



Melrose Public Library Renovation

Prepared by: The Office of Mayor Paul Brodeur

*Please note some small changes have been made to the 8/18 slides to correct typos.

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Panelists

Mayor Paul Brodeur

Linda Gardener, Library Director

Denise Gaffey, Planning Director

Patrick Dello Russo, Chief Financial Officer

Margot Fleischman, Director of Strategic Initiatives

Charlie Hay, Tappé Architects

Patrick Saitta, Municipal Building Consultants

Lauren Stara, Massachusetts Board of Library Commissioners

Library History



OI

Library Moves to
Room in Town
Hall

MPL Established
at Town Meeting

1861

1874

MPL Building
Constructed
with Significant
Contribution
from Andrew
Carnegie

MPL Relocates
to YMCA
Building

1895

1903-04

Addition
Constructed

Last Significant
Renovation

1963

1990

Melrose Public Library Today

One of 25 NOBLE (North of Boston Library Exchange) Libraries

- Regularly in the top 3 libraries by circulation numbers



MPL by the Numbers



14,183

patrons served



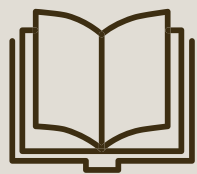
89,356

physical items in
collection



2,583

patrons who checked out
items in July 2021



161

patrons added in July
2021



406

virtual & in-person
programs in FY21



5,315

virtual & in-person
program attendance in
FY21

02

What Are the Needs?

CLICK HERE to view video tour



What Are the Challenges?

- Accessibility
- Library Services
- Children's Area
- Systems
- Layout

Project Timeline

2013

MPL Strategic
Plan with much
public input

2015

- Building Committee convened
- Library Building Program submitted to MBLC

2016

Mayor Dolan announces plan
to apply for renovation grant

- Community Q+A
- architect presentations

Project Timeline

2019

Capital Improvement Plan ranks Library in Priority Group A: “Urgent, high-priority” projects

2017

- MBLC application and schematic plan approved by City Council
- Melrose awarded provisional grant, placed on waiting list for funding

2021

- MBLC announces \$8M grant award
- Library Trustees commit \$2M to the project

Massachusetts Board of Library Commissioners Construction Grants



Who It's For:

The construction grants are available to libraries that meet state certification requirements.



Why:

To help libraries continue to meet the unique and evolving needs of their patronages.



How Much:

The grants cover up to a fixed percentage of the eligible project costs, as determined by submitted and approved applications.



Proposed Design

Presented by Tappé Architects

Design Process To Date

Library developed Space Program 2015 31,800 GSF (exist library 24,190 +/-)

Feasibility Study completed in 2016

- Staff Interviews
- Refinement of Space Program
- Development and review of three alternate options
 - Renovate existing library & addition (does not meet program requirements)
 - Add floor to existing addition (technically complex & cost prohibitive)
 - Replace existing addition (maximizes available space on site, cost effective)
- Review of preferred option with MBLC staff and MPL staff

MBLC grant submission January 2017

Follow-up meeting with MBLC staff 2017 – request by MBLC for additional area if possible

Updated cost estimate August 2021

Preferred Option comes closest to satisfying program requirements @ aprox 29,000 GSF. Only option that solved issues raised by MPL related to patron experience and improving services. MBLC indicated existing library SF is not adequate for grant funding approval.

Design Features

Existing Library is 24,200 SF +/- (original historic aprox. 9,700 +/-)

Proposed Library is 29,000 +/-

Increase of 5,000 SF +/- 20% in floor area

Comprehensive renovation of existing 1904 Carnegie Library

Exterior restoration including roof, masonry, restoration of original entry stairs

Interior upgrades including new building systems, complete accessibility

Removal of existing two story addition constructed in 1963

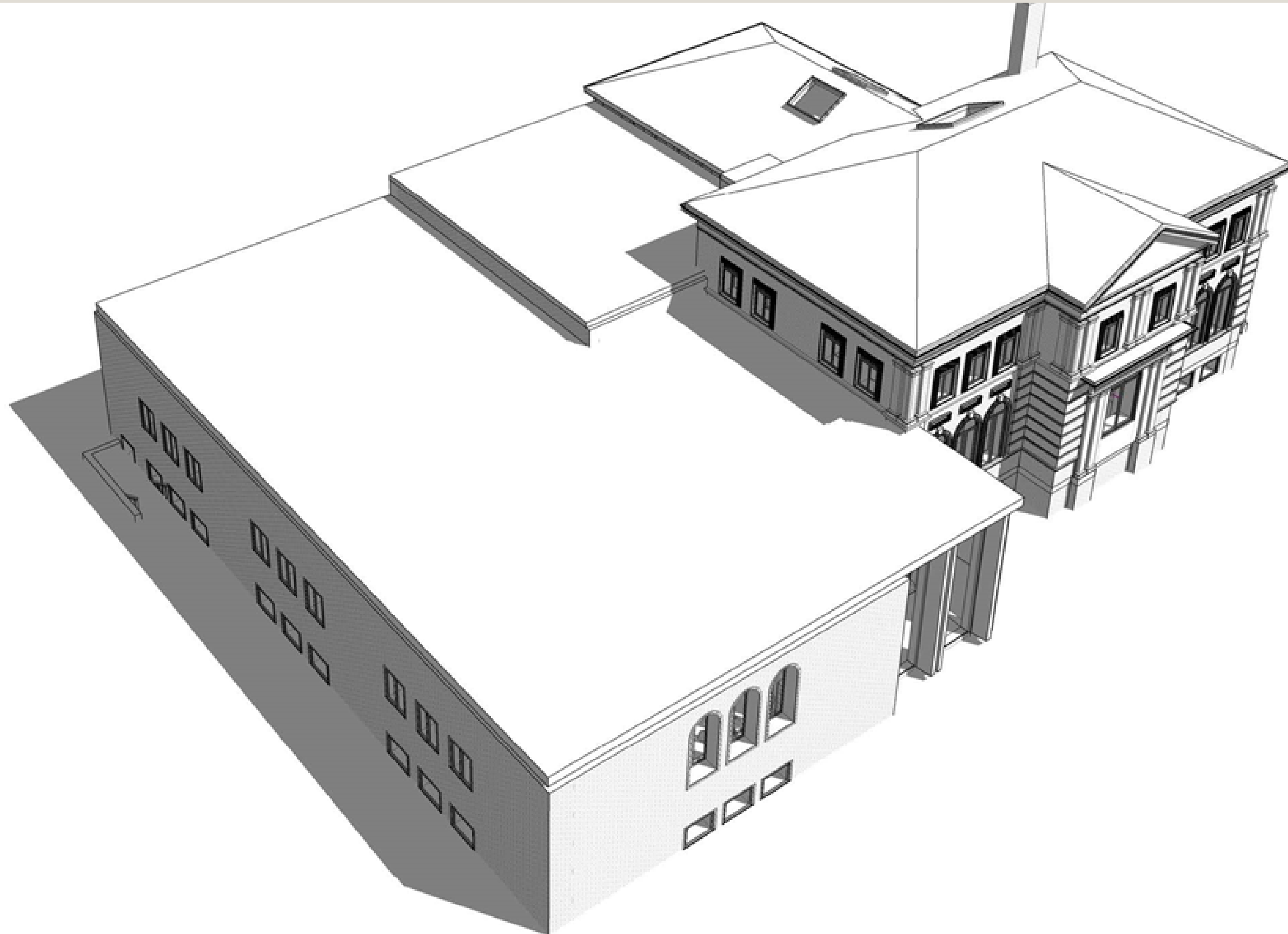
Construction of new three story addition

- Relocation of Children's Services to upper level + dedicated teen space
- Enlarged Meeting Room on lower level
- New Building Entrance with lobby accessing elevator to all levels and main stair
- Restoration of main entrance and historic double height reading room
- Expanded adult services on main level and integration of local history

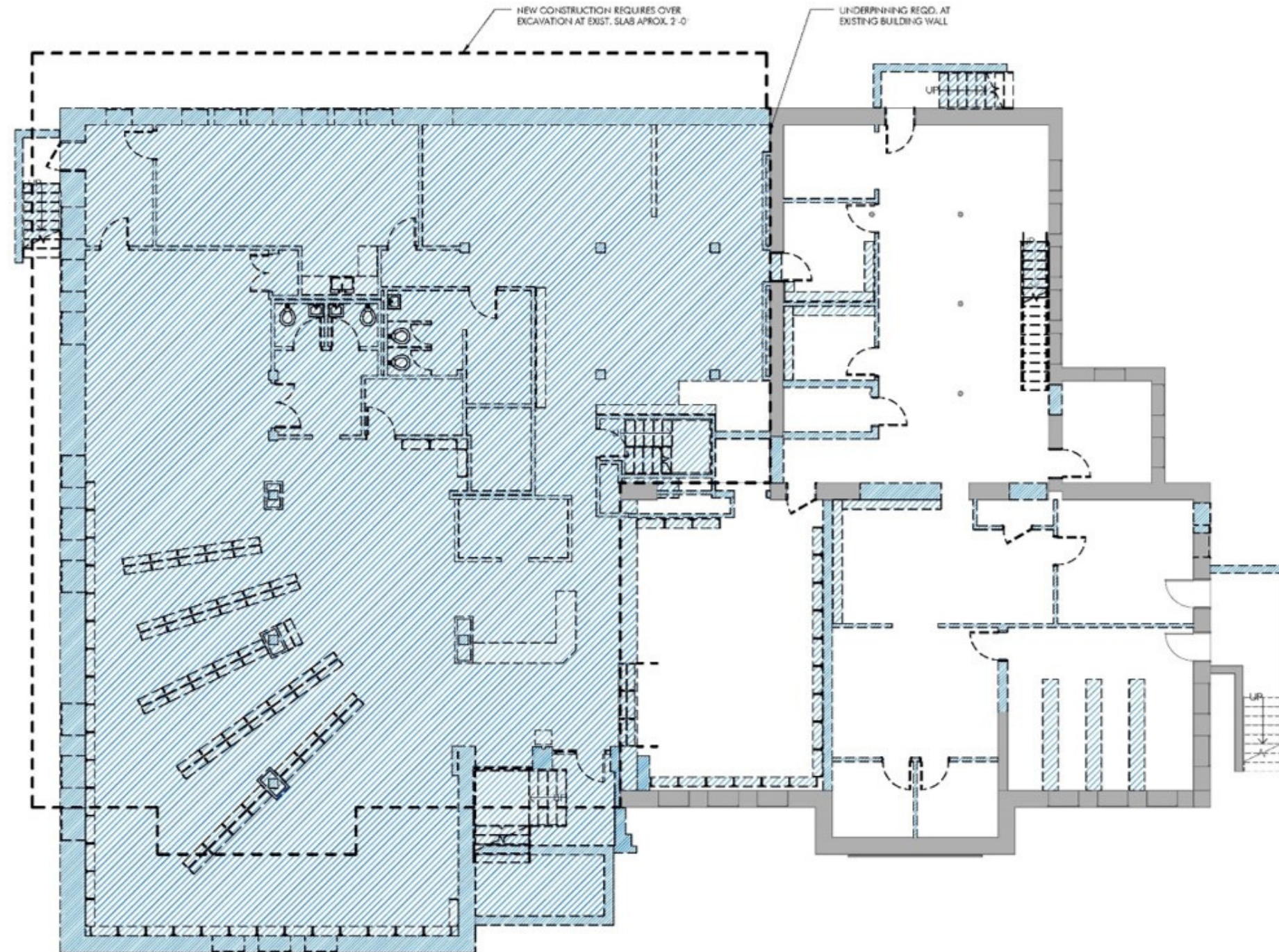
Existing Condition



Existing Addition

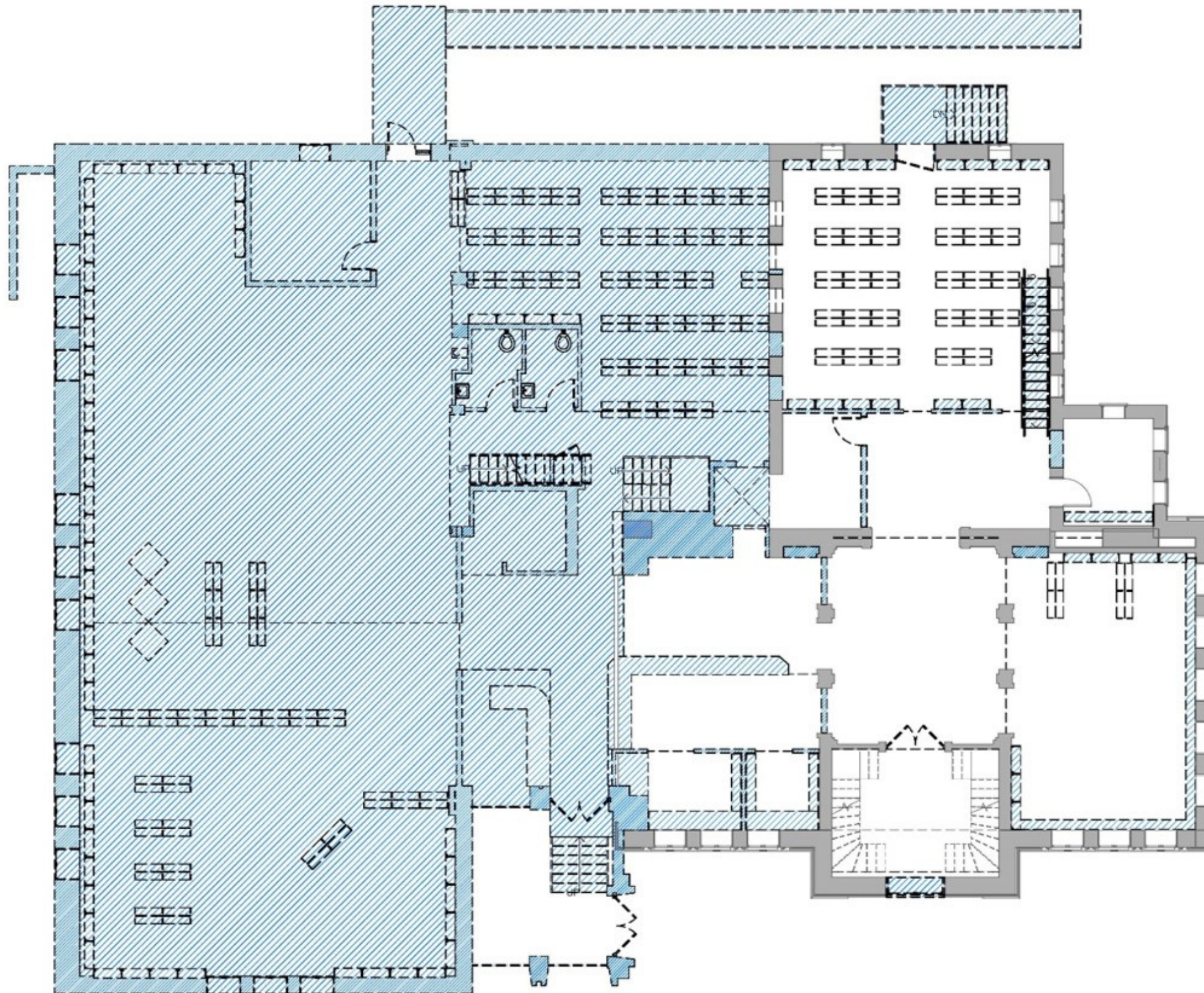


Basement Demolition

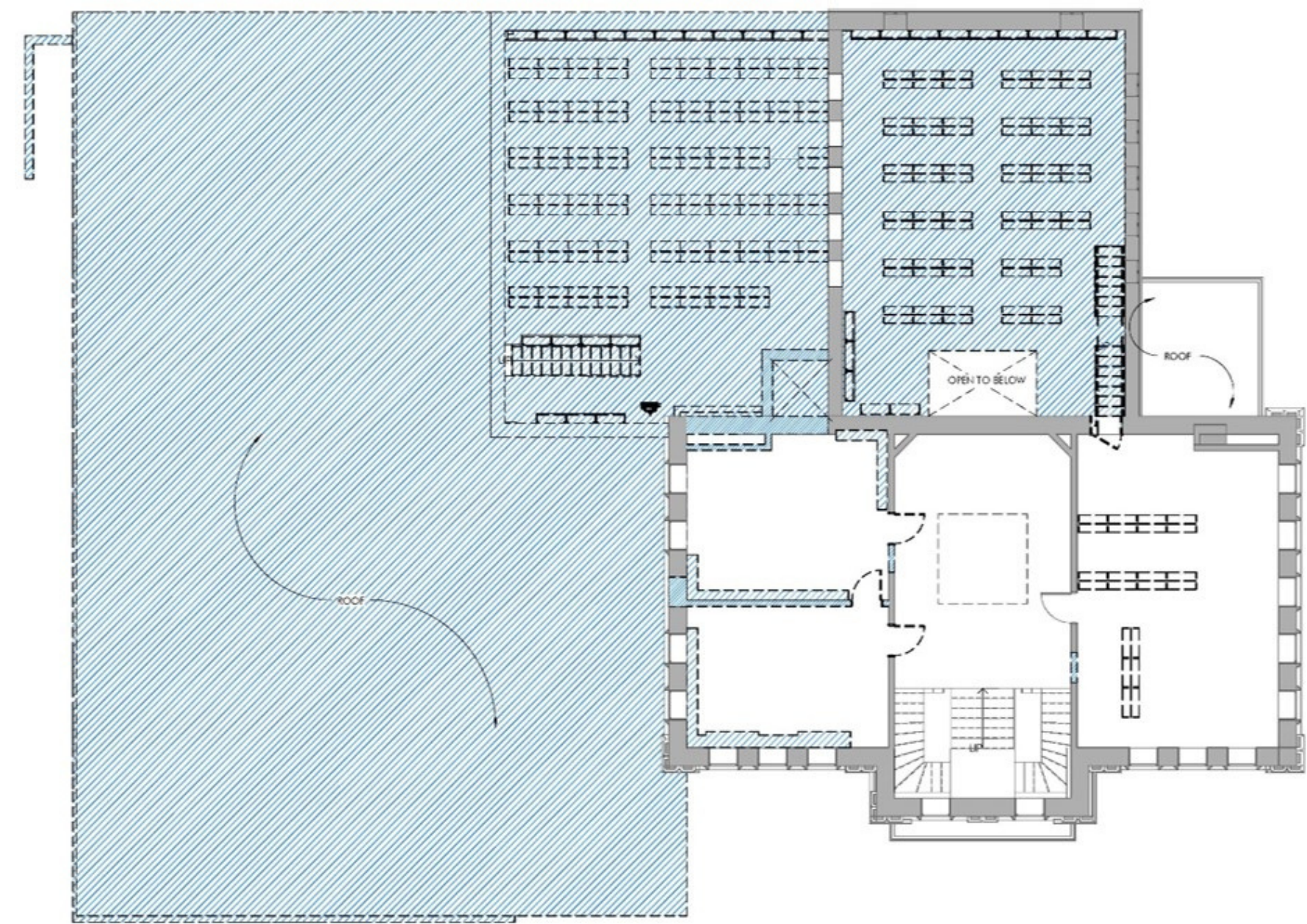


1 DEMOLITION PLAN - BASEMENT FLOOR
P104 1/8" = 1'-0"

First Floor Demolition

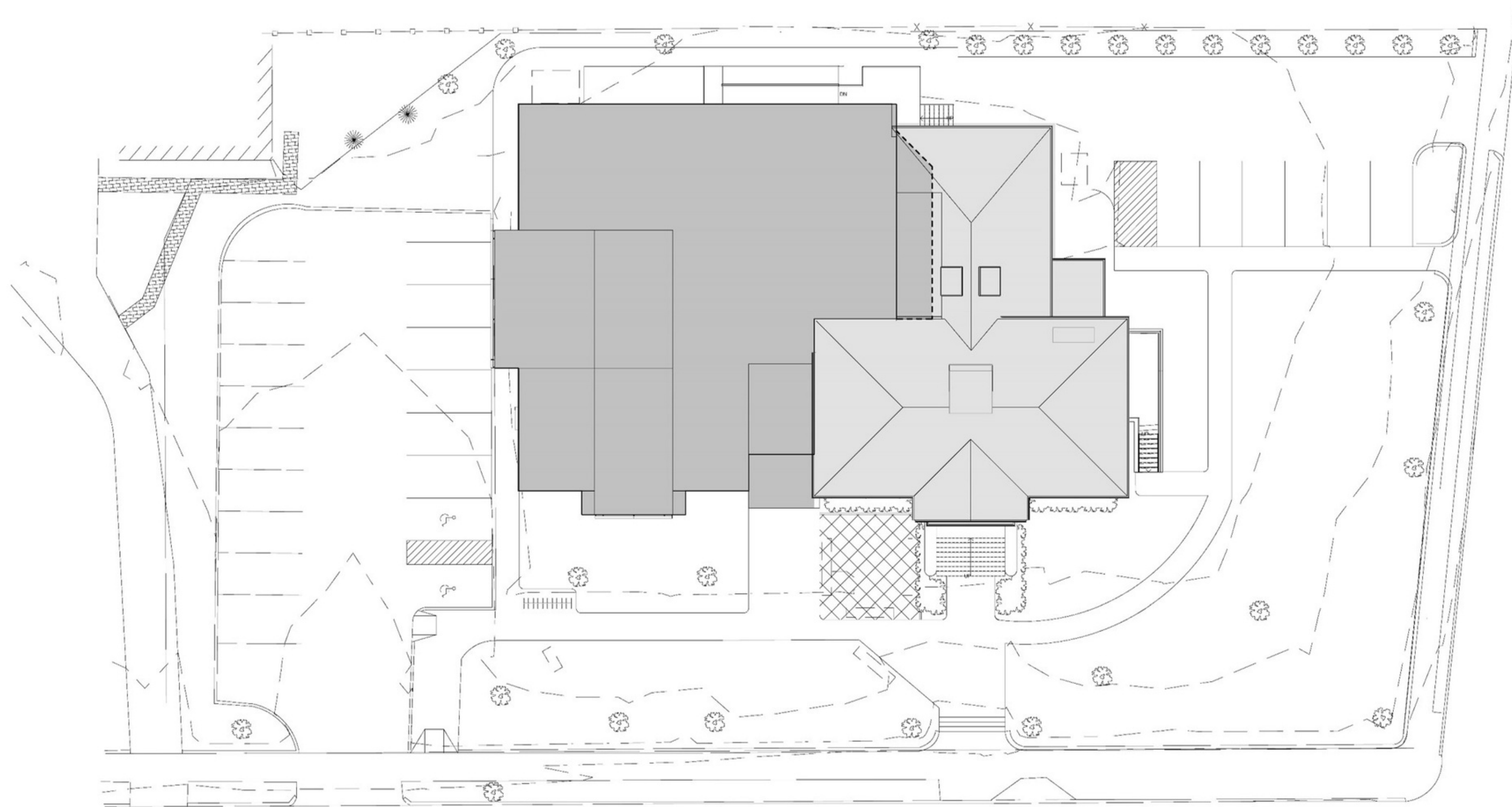


Second Floor Demolition

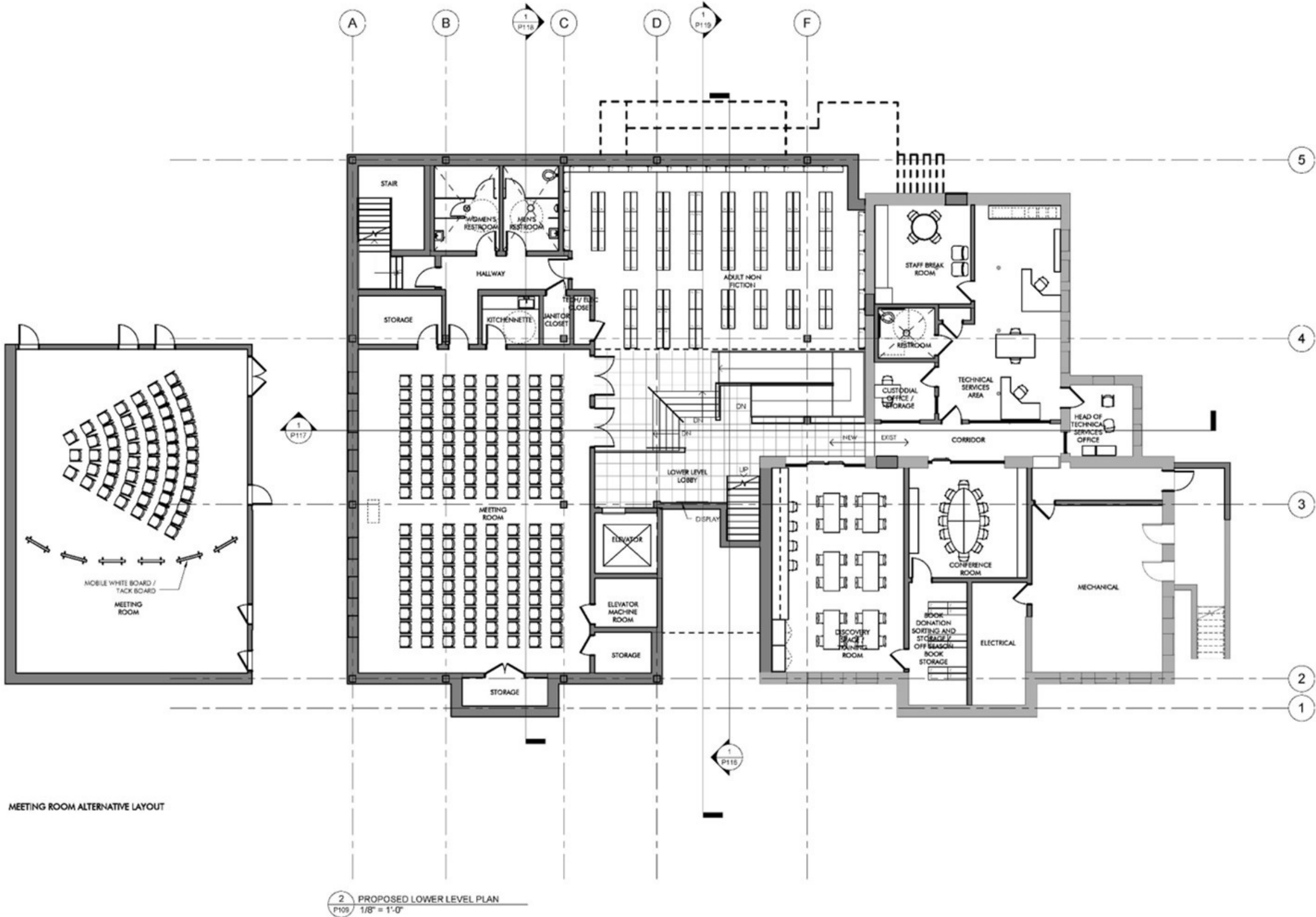


1 DEMOLITION PLAN - SECOND FLOOR
P106 1/8" = 1'-0"

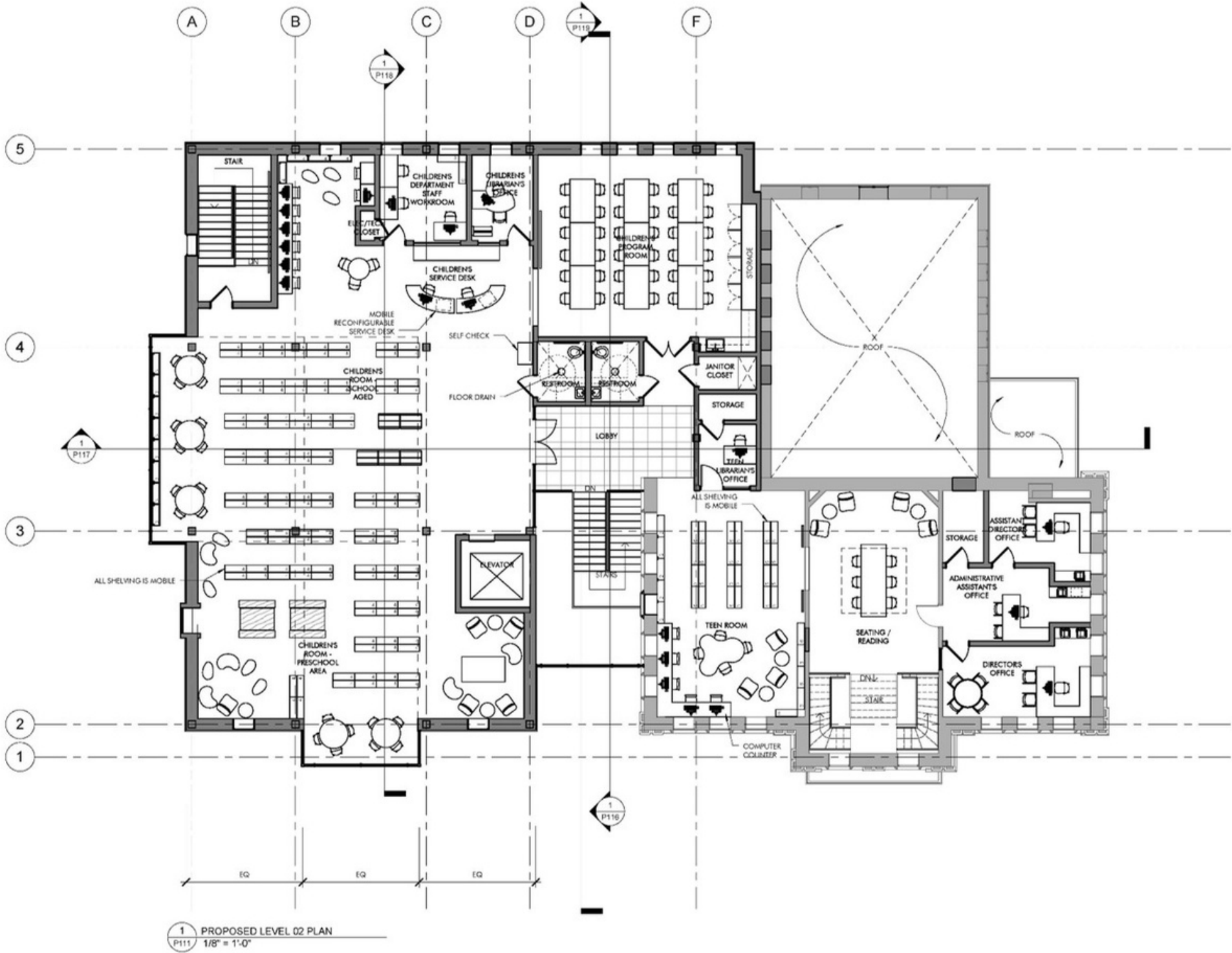
Proposed Site Plan



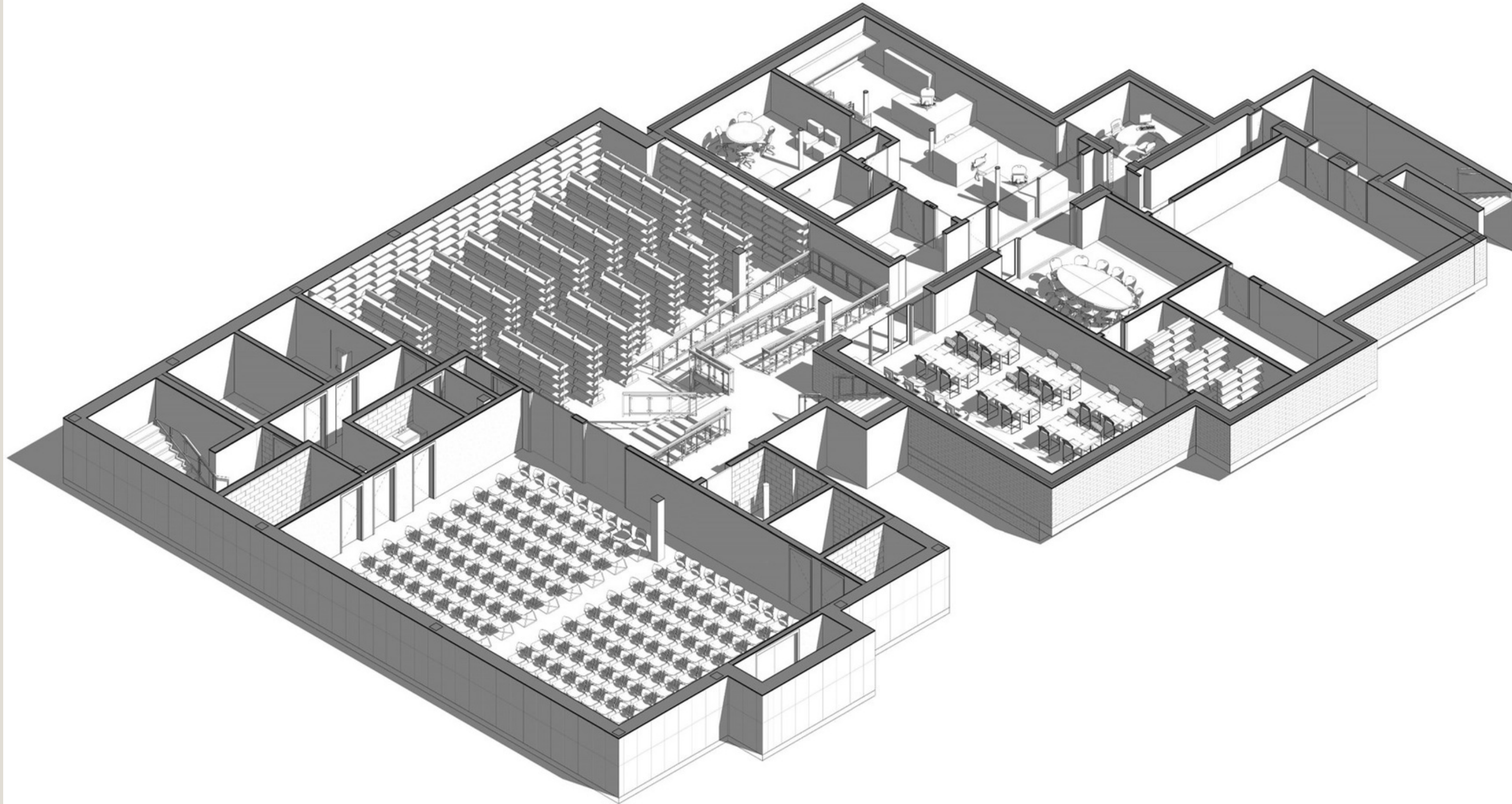
Lower Level Plan



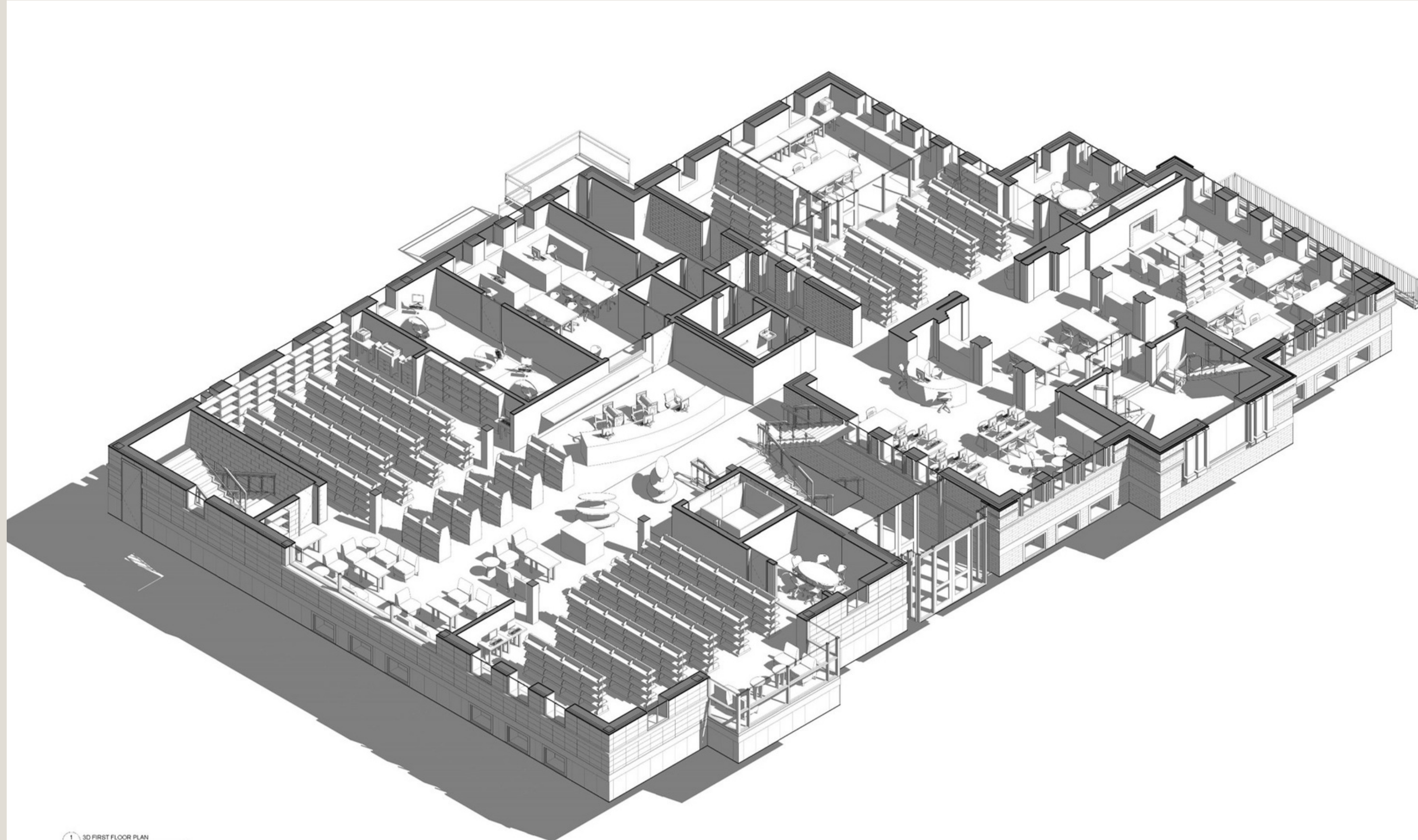
Upper Level Plan



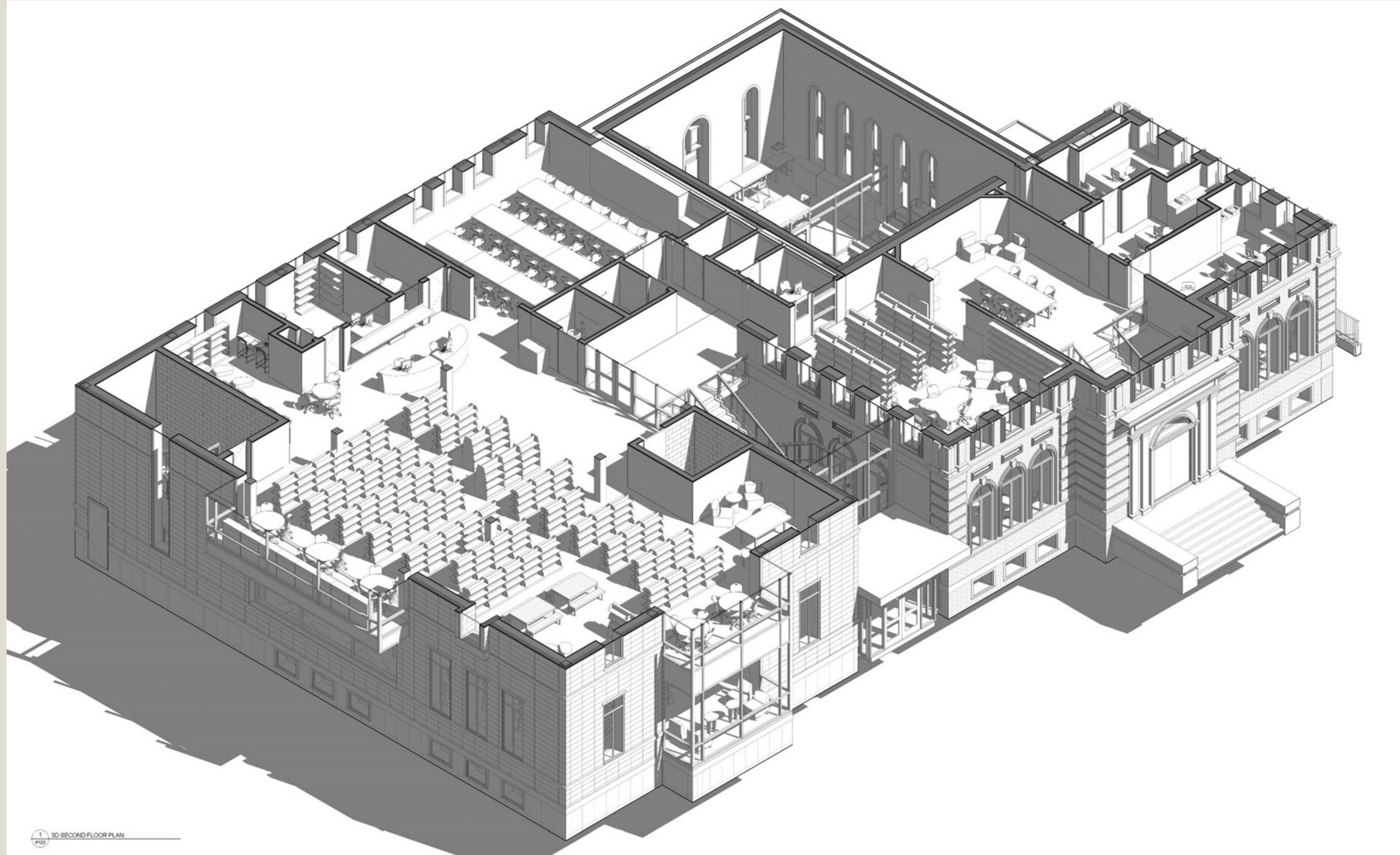
Lower Level



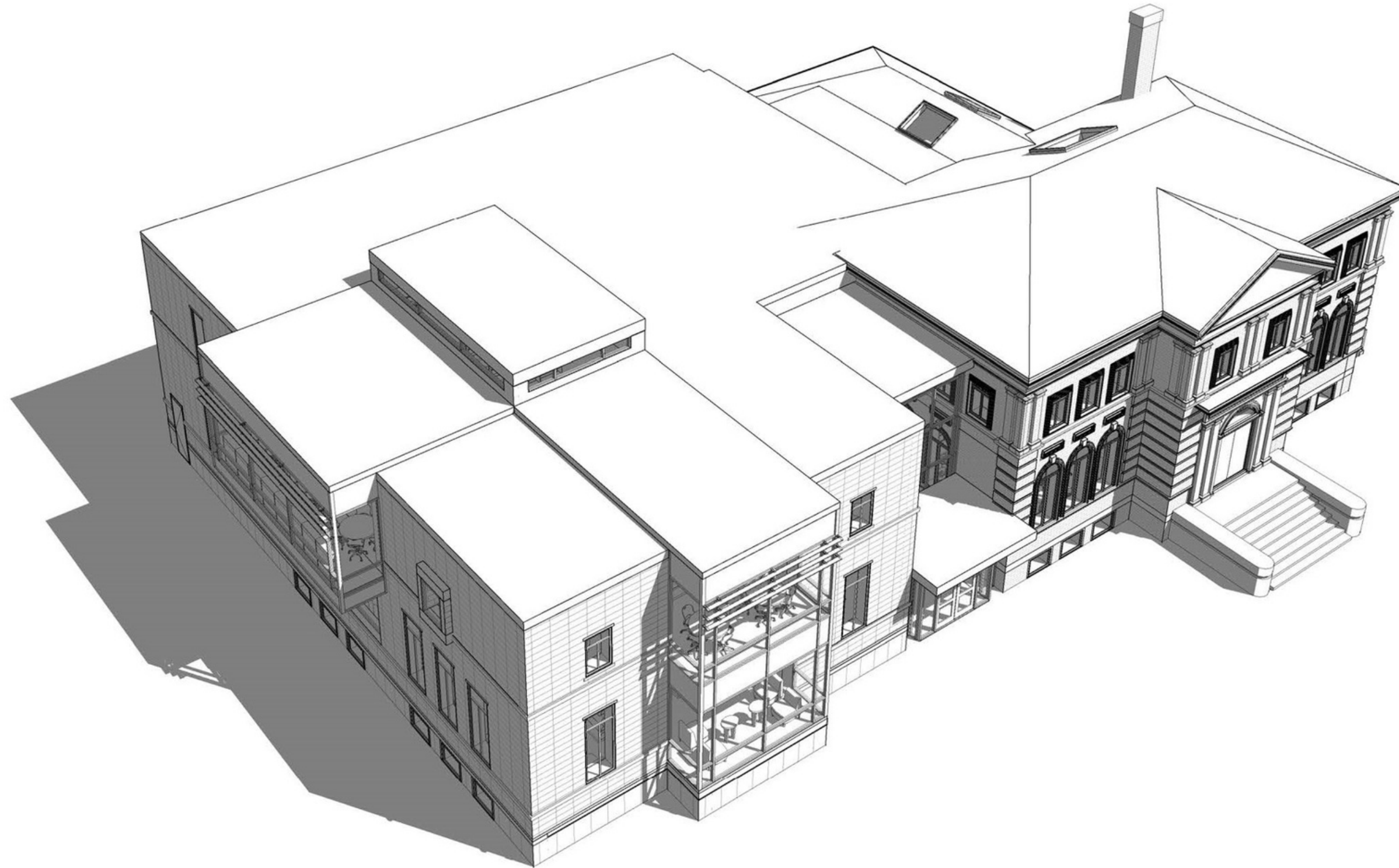
Main Level



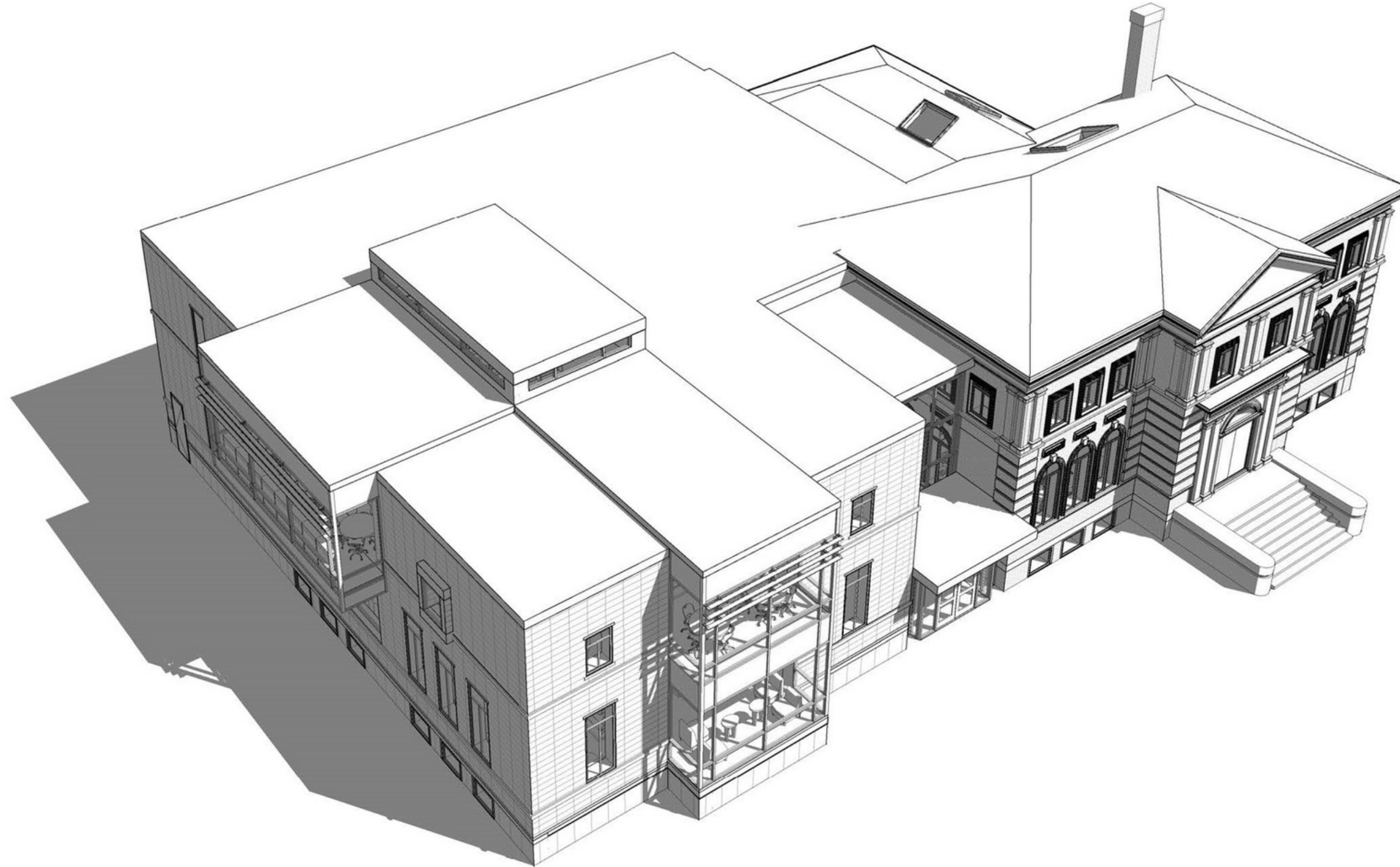
Upper Level



Proposed Addition



Existing View



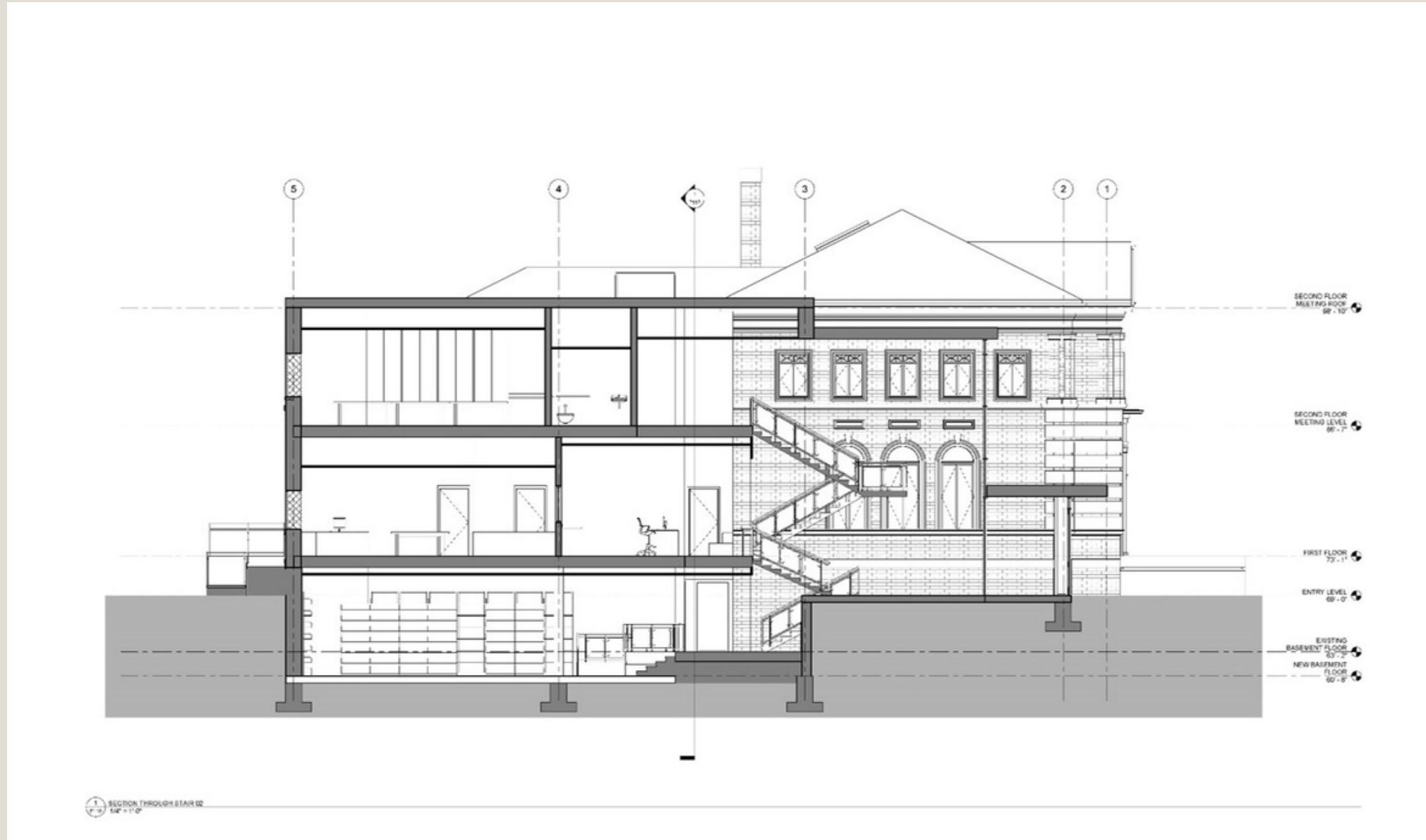
Existing View



Proposed View With Addition



Building Section and Entry View



Existing View of Addition



Proposed View with Addition



CONCEPTUAL ESTIMATED COSTS

MBLC Grant Submission 2017

Project Budget @ MBLC Grant Submission January 2017 = \$18.74m
Assumed 3 years of escalation only to Sept 2019 Per MBLC Grant Application

Current Updated Project Budget Based on 2021 Costs Escalated to 2022 Bid

*Adds 3 years of escalation in construction cost to the previous estimate
Takes into account current volatility in pricing*

Estimated Construction Cost including contingencies	\$16.73m
Estimated Soft Costs including FFE, Tech, Fees, Costs	\$ 4.37m

Total Updated Project Cost 2021	\$21.1m
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Assumes Bidding summer 2022 and construction start fall 2022

PROPOSED UPCOMING PROJECT TIMELINE

Funding Approval	Fall 2021
Design and Construction Documents	Fall 2021 – Spring 2022
Pre-Qualification and Bidding	Summer 2022
Construction Start	Fall 2022
Construction Completion	Fall 2023
Occupancy	Fall 2023

Why Now?

05

\$8M grant
available!

We have a 6-month
window to start before we
lose funding.

Historically low
interest rates

There will never be a
better time to do this.

Building is getting
worse

If we don't act now, we
will have to pay for an
emergency without the
benefit of a grant.

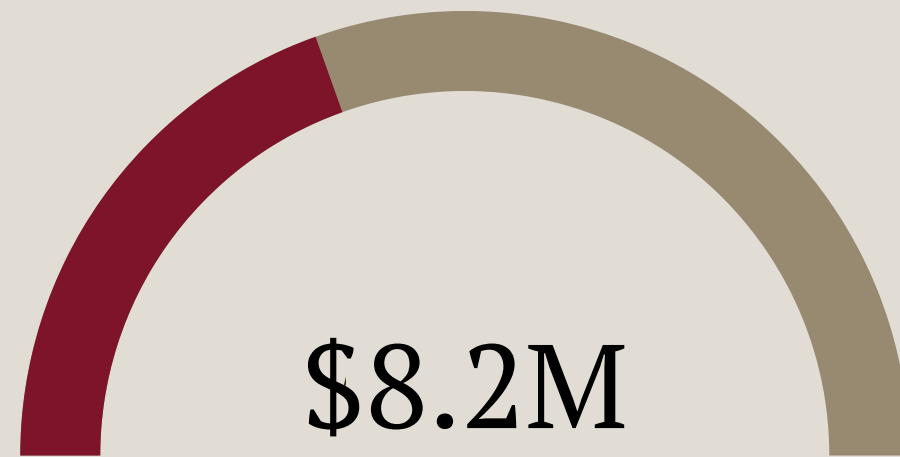


Finances

06

Total Cost = \$21M
49% paid for from outside sources

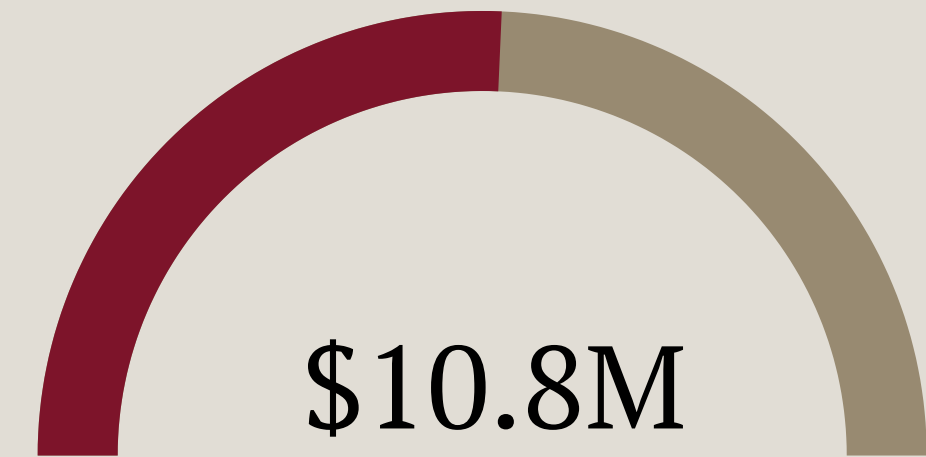
MBLC Grants



Trustees Contribution



Local Funding Needed*



*The next step is for the City Council to vote for a bond authorization.

Bonding 101: What is Bonding?



Bonding 101: What is Bonding?

Bonding is a bit like a loan or mortgage

Municipalities borrow money at low interest rates to pay for large expenses over time.

A typical way we manage City finances

Other things we have bonded here in Melrose:

- Road improvements
- School Equipment
- Public Safety Communication Equipment

Spreads cost out over time

The bond for the library will be for 30 years.

What Bonding *ISN'T*:



A Debt Exclusion

temporary tax increase



An Override

permanent tax increase

Moving forward with this project will
not reset taxes at a higher rate.

Borrowing Within Our Means

Bonding "Under The Cap"

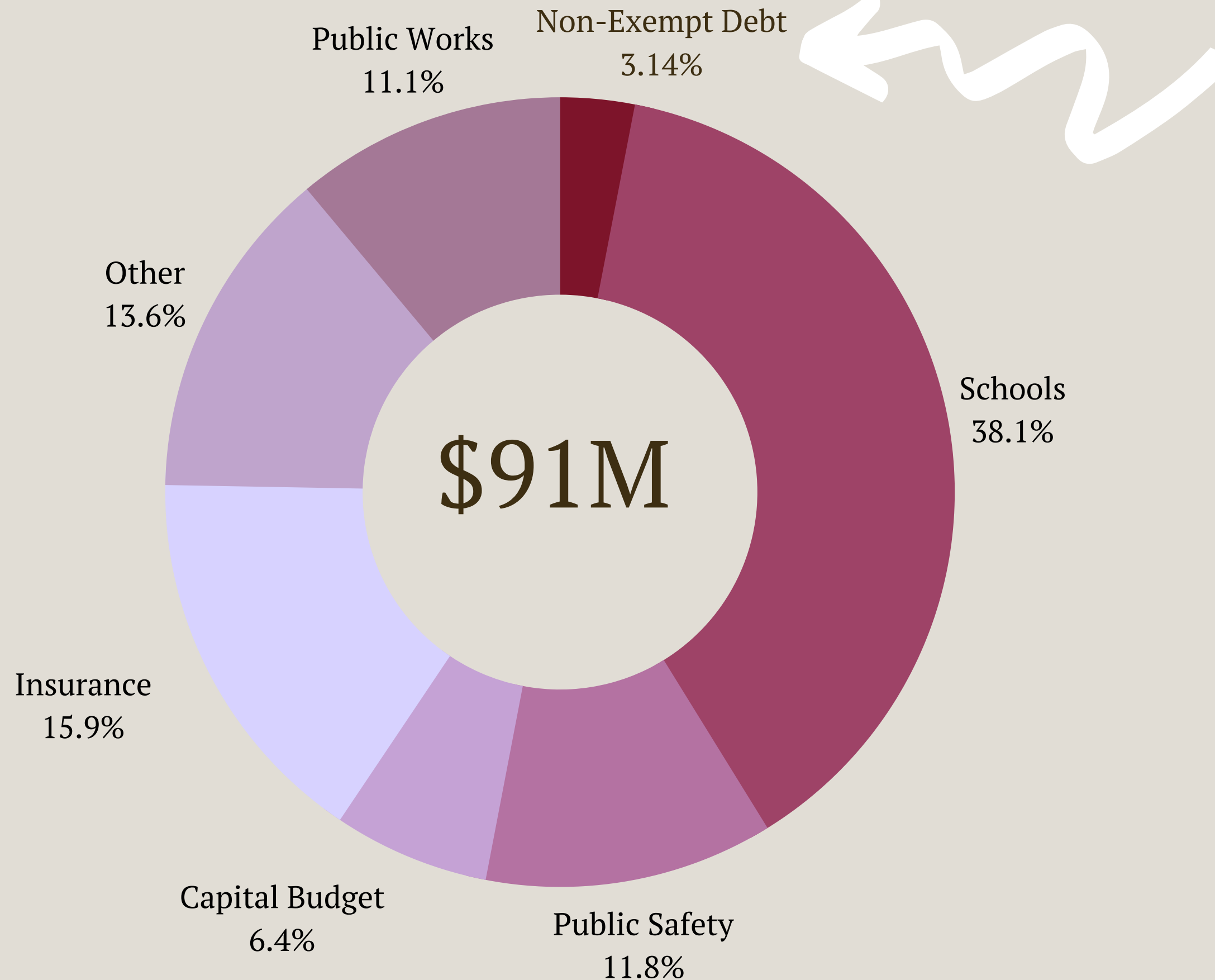
Paying for the loan from money from within our budget.

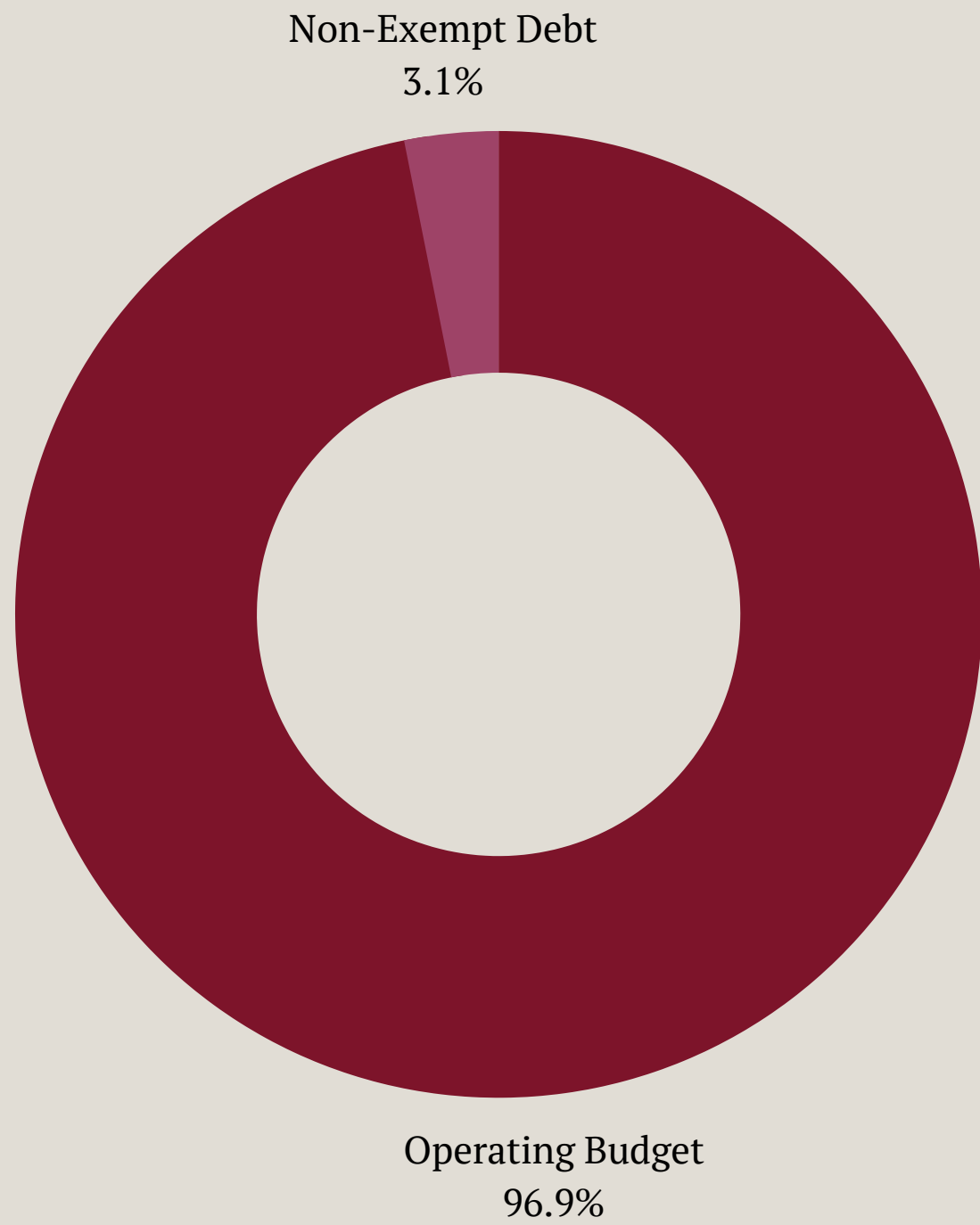
Bonding Capacity Limit = 5% of budget

Just like how you shouldn't pay more than a certain % of gross income on housing, our non-exempt bond payments must be less than 5% of our projected operating budget.

Even with the costs of the library, our debt payments will remain well under 5%.

Budget FY22





School & City Operations

Non-Exempt Debt



Bond Ratings

Staying under the 5% limit helps us maintain our strong bond rating.

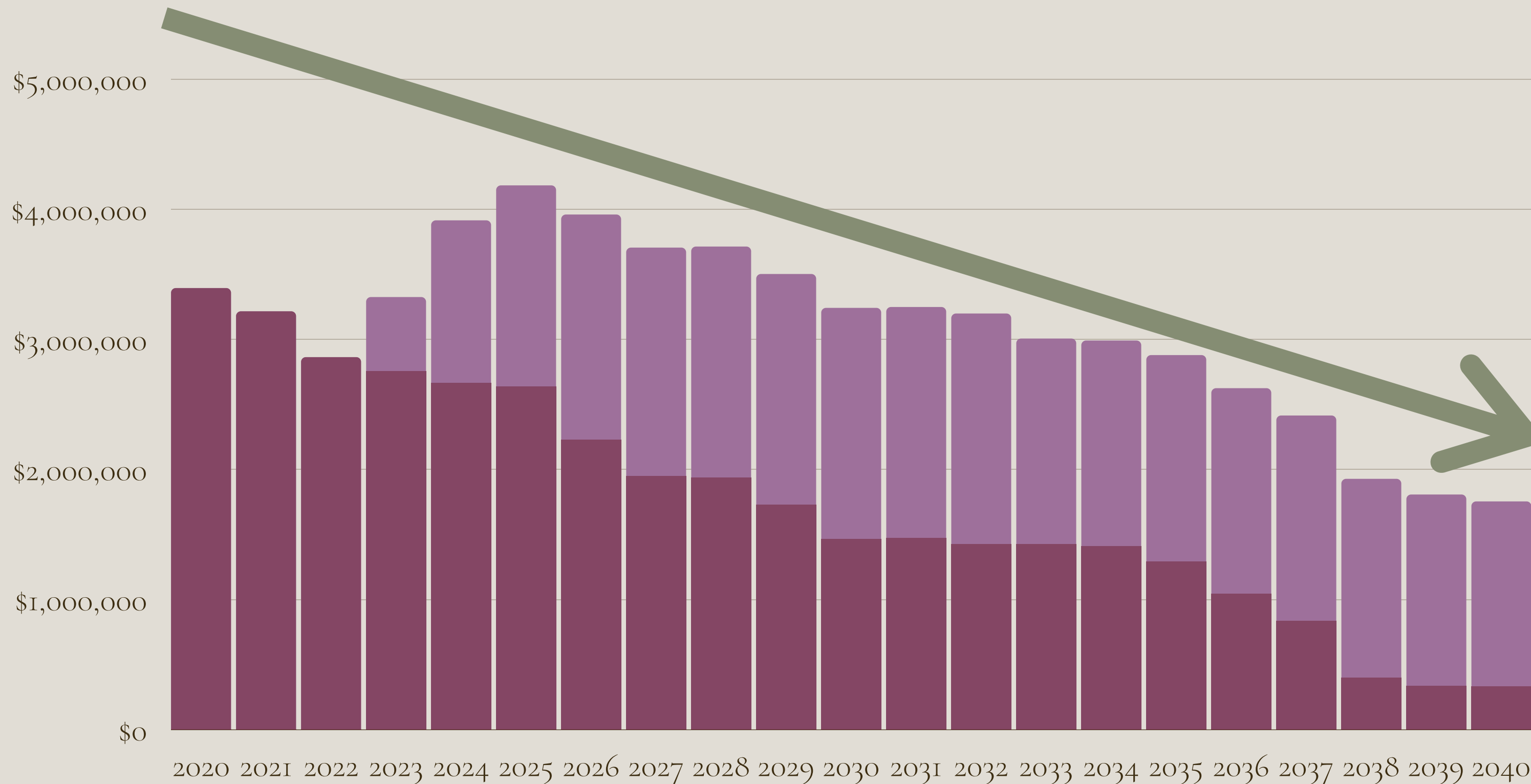
Think of a bond rating like a credit score.

Projected Debt Payments

■ Current Debt ■ Planned Projects*

*Even with projects like:

- Library
- Beebe School
- Ladder Truck
- Memorial Hall
- The Voke
- Road improvements



we are projected to stay well under the 5% cap and pay off 80% of all debt within 10 years.

Projected Debt Payments



Current Debt

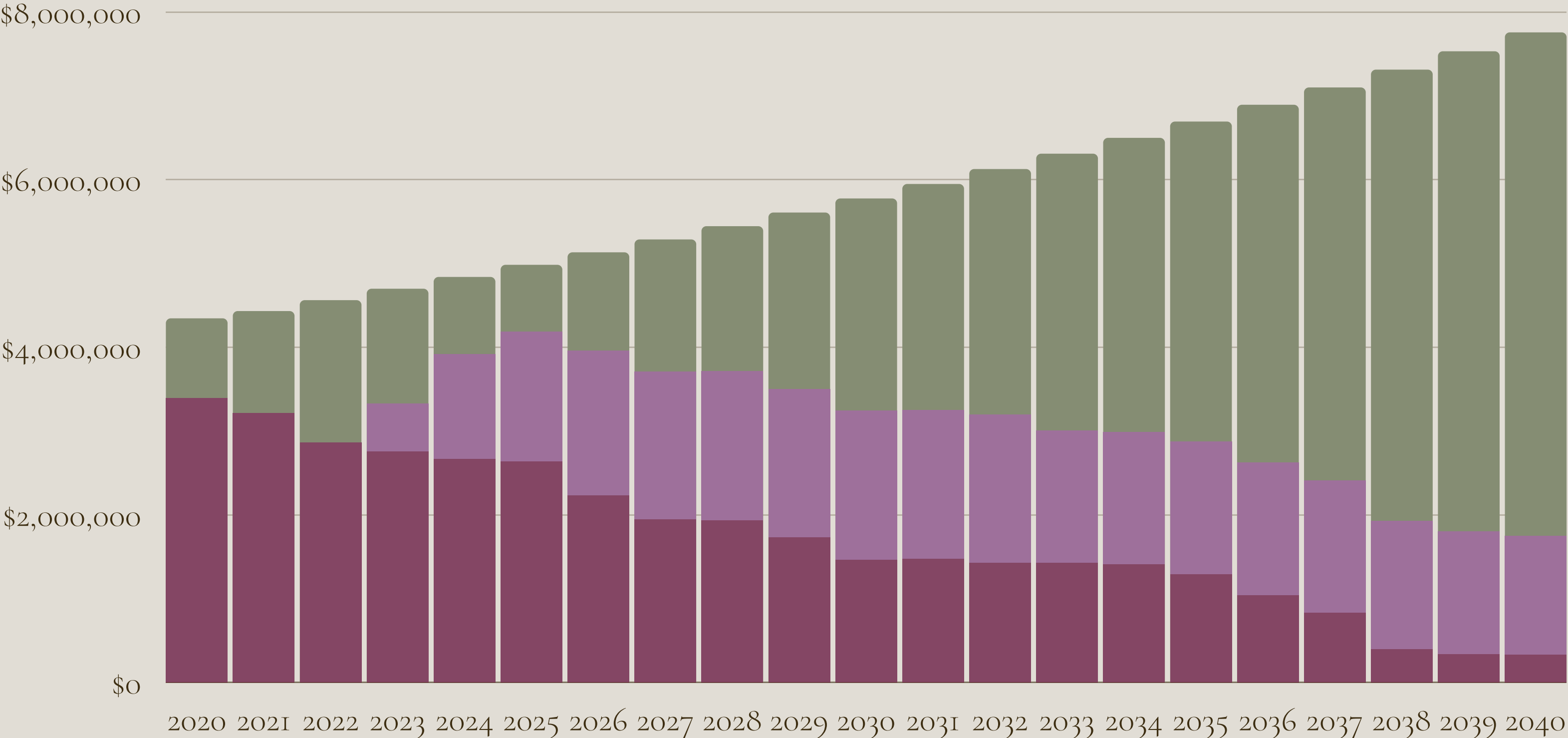


Planned Projects



Borrowing Capacity

5% of Projected Operating Budget



And so...

- Taxes will NOT go up because of this project.
- We have room in our budget because of our great financial planning to afford this and all other critical capital projects.

Frequently Asked Questions

Can we scale back the project?

No. We must do the proposed project to receive the grant funds.

What if we just bring it up to code/make it ADA compliant/remove the asbestos etc?

Only correcting one issue would be costly and would not address the other deficiencies and building needs. And we would be paying for it without grant funding.

Can we use the \$10M we have been awarded for something else?

No. We must use these funds for the project we proposed.

What about the Public Safety Buildings?

Public Safety Buildings are also a high priority.

These buildings require significant improvements, and the City is committed to meeting ***all of our infrastructure needs.***

Yes, we can still do them!

The plans are still in development with no outside funding available currently, and there is still a long way to go before we know exactly what the plan is.

The Library Project will NOT impact our ability afford the Public Safety Buildings.

The Public Safety Buildings will require a debt exclusion, just like we did for the Middle School.

Frequently Asked Questions

Can we just add onto the 1963 addition?

No. This option was considered in 2017 and proved to be too expensive & technically complex.

Will the new building be ADA compliant?

Yes. In fact, the cost of bringing the building up to code justifies us doing the whole project.

Will borrowing this amount of money have a negative impact on our bond rating?

No. Melrose has one of the highest bond ratings available, AA+. When our rating agency gave us that rating (less than a year ago), they took into account our plans to borrow for the library and all other projects in the pipeline.

Where are we with our Group A priority projects?

City Hall Generator	Funded; In Process	\$
Beebe School Renovations	Feasibility Study in progress	
Fire Station HQ Rear Apparatus Floor	Completed	✓
Self-Contained Breathing Apparatus	Completed	✓
Front Line Fire Apparatus	Funded; In Process	\$
Library Renovation	In Process	
Public Safety Building	Mayor Reconvening Building Committee	
Memorial Hall Envelope Repairs	Funded; In Process	\$
School Security	Completed	✓
Salt Shed Replacement	Alternatives being considered	
Middle School Security	Completed	✓

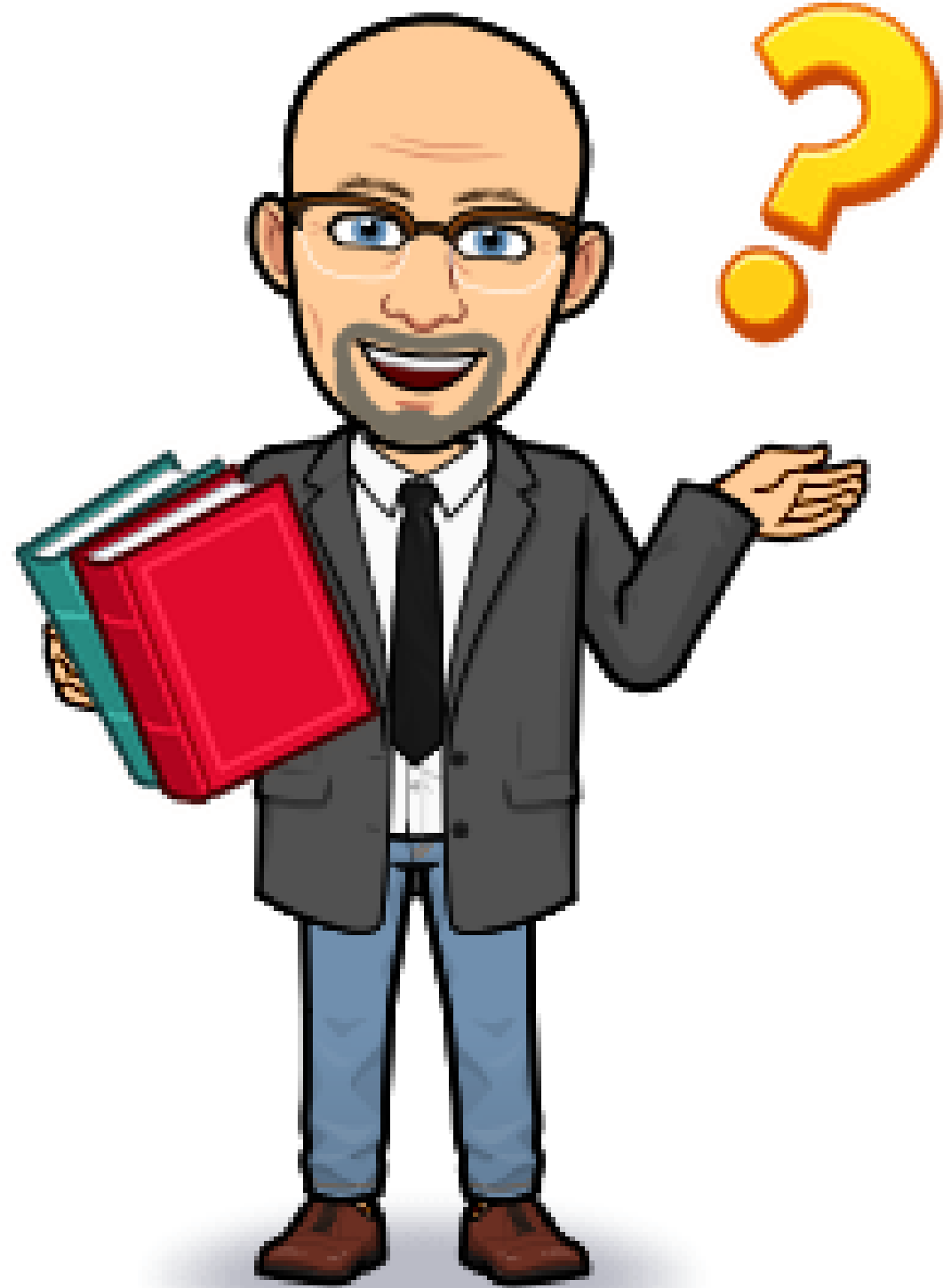
Next Steps

1. Assuming a positive City Council vote, a Building Committee would be convened.
2. Construction would begin in 9-12 months.
3. Library would move to another location during the 18-month construction process.

Final Thoughts

- The needs at the library are critical and it's a matter of when, not if, we do the project.
- We are committed to doing this project as proposed and excited about getting the \$8M in grants.
- We are thankful to the Trustees for their commitment of \$2M.
- We look forward to presenting the project to the City Council.

Any Questions?!



Special Thanks:

MBLC

Melrose Board of Library Trustees

Friends of Melrose Public Library

Tappé Architects

MMTV