

CHARLOTTE MECKLENBURG  
**LIBRARY**

**Real Estate Committee  
Meeting Report  
Tuesday, December 14, at 11:00am**

Trustees:

Brandon Neal – Chair

Library Staff:

\*Marcellus Turner “MT”– 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 individuals that were absent

County Staff:

Mark Hahn – Director, 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

**Meeting Report**

Meeting and Report approval 11/9/2021 approved by Brandon Neal

**Story of Impact** given by David Dillard

Below is a story of impact that occurred at our team at South Boulevard Branch:

Getting that first library card is an exciting thing for most people--especially for children. A younger customer came into the library branch and signed up for--and received--her first library card. She was so obviously excited--she checked out all her items herself at the Self-Check-out station using her brand-new library card! The child's excitement was effervescent, and her mother caught the excitement, too. The mother took a photo and asked staff to make a copy of it. The young customer later shared the address for her very own website with the staff! She let staff know she'd be posting videos teaching other children how to read! From traditional library cards to personal blogs run by young people, our library system supports reading, learning, and the excitement of it all!

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

Expect an Action Item in a future meeting to request to single source a contract with Lyngsoe for the automated material handling equipment for Pineville, University City, and Main.

**Sugar Creek Charter School lease FAQs**

The Sugar Creek Charter School's land lease FAQs were presented at last night's Board Meeting. They suggested updating with some information about use of Sugar Creek Library by the Sugar Creek Charter School staff. Will update this and then bring back to the Board. The

City is preparing the lease for that to ensure that all the elements we require (such as indemnification, early termination, and restoration) are included.

### **West Boulevard land purchase status**

The request to pursue the land adjacent to the Stratford Richardson YMCA specifically for a Library is in progress. The appraisal has been received and is satisfactory.

### **Founders Hall location update**

This location is up and running, looks exceptional.

### **First United Presbyterian Church location update**

This location is taking a little longer to get set up. Waiting on the lease to be signed. Making a few changes and then will resend. Must have the lease in place to install the technology needed.

### **New University City update**

Meeting with the developer weekly. They will invite others from the team to participate in these meetings. We are working on the development agreement. Waiting on county to gain more information regarding purchase and sale agreement that will be affiliated with the development agreement.

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

Issues with developer regarding demolition have been resolved.

We should be receiving the pricing for the demolition work within the next few weeks.

Rodger's Builders will review the demo cost proposal for both scope and fairness of pricing, then it will be incorporated into the Master Developer Agreement.

The TIG (Tax Increment Grant) has now been agreed to by the developer, the county, and the city.

### **Main Library budget, design, & construction update** given by Becky Miller.

Rogers will evaluate the effect of labor shortages, materials availability, and price increases and suggest revised escalation factors before the project moves into design development.

The Design team worked on several paths to budget and the Library, Rogers Builders, and AFM met last week to go over the different paths to budget and then identified the solutions acceptable to the Library.

There is additional focus to better define the technology plan scope, revise as appropriate, and verify cost estimates.

We also met with the Theater consultants to update them on the service level of the shared plaza that's owned by the tower so operationally they will know how the building will work.

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

All of the documents, land condominium agreement and reciprocal easement agreements were finalized.

This went to the Board of County Commissioners and was approved along with purchase of the remaining land in front of Kimbrells that we needed to acquire to simplify the construction of the new public road in front of the building.

The next step is closing on the land sale by the end of the calendar year.

**LAC project update** given by Charles Snow

Moving along nicely as seen in slide show presented.  
High density shelving is being installed.  
Tech Services workstations are being installed.  
Main entrance lobby furniture going in.  
Furniture being moved into conference rooms.  
Workstations are height adjustable.  
Exterior is complete, awnings are up.  
Landscaping installation has commenced.  
The punch list has been developed.  
Lyngsoe book sorter has been completed and installed.

**Pineville construction update** given by Becky Miller

Windows have been installed, almost entirely closed in.  
Roof is almost complete.  
Brick has been started.  
Mechanical is underway.  
Plumbing and electrical have been roughed in.

**Operations update** given by Peter Jareo

Cornelius – carpet installations is confirmed for 4 days that we are closed December 27<sup>th</sup> – 31<sup>st</sup>.  
West Boulevard – carpet confirmed for January 10<sup>th</sup> – 17<sup>th</sup> trying to accommodate a possible grant funded installation there.  
Davidson – furniture installation January 11<sup>th</sup> – 13<sup>th</sup>.  
Continue to work on things at Hal Marshall as they pop up.  
The move management consultant is on schedule to have all items identified in their scope for removal from Main Library before the end of the calendar year.