

CHARLOTTE MECKLENBURG

LIBRARY

Real Estate Committee Tuesday, April 12 Meeting Report

Trustees:

*Brandon Neal – Chair
Jon Buchan – Board Member
Board approved special member
Walker Morris – ex-officio

County Staff:

Mark Hahn – Director, AFM
Bryan Turner – Sr. Project Manager, AFM
Becky Miller – Sr. Project Manager, AFM
Charles Snow – Project Manager, AFM

Library Staff:

**“MT” Marcellus Turner – CEO/Chief Librarian
Caitlin Moen – Chief Library Services Officer
*Angie Myers – Chief Financial and Administration Officer
David Dillard – Library Real Estate Director
Peter Jareo – Senior Manager -Facilities
Tony Tallent – Associate Director – Branches
Elesha Roupp – Library Administrative Coordinator
**indicates absence*

Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

Meeting Report

Meeting and Report approval 4/12/2022
Approved by Jon Buchan and Walker Morris

Story of Impact given by Tony Tallent

This story comes from our North County Regional Library. During March, as you know, our protocols began to lift, and we saw a significant increase with customer traffic in the building. There were more customers coming into the building to not only pick up holds but also actually using the library environment for much longer times. At times in the past month or so we've had small groups from two to four people that wanted a quiet space to study. We've had tutoring back in session and also lots of other personal uses for the library, very reminiscent of times before the pandemic. Our community is beginning to understand that the library is a place to get their business done, and done well, through our spaces. During the month of March North County opened three study rooms and in that one month those three rooms were booked over 90 times for use. That is over 90 times in one month with very little advertising. Community members found out about this pretty much on their own and through others. People are consistently using public computers at this location as well. We have seen higher checkout rates on all levels and in all areas of our collection. We have been updating and replacing library cards at an unheard-of rate compared to the past two years. Programs for both teens, children, tweens, and adults are ramping up across our library system.

Real Estate Leader's Report given by David Dillard

ACTION ITEM:

Authorize the first-tier Subcontractor Prequalification procedure created by Rodgers Builders and reviewed by Mecklenburg County Asset and Facilities Maintenance for the new Main Library construction, specifically for the early bid package for the curtain wall.

Approved by Jon Buchan and Walker Morris

New University City update

This is moving along at a rapid pace. We delivered the revised development agreement last week and we will supply the revised purchase and sale agreement this week. They will most likely have a few modification requests that we will work to get through rapidly. The test fit and revision of the test fit that the architect produced have been reviewed and well received by the staff. Once we get to a point where the development agreement and the purchase and sale agreement are in a form that we can sign, the library has to advertise a summary of those terms for a 30-day period before the documents can actually be signed. Schematic and design development of the plans will commence as soon as the documents are executed.

Interim uptown location update

We have been working with a local church to use their fellowship hall Monday – Friday. The county approached us with a possible location with the Community Support Services group that could potentially open within the next month. We have toured the site and we are working out some logistics, including the scope of what services we could provide. More to come on that.

Allegra Westbrooks Electric Vehicle parking

The group gave us a formal proposal last week that I will present to Library leadership. They would essentially provide an electric vehicle charging station that would serve two vehicles. All we would do is provide parking spaces at no cost and they would provide all electrical work necessary. They would also handle all operations and maintenance as well as provide an 800 number so staff wouldn't have to answer questions etc.

Main library update given by Becky Miller

Shannon Crane has formally joined our group at AFM.

We locked in the Design Development plan this week and the set is due on the 22nd of April.

This means the engineers will coordinate all the design work so that the drawings can be provided to the general contractor for distribution to the subcontractors for pricing with all elements of the building having been considered. The first deep dive into costs will occur in about 8 weeks. Part of the design effort has been to delve deeply into the meshing of the theater and the library operations together. The design teams refined the entrance into the theatre, and we have taken security into consideration etc.

We have also been meeting with staff to really get a feel for spaces and the programming that will occur there. It is a very interactive process.

Pineville construction update given by Becky Miller

There is a mechanical system adjustment that is also taking place now. We are following up with the mechanical engineer and the contractor from the town. We are also adding a few cameras to the building that the staff felt necessary for safety.

We will not begin paying rent until October. We are awaiting budget approval for FY2023 before we can start to hire for the branch. The town offices may occupy without the Library being occupied or open to the public and they anticipate opening in July or August.

7th & Tryon development update given by Mark Hahn

The Board of County Commissioners received an update on the key terms of the Master Development Agreement as well as the Tax Increment Grant (TIG) agreement. On March 15, it authorized the county manager to execute those agreements.

While the City Council is not a party to the MDA, they are a party to the TIG, and they have a separate Capital Improvement Plan agreement where they're granting \$3million to the developer for various public infrastructure improvements. They first considered the terms, and my understanding is that final approval of these agreements is scheduled for May 9.

The stakeholders' attorney is refining language in the MDA for future temporary and permanent easement agreements as well as a condominium agreement that would relate to the subterranean shared services level for the library and theater loading dock.

LAC/Kimbrell's update given by Mark Hahn

The condominium agreement and land sale in front of Kimbrell's have been finalized and approved. This was a prerequisite for the lease of the Library Administration Center (LAC). Northpark Condo Unit 1 is basically the LAC and its associated secured parking/delivery space. The lease was approved by the Board of County Commissioners under the consent agenda on March 15. Now that it has been approved, we have to do a 30-day public notice of the key terms and then it goes back again on April 19 for final approval on the consent agenda.

LAC project update given by Charles Snow

LAC is in the final stretch as demonstrated by slide show.

Outstanding items include replacing some ductwork in the bulk records storage area, getting the controllers including RFID readers installed on the vehicular gates, installation of the gate and card reader for the pedestrian entrance, installation of expansion joints in the GWB in the Living Room monitors, furniture punch list, and general punch list items. The substantial completion walk through is scheduled for April 29. That is the date that the Owner takes responsibility for the project in terms of maintenance, liability insurance, security, etc from the general contractor. Staff will begin moving in early to mid-May. The rest of the Living Room furniture will be installed after the expansion joints are installed.

Piedmont Natural Gas has received all necessary documents from the Library and General Contractor but is still working with the state for an easement to connect to the gas line main in Eastway Drive. Installation of the gas line will be impacted by the new road construction, so it may take 4 months or so to complete the installation to our generator and two HVAC units. Lastly, Becky Miller will direct the move management through RL Hoffman & Associates.

Operations update given by Peter Jareo

We are getting some upgraded CCTV systems installed at locations that have been having some issues with existing equipment and for which parts are no longer available. Plaza

Midwood got their new system installed on Friday. Other locations that will happen soon are West Boulevard, Mountain Island, Cornelius, and Mint Hill.

We completed a small cosmetic project at Independence where we removed millwork and needed to repaint.

We had a boy scout Eagle project at Myers Park that was beyond repair so we had the pergola and its lattice covering removed will install new benches for customers to use just outside the entrance.

There are few furniture replacements at various branches scheduled.