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

- MPL Established at Town Meeting, 1861
- MPL Relocates to YMCA Building, 1895
- Addition Constructed, 1903-04
- Last Significant Renovation, 1963
- Library Moves to Room in Town Hall, 1874
- MPL Building Constructed with Significant Contribution from Andrew Carnegie, 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
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

2017
- MBLC application and schematic plan approved by City Council
- Melrose awarded provisional grant, placed on waiting list for funding

2019
- Capital Improvement Plan ranks Library in Priority Group A: “Urgent, high-priority” projects

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
Basement Demolition
First Floor Demolition
Second Floor Demolition
Proposed Site Plan
Lower Level Plan
Main 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

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
<table>
<thead>
<tr>
<th>Why Now?</th>
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<tr>
<td>$8M grant available!</td>
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<tr>
<td>Historically low interest rates</td>
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<tr>
<td>Building is getting worse</td>
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- We have a 6-month window to start before we lose funding.
- There will never be a better time to do this.
- If we don't act now, we will have to pay for an emergency without the benefit of a grant.
Finances

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

MBLC Grants: $8.2M
Trustees Contribution: $2M
Local Funding Needed*: $10.8M

*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

- Schools: 38.1%
- Public Works: 11.1%
- Public Safety: 11.8%
- Other: 13.6%
- Capital Budget: 6.4%
- Insurance: 15.9%
- Non-Exempt Debt: 3.14%
Operating Budget 96.9%

Non-Exempt Debt 3.1%

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.
<table>
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<th>Year</th>
<th>Current Debt</th>
<th>Planned Projects</th>
<th>Borrowing Capacity</th>
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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.
<table>
<thead>
<tr>
<th>Project</th>
<th>Status</th>
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<tbody>
<tr>
<td>City Hall Generator</td>
<td>Funded; In Process</td>
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<tr>
<td>Beebe School Renovations</td>
<td>Feasibility Study in progress</td>
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<td>Fire Station HQ Rear Apparatus Floor</td>
<td>Completed</td>
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<td>Self-Contained Breathing Apparatus</td>
<td>Completed</td>
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<tr>
<td>Front Line Fire Apparatus</td>
<td>Funded; In Process</td>
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<tr>
<td>Library Renovation</td>
<td>In Process</td>
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<tr>
<td>Public Safety Building</td>
<td>Mayor Reconvening Building Committee</td>
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<tr>
<td>Memorial Hall Envelope Repairs</td>
<td>Funded; In Process</td>
</tr>
<tr>
<td>School Security</td>
<td>Completed</td>
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<tr>
<td>Salt Shed Replacement</td>
<td>Alternatives being considered</td>
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<tr>
<td>Middle School Security</td>
<td>Completed</td>
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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.
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