NORWELL PUBLIC LIBRARY
BUILDING PROJECT
Norwell Receives $6.4 million Provisional Grant

July 13, 2017

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

Dear Judy,

Thank you for participating in the Massachusetts Public Library Construction Program (MPCLP) 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 $6,390,766 for its public library construction project and maximum $223,627 Green Library Incentive upon receiving official LEED certification.

This award is subject to the securing of local funding, execution of a contract between the MBLC 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 6.00) that governs the MPCLP. The library has six months, or until Wednesday, January 12, 2017, 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, MPCLP Library Building Specialists will work closely with you during the completion of schematic design and 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 MPCLP provisional construction grant award.

Sincerely,

James Lynam
Director

Enclosures: Project Summary, Workshop Announcement.

James Lynam
Director

Massachusetts Board of Library Commissioners
101 Cambridge Street, Suite 270, Boston, MA 02114

P: 857-351.9800
F: 857-351.6140
BACKGROUND

• 2005: Norwell placed on waiting list to receive provisional construction grant in 2004-2005 grant round.

• 2008: Awarded $3,098,877 provisional grant for 25,542 GSF library project; not pursued due to economy

• 2012: Began development of Library Building Program (space needs assessment); completed in 2015

• 2014: Library/Town Hall Study Committee formed. Explored 7 sites in Norwell; Final report submitted 2015

• 2016: Library Project Committee formed to apply for a state grant. Considered over 20 new library layouts.

• 2017: Norwell applied for a construction grant in the MPLCP 2016-2017 grant round
Building Conditions
Meeting room usable space constrained by audiobook collection AND storage
Inadequate Space for Library Programs
Meeting Room Does Not Accommodate After-Hours Use
Inadequate Space for Library Users
Inadequate parking, pedestrians & strollers share the auto lane
EXISTING CONDITIONS

- 43 year old building and one of the smallest library buildings in the state in Norwell’s population group
- Mechanical systems, utilities & furnishings at end of useful life.
- Non-compliant with accessibility codes & Building Codes including Fire Codes.
- Insufficient space for children, teens, adults, technology, collection, study & small group meetings
- No longer adequate to provide the resources of a 21st century library
Norwell Public Library is a Community Gathering Place

Norwell Education Foundation
Norwell High School Parents Coalition
Norwell Scholastic Arts Society
Norwell Town Democratic/Republican Committees
Norwell Garden Club * Norwell Farms
Plymouth County 4-H Club
Friendship Home Book Group
Tutoring Sessions * Study Groups
Girl Scouts * Cub Scouts * Troop Leaders
Nordland AMPS Hobby Group
South Shore Lacrosse League * Youth Chorus
Norwell Chamber of Commerce
College Interviews * Business meetings
Neighborhood Associations * Norwell Moms Club
and more...
Norwell Public Library is a Center for Lifelong Learning

Information Literacy * Technology Instruction Book
Discussion Groups * Author Talks
Independent/Foreign Films * Gardening Programs
Estate Planning * Stress Management * Tai Chi
Summer Reading Program * STEM Workshops
Norwell Reads Community Reading Events
Story Times/Early Childhood Literacy
Elder Care Series * Opioids Panel Discussion
Makerspace Experiential Learning Projects
Photography Workshops * Art/Music Programs
Genealogy Workshops * Internet Safety
and more...
HOW DOES THE NEW LIBRARY STACK UP?

CURRENT LIBRARY (8,500 SF) vs. PROPOSED LIBRARY (22,300 SF)

- MECHANICAL
- QUIET STUDY ROOMS
- CAFE
- LOCAL HISTORY
- TECH LAB
- TECHNOLOGY COMMONS
- NEW ACQUISITIONS
- LARGE PRINT
- PRINT, SCAN & COPY
- LAPTOP & READING
- MULTI-MEDIA COLLECTION
- RESTROOMS
- STAFF AREA
- MAGAZINES & NEWSPAPERS
- REFERENCE
- LOBBIES (INCLUDING AFTER HOURS)
- MEETING ROOM
- CHILDREN'S
- COLLECTION SPACE
- TEENS
- CUSTODIAL
NEW BUILDING 22,300 SF

DEBT EXCLUSION OVERRIDE $8.6M (MAX)

STATE GRANT $6.4M

PROPOSED PROJECT

ADDITION 5,000 SF

RENOVATION 8,500 SF

DEBT EXCLUSION OVERRIDE $7-9M

RENOVATION 8,500 SF

DEBT EXCLUSION OVERRIDE $4-6M

STATE GRANT $6.4M

COMPARISON SCENARIOS
<table>
<thead>
<tr>
<th></th>
<th>NEW CONSTRUCTION (PROPOSED PROJECT)</th>
<th>RENOVATION + 5,000 SF</th>
<th>RENOVATION ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIZE</td>
<td>22,300 GSF</td>
<td>13,500 GSF</td>
<td>8,500 GSF</td>
</tr>
<tr>
<td>ESTIMATED TOTAL COST</td>
<td>$15.4 M</td>
<td>$7-9 M</td>
<td>$4-6 M</td>
</tr>
<tr>
<td>ELIGIBLE FOR STATE GRANT</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>ESTIMATED TOWN CONTRIBUTION</td>
<td>$8.6 M</td>
<td>$7-9 M</td>
<td>$4-6 M</td>
</tr>
<tr>
<td>COMPLIANCE WITH BUILDING CODES</td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
<tr>
<td>EXPANDED CHILDREN’S ROOM</td>
<td>YES</td>
<td>YES</td>
<td>NO</td>
</tr>
<tr>
<td>ADDITIONAL PARKING</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>DEDICATED PEDESTRIAN ACCESS</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>TECH LAB (EXPERIENTIAL LEARNING)</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>COMMUNITY ROOM (AFTER HOURS ACCESS)</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>SMALL MEETING ROOMS</td>
<td>YES (4)</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>LOCAL HISTORY ROOM</td>
<td>YES</td>
<td>NO</td>
<td>NO</td>
</tr>
</tbody>
</table>
| SERVICE IMPROVEMENTS (GENERAL)       | ● ADDRESSES IDENTIFIED LIBRARY SERVICE NEEDS, BASED ON A 20 YEAR PROJECTION
● DEDICATED & FLEXIBLE SPACE FOR CHILDREN, TEENS, ADULTS | ● LIMITED SERVICE IMPROVEMENTS
● EXPANDED CHILDREN’S ROOM ACCESSIBILITY
● COMPLIANCE, DATA ROOM/TECHNOLOGY, LOBBY, STORAGE, RESTROOMS, ... | ● NO SERVICE IMPROVEMENTS
● REDUCED SIZE OF PATRON SERVICE AREAS DUE TO SPACE NEEDED FOR ACCESSIBILITY
● COMPLIANCE, DATA ROOM, STORAGE, ... |
## Construction Grant Funding

<table>
<thead>
<tr>
<th>Funding Sources</th>
<th>Secured (In Hand)</th>
<th>Proposed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Funds</td>
<td></td>
<td></td>
<td>-</td>
</tr>
<tr>
<td>Municipal Bonds</td>
<td></td>
<td>$7,578,995</td>
<td>$7,578,995</td>
</tr>
<tr>
<td>Library Trust Funds</td>
<td>$300,000</td>
<td></td>
<td>$300,000</td>
</tr>
<tr>
<td>Funds Raised Privately Through Capital Campaign or Other Efforts, Include Formalized Pledges</td>
<td></td>
<td>$1,000,000</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Estimated MPLCP Construction Grant</td>
<td></td>
<td>$6,360,764</td>
<td>$6,360,764</td>
</tr>
<tr>
<td>Other Funds (Paid Bldg Program Consultant Fess $8,800 + Feasibility Study $105,000)</td>
<td></td>
<td>$113,800</td>
<td>$113,800</td>
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<tr>
<td><strong>Total Funding</strong></td>
<td>$413,800</td>
<td>$14,939,759</td>
<td>$15,353,559</td>
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</tbody>
</table>
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

• **TAX IMPACT CALCULATOR**
  - TO CALCULATE YOUR **ESTIMATED** TAX IMPACT,
    GO TO “Tax Rate Impact Calculator for Proposed Library” AT townofnorwell.net
  - TO FIND YOUR ASSESSED PROPERTY VALUE,
    GO TO “Assessor’s Database” AT townofnorwell.net

• **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
# MPLCP 2016-2017 Grant Round

Library Construction Projects

Awarded Provisional Grants

Cost/Square Foot

<table>
<thead>
<tr>
<th>Library/Community</th>
<th>Total SF</th>
<th>Grand Total Project Cost</th>
<th>Cost per SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Springfield, East Forest Branch</td>
<td>17,000</td>
<td>$ 9,499,221</td>
<td>$558.78</td>
</tr>
<tr>
<td>Sutton</td>
<td>17,170</td>
<td>$11,190,985</td>
<td>$651.78</td>
</tr>
<tr>
<td>Weymouth</td>
<td>50,296</td>
<td>$33,061,309</td>
<td>$657.33</td>
</tr>
<tr>
<td><strong>Norwell</strong></td>
<td><strong>22,300</strong></td>
<td><strong>$15,353,559</strong></td>
<td><strong>$688.50</strong></td>
</tr>
<tr>
<td>Hadley</td>
<td>11,805</td>
<td>$8,269,917</td>
<td>$700.54</td>
</tr>
<tr>
<td>Medford</td>
<td>44,912</td>
<td>$34,597,010</td>
<td>$770.33</td>
</tr>
<tr>
<td>Dartmouth, North Branch</td>
<td>14,854</td>
<td>$11,817,217</td>
<td>$795.56</td>
</tr>
<tr>
<td>Kingston</td>
<td>20,438</td>
<td>$16,373,797</td>
<td>$801.14</td>
</tr>
<tr>
<td>Wayland</td>
<td>33,530</td>
<td>$29,167,117</td>
<td>$869.88</td>
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</tbody>
</table>
## PROJECT COMPARISONS
### 2017 MPLCP GRANT ROUND

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>CURRENT BLDG SIZE</th>
<th>PROJECT SIZE (GSF)</th>
<th>ESTIMATED PROJECT COST (IN MILLIONS)</th>
<th>NEW OR REN/ADD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Littleton</td>
<td>8,924</td>
<td>15,177</td>
<td>22,880</td>
<td>$13.2</td>
</tr>
<tr>
<td>Sutton</td>
<td>9,500</td>
<td>2,000</td>
<td>17,140</td>
<td>$11.2</td>
</tr>
<tr>
<td>Norwell</td>
<td>10,723</td>
<td>8,500</td>
<td>22,300</td>
<td>$15.4</td>
</tr>
<tr>
<td>Kingston</td>
<td>12,629</td>
<td>12,819</td>
<td>21,000</td>
<td>$15.8</td>
</tr>
<tr>
<td>Lynnfield</td>
<td>12,761</td>
<td>12,395</td>
<td>25,874</td>
<td>$21.4</td>
</tr>
<tr>
<td><strong>AVERAGE GROSS SF</strong></td>
<td></td>
<td></td>
<td><strong>21,839</strong></td>
<td></td>
</tr>
<tr>
<td><strong>AVERAGE PROJECT COST</strong></td>
<td></td>
<td></td>
<td><strong>$15.4</strong></td>
<td></td>
</tr>
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NEW BUILDING 22,300 SF

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$0.4M

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RENOVATION 8,500 SF

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COMPARISON SCENARIOS
~END~