

# LIBRARY

**Real Estate Committee  
Main Library – Dowd Learning Studio (1<sup>st</sup> Floor)  
Tuesday, January 9<sup>th</sup>, 2018 – 11:00a.m.**

*Trustees:*

Rob Harrington

*Library Staff:*

Frank Blair – Director of Real Estate

Dana Eure – Assoc. Director of Lifelong Learning

Peter Jareo – Associate Director of Operations

Angie Myers – Finance Director

David Singleton – Director of Libraries

Donovan Craig – Administrative Support

*County Staff:*

Jay Rhodes – Design & Construction Director, AFM

Becky Miller – Project Manager, AFM

Dennis LaCaria – Sr. Assistant to the County Mgr.

Charles Snow – Project Manager, AFM

Jacqueline McNeil - Real Estate Manager, AFM

*Documents:*

October 2<sup>nd</sup>, Real Estate Committee Meeting Report  
Request for Board Action approving two (2) Air Rights

License Agreement

2018 Real Estate Committee Meeting Dates

*Absent:*

Mark Hahn – Director, AFM

Hyong Yi

Lee Keesler – CEO

Bryan Turner – Sr. Project Manager, AFM

*Meeting Report*

Rob Harrington welcomed the group and commenced the meeting at 11:05am. Due to absentees Mr. Harrington moved forward with the agenda.

**Morrison & North County Update**

Becky Miller provided a brief update regarding items that require review for the recently renovated Morrison Regional Library. There are a number of new systems that the staff interact with it that require supplemental training. Additionally certain features require further customization. Ms. Miller stated that with the recent malware attack, the County has lost some ground with schedule as systems have been offline and slower than usual. Regardless Ms. Miller did state that the contractor managed to finish the roof replacement and the Audio Visual equipment is schedule to be installed on January 15<sup>th</sup>, training will commence shortly thereafter.

David Singleton noted that the opening day festivities were extremely well received as many patrons filled the site and enjoyed the new environment.

Ms. Miller continued, stating that the Construction Design drawings for the North County Regional library renovation are due to be finished by end of January including all the required reviews. The County along with the Library are in discussions as to whether to pre-qualify the General Contractor or not. There may be time implications if the consensus is to have GC's pre-qualify as it may also require the GC to pre-qualify their first tier sub-contractors. Mr. LaCaria's recommendation was to pre-qualify even though it may affect the schedule. Frank Blair stated that the Library Board may need to approve this process as the Library has not yet undertaken this course of action. Frank Blair and Becky Miller will continue the discussion and include legal counsel to ensure the required approval is obtained from the Library's Board

of Trustees. The intent would be to have the BOT authorize Lee Keesler to negotiate on behalf of the Library.

Frank Blair made everyone conscious of the impacts to the schedule which could see multiple library locations closed simultaneously referring to North County Regional and South County Regional.

### **Facilities Condition Update**

Peter Jareo provide an on-screen snapshot of the facility condition spreadsheet. The information has been updated to include capacity and suitability. Capacity is gauged by the population with a 15min drive of the location divided by the total square footage of the facility. For suitability, Mr. Jareo used the recommendations from the Library's Strategic Plan - BluePrint 2025. Questions that the recommendations suggests where asked, such as "Is the facility welcoming". These questions were answered by the location managers and several peers on a scale of 1 – 5, 5 being the best. Mr. Jareo is working on condensing the 3 criteria (capacity, facility condition and suitability) into a single number that demonstrates the facilities outcome as a whole. Suitability is designated by staff of the location and rated on how it stacks up against the BluePrint 2025 recommendations. Mr. Harrington mentioned that perhaps door count would provide a better more realistic capacity number than the area population. Mr. Jareo explained that the condition index is from 2014 and may misrepresent the overall number, however there are still outstanding recommendations that have not been addressed since 2014 which will hopefully be captured in the next round of Capital Improvement Planning.

### **Main Library Update**

Charles Snow provided a road map for the Main Library project which includes the program planning, the architectural drawings and construction. The document provided an overall view of all the meetings both internally and externally which include the public and stakeholders. The space allocation and adjacency documentation should be complete within the first quarter of the year which will lead the project into conceptual ideas and schematic design. The Construction Manager at Risk, Rodgers Builders, will be brought into scope early on in the project to ensure that scheduling and budgeting is included along side the program plan. The space programming for the Support Services center is also underway in conjunction with the Main Library project.

### **Site Update for CRC/SSC**

Dennis LaCaria stated that the county is closing on the first parcel located at North Tryon and Eastway within the coming months. Traffic reconfiguration is already underway within the area.

### **Request for Air Rights Agreements**

Jacqueline McNeil with AFM provided insight regarding the agreement between the Library and it's neighbor, however Ms. McNeil has some recommendations along with other items that she would like to share with the Library's legal counsel prior to executing the agreement. Mr. Snow brought up the schedule with regard to a possible overlap of the two construction sites, stating that Rodgers Builders will need to be brought into the project early enough to ensure that schedules and accommodations are made accordingly. The consensus is that the Foundation For the Carolinas will be complete prior to end of calendar year 2019, however the library will need to ensure that the placement of their crane does not comprise the library's crane location.

The meeting adjourned at 12:03pm.

### **Upcoming**

<i>Board of Trustee Meeting</i>	<i>January 22, 2018 4:00pm-5:30pm Wray Ward, 900 Baxter Street</i>
<b>Real Estate Committee Meeting</b>	<b>February 5, 2018 10:30 a.m. – 11:30 a.m.</b>