

**TOWN COUNCIL MINUTES
BUDGET/MANAGEMENT COMMITTEE
Town Hall Council Chambers
October 12, 2017, Thursday**

Present: Michael Molisse , Chairman
Jane Hackett, Councilor
Rebecca Haugh, Councilor
Brian McDonald, Councilor

Absent: Patrick O'Connor, Vice Chairman

Also Present: Ted Langill, Chief of Staff
Brian Connolly, Chief Financial Officer
Richard Swanson, Town Auditor
Rob McLean, Library Director

Recording Secretary: Mary Barker

Chairman Molisse called the meeting to order at 6:00 PM.

17 098 Borrowing Authorization for the Construction of a New Public Library.

This matter was referred to the Budget/Management Committee on September 18, 2017. Rob McLean, in conjunction with Ted Langill, Chief of Staff, reviewed the timeline.

On July 13, 2017, the town was notified that nine out of thirty three applications were approved. The Board of Library Commission allows for 6 months (January 12, 2018) to secure local funding, the Mayor proceeded to submit the measure.

Mr. McLean stated that he and Mayor Hedlund discussed the capital needs of the library infrastructure. He explained that the Tuft's building is 52 years old and is an inflexible building that doesn't meet the needs of the staff. Mayor suggested applying for a grant, and the process was discussed with the Board of Library Trustees. The Mayor formed a working group who were charged with composing a narrative of the communities library needs for the next 20 years. Subsequently, a consultant was hired followed by an architect. The basis of the working group was used as a standard going forward. The grant was due in January, and the working group met often, with much community input. In July a decision was made and the Town of Weymouth was selected. It took six months to secure funding.

A power point presentation followed:



TUFTS LIBRARY CONSTRUCTION

Borrowing Authorization

Budget Management Committee Meeting

Town Hall, Council Chambers • Thursday, October 11, 2017, 6:00 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



10/12/2017

Measure 17-098

2



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.

10/12/2017

Measure 17-098

3



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



10/12/2017

Measure 17-098

4

Mr. McLean reported the committee deliberated whether to build new library or to renovate and add on to the existing building. \$100 million in grant funds was available for capital improvement projects. The grant amount is based on the cost of the project; those costing less are more likely to be granted. The grant will cover 45-55% of the eligible project.



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**



10/12/2017

Measure 17-098

5

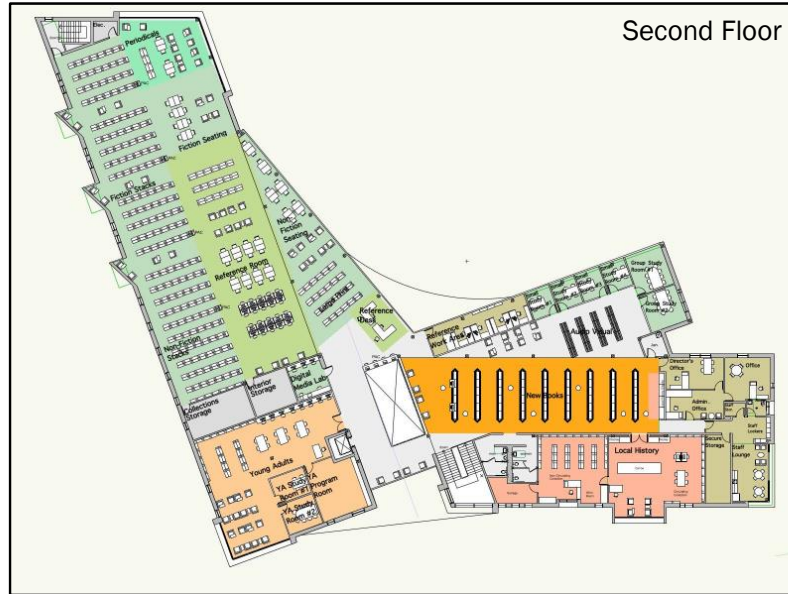
Mr. McLean and Mr. Langill reviewed how the grant award works. It will be paid in five payments and each payment will be yearly, except in the first year, which will realize two payments.



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!



10/12/2017

Measure 17-098

6

Mr. McLean reviewed the library plan. It doubles the current children's services area. It will include a programming area (currently have to use meeting areas), a new area for tweens, who currently don't have a designated area. It will be a welcoming space for older children who aren't comfortable in the teen area. He cited that the building will be raised and what is currently the ground floor will become the first floor. Five meeting rooms will be set up for after-hours use for community meetings with a separate entrance and exit. The current building houses three meeting rooms and often doesn't meet the demand. It will be a great space for the community with expanded technology, stronger more reliable WIFI and an increase from six to forty six personal computers. There will be more public access catalogs; stand up access and study rooms and tutor space. The second floor will house local history. The town has a nationally significant collection and it's important to have space to display as well as conserve it and to have a secure space for sensitive materials. They need and will have the space to display the collection. They worked with the Historical Society to plan this space. With the ground floor raised they can create an amphitheater with an outdoor stage for programming purposes. The key is flexibility. This building can change as the needs of the library and community changes.



Award Determination

ELIGIBLE COSTS	NON-ELIGIBLE COSTS
<ul style="list-style-type: none"> • Acquisition of real property • Design services • Demolition • Site preparation • Construction 	<ul style="list-style-type: none"> • Moving • Temporary quarters • Furnishings • Computers and other equipment • Parking lots • Landscaping • Walking paths (excepting ramps)

10/12/2017

Measure 17-098

7



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

10/12/2017

Measure 17-098

8



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
Weymouth	50,296	\$ 33,061,309	\$ 657.33
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 (OMP) for building construction
- Solicit for design services



10/12/2017

Measure 17-098

11



TUFTS LIBRARY CONSTRUCTION Borrowing Authorization



10/12/2017

Measure 17-098

12

The next step is to sign and execute a contract with the Board of Library Trustees, then hire OPM and architect. Work done last year for the application process was minimal; they didn't want to spend a lot to apply.

Councilor Haugh noted that she was on the committee that conducted a long-term study six years ago. A lot of ideas came from those meetings and she is pleased to see many here. She asked about the operating budget. The library has had difficulty meeting the OCLN minimums and she asked if the town will show the commitment to boosting the operating budget for the library to run properly. Mr. Langill responded that the administration understands the new design will take more to run the facility and they will staff appropriately. They could not do this without making that commitment. Councilor Haugh asked when groundbreaking would take place if this measure is approved. Director McLean responded that it would be in the fall of 2018, followed by construction cycle of 18-24 months.

Councilor Hackett noted she also served on the committee and asked about library access during the transition period, questioning if they planned to expand hours in the branches. Mr. Langill responded that they are looking at options; possibly leasing space. She also asked about the \$435,000 for other costs. Director McLean responded that a portion of the grant allows the town to recoup the cost of the land even if the town already owns it in order to boost the cost. There will also be storage costs during construction.

Councilor Hackett asked if they have considered establishing a 503-C to raise capital towards meeting the balance of the costs. Director McLean responded that they will consider establishing a foundation to fundraise, and are hiring a consultant to run a campaign feasibility study and to determine the target.

Councilor McDonald cautioned against subcontracting to companies that might try to circumvent the prevailing wage laws, which has been an ongoing problem that needs to be addressed.

Chairman Molisse reported that this a great project in his opinion and his is in favor. This is something the whole town will benefit from. Everyone has a spot in the building. The administration must be committed to funding. He asked if there is a lot of interest in the branches and asked how busy they are. Director McLean responded that they are busy when they are open and each has very loyal patrons, but Tufts is by far the busiest location.

A motion was made by Councilor Hackett to forward measure 17 098 to the full Town Council with a recommendation for favorable action and was seconded by Councilor Haugh.

Councilor Hackett noted the work was phenomenal and the public can be assured the town has the bonding capacity for it, it's affordable and the town deserves it. She is glad they are in a position to fund a library and education, which is the cornerstone of free society. Mr. Langill responded with the town's current borrowing status and the expected

impact of the bonding, they will continue to look at ways to minimize the impact in the operating budget. Councilor Hackett responded that it's important to remember the percent of bonding is exceptionally low compared to other like-sized communities. She urged they use their capacity to make the improvements. VOTED UNANIMOUSLY.

ADJOURNMENT

At 6:53 PM, there being no further business, a MOTION was made by Councilor Hackett to adjourn and was seconded by Councilor Haugh. UNANIMOUSLY VOTED.

Respectfully Submitted by Mary Barker as Recording Secretary.

Approved by Michael Molisse as Budget/Management Committee Chairman
Unanimously voted on 13 November 2017