

Lynnfield Public Library Renovation



Cost Considerations

18 Summer Street



- **Town-owned asset**
- **Last major additions:**
 - 1967 - Reading Room added (57 years ago)
 - 1992 - Finished basement (32 years ago)
- **Library is the 3rd capital project identified in the 2020 Strategic Plan**
 - 2020 Strategic Plan Goal #1: “Renew and Finance Critical Town Infrastructure”
 - Priority 1A projects: Schools, Public Safety, and Library

What are the options for the Library?

- 1. Do nothing**
- 2. Wait till later**
- 3. “Repair Only” over time**
- 4. Renovation**

Major Considerations for any Library Repairs

- **Fixing basic issues triggers full code/ADA compliance**
 - Any single project > $\frac{1}{3}$ Assessed Value = compliance prior to occupancy
 - $\frac{1}{3}$ Assessed Value for the Library is **~\$500,000**
 - More than just a new ramp - need to replace the elevator, update doors & hardware, light fixtures, adjust width of corridors, install sprinklers, etc
 - Impossible to fix basic code/ADA issues in a “piecemeal” fashion
- **Cannot keep Library open during most repairs - need temporary space**
 - Have to turn off heat while HVAC is replaced
 - Have to turn off water (bathroom sink, toilet, etc) while plumbing is replaced
 - When Palladian window was replaced, Library planned to stay open but needed to close due to the cold
- **Not just an old building - key need for public space**
 - #1 request at the Library - meeting space
 - Standing room only with Children’s area, acoustic separation, etc
 - Need to add more flexible space

1. Do nothing - is not an option

- **Building is not up to code**
 - Still has original plumbing and electrical
 - Main Reading Room has no fire sprinklers
- **Building is not ADA Compliant**
 - Elevator, bathrooms, front ramp, etc
- **Increasing maintenance issues/service interruptions**
 - Water intrusion issues (basement leaks, pipes, etc)
 - Last Friday, October 11, false fire alarms throughout the day caused building evacuations, fire truck visits
 - Ongoing DPW visits to make basic repairs
- **Overcrowding/acoustic issues/inefficiencies**
 - Standing room only at Children's Storytime
 - Mezzanine programming heard throughout Reading Room
 - Staff has to arrange / rearrange Mezzanine balcony and Children's Room for almost all Library programming



Library Renovation: Cost Considerations

Example of “do nothing” and impact of cost escalation: In 2001, the Town of Lynnfield applied for a MBLC Construction Grant to expand the Library Building

2001 Expansion



- Planned to add **4,000 sf** to building
- Expanded Children’s, Reading Room, Young Adults
- Costs escalated to **Nov 2002** start

Estimated cost: \$3.4M

2024 Renovation



- Adds **5,000 sf** to building
- Adds meeting rooms, programming space, Teen Room
- Costs escalated to **late 2026** start

Estimated cost: \$18.3M

Over 23 years, the cost of Renovation increased by \$14.6M

(a 440% increase, at a rate of 7.5% a year)

2. Wait till later - will be more expensive

- **Construction costs increase (escalate) every year (5% right now)**
 - For a \$18.3M project, every year adds about **\$1M** to the project cost

Renovation start 2026	\$18,300,000
Renovation start 2027	\$19,215,000
Renovation start 2028	\$20,175,750
Renovation start 2029	\$21,184,538
Renovation start 2030	\$22,243,764

← Current proposal

← In 4 years, the same project would cost **\$3.9M more**

- **Would lose unique opportunity for temporary space**
 - When Town Hall operations move out of temporary space, Library could move in and stay open during Renovation
 - If we wait - lose access to the temporary space, no other space available in Town
 - Even if other temporary space could be identified - would be much more expensive
- **Existing building would still have ongoing maintenance/repairs**

3. “Repair Only” Projects over time - more expensive, far less efficient

- Repair only - fix envelope issues, code/ADA compliance
- “Open the walls” multiple times
- Multiple closures with unknown duration (still pay staff)
- High risk of scope creep and increased costs
 - Could start electrical work, then find new issue which requires plumber - much more efficient to have all trades on site during project
- The Town would still need to fund each repair, options:
 - Town would need to divert budget toward Library repairs - no other projects, OR
 - Town would need to propose multiple debt exclusions over multiple years
- Increased inefficiency for multiple construction projects
- First project >\$500,000 (1/3 of Assessed Value) would need to add code/ADA compliance scope

“Repair only” results in net loss of space in the building

Scenario: “Repair Only” in phases

- **Split Library Repairs into 5 smaller projects**

- Tappe Estimate - **\$12M** to fix all code/ADA/building envelope issues - no additions or new space (net loss of existing usable space)
- Assume projects are completed every 2 years (Project 1 in 2026, Project 2 in 2028, etc)

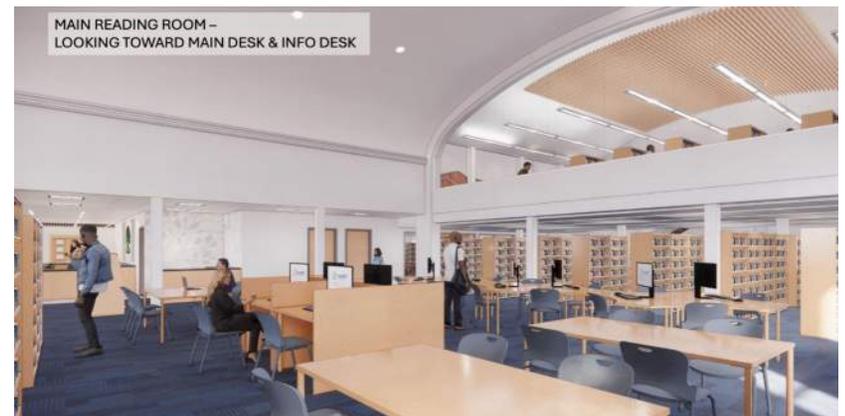
- **Each individual project would still have to include:**

- **Cost escalation** of 5% per year (for each new start date)
- Costs for **mobilization/demobilization**
- **Materials management/storage**
- Expenses due to **inefficiencies of smaller projects**
- Cost of **temporary space** to move Library materials/staff/operations (if exists)
- **Debt exclusions** to fund repairs
- Additional **staff time** for the Town to create RFPs, bid project, sign contracts, etc

“Repair only” over multiple years cost \geq proposed Renovation, and loss of public value (disruptions and loss of usable space).

4. Renovation

- **Estimated cost: \$18.3M**
- **Most efficient approach**
 - All trades on site at once
 - Shortest timeframe/least disruption to Town
- **Least expensive**
 - ONLY time we will have temporary space for Library (currently occupied by Town Hall)
 - Start in late 2026 - least cost escalation
- **Best possible version of the Lynnfield Public Library building**
 - Retains character of Town Common
 - New spaces for Teens, Young Adults, Children
 - New spaces for group meetings/programming
 - Greatest public value for similar cost to “Repair Only”



Best return on the investment and public value.

Library Renovation: Cost Considerations

Key: ● No ● Maybe ● Yes

	1	2	3	4
Comparison Matrix	Do Nothing	Wait till later	“Repair Only” over time	Renovation
Bring building up to code	●	●	●	●
ADA Compliance	●	●	●	●
Fixes numerous maintenance issues	●	●	●	●
Replace systems <small>(HVAC, electrical, plumbing, etc)</small>	●	●	●	●
Fixes programming issues	●	●	●	●
Satisfies staff needs	●	●	●	●
Add meeting/study rooms	●	●	●	●
Add usable square footage	●	●	●	●
Temporary space available	●	●	●	●
Start in 2026 <small>(earliest / least expensive date)</small>	●	●	●	●
Summary:	Not an option	Highest uncertainty	Least efficient/more expensive	Greatest Public Value

In Summary:

- “Do nothing” is **not an option** for the Library
- The time to act is **now**
- The proposed Renovation offers the **greatest public value, return on investment with the least disruption**



Thank you



Q & A