

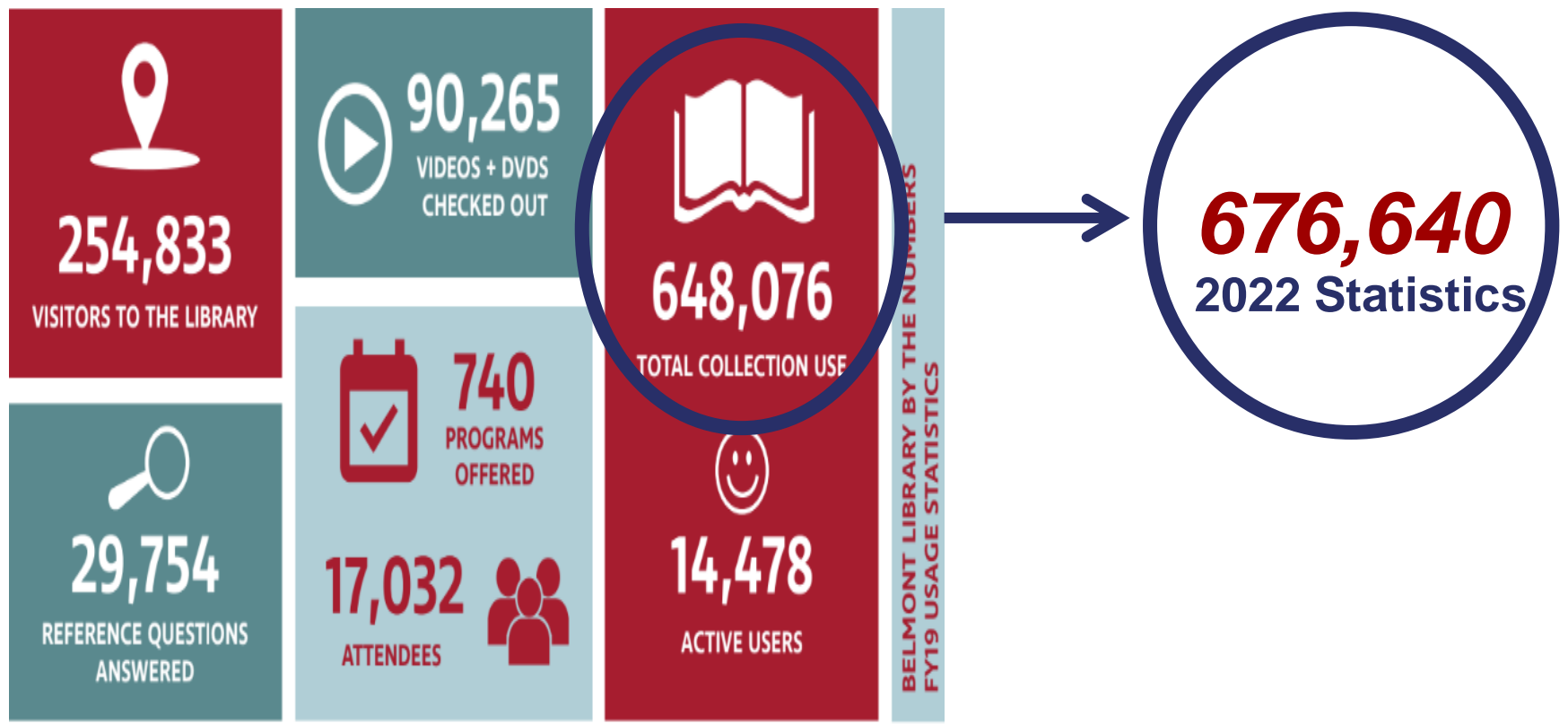
# **Library Building and Fundraising Update**

**September 20, 2022**

# Library Services

## 2022 Record Breaking for our Library

### 2019 Statistics



Source: State ARIS report

# Library Building: Recent Building Failures

# Library Building – *Recent Failures*

- **Parking area and outside lights fail over time**
- **Secured funding to replace the lights**
- **Replaced lights but new lights not working**
- **Find that exterior electrical conduit has failed**
- **Excavated perimeter and replaced conduit**
- **Assessment from electrician notes that conduit failed due to corrosion and fire**

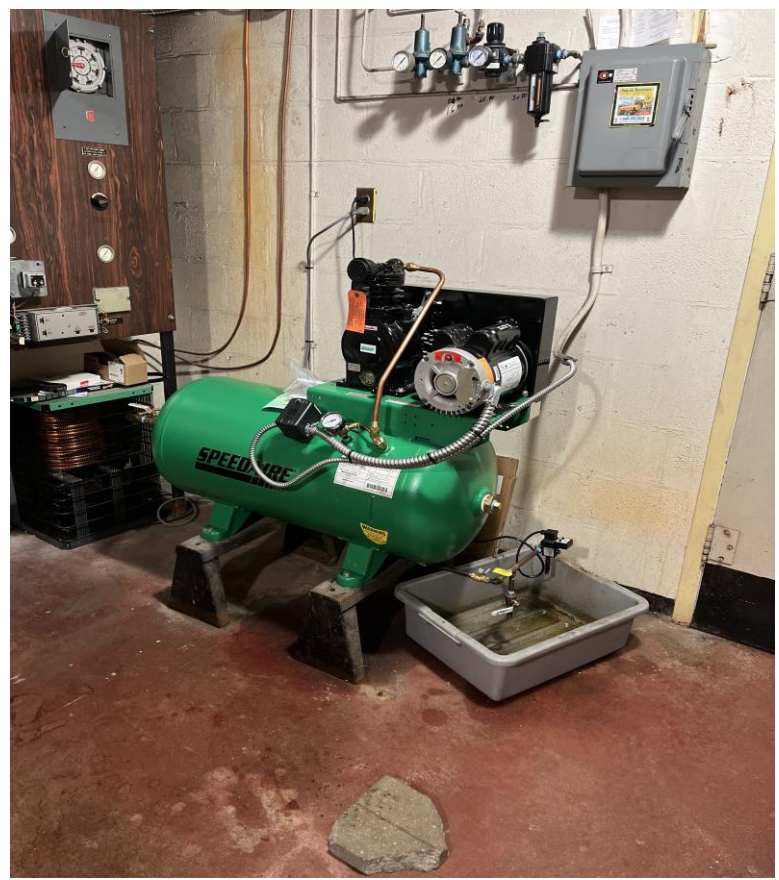
## *Electrical System Failures (external)*



# Library Building – *Recent Failures*

- **Air compressor failed and replaced in July 2019**
- **Facilities at time states challenges with integrating new components to work with antiquated, beyond end of life, no longer code compliant systems**
- **New compressor fails in April 2022**
- **Replaced in September 2022**

*Replacing a part of the problem is just a stop gap until a bigger failure occurs*



# Library Building – *Current Failure*

- **April'22 issue with burst pipe found in air conditioning closet in hall**
- **Pipe repaired. Damaged items discarded**
- **August – strong smell of mold/mildew. Issue- disintegrated wall from water damage between the walls**
- **Wall repaired; mold smells persist. First airborne mold inspection conducted**
- **Discover one exhaust fan inoperable. Replacement on order. Requires crane to lift to roof**
- **Mold smells persist. Second mold inspection ordered and pending**

*Undetected Leaks in the Walls*



# Library Building – *Building System Conditions Assessment*

- **Pattern of building failures continues**
- **All major building systems well beyond their useful life (fire, elevator, HVAC, electrical, plumbing, roof and more). Many are original to the construction of the building in 1964/1965**
- **Trustees recent work and discussions with CHA confirm that major systems cannot be addressed independently**
  - **Cascading interdependencies; the domino effect**
  - **No reasonable repair solution exists given scope of the repairs and the requirements of ADA and MAAB**
- **The building *is going to fail***

# Library Building – *Current Building Tours*

- **Tuesday September 27<sup>th</sup> 7:00 – 9:00 p.m.**
- **Thursday October 6<sup>th</sup> 9:00 – 11:00 a.m.**
- **Sunday October 16<sup>th</sup> 1:00 – 3:00 p.m.**
- **Monday October 17<sup>th</sup> 7:00 – 9:00 p.m.**
- **Wednesday October 25<sup>th</sup> 9:00 – 11:00 a.m.**
- **Saturday October 29<sup>th</sup> 9:00 – 11:00 a.m.**
- **Saturday November 5<sup>th</sup> 1:00 – 3:00 p.m.**

*Come Examine the  
Current Library  
Conditions for  
Yourself*



# Library Building Project – *Path Forward*



- **7+ community meetings**
- **2 online surveys, focus groups**
- **50 + key group meetings**
- **\*5 Year Library Long Range Plan 2016, 2021**
- ***Building Tours - October 2021, Now***

*All Building Project materials available on the Library website*

# Library Building Project - *Fundraising*

**\$5 Million** *and growing!*

- Naming rights, sponsor opportunities
- The wall for all
- Donations from over 900 community members
- Continuing to pursue grants from local businesses and foundations
- Pledges are dependent on the project moving forward

# Library Building Project – *Fundraising*

**\$ 39.5 M**      *Total Project Costs*

*Less*      **\$ 5.0 M**      *Fundraising Total to Date*

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**\$ 34.5 M**      *Net Project Costs*

- *\$313\* average single family homeowner impact. Fundraising reduces impact by \$45 per year*
- *Includes design fees, construction costs, contingencies, and temporary needs (space, moving)*
- *\$1.9 M reserve for market volatility*

### *Potential Additional Funding to Further Reduce Net Project Costs*

- *\$ 1.0 M Bond Bill from the state*
- *\$ 150K Economic Development Grant*
- *\$ 500K Additional fundraising*
- *Community Preservation Grant*
- *Other*

\* \$23.23 rate per \$100,000

