

CHARLOTTE MECKLENBURG
LIBRARY

Real Estate Committee
Main Library
Dowd Learning Studio, 1st Floor
Monday, January 7, 2019 – 10:30 AM

Trustees:

Hyong Yi
Joe Helweg

Library Staff:

Amanda Hutto – Administrative Support
Dana Eure – Interim Chief Customer Officer
David Dillard – Real Estate Leader
Lee Keesler – Chief Executive Officer

County Staff:

Becky Miller – Project Manager, AFM
Charles Snow – Project Manager, AFM
Mark Hahn – Director, AFM

Absent:

Angie Myers – Chief Capacity Officer
Bryan Turner – Sr. Project Manager, AFM
Dennis LaCaria – Sr. Assistant to the County Mgr.
Jay Rhodes – Director, Design & Construction, AFM
Peter Jareo – Operations Leader

Documents:

- 12/03/18 Real Estate Committee Meeting Report
- 01/04/19 Action Item to Approve Execution of South Count CM@Risk Contract (with Edifice)

Meeting Report

Hyong Yi welcomed everyone to the committee meeting. The meeting commenced at 10:35 AM.

Hyong Yi and Joe Helweg approved the October 1st Meeting Report. Amanda Hutto made two updates to the October 1st Meeting Report per Mr. Helweg and sent out revised copies to Real Estate Committee.

David Dillard discussed the Real Estate Committee binders. They include previous agendas, meeting reports and other related documents.

Story of Impact:

Mr. Dillard shared the story of William Caldwell. Mr. Caldwell attended The Collards and Culture Exhibit at Sugar Creek. He loved the exhibit and completed a survey form. One of our employees thanked him for his feedback and Mr. Caldwell responded. Mr. Caldwell said the library was his home and safe place for years. The library kept him out of trouble and was fundamental to his education. He was a foster child since age five and as a result, he was bullied in school. He was unable to concentrate, and learning was a challenge. Everything changed for Mr. Caldwell when he started visiting the library. It was his escape from reality. Sometimes he would read two to three books per day. When he was reading, he did not feel like a foster child and became the characters in the stories. Sometimes Mr. Caldwell wonders what his future would have been like if he did not have the library. He wants the library to continue to provide positive impact and improve lives.

Mr. Dillard also shared an additional story of impact. Mr. Dillard met with an old friend to catch up since he took the position at the library. Mr. Dillard began telling his old friend about the real estate activities at the library and a man interrupted their conversation. The man said he could not help but overhear and slid over to where Mr. Dillard and his friend were seated. The man grew up in rural Georgia and the first time he saw a computer was at the library. He was in Charlotte for an interview with Red Hat to be a programmer. After the conversation, the man went on the library website and thanked Mr. Dillard for the conversation. He mentioned Red Hat hosting meetings at the library, Makerspace hosting a pop-up at the library and Boy Scout Merit Badge clinics at the library on Saturdays. He is hopeful he gets the position in Charlotte and when he does, he will get a library card.

7th & Tryon update

Lee Keesler still has two contenders for this project. Mr. Keesler and Mark Hahn are unable to share everything currently, but they are getting really close to a selection. When the final selection is made, Mr. Keesler will invite the master developer to the Real Estate Committee meeting to present and educate the group with their vision of the two blocks. Hopefully this will happen sometime in the next couple of months. If the project ends up where Mr. Keesler thinks it will, he believes we will be quite impressed with their vision.

Main Library update

Mr. Hahn discussed Spirit Square options with Dena Diorio. Ms. Diorio now agrees that the focus needs to be on McGlohon Theater and Duke Energy Theater. A bit more work on schemes needs to be completed to make sure we are aligned with what Blumenthal Performing Arts Center is thinking. The most important item is that we are ready to start on conceptual design. Mr. Keesler stated that work will be completed in March to have a new design by April 1st with renderings available. It usually takes about three weeks to take internal use renderings to commercial presentation grade renderings. The differences in the new design includes programming ninety thousand square feet. The previous version was smaller, and this new version has a larger price tag. The new library and Spirit Square will share a combined lobby inside and will fit together outside better than previously. Charles Snow said the team is very excited and program checking, space adjacency and studies are now commencing. Mr. Snow stated that preliminary studies are being conducted to understand spaces with Spirit Square. This will be a dynamic space for Charlotte and will start to unfold in the next couple of months. Mr. Snow mentioned that demolition of this building drives everything, the design of the new building, 335 Billingsley and the Support Services Center (SSC). The key date is January 2021. Rodgers Builders is back on the team and they will keep us in check on budget. Mr. Hahn and Mr. Keesler will go back to the Board of County Commissioners to present once they feel like they have what they need for 7th and Tryon. The four newly elected Board of County Commission members will not know much about this project. Mr. Keesler mentioned that right now Ms. Diorio is aligned with the strategy to connect McGlohon Theater and Duke Energy Theater with the new main library. Mr. Dillard stated that funding for building the new main library by county has been approved for \$61 million.

Support Services Center (SSC) update

Mr. Snow stated that occupancy of the Support Services Center (SSC) is projected for January 2021. Mr. Snow mentioned they are in a holding pattern now and the project will start gearing up with scheme design in January. Mr. Hahn mentioned the parallel project of the development of the entire site with an eventual branch library. Mr. Keesler said we need to take into consideration the change for employees who have been at the main library for quite a long time. Mr. Keesler wants the best possible working environment for his employees. The space is an old Target, but it is in good shape. There will be natural light, a new entrance and new finishes. Mr. Hahn said the project will be done right. The space is fifty thousand square feet with a \$13.4 million project budget. Mr. Snow

mentioned a potential pedestrian connection with the Charlotte Light Rail which will enhance the feeling of connectivity with the city. Clark Nexsen will provide preliminary drawings and schematic design over the next few months.

North County Regional library update

Becky Miller will bring pictures of this site for next meeting. Mr. Dillard mentioned the site work is extensive because of a drive-up lane for book drop which will feed into the automated material management system. Ms. Miller said the quality of the work they have seen up until this point is good. Mr. Dillard mentioned the responsiveness of the general contractor is great and they are doing a satisfactory job in tough circumstances. Ms. Miller stated in about six weeks she will feel comfortable saying if we are on schedule. The next six weeks are critical and include a new skin on the front of the building, new windows, start and commission of the mechanical system, structural steel, pouring of concrete and final grading. Mr. Keesler confirmed with Ms. Miller that the leaks will be fixed. The next major milestone is the end of May which is when construction is slated to be complete. Mr. Dillard and Ms. Miller believe a soft opening in August is reasonable, so staff have time to get everything ready for customers. Mr. Dillard mentioned training North County staff on the new system at Morrison so North County can open more quickly.

South County Regional library update

Ms. Miller received design development documents in December 2018. A presentation with the architect is schedule on January 24, 2019 to review plans and finishes in detail. The presentation will show the progress made by architects and will also provide a cost estimate. Mr. Dillard presented 01/04/19 Action Item to Approve Execution of South Count CM@Risk Contract (with Edifice). Mr. Yi and Mr. Helweg approved. Mr. Yi will take the action item to the Board Meeting on January 14, 2019.

Scaleybark Replacement update

Ms. Miller said they are in the process of getting construction documents finished by the end of January 2019. The big issue is paying for all the elements not covered by the lease. Mr. Keesler and Mr. Hahn will meet with Ms. Diorio to review expenses at North County that were unforeseen and items that need to be completed at Scaleybark which include telecom, some furniture and some shelving. These items are not covered in a typical commercial lease.

Real Estate Leader's Report

Project Finance Update

Mecklenburg County AFM is gathering the data from transfers of capital allotted for North County Regional to complete the Morrison Regional project. Mecklenburg County AFM will identify the amount of unforeseen conditions at North County Regional along with the costs of upfit typically borne by the library that are not included in the landlord provided funding at the new Scaleybark location so that Mr. Keesler and Mr. Hahn can approach Ms. Diorio about additional funding for the successful completion of both projects.

IMG Parking Vendor Change

E-Z Parking, which has operated the deck since the building was built, was sold to Preferred Parking. Preferred Parking recommends automating and taking out the person from the booth. Currently IMG Parking operates at a loss of \$50,000. If IMG parking is automated, the estimate is a gain of \$125,000.

New Locations Opportunities

A developer out of Dallas approached Mr. Dillard about adding a library in the University area. The current University City Regional library is a lease on hospital authority land. The hospital wants to use the land for their purposes. The library may have the ability to negotiate a short-term lease

extension for current location. The developer has pitched the first and potentially part of the second floor of an office building for the new location. Mr. Dillard has a meeting with the developer this evening.

Other Business

- Mr. Snow stated that 335 Billingsley Road should be added to the agenda on an ongoing basis. The space is a two-story building with about five thousand square feet per floor. The executive team, the Library Foundation, the Carolina Room and all historical documents, files, etc. in the basement will go to this location. Schematic design will not start until 2020 because the space is smaller, but we will be able to meet the deadline of January 2021. Mr. Dillard is concerned about the amount of space needed to store items from the Carolina Room because this department is not inclined to dispose of anything. Mr. Snow mentioned some items will need to be purged and some might be able to go to the Support Services Center (SSC). The library will work with Patterson Pope for organization ideas.
- Mr. Keesler mentioned Ms. Hutto will give a brief tour of the main library basement to Mr. Yi and Mr. Helweg.
- Mr. Dillard is in the preliminary stages of finding North and South Tryon customer facing locations. Still a little early yet on these locations simply because any location found now may not be appropriate later.
- Mr. Dillard is actively looking for a South County Regional temporary space. He would still like a presence in the market for holds and popular materials.

Meeting adjourned at 11:34 AM.

Real Estate Committee Meeting	Monday, March 4, 2019, 10:30am to 11:30am Main Library - Dowd Learning Studio, 1st Floor
<i>Board of Trustee Meeting</i>	<i>Monday, March 18, 2019</i> <i>Meeting: 12:00 PM – 1:30 PM</i> <i>Main Library - Francis Auditorium</i>