

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Meeting Report Tuesday, February 8, 2022

Trustees:

Brandon Neal – Chair
Jon Buchan – Board Member

Library Staff:

“MT” Marcellus Turner – CEO/Chief Librarian
Caitlin Moen – Chief Library Services Officer
Angie Myers – Chief Financial and Administration Officer
David Dillard – Library Real Estate Director
Peter Jareo – Senior Manager -Facilities
*Tony Tallent – Associate Director – Branches
Elesha Roupp – Library Administrative Coordinator
**Indicates absence*

County Staff:

Mark Hahn – Director, AFM
Bryan Turner – Sr. Project Manager, AFM
Becky Miller – Sr. Project Manager, AFM
Charles Snow – Project Manager, AFM

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio
Board approved special member
Walker Morris – ex-officio

Meeting Report

Meeting Report approval 1/11/2021

Approved by Brandon Neal and Jon Buchan

Story of Impact given by Elesha Roupp

Library staff offer informational resources, reference guidance, and referrals to other community agencies every day. Often the information that customers receive at the library or through library services such as text and telephone reference help make large, positive changes in lives.

In December, as winter was approaching and many households were preparing for the holidays, one customer was having a difficult time. The senior adult woman—who was having some life and family management issues that were potentially leading to the loss of her apartment—made her way to our Independence Regional Library. She turned to trusted library staff not only for an answer to a question, but for guidance in a time of great need.

Our informed and helpful staff shared numerous community resources and contacts with her. Library staff shared contacts were AARP, Centralia Area Agency on Aging, Charlotte Center of Legal Advocacy, and others. This customer who entered CML’s Independence Regional Library distraught and unclear of her next move left the branch not only more informed, but with her spirit lifted through the support and informed help of the library.

Real Estate Leader’s Report given by David Dillard

New University City Making significant progress. The drafts of the Development Agreement and Purchase and Sale Agreements are with the attorneys for review. The next major milestone will occur tomorrow. The kickoff for creating a test fit for UC (the design of the interior) is being held at the South County Regional library tomorrow. We’ll have representatives from Library leadership and the UC branch department managers to get input on the UC community’s

desires - a bit of local flavor if you will, along with the developer, the architectural team, and the general contractor. We are hosting this meeting at South County so the architectural team can walk and see and feel the design elements and spatial relationships that we like about that project. They have been studying our space program for a couple of weeks and we believe the kickoff will help accelerate their design efforts.

This may be the most important step in the process since it will inform the purchase price. We cannot execute the DA and PSA unless we have a commitment on a price that is satisfactory to the us and the county. The test fit will be priced by the GC and the developer will make a commitment to deliver what we require to meet our program.

West Boulevard I previously reported that the land appraised, and the county commissioners have approved the purchase contingent upon a successful rezoning. The library and AFM have been working with the YMCA and the developer to coordinate the rezoning efforts. There are several milestones such as planning staff review, public input, and the like. We anticipate that the rezoning could be approved by the city as early as July.

The FMP Ad Hoc Committee The committee has completed its work and has prioritization of new locations, branches to relocate, and a branch for a major renovation that we will present for CIP funding next year.

The Library at College Street (as we are branding the interim location designed for third space and computer use). The church has promised to review all the documents within a week. Since we've addressed all the items, they previously had concerns with, I am hopeful they will approve and execute the lease soon. Our county technology partners have been keeping this project on a short time frame with the fiber optic network provider. Peter Jareo has consolidated all the furniture and shelving that the team identified for use at the church to make installation quick.

7th & Tryon development update given by Mark Hahn

We continue to be on track for the key terms of the master development agreement to go before the stakeholders' governing bodies for approval in March, as well as the TIG to be approved by the city and the county that would also be in March.

There are still a few little items that we are working on that are pertinent to that agreement. One is the demolition reimbursement to the developer as you recall we're having the developer do the demolition of the Main Library and Spirit Square and then we're reimbursing them for that. We are very close to an agreeable number.

We are also working with King & Spalding, the stakeholders' attorney to outline expectations in the Master Development Agreement for future temporary and permanent easements as well operational type agreements. We want to resolve as many of those key terms as possible.

Main library update given by Becky Miller

The Rogers contract has been executed. We've also reached out to the commissioning agent and started that request for proposal. This commissioning agent verifies that the mechanical, electrical, and plumbing systems are installed and operational as designed.

We have completed several long workshops earlier in the month for design development kick off and we started incorporating more and more of the library staff who Caitlin and MT have identified as the area experts. They have joined us for different spaces, where they can really

inform the designers about what the library needs in terms of adjacencies, functionality, and technology. This effort will continue throughout the design development.

LAC/Kimbrell's update given by Mark Hahn

The documents for the land condominium and reciprocal easement agreements were finalized and the key terms have been approved the Board of County Commissioners and they also approved the land sale in front of Kimbrell's.

The city would like a bond from the county which would be typical if we were a developer, to ensure that the developer would build a street not a walkway. We are working with insurance and risk management to see if and how they can do that.

LAC project update given by Charles Snow

We received the TCO for LAC however we're not ready for that yet. We have to reach the point of all substantial completion and that is when the library takes over the ownership code of the building.

The static shelving is still being installed in the Vital Records area. The design and pricing of new additional furniture for the four focus rooms to be converted to executive offices is underway.

We are also still waiting on PNG to install the natural gas line.

Meetings surrounding potential move in of materials and staff will take place next week.

Pineville construction update given by Becky Miller

Construction is still moving along. Working on the IT room a lot over the last few weeks. Shannon Crane is a new consultant for AFM and has been helping with the furniture selection and the shelving plan along with the library staff. We are still on track for an October opening.

Operations update given by Peter Jareo

Cornelius has completed their punch list since our last meeting so that project is complete. West Boulevard has started the punch process. There are a few odds and ends that need to be finished before it is officially completed.

Davidson had the balance of their furniture installed. Still waiting on some soft seating and should be delivered within the next 2 weeks.

The Library's Capital Reserve request has been submitted. These requests involve getting some of our locations up to speed regarding security infrastructure and so we've requested some updated systems and integrated systems on the county platform at 3 locations where we seem to have issues with incident reports and so hopefully that will defray some of the problems with regard to CCTV footage.

In addition we have requested some interior refreshes at a couple of locations that need paint, carpet and also some exterior building refreshes to our older buildings.

We will likely hear about funding for those as the year progresses.