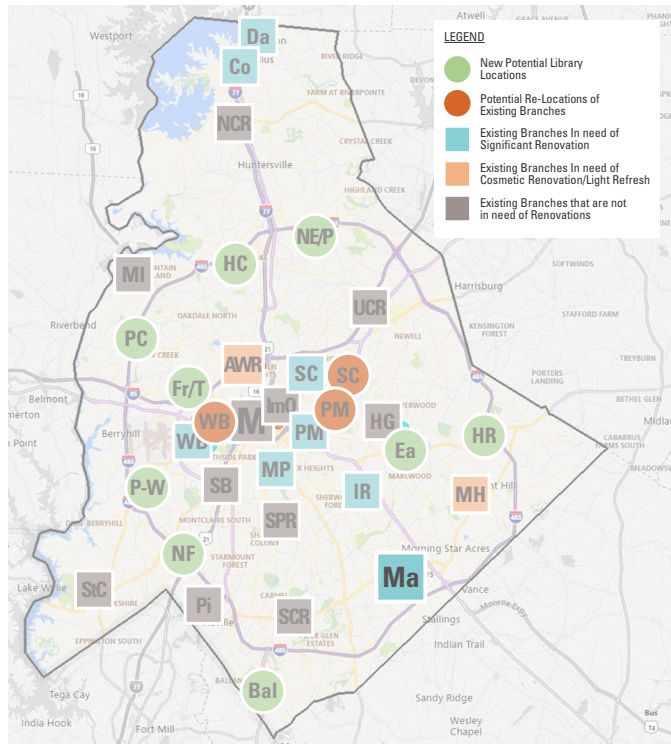
Henderson Circle/Near NW. Residents of the Henderson Circle area were very active and engaged in our sessions and were very passionate about a new library needed in this location. While not located in one of the neediest areas of Mecklenburg this location was identified as a priority.



# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 15 - MATTHEWS Ma



Probable Cost of Construction for renovation @ \$200/sf is calculated below:

$$17732\text{SF} \times \$200/\text{sf} = \$3.55\text{m} / .70 = \$5.08\text{m}$$

All-in \$5.08m

3% escalation = \$152,400 per year compounded

5% contingency = \$254k

10% contingency = \$508k

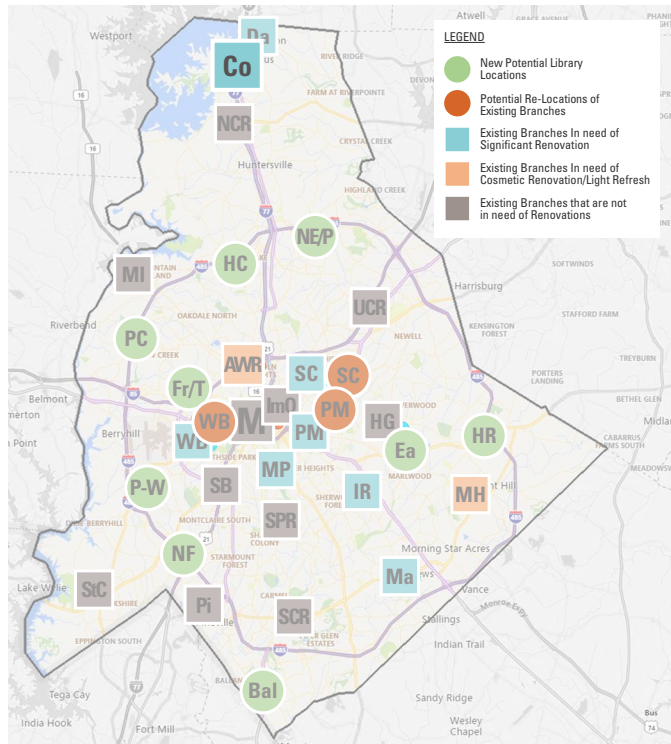
Total for reno = +/- **\$5.59m**

Matthews. The Mathews Branch combined with the Town Hall has served Matthews well. Expansion is not likely but a major renovation would work well.

# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 16 - CORNELIUS Co



Probable Cost of Construction for renovation @ \$200/sf is calculated below:

$$5653\text{SF} \times \$200/\text{sf} = \$1.13\text{m}/.70 = \$1.61\text{m}$$

All-in \$1.61m

3% escalation = \$48k per year compounded

5% contingency = \$80,500

10% contingency = \$161k

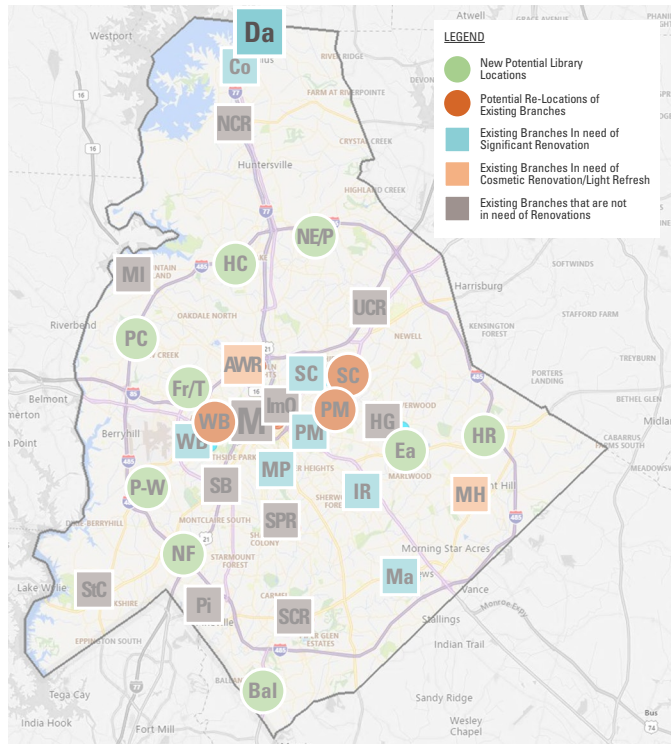
Total for reno = +/- **\$1.77m**

Cornelius. The Cornelius branch at only 5,500 Sf is not an ideal size but serves Cornelius well. This location cannot accommodate an expansion.

# RECOMMENDATIONS

## RECOMMENDATION SUMMARIES

### 17 - DAVIDSON Da



Probable Cost of Construction for renovation @ \$200/sf is calculated below:

$$5986\text{SF} \times \$200/\text{sf} = \$1.20\text{m} / .70 = \$1.7\text{m}$$

All-in \$1.7m

3% escalation = \$51k per year compounded

5% contingency = \$85k

10% contingency = \$170k

Total for reno = +/- **\$1.87m**

Davidson. At only 6,000 SF the Davidson Library is not an ideal size, but is an important part of the downtown identity and community in Davidson. While there is room to expand, the town green is critical for Davidson outdoor events.

# **RECOMMENDATIONS**

## RECOMMENDATION SUMMARIES

