**PUBLIC** 

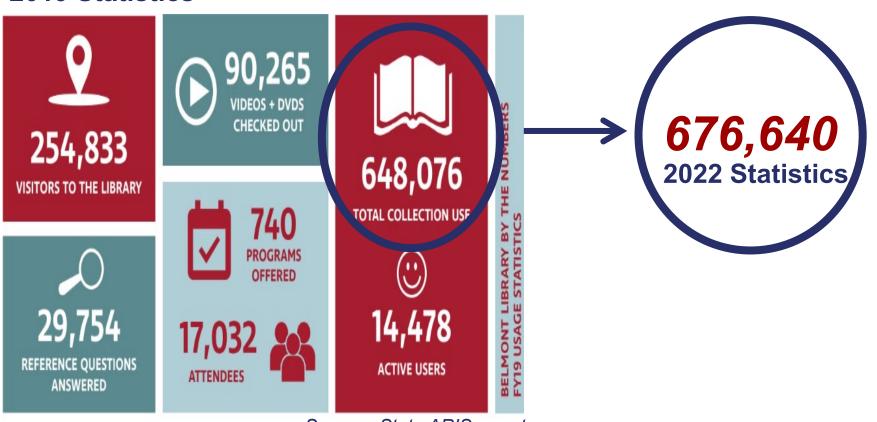
LIBRARY

## **Library Building and Fundraising Update**

## **Library Services**

## 2022 Record Breaking for our Library

#### **2019 Statistics**



Source: State ARIS report



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# Library Building: Recent Building Failures

#### LIBRARY

## **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)

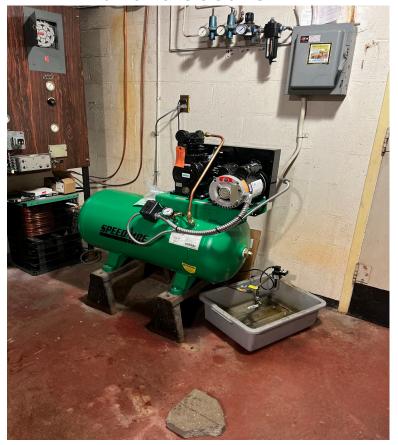


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## **Library Building – Recent Failures**

- 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**

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- 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



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## 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

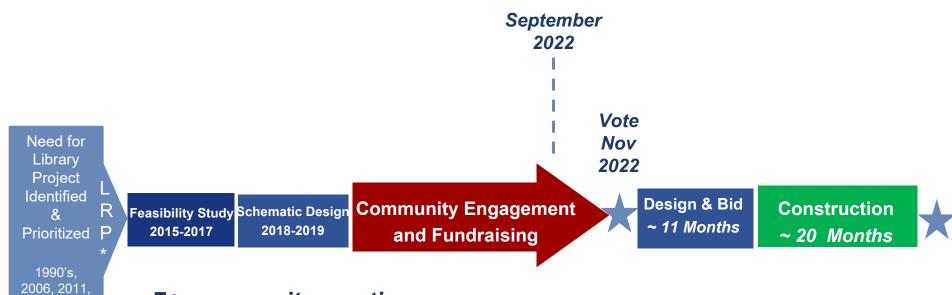
- Tuesday September 27<sup>th</sup> 7:00 9:00 p.m.
- Thursday October 6<sup>th</sup> 9:00 11:00 a.m.
- Sunday October 16<sup>th</sup> 1:00 3:00 p.m.
- Monday October 17<sup>th</sup> 7:00 9:00 p.m.
- Wednesday October 25<sup>th</sup> 9:00 11:00 a.m.
- Saturday October 29<sup>th</sup> 9:00 11:00 a.m.
-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

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

## **Library Building Project – Path Forward**

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2014



- 7+ community meetings
- 2 online surveys, focus groups
- 50 + key group meetings
- \*5 Year Library Long Range Plan 2016, 2021
- Building Tours October 2021, Now

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

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