



# **TUFTS LIBRARY CONSTRUCTION**

## ***Borrowing Authorization***

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### **Public Hearing**

**Town Hall, Council Chambers • Monday, October 16, 2017, 7:00 PM**

**Prepared By:**

**Mayor's Office**

**Weymouth Public Libraries**



# Agenda

- Project Milestones
- Grant Program (MPLCP) Overview
- Award Determination
- Borrowing Authorization (Measure 17-098)
- Next Steps





# Project Milestones

Feb. 2016	Mayor Hedlund appoints Library Construction Committee to prepare MPLCP application.
Mar. 2016	Town hires Heritage Planning & Design to prepare building program for new library (MPLCP prerequisite).
Jun. 2016	Building program submitted to and approved by state. Town Council appropriates \$100K for development of schematic design (MPLCP prerequisite).
Aug. 2016	Town hires architect to prepare schematic design based on the library's approved building program.
Jan. 2017	Town Council votes to accept schematic design and authorizes Council President to sign MPLCP application and provide letter of support.
Jul. 2017	MA Board of Library Commissioners (MBLC) awards Weymouth a \$12+ million Provisional Construction Grant.



# Grant Program (MPLCP) Overview

- MA Public Library Construction Program (MPLCP) assists libraries with financing major capital improvement projects
- Administered by the MBLC
- Grants rounds open on an irregular basis, typically every five to six years
- Average MPLCP grant is 45-50% of *eligible* costs, with low-cost projects being reimbursed at higher percentage

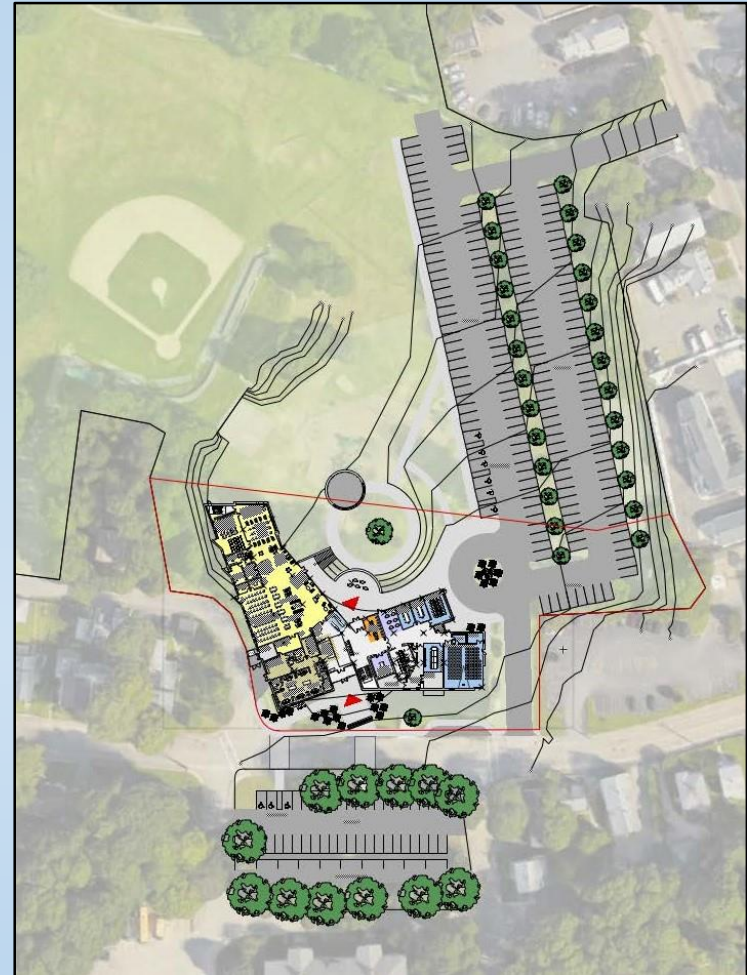


# Grant Program (MPLCP) Overview

## Weymouth's MPLCP Award:

\$12,085,184

- Award is provisional until local funds are secured and a grant contract is signed
- Grant funds are released in five equal yearly payments (20%) with milestones to be met for each
- Payment #1 (\$2,417,036),  
***as early as January of 2018***
- Payment #2 (\$2,417,036),  
***as early as July of 2018***

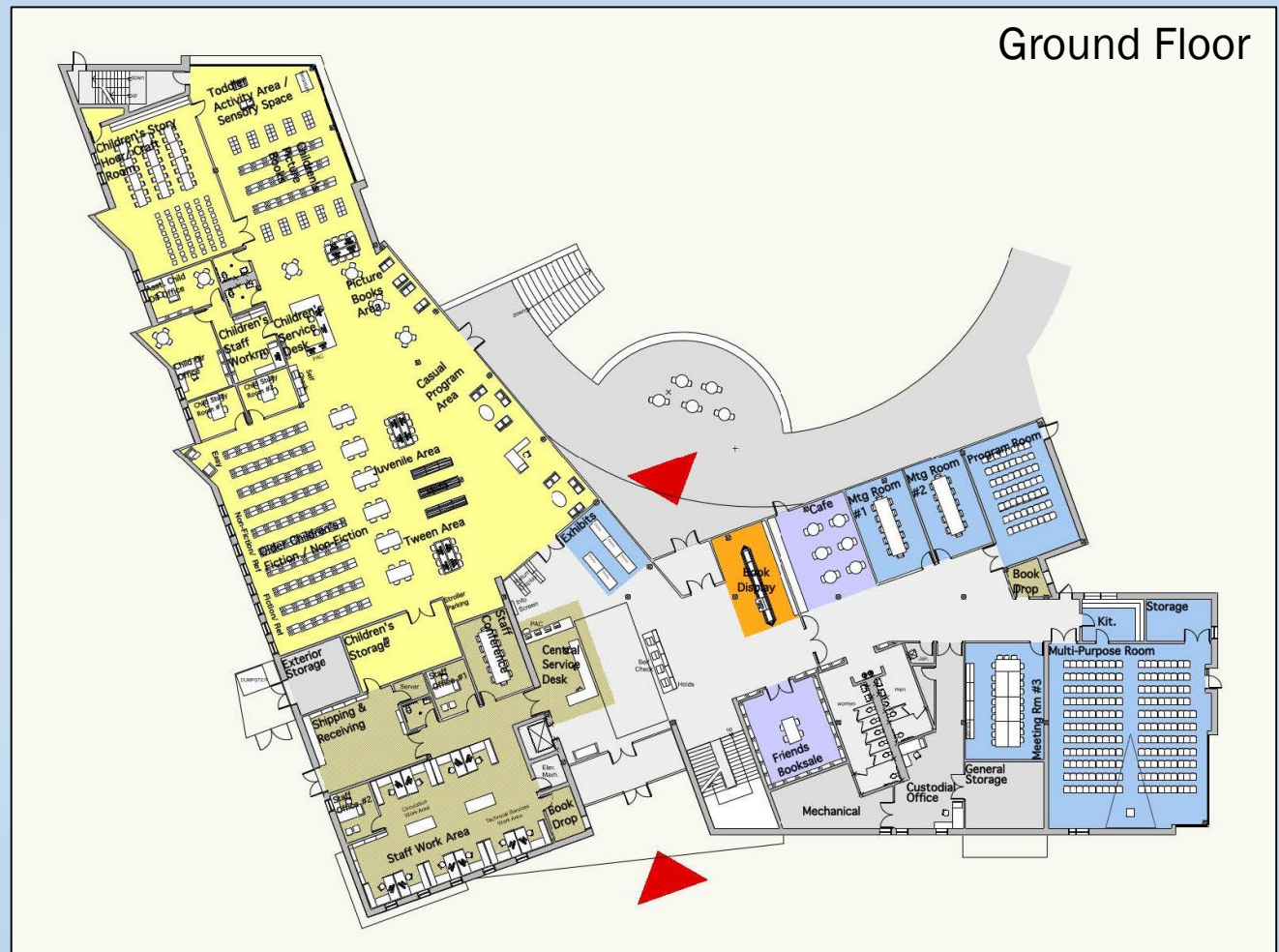




# Grant Program (MPLCP) Overview

## New Library Design

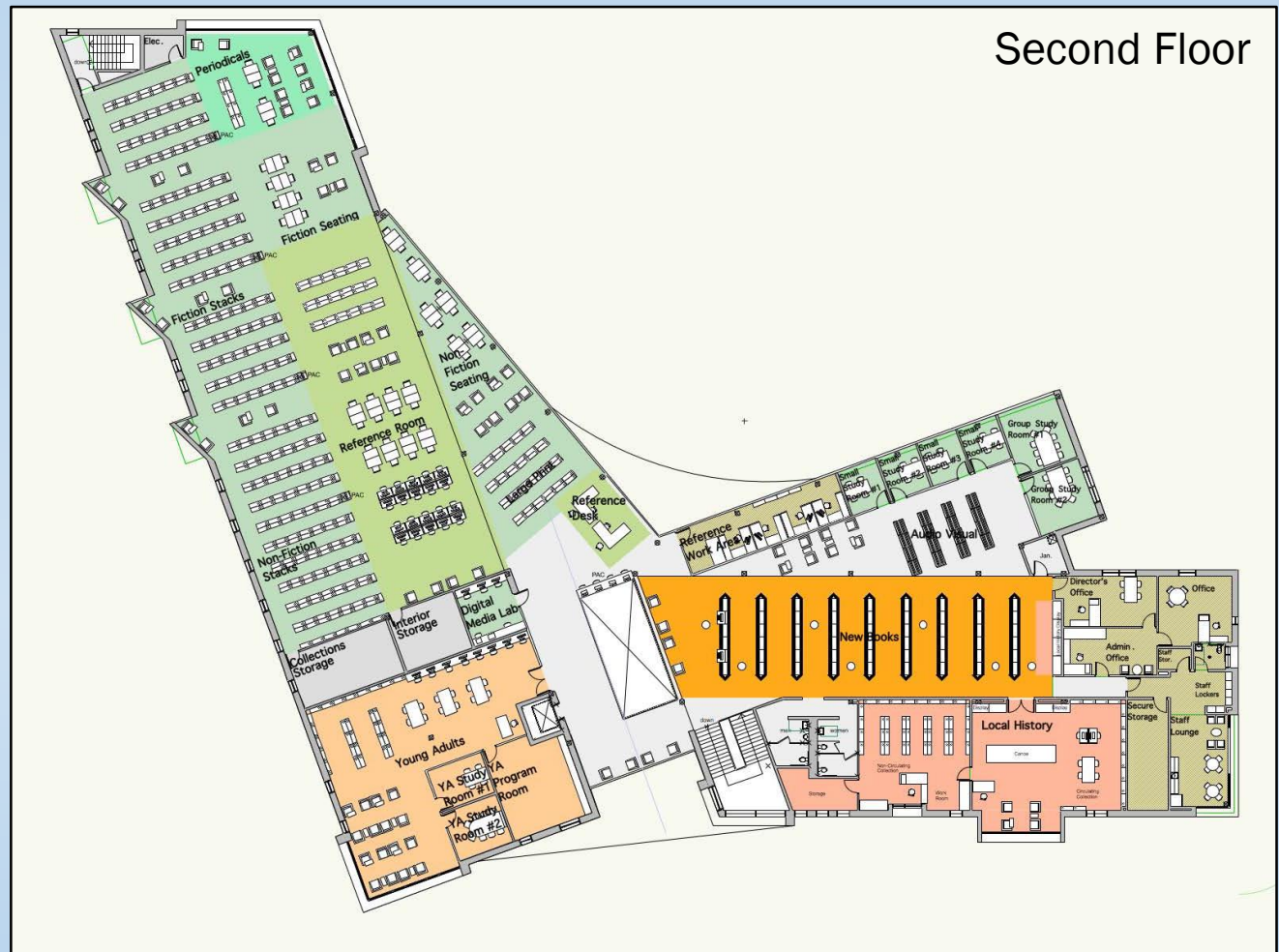
- Expanded children's services department
- Community meeting rooms for after hours
- Expanded technology infrastructure (PCs, PACs, and Wi-Fi)
- Programming space for different user groups
- Space for tweens and young adults
- Study rooms and a multi-media lab
- Local history center
- Integrated outdoor programming space
- Flexibility!



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# Award Determination

## ELIGIBLE COSTS

- Acquisition of real property
- Design services
- Demolition
- Site preparation
- Construction

## NON-ELIGIBLE COSTS

- Moving
- Temporary quarters
- Furnishings
- Computers and other equipment
- Parking lots
- Landscaping
- Walking Paths  
(excepting HC ramps)





# Award Determination

- MPLCP grants are awarded based on a project's eligible costs
- Low-cost projects are funded at higher percentage based on pre-set formula
- Weymouth's \$12,085,184 award is 41% of eligible costs

MPLCP Grant Award Breakdown	
Eligible Costs	\$ 29,163,941
Non-Eligible Costs	\$ 3,897,368
Grand Total Project Cost	\$ 33,061,309
Grand Total Project Cost per SF*	\$ 657.53

*\*Based on 50,296 SF*



# Award Determination

## Comparison

- Nine communities received MPLCP funding in latest grant round
- Weymouth's Grand Total Cost per SF is relatively low

Library/ Community	Total SF	Grand Total Project Cost	Cost per SF
Springfield, East Forest Branch	17,000	\$ 9,499,221	\$ 558.78
Sutton	17,170	\$ 11,190,985	\$ 651.78
<b>Weymouth</b>	<b>50,296</b>	<b>\$ 33,061,309</b>	<b>\$ 657.33</b>
Norwell	22,300	\$ 15,353,559	\$ 688.50
Hadley	11,805	\$ 18,269,917	\$ 700.54
Medford	44,912	\$ 34,597,010	\$ 770.33
Dartmouth, North Branch	14,854	\$ 11,817,217	\$ 795.56
Kingston	20,438	\$ 16,373,797	\$ 801.14
Wayland	33,530	\$ 29,167,117	\$ 869.88



# Borrowing Authorization

- Measure 17-098 will authorize borrowing up to the Grand Total Project Cost (\$33,061,309)
- Some projects elements could be carved out in future and financed through other funding sources





# Next Steps

## Pending borrowing authorization:

- Execute MPLCP grant contract
- Hire Owner's Project Manager (OPM) for building construction
- Solicit for design services





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