

# LIBRARY

## Real Estate Meeting Report Tuesday September 14, 2021 at 11:00am

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

County Staff:

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

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Board approved special member

Walker Morris – ex-officio

Absent:

Elesha Roupp – Library Admin. Coordinator

### Meeting Report

#### Meeting and Report approval 8/20/2021

Approved by Ed Williams and Brandon Neal

#### Story of Impact given by Tony Tallent

This comes from our Myers Park location. A customer came in looking for her favorite books on disc but couldn't locate them. One of our staff asked if she wanted to place a hold but the customer was worried it would take too long to receive. Her husband was recuperating in the hospital and the way that they passed the time was by listening to audio books. Our associate immediately began to help and showed her all of our online resources for audio books such as Hoopla and Overdrive. The customer was a bit hesitant because she wasn't confident in her tech skills but within a few moments she had multiple books downloaded to take back with her to the hospital. This story speaks to our fundamental drive to increase literacy, access and learning but also to help and care for others in our community.

#### Real Estate Leader's Report given by David Dillard

#### Facilities Master Plan Update

- Our consultants are making a few more changes which I will present to Library staff for feedback.
- There is a concern about input based on community responses vs. where we already own land (making CIP funding approval for a new branch in such a location potentially much easier).
- The consultants will prepare an executive summary for the Board's October retreat.

- Be reminded that this is designed to be a living document that can be adjusted and modified as circumstances, community input, and funding opportunities change.

### **New University City update**

- We have provided information to the selected developer regarding minority and woman owned business entities so they can address these items in a proposal that will be presented to us.
- A few minor details need to be worked out and then a formal document can be sent out.

### **Temporary uptown locations**

- Both locations are still in review. The retail space lease has been signed by the Library and we are waiting on execution by the Landlord.
- A tour of the new space was attended by our staff to finalize plans for the placement of shelving and computers and the contractor who will perform the minor changes to prepare the space for library use.

### **Action item**

Authorize our CEO Marcellus Turner to execute the lease agreement for the retail services location.

Approved by Brandon Neal and Ed Williams. All in favor.

The other Interim location is in a neighboring church and we are waiting on the lease from our attorney.

### **Action item**

Authorize our CEO Marcellus Turner to execute the lease agreement for the church location.

Approved by Brandon Neal and Ed Williams. All in favor.

### **Sugar Creek Charter School request**

The Sugar Creek Charter School is located behind the Sugar Creek branch library on North Tryon Street. It is an incredibly successful school and branch manager Rosalind Moore informs us the elementary and middle school students have become much more actively involved at the library recently, along with the parents of those students. The school would like to use the land adjacent to the library/CMPD parking lot for use as a play area. They do not anticipate installing any playground equipment. They have obtained city approval (the city owns half the property along with the library). They would be responsible to fence the area and handle all landscaping and other costs to maintain it. We would require the appropriate indemnification, the ability to terminate the lease with notice, and for them to restore the area upon termination or expiration.

### **Action item**

Authorize the library to negotiate the final terms and have CEO Marcellus Turner execute a lease for the school to use the designated property as a play area for students.

Approved by Brandon Neal and Ed Williams. All in favor.

### **7th & Tryon development update** given by Mark Hahn

- Coordination work continues. Since our last meeting the developer went back to previous design for the Plazas along with some proposals for refinements on property lines.
- The developer is requesting a change to the property lines to align them vertically with the subterranean service area.
- Snohetta is working on additional designs for the entry from the mid-block plaza and Clark Nexsen looking at potential impacts of the requested property lines on our ramps, stairs, and landscaping.
- Discussions continue surrounding logistics of demolition. Clark Nexsen should deliver plans for excavation and protection of foundations for the theaters within a couple of weeks.
- Looking at overall schedule driven by TAG documents (Late October/November).

### **Main library budget update** given by Mark Hahn

New Main: \$115,000,000 (reflects addition of \$15 million from increased fundraising commitment by the Library Foundation)

Spirit Square: \$39,500,000

SSC: \$15,000,000

Total Project: \$169,500,000

Budget alignment work continues:

- Refining the current gap.
- Looking at cost saving measures without impacting the design of the Library.
- Will discuss how it to fund any gap.

### **Main Library design & construction update** given by Bryan Turner

- Cost alignment phase still continues.
- Reviewing value engineering and prioritizing work.
- In process of re-prioritizing items that had been originally taken out due to funding and now adding these back in.
- Demolition designs are being worked on.
- Progress being made with utilities/vaults locations.

### **LAC/Kimbrell's update** given by Mark Hahn

- SSC will now be known as LAC (Library Administration Center)
- Land/condominium agreements sent comments back to attorney. Pretty much finalized but in review with Kimbrell's.
- Once finalized these will go to the County Code Enforcement group for approval.
- Then it would go to County Commissioners for Board approval.

### **LAC project update** given by Charles Snow

- Working with Kimbrell's to discuss how their trucks will go through our front gate as well as back gate.
- Installing doors and hardware.
- Continuing painting walls throughout.
- Fencing being installed this week.
- Construction completion date depending on several things, one of the biggest being Piedmont Natural Gas.
- Furniture has been ordered.
- Book sorter delivered, waiting on unboxing and installation.
- High Density shelving will begin installation October 4, 2021.

**Pineville construction update** given by Becky Miller

- Images shown- building is tracking on schedule. Some delays initially due to material scarcity, but those are getting resolved with no adverse impact. (specifically, steel).
- Time lapse images shown to give scale of how large building is.
- Looking to complete steel and remove crane within the next few weeks.

**Operations update** given Peter Jareo

- Carpet project for West Boulevard. and Cornelius – selections have been made, looking at moving ahead for installation around Thanksgiving if supply chain holds.
- Demo contractors have been touring Main