

BELMONT MEMORIAL LIBRARY
MEETING OF THE BOARD OF LIBRARY TRUSTEES

BELMONT, MASSACHUSETTS

RECEIVED
TOWN CLERK
BELMONT, MA

JUNE 11, 2014
2014 JUL 28 AM 8:30

Chair Matt Lowrie called the meeting to order at 7:36 p.m. in the Flett Room of the Library. Present were Trustees Elaine Alligood, Kathleen Keohane, Matt Lowrie, Gail Mann, and Sarah Phillips. Trustee Mark Carthy and Director Maureen Connors were absent.

The Trustees met to prepare for a meeting with the Belmont Financial Task Force, Capital Group, on Friday morning, June 13th. Chair Lowrie described the overarching issue: should the Library include a plan for gradual ADA/MAAB compliance in its list of repairs and renovations, or is it more efficient to rebuild the library on-site if/when the State offers another grant round? He and Trustee Keohane handed out draft slides for the Friday meeting, outlining the implications of both these options. The Trustees reviewed this draft and further discussed the issues raised:

- The Library's heavy usage statistics, its role in the community, and its physical plant as compared to other Town facilities;
- The implications of forced ADA/MAAB compliance on the current building, services and future State aid;
- The timing of another State grant round, and its requirements;
- The benefits and costs of the Maintain & Improve versus Significant Project options.

The Trustees agreed to seek Town guidance on these issues, with the goal of moving forward with a capital plan under one scenario or the other.

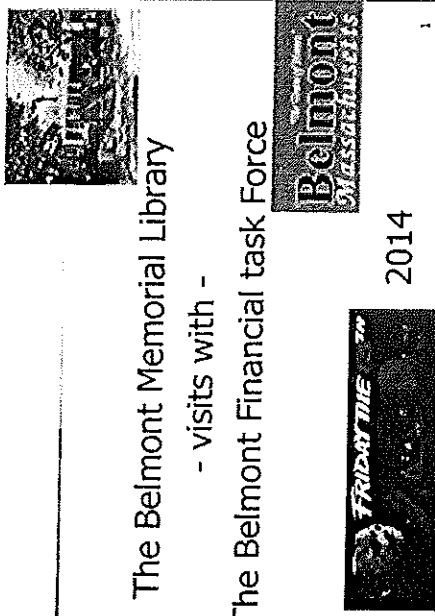
The meeting adjourned at 8:55 p.m.

Next meeting Friday, June 13th, 8:00 a.m., at the Selectmen's Meeting Room

Respectfully submitted,
Sarah Phillips, Secretary

Exhibit:

Draft 6/11/14, The Belmont Memorial Library visits with the Belmont Financial Task Force



The Belmont Memorial Library
- visits with -
The Belmont Financial task Force

Purpose – provide info; solicit feedback

- Information:
 - Library's role (brief)
 - Background on BML status (brief)
 - Background info for decision-making
 - ADA/MAAB compliance issues
 - State grant option in the future
 - Location (a review)
- Analysis (to date) for the future

Libraries and the future

- Uses are changing
 - Electronic access
 - Community activities (children through adult)
 - The library caters to the entire Belmont population
 - Tutoring
 - Etc.
- To the extent the space permits, the BML has been, is, and will continue to change
- One thing is clear, though, the library only gets more relevant over time...

BML in Belmont; 2013 data

- 15,555 registered borrowers
 - 86% increase in 2013
- 545,232 borrowed items - up 1%
 - Over 1800 items per day open
- 12,808 downloaded audiobooks and eBooks – up 11%
- 38,760 reference questions answered – up 3%
- 14,391 children, teens and adults attended 443 Library sponsored programs – up 13.8%
- 6,131 people attended 250+ meetings – up 18%
- Approximately 950 visits per day
- We are bounded by the building

Libraries ROI

- Libraries are a capital resource
 - About 2.5% of Town Budget
 - 2/3 families belong
 - You've seen the usage statistics
- The return to the Town is based on the capital facility

5

Investing in libraries

- [ADD SIGNIFICANT LIBRARY PROJECTS]
- The Commonwealth – continues to support investment in libraries

6

The BML – how does it fit in?

- Oldest building (?):
 - Whose primary purpose is servicing public
 - That has not undergone a significant revamping
- Only building that (?):
 - The primary purpose is servicing the public
 - Is not ADA compliant

7

The BML – Stati

- Accumulating list of capital needs
 - List at Exhibit _____ (NB: old)
 - Summary (NB: old data)
 - Required scope: \$3.3M
 - Basic scope: \$2.1M
 - ADA: \$1.1M
 - Enhancements to facility?
 - No significant investment for years (just the automatic readers and the circulation area)
 - Children's room: \$500K?

8

Critical factors, lessons and issues (overview)

- ADA/MAAB issues
 - Triggers
 - Costs
 - Impact on library (aggregate)
 - Impact on planning
- State grant money (if ever)
 - Timeline for next round
 - Requirements to take advantage
- Location
 - Including combined projects

9

ADA/MAAB – “triggers”

- ADA: There is no trigger; there is meeting the law voluntarily, by Court order or instead sliding by
- MAAB: Compliance triggered by volume of permitted work
 - Aggregate of \$1M (?) in any 3 year period (30% of assessed value of building)
 - Architect: difficult to avoid triggering MAAB

10

Effect of ADA/MAAB compliance

- Cost – about \$1.1M (estimate from architect)
 - Exh. ____ (listing required work and cost)
- Cost – reduction of about 25-30% of useable space (estimate from architect)
 - Exh: ____ (estimate)
 - Exh: ____ (notes on type of compliance)

Risk to the MAR

11

ADA/MAAB: The issue

- Do we start moving (slowly) to compliance now?
 - Impacts work done now (e.g., future any work should be with future compliance in mind)
 - Impacts planning and capital requests

12

State – grant timing

- According to MBLC, new round may be announced 2017-18 (meaning decisions in 2019, funding requests in 2020-21)
- History: 1989, 1995, 1996, 2000, 2004, and 2010.

13

State grant – requirements

- Previous proposals – increase 29,000 sq ft to 45,000
 - This is a 15% increase in *useable* space, after ADA compliance
 - State grant money is not available without increased programming/space

14

State grant – the paradox

- Availability of up to 40% of construction costs, makes significant renovation similar in price to modest renovation
- \$1M of funds already contributed for the purpose of a new library
 - And what do we do about that without one
 - But you have to expand

15

Location – here to stay

- No other (non-school) locations suitable
- School land not achievable
- Combined project with school:
 - Does not save meaningful construction or operating costs – it is just a shared wall
 - May be impossible due to availability and timing of grants

16

SO. Now what?

- Possible futures:
 - Maintain and improve, invest where possible
 - Significant project on current site (but not until 2020)

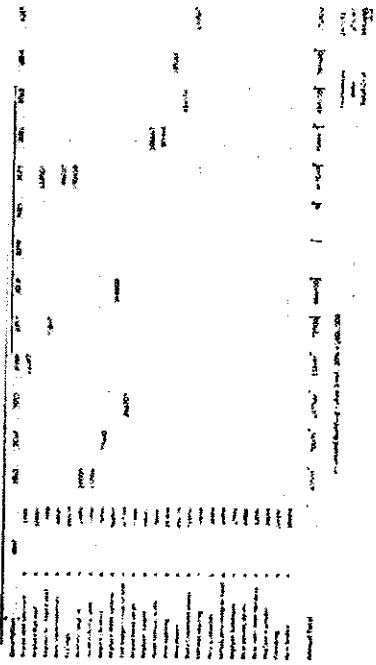
17

Maintain and improve

- Query: timeline to ADA/MAAB?
- Want/need facilities input to formulate a plan, mindful of MAAB triggers

18

An example



20

Maintain and improve

- Pros:
 - Achievable
 - Lowest cost

Maintain and improve

- Cons:
 - Pass on \$8-9M grant money
 - ADA (eventually) and loss of space in already overcrowded facility
 - Cannot address:
 - Safety/line of sight issues
 - Additional space for children's room, computer training, tutoring, etc.
 - Other issues addressed inefficiently (no wiring in internal ceilings; building not built for modern HVAC; etc.
 - May not be able to meaningfully improve

21

Maintain and improve – moving forward

- CPA request for money to study and form plan for rehabilitation of facility (?)
- Form plan for long-term maintenance (likely \$300k per year)
- Identify value-adds that are inexpensive

22

Significant project

- Rebuild vs renovate – doesn't really matter, but here's the info
 - Updated (rough) estimate; Exh. _____
 - Cost to rebuild: \$22M [VERIFY] 24.6
 - Cost to renovate/add-on: \$22M [VERIFY] 24.1
 - The problems with the renovate plan
 - Exh.: _____
 - Parking, etc. – working on it

23

The benefits

- Enhanced safety/security (cannot be addressed by repair)
- Modern Infrastructure
 - Climate controlled environment (can only partially be addressed by repair)
- Gracefully ADA compliant

24

Benefits (cont' d)

- More space (cannot be addressed by repairs)
 - Increased seating
 - Expanded Children's Department Storyhour/crafts room
 - double the number of computers study area for 4-6 graders
 - larger toddler and preschool section
 - Expanded Young Adult Room
 - increase collection
 - double number of computers and seating capacity
- Computer Training Room for patrons, students and staff
- Small quiet study areas

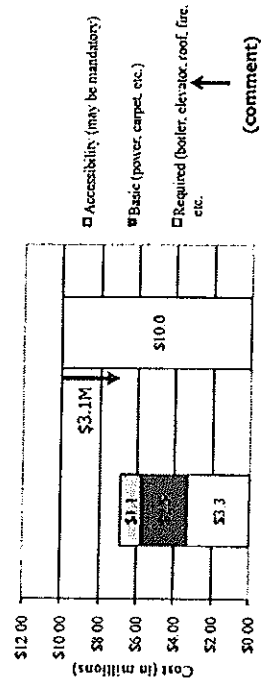
25

Cost (2014 dollars)

- Building (?): \$22M
 - Architect's estimate; Exh. _____
- State aid (?): \$9M
 - Not announced
- Private fund-raising (?): \$3M
 - \$1M in bank now
- Cost: \$10M

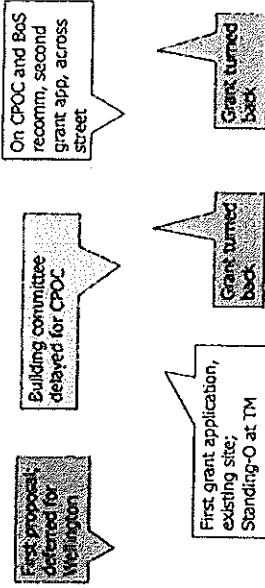
26

The comparison (all 2014 \$'s; loads of caveats; for illustration only)



27

Old building path



28

Old building path – lessons

- 1: Leadership is required; the Trustees can't go it alone
- 2: Some form of pre-approval or endorsement is needed
 - FPTC/BoS/Capital Project
 - Town meeting (?)
 - Referendum (?)

29

Moving forward

- We have until the Fall
 - We need a capital plan under one scenario or another
 - Considering soliciting TM feedback in the Fall

30