NORWELL RECEIVES $6.4M PROVISIONAL GRANT

July 13, 2017

Judy McConarty
Norwell Public Library
64 South St.
Norwell, MA 02061-2433

Dear Judy,

Thank you for participating in the Massachusetts Public Library Construction Program (MPLCP) 2016-2017 Construction Grant Application Round.

At the July 13, 2017 meeting of the Massachusetts Board of Library Commissioners, the Board voted a provisional grant award to Norwell for the Norwell Public Library in the amount of $6,360,764 for its public library construction project and maximum $222,627 Green Library Incentive upon receiving official LSJD certification.

This award is subject to the securing of local funding, execution of a contract between the MELC and Norwell, and the compliance of your library and community with all of the assurances as found in the Code of Massachusetts Regulations (605 CMR 6.06) that governs the MPLCP. The library has six months, or until Wednesday, January 12, 2016, to obtain its local funding.

Construction grant recipients must attend the Grant Recipients Workshop schedule for Thursday, August 17, from 10 a.m. to 1 p.m., at the Westwood Public Library (see enclosed).

After the contract is executed, MPLCP Library Building Specialists will work closely with you during the completion of schematic design and into design development. The grant reviewers comments about the project will be discussed with you in the coming months. We will be in contact after the August workshop to arrange a meeting with you and your design team.

Congratulations on the Norwell Public Library's project receiving a MPLCP provisional construction grant award.

Sincerely,

James Loughran
Director

Enclosures: Project Summary; Workshop Announcement

mass.gov/libraries
mass.gov/mlbc
EXISTING CONDITIONS

• 43 Year old building. One of the smallest library buildings in the state population group

• Non-Compliant with accessibility codes & Building Codes including Fire Codes.

• Mechanical systems, Utilities & Furnishings at end of useful life.

• Insufficient space for children, teens, adults, technology, collection, study & small group meetings

• Meeting room usable space constrained by audiobook collection & furniture/Equipment/Supply storage

• Meeting room does not accommodate after-hours use

• Inadequate parking with pedestrians & strollers sharing the auto lane
This is **TOMORROW’S LIBRARY!**

- **Most New Spaces are for PEOPLE**
  - Meeting space that can be used after hours.
  - Small meeting/study rooms
  - A variety of seating & study areas
  - Welcoming teen & children’s rooms

- **Flexible to accommodate collection & use**

- **Technology Learning & Resource Center**
  - Digital Media & Makerspace Lab
  - Tech Commons, public computers & more

- **Community Gathering Space**

- **Center for Lifelong Learning**
IF WE BUILD IT, WILL THEY COME?

YES!

- Impact on Use Study:
  - Circulation Up 27%
  - In Person Visits Up 30%
  - Adult Program Attendance Up 165%
  - Children’s Program Attendance Up 66%

*Impact of Library Construction of the use of Libraries in Massachusetts 2009 study, Lushington Associates*
NEW BUILDING
22,300 SF

STATE GRANT
$6.4M

OVERRIDE
$8.6M (MAX)

ADDITION
5,000 SF

RENOVATION
8,500 SF

OVERRIDE
$7-9M

RENOVATION
8,500 SF

OVERRIDE
$4-6M

PROPOSED PROJECT

COMPARISON SCENARIOS

STATE GRANT
$6.4M

OVERRIDE
$.4M

OVERRIDE
$8.6M (MAX)

OVERRIDE
$7-9M

OVERRIDE
$4-6M
GRAFTON:

A CAUTIONARY TALE

• 2011: Failed to pass an override for an ~$11.7 million library project

• 2013: Court order required accessibility issues to be addressed

• $450k spent for temporary and incomplete accessibility improvements with MAAB waivers

• 2017: Approved override for a $16+M library project. Are #16 on the Waiting List
  • Most of the temporary accessibility upgrades will not be usable for the new project

• $450k of Taxpayer Money Spent to “Buy Time”
PROJECT FUNDING

• DEBT EXCLUSION OVERRIDE
  • 2/3 VOTE AT TOWN MEETING
  • MAJORITY AT TOWN ELECTION
  • MUST APPROVE $15.4M TOTAL, BUT TAXPAYERS PAY ONLY $8.6M

• **ESTIMATED** TAX IMPACT BASED ON 600K MEDIAN PROPERTY TAX ASSESSMENT & 4.5% INTEREST RATE
  • FY 2021  $210 (HIGHEST YEAR)
  • FY2026   $171
  • FY2031   $148
  • FY2036   $124
  • 20 YEAR AVERAGE PAYMENT: $ 153
TOWN LEADERSHIP SUPPORT

• ADVISORY BOARD: **9-0 IN FAVOR**
  • THE ADVISORY BOARD VOTED UNANIMOUSLY IN FAVOR OF THE PROPOSED LIBRARY PROJECT 9 to 0

• BOARD OF SELECTMEN: **5-0 IN FAVOR**
  • THE BOARD OF SELECTMEN VOTED UNANIMOUSLY IN FAVOR OF THE PROPOSED LIBRARY PROJECT 5 to 0
SIZE VS COST SUMMARY

PROPOSED PROJECT

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OVERRIDE
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RENOVATION
8,500 SF

OVERRIDE
$4-6M

TONIGHT’S VOTE

STATE GRANT
$6.4M