

LIBRARY

Real Estate Committee Meeting Report Tuesday April 13, 2021

Trustees:

Brandon Neal – Chair
Ed Williams – Trustee at Large

Library Staff:

Marcellus “MT” Turner – Chief Executive Officer
Caitlin Moen – Library Director/Chief Customer Officer
Angie Myers – Chief Capacity Officer
David Dillard – Real Estate Leader
Peter Jareo – Operations Leader
Tony Tallent – Branch Channel Leader
Elesha Roupp – Admin. Support Coordinator
Kevin Bittle – Deputy Branch Channel Leader

County Staff:

Mark Hahn – Director, AFM
Jay Rhodes – Dir: Design & Construction AFM
Bryan Turner – Sr. Project Manager, AFM
Peter Wasmer Project Manager, AFM
Charles Snow – Project Manager, AFM
Becky Miller – Project Manager, AFM

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Absent:

Tony Tallent (Kevin Bittle attended for him)

Meeting Report

Meeting Report approval for 3/9/2021

- Approved by Ed Williams and Brandon Neal

Story of Impact given by Kevin Bittle.

This story of impact comes from our Hickory Grove location. As you know our library system helps to support our community in many ways. This story is centered around helping one of our dedicated customers who recently lost a loved one during the pandemic and was unable to attend the funeral services. She discovered that the funeral home was offering virtual services through their website. This customer needed some help with technology. Our staff helped walk the customer through all the technology and was able to attend the virtual funeral service. This customer was extremely grateful to the Library as well as the staff for assisting her in this.

Real Estate Leader’s Report given by David Dillard.

Main Library Action Item:

David Dillard proposed the following Action Item be approved and taken to the next meeting of the Library Board of Trustees for approval by the full Board.

Summary: Mecklenburg County Asset and Facility Management (AFM) will be selecting multiple firms to perform Special Inspections and Materials Testing as part of a multi-location Request for Qualifications (RFQ) that will include the Main Library and Spirit Square project.

Action: Authorize Mecklenburg County Asset and Facility Management, on behalf of the Library, to create and advertise a Request for Qualifications (RFQ), evaluate responses, and make selections of firms as part of a Special Inspections and Materials Testing scope of work needed for multiple locations, which includes Main Library/Spirit Square Project. Also, authorize Library CEO Marcellus Turner to execute the contract that AFM negotiates on the Library's behalf for these services for the Main Library/Spirit Square project.

Brandon Neal made a motion approve the request and it was seconded by Ed Williams. This Action Item will be taken to the Board of Trustees on April 19th.

Facilities Master Plan Update

- Consultants have completed the staff and community engagement and will meet with trustees hopefully toward the end of April.
- They have collected all the peer and model Library data and are compiling that into their report.
- Last week they finished the last location for a facilities condition report. They also have access to the AFM condition report. That report was focused on infrastructure conditions (roof, HVAC, parking lot), but did not address cosmetic issues that our customers are interested in. We engaged the consultants to audit the more cosmetic items such as paint, lighting, carpet, wall treatments etc. They are compiling this data.
- We will have a dedicated meeting for the consultants to present their summary findings to the FMP team/library leadership prior to the presentation with the trustees.
- The consultants will prepare a preliminary draft of the full report by early June for library leadership feedback and guidance before the final report is completed by the end of June. Keep in mind this will be a living document and will help with strategy and prioritization for years.

New University City update

- The Action Item regarding establishment of the need for a new branch in the University City area and a Public Private Partnership to develop it that was discussed at the previous meeting was approved at Board Meeting on 3/15/2021.
- There is a meeting scheduled with Dena Diorio and Leslie Johnson at the end of the month to discuss the status of the project.
- We have received official agreement from the County's attorney stating that our attorney's interpretation as well as of UNC School of Government's interpretation of the NC general statute that deals with public private partnerships is aligned.
- We are in the process of creating the RFQ.
- We are following all steps to ensure we are fulfilling all statutory requirements.
- We are working with County staff as well as attorneys to ensure that we are developing a timeline that is fair and appropriate to all parties.
- Our assessment period will depend on how many developers and teams respond to that.
- First draft of RFQ should be ready before our meeting with Dena and Leslie.
- We are drafting a communication plan for Library Leadership, our Library Staff, Library Trustees, county staff, and county commissioners. It will be distributed to those groups prior to the RFQ going public.

Uptown Temporary Locations

- We signed a letter of intent for one of our Uptown temporary locations that would be like a Check-It Outlet location. It will be a small customer facing location with limited services. Customers will retrieve holds, return materials, check out materials from a small curated popular collection, and browse the catalog. There will be no reading seating, Wi-Fi, or public facing computers.
- JLL is drafting a lease for this space at Founder's Hall which is owned by Bank of America.
- We would like to be operational by September to have a little overlap for the staff to get acclimated before Main closes.
- We are touring the space next week to look at logistics.
- We are finalizing a MOU for the other location that is close by and will have same type of services but also a place for computers, have events etc. We have been working with them about what we will provide and what they can do. Hoping to get that going in September as well.

7th & Tryon development update given by Mark Hahn.

- Main Library and Spirit Square architects (Clark Nexsen and Snohetta) met with the developer's architect (BCT) on design and development of the below grade shared services level. BCT has integrated the requirements for the Main Library and Theatres into the developer's design. They sent the documents back and Clark Nexsen has been reviewing those and intend to hold a coordination meeting next week.
- Clark Nexsen is currently looking at the location of the service elevator for the theatres to find an efficient location. Once that is finalized, they will begin work on the plaza design.
- The other conversation that has been in the forefront revolves around demolition (schedule and responsibilities). The most recent change is that the developer would like to be responsible for demolition of the Main Library and Spirit Square. This concept appears to be a logical and appropriate solution for demolition of Main given the office tower's desire to maintain some of the basement walls for shoring of their project. The demolition of Spirit Square needs to be considered more thoroughly because of the risks associated with demolition work so close to the foundations of the 100 plus-year-old theaters. Metropolitan is also asking to consider an earlier demolition date than previously thought. The Library needs to consider the impact of that request on the Library's operations to determine feasibility. These conversations are just starting.

Main Library update given by Peter Wasmer.

- Schematic Design for MAIN is complete.
- Subterranean service level-dock study is ongoing.
- Design contract negotiation is complete It's in County Finance department to be encumbered.
- A cost alignment activity is beginning this week and should be completed in May 2021 .
- Design Development to begin in June 2021.
- Construction Documents should be complete by Winter 2023.
- Construction complete Winter 2025.
- Budget remains the same.

SSC/Kimbrell's update given by Mark Hahn.

- Mark reminded us that we executed a land/condo agreement with Kimbrell's for review and approval by the county building code enforcement prior to receiving a Certificate of Occupancy for the Support Services Center.
- County code enforcement developed a list of requirements based on their meeting that is now being reviewed at by our attorneys.
- Attorneys are still working to fine tune this agreement based on those changes.
- Demolition on the other side of Kimbrell's is continuing. (the former mall small shop and second anchor spaces).

SSC project update given by Charles Snow.

- Construction moving along very well supported by the images shown during the meeting.
- Mechanical/Electrical close to completion.
- Continuing to hang drywall.
- Continuing to put steel support on existing roof to hold the new mechanical units.
- Sound attenuation being installed in the walls.
- Images of meeting spaces shown.
- Ductwork still being installed.
- Large light monitors will help light the space.
- Paint color options shown for outer building.
- Substantial completion is planned for the end of August but there will be about two months of Tenant performed work like installing of furniture and technology needed to make it ready for occupancy.
- Looking for location of new Piedmont gas line (the new Community Resource Center will also use that gas line)
- The purchase order for the shelving for the Carolina Room was just provided to Patterson Pope.

Pineville update given by Becky Miller.

- Construction starting as shown by images.
- Site has had some issues with rain delays but now it is in full swing.
- They identified the path for internet installation for Spectrum.
- Electrical has been marked.
- Most footings have been poured.
- Completion estimate late Spring 2022. Library won't occupy until October of 2022.

Operations update given by Peter Jareo.

- Update on Access Control for Allegra Westbrooks and Hickory Grove – We had a meeting with county IT last week and part of the process that needs to occur before is the IP addresses need to be reassignment, which is scheduled for the end of this month.
- Re-siding project at Mountain Island - this will begin on the 20th. This addresses some water/moisture issues from failed siding. This is being replaced along with some gutters etc.
- Drywall and Paint to address due to carpet replacement at Steele Creek.
- Signage at West Boulevard has been slightly delayed due to production issue. Will most likely be delayed by 1 week.