

CHARLOTTE MECKLENBURG
LIBRARY

Real Estate Committee
Main Library
Dowd Learning Studio, 1st Floor
Monday, March 4, 2019 – 10:30 AM

Trustees:

Hyong Yi
Joe Helweg

Library Staff:

Amanda Hutto – Administrative Support
Angie Myers – Chief Capacity Officer
Dana Eure – Interim Chief Customer Officer
David Dillard – Real Estate Leader
Peter Jareo – Operations Leader

County Staff:

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

Absent:

Becky Miller – Project Manager, AFM
Bryan Turner – Sr. Project Manager, AFM
Dennis LaCaria – Sr. Assistant to the County Mgr.
Jay Rhodes – Director, Design & Construction, AFM
Lee Keesler – Chief Executive Officer

Documents:

- 01/07/19 Real Estate Committee Meeting Report

Meeting Report

David Dillard welcomed everyone to the committee meeting. The meeting commenced at 10:34 AM.

Hyong Yi stated we need to wait for Joe Helweg to approve the January 7th Meeting Report.

Story of Impact:

Mr. Dillard shared the story of Loretta Glen. Ms. Glen came to the Sugar Creek location to participate in the job fair. With the assistance of Sugar Creek staff, she was able to schedule an appointment with one of the companies present recruiting for open positions. Ms. Glen previously received assistance from staff on how to complete an application and interviewing skills. After Ms. Glen's interview concluded, she was offered the position on the spot. Ms. Glen is thrilled because she can work full time and part time to support her financial needs. She stated this could not have happened without the Library.

7th & Tryon update

Mark Hahn provided a brief update on the project regarding selection of the master developer.

Main Library update

Charles Snow advised that the New Main Library project is currently in the concept design phase that began in January 2019 and is on target to develop a 90,000 square foot building within the \$100 million budget. The construction portion of the budget is \$71 million. Mr. Helweg requested some detail on the soft costs portion, primarily to be prepared during the fundraising campaign. Mr. Snow indicated the \$29 million of soft costs includes architectural, design, structural and other consulting fees and items like furniture and

technology that make the building habitable. Rodgers Builders has been involved in the preliminary price estimating and is under contract as the CM@Risk. The County Commission had indicated a preference to keep the historical and functional elements of Spirit Square and we are proceeding to design a shared lobby with these elements and the new Main Library. There are four new county commissioners and the County Manager wants to give the entire County Commission adequate time to digest the previous Board's preliminary recommendation. Mr. Hahn mentioned a formal approval could occur as early as the County Commission meeting on March 19, 2019 but may be postponed until an April meeting. Mr. Snow said the Sustainability Visioning Summit was a great success. Thornton Tomasetti, a well-respected sustainability and structural engineering firm, facilitated the meeting and will be consultants on the project. The city and county's current practices and future goals were identified. Mr. Snow stated this component of the project will provide excellent opportunities to communicate interesting and meaningful information to the public. Mr. Dillard informed the committee of a presentation by the city's Active Transportation Coordinator in conjunction with Charlotte City Partners that provided an update on Uptown Connects/Cycle Track which provides a protected bike lane primarily on 6th Street that connects Little Sugar Creek Greenway to Irwin Creek Greenway. The city has been working on this track for the past two years and has received overwhelmingly positive community feedback. The trail can be implemented on our block without affecting anything we are doing with construction. Mr. Helweg mentioned there are people who ride their bike to work at Bank of America and there is a high-volume bike storage cage at 1 Bank of America Center. The Library will look to incorporate some bike storage in its design. Angie Myers also mentioned some libraries allow customers to checkout bike locks. Mr. Snow shared a detailed Gantt Chart with the group which includes demolition of Main Library in January 2021 and Main Library construction concluding Summer 2023.

Support Services Center (SSC) update

Mr. Snow stated the Support Services Center (SSC) is in the schematic design phase. A team including Mr. Dillard, Mr. Snow, Angie Ritter, Kevin Utsey, Peter Jareo, Michael Englebrecht, Seth Irvin and Dana Eure visited four furniture dealers and selected two for final consideration. Both dealers have worked with the County and the Library. One dealer will be selected to provide all workstations, although the Library will be able to purchase ancillary pieces from any of the dealers. Mr. Dillard indicated a strong desire for creating a standard for furniture that will provide consistency and flexibility for the future and wants to select furniture that creates excitement for the employees that will work at the new SSC. This research has been helpful for considering new Main Library furniture and branch location furniture as well. One goal for New Main Library is to have furniture that fits the new image of the Library, especially when we have people visiting Lee Keesler, the Director of Library, and the Library Foundation staff. Mr. Helweg mentioned it is important to pay attention to the IT systems and integration of all IT and AV. Bank of America has high performance work systems that work very well. Mr. Helweg offered for the design team to come see Bank of America's thirty ninth floor prototype. Ms. Myers pointed out the Valerie C. Woodard Center looks great and is impressive. Their furniture looks high quality and very durable. Mr. Snow met with operations and technical services at the Library to understand their current workflow and ways to improve. This is evolving and helping to create a better approach to design the space. Lori Ayres is a consultant for the material handling system. The system is currently at Morrison and a lot was learned for the install. This equipment will also be installed at SSC.

335 Billingsley Road update

Mr. Snow indicated there is nothing new to report for the Billingsley Road temporary location, which provides the space to house the executive team and foundation staff during demolition and construction of new Main Library.

North County Regional library update

Becky Miller is in training, so Mr. Dillard handled the update. A lot of site work and interior work has progressed. Mr. Keesler and Mr. Hahn will meet with the County Manager to request additional funding because of unforeseen site conditions. An additional \$185,000 is needed. Wet weather has impacted site

work and installation of the new glass. Installation of the new HVAC and the rest of the systems is nearly complete. Furniture and signage orders are approved and will go out later this week. Mr. Dillard shared a PowerPoint which included the public art component for North County. Martha Clippinger is the artist and she has done a great job capturing a vision that complements the Library. Ms. Clippinger made sure the colors are consistent and blend with those in the branch. The piece of artwork will be installed where the building goes from top to bottom of three floors. A sink hole was discovered in the parking lot and was able to be fixed for less than initially estimated. Soft opening is most likely in August 2019 with a public opening in September 2019.

South County Regional library update

Liollio is the architect and they are doing a great job. Contracts with Edifice are finalized. South County Regional Library is the most active location in our system. There is a general discomfort with the vehicular flow for the book drop, so Mr. Dillard asked Liollio to simplify the traffic pattern. Mr. Yi confirmed with Mr. Dillard that the project is on track and that there will be a buffer between North County and South County openings.

Scaleybark Replacement update

Hazardous material remediation started this week and demolition will take approximately one month. Mr. Dillard reported the landlord is confident the space will be turned over to us on July 1, 2019 and that the Library typically needs about two months to install technology, stack books on shelving and train employees on new systems. The building will have a fire suppression system installed. This requires the landlord to connect new water service across South Boulevard which will require coordination between City Water and CDOT, which represents a potential risk to the schedule. Mr. Keesler will request approximately \$1.7 million in capital for this project from the County Commission. Mr. Dillard mentioned that Scaleybark customers are getting excited and Marketing and Communications is ready to start rolling out information to the public.

Real Estate Leader's Report

New Locations Opportunities

Pineville wants to build a new town hall and they want the Library to take the first floor of the two-story building. The deal would be structured similar to the one at Matthews, with the Library amortizing its share of the base building and the upfit of the Library space over a fifteen to twenty year period (on a longer lease with \$1/year lease payment after the initial costs are fully amortized). It is important to acknowledge that this project is not funded and while we may have preliminary discussions with the town of Pineville, we may not make any commitments.

Other Business

- The Morrison book drop remains closed for ADA reasons. A purchase order is being created for a design that will solve the issue. Once installation of the fabrication solution is complete, everything should be compliant, and the vehicular through-wall book drop will be usable.
- Jay Rhodes has been working on ADA projects for Beatties Ford Road, Myers Park, Plaza Midwood and University City. Holden Building Company was the low bidder and contacts have been created.
- Mr. Dillard was contacted by Opus Myers Park, the large condominium project adjacent to the Myers Park branch, last Friday with a request to take down their construction crane this coming Saturday and use the Myers Park branch's parking lot. Just because the Myers Park Library will be closed on Saturday does not mean that patrons will not visit to drop off books. Mr. Dillard also wants to make sure if any damage occurs, Opus will cover. Harold Escalante at the Myers Park branch said Opus has frequently used the parking lot without Library permission. Mr. Yi and Mr. Helweg are concerned about the amount of damage that can occur to the building and parking lot. Mr. Helweg mentioned

they gave very little notice and since they have been bad neighbors to date, we should reject their request.

- Mr. Dillard mentioned there is a small committee at the Library trying to provide creative solutions for temporary space for the time when South County is closed. One solution that has been discussed is embedding locations in grocery stores or Goodwill stores that would include a book drop and one office supply cabinet that would allow for customer retrieval of books on hold. The location would be staffed twice per week for four hours each day. No grocery stores have been approached about this idea at this time. South County typically has approximately twenty-five hundred holds on the shelf.
- Mr. Dillard has requested an extension on the ground lease for University City that expires at the end of 2020 and is actively looking for replacement locations. The replacement location is not funded. Mr. Helweg would like this added to the agenda for next meeting, so options can be reviewed. Mr. Hahn mentioned the County Manager should be made aware of this soon, so she is not surprised in the future.

Mr. Helweg and Mr. Yi approved the January 7th Meeting Report. Tentatively planning to do basement tour after next meeting. Peter Jareo mentioned the reduction plan in place is about fifty percent complete and the plan is for everything in the basement to go to SSC.

Meeting adjourned at 11:45.

Real Estate Committee Meeting	Monday, April 1, 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>