

Library Building and Fundraising Update

September 20, 2022

Library Services

2022 Record Breaking for our Library

2019 Statistics



Source: State ARIS report

Library Building: Recent Building Failures

Library Building – *Recent Failures*

- **Parking area and outside lights fail over time**
- **Secured funding to replace the lights**
- **Replaced lights but new lights not working**
- **Find that exterior electrical conduit has failed**
- **Excavated perimeter and replaced conduit**
- **Assessment from electrician notes that conduit failed due to corrosion and fire**

Electrical System Failures *(external)*



Library Building – *Recent Failures*

- **Air compressor failed and replaced in July 2019**
- **Facilities at time states challenges with integrating new components to work with antiquated, beyond end of life, no longer code compliant systems**
- **New compressor fails in April 2022**
- **Replaced in September 2022**

Replacing a part of the problem is just a stop gap until a bigger failure occurs



Library Building – *Current Failure*

- **April'22 issue with burst pipe found in air conditioning closet in hall**
- **Pipe repaired. Damaged items discarded**
- **August – strong smell of mold/mildew. Issue- disintegrated wall from water damage between the walls**
- **Wall repaired; mold smells persist. First airborne mold inspection conducted**
- **Discover one exhaust fan inoperable. Replacement on order. Requires crane to lift to roof**
- **Mold smells persist. Second mold inspection ordered and pending**

Undetected Leaks in the Walls



Library Building – *Building System Conditions Assessment*

- Pattern of building failures continues
- All major building systems well beyond their useful life (fire, elevator, HVAC, electrical, plumbing, roof and more). Many are original to the construction of the building in 1964/1965
- Trustees recent work and discussions with CHA confirm that major systems cannot be addressed independently
 - Cascading interdependencies; the domino effect
 - No reasonable repair solution exists given scope of the repairs and the requirements of ADA and MAAB
- The building *is going to fail*

Library Building – *Current Building Tours*

- **Tuesday September 27th 7:00 – 9:00 p.m.**
- **Thursday October 6th 9:00 – 11:00 a.m.**
- **Sunday October 16th 1:00 – 3:00 p.m.**
- **Monday October 17th 7:00 – 9:00 p.m.**
- **Wednesday October 25th 9:00 – 11:00 a.m.**
- **Saturday October 29th 9:00 – 11:00 a.m.**
- **Saturday November 5th 1:00 – 3:00 p.m.**

***Come Examine the
Current Library
Conditions for
Yourself***

Library Building Project – *Path Forward*



All Building Project materials available on the Library website

Library Building Project - *Fundraising*

\$5 Million *and growing!*

- Naming rights, sponsor opportunities
- The wall for all
- Donations from over 900 community members
- Continuing to pursue grants from local businesses and foundations
- Pledges are dependent on the project moving forward

Library Building Project – *Fundraising*

\$ 39.5 M *Total Project Costs*

Less **\$ 5.0 M** *Fundraising Total to Date*

\$ 34.5 M *Net Project Costs*

- *\$313* average single family homeowner impact. Fundraising reduces impact by \$45 per year*
- *Includes design fees, construction costs, contingencies, and temporary needs (space, moving)*
- *\$1.9 M reserve for market volatility*

Potential Additional Funding to Further Reduce Net Project Costs

- *\$ 1.0 M Bond Bill from the state*
- *\$ 150K Economic Development Grant*
- *\$ 500K Additional fundraising*
- *Community Preservation Grant*
- *Other*

* \$23.23 rate per \$100,000

