

# 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)

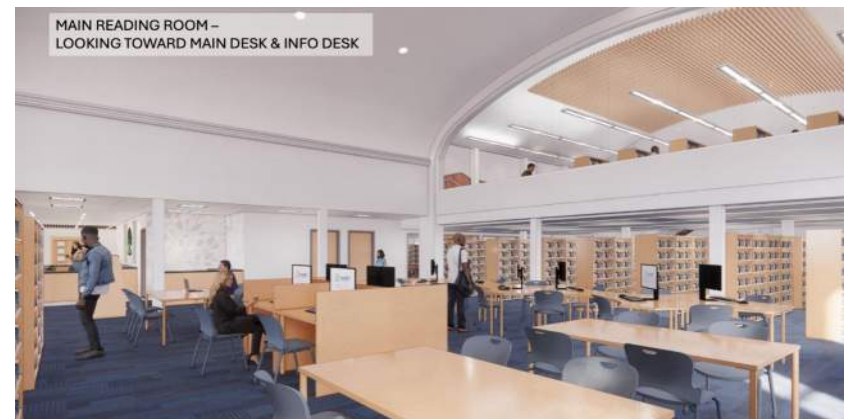
- **Each individual project would still have to include:**

- **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>	●	●	●	●
<b>Summary:</b>	<b>Not an option</b>	<b>Highest uncertainty</b>	<b>Least efficient/more expensive</b>	<b>Greatest Public Value</b>

### 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