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Board of Selectmen
Town of Wayland

To: Members, Board of Selectmen, Town of Wayland
Members, Finance Committee, Town of Wayland
From: Judy Ling
Date: 02/12/2018
Subject: Warrant Article – Appropriate \$175K to Design Renovations of the Existing Library Building at 5 Concord Road for Continued Library Use Instead of Building a New Library

Dear Selectmen and Finance Committee Memebers,

I understand there are some questions such as from what sources the \$175K and \$9.5 million cap in my petition originated; why this information is not already available in the 2005 and 2017 Library Building Program documents; and how APD and wetland issues may be resolved.

I am submitting following additional information for your consideration –

The \$175K for design, engineering and related construction documents

I asked the opinion of 2 separate architectural firms to ascertain whether \$175,000 would be adequate funding to undertake this work. Both are experienced architects who routinely work on municipal buildings and are familiar with the required documentation. They both agreed that the \$175k seemed reasonable.

Wayland's Public Building Director, Mr. Keefe, has also reviewed the petition and agrees the \$175K is a reasonable amount for the tasks involved.

The \$9.5 million cap

The petition requests that the design be budget conscious and caps the upper limit at \$9.5 million. Given this is what the \$175K is meant to design, what I can clarify now are the information sources that I used to base the \$9.5 million cap.

Letter from Mr. Thomas J. Fay, dated 12/11/2017

In this letter, Mr. Fay indicated that renovating the 14,025 sf library building would cost @\$350/sf. Additions would cost @\$535/sf and Site Costs are @\$1.5 million

Using the numbers above –

	14,025 * \$350 =	\$4,908,750
A 4,000-sf addition =	4,000 * \$535 =	\$2,140,000
	Site Costs	<u>\$1,500,000</u>
	Estimate \$\$	\$8,548,750

It is not clear what makes up the \$1.5 million site costs. However, in the 5-Year Capital Budget, there is \$275K budgeted for connecting the Library's wastewater to the town's sewage treatment facility. It would be reasonable that this cost would be part of site preparation.

I also looked at the 2005 Library Building Program document. In the 2005 study, Option B was \$15 million for a 41.9K sf. building. That is \$355/sf. Increasing that 2005 number to 2017 using

PPI for new school construction, the figure is \$447/sf. Using \$447/sf times 4,000 equals to \$1.8 million, so the total becomes \$8.2 million.

Given the major components above add up to between \$8.2 to \$8.5 million, another \$1 million was considered adequate to cover project management and other costs. This information was vetted with one of the two aforementioned architects and was considered reasonable.

Please read the next section on why 4,000 sf was chosen as the potential expansion.

4,000 sf Expansion at 5 Concord Road

At the 2016 Annual Town Meeting, \$56K was appropriated to “Fund Payment In Lieu of Sewage Betterment Assessment for Sewer Capacity for Town Library or Other Town Building”, Article 19. In layman’s terms, \$56K was appropriated to assess connecting Library building septic to the Town’s sewage treatment facility.

The Article was approved, and it was noted in Library Planning Committee minutes, 3/16/2016 (I added highlights) –

Article 19 concerns connecting the current building at 5 Concord Road to the town-owned wastewater (sewage) treatment plant. This is needed to have available land upon which the library at 5 Concord Road can be expanded. If the library connects to the wastewater plant, the current aging septic system can be excavated and that land could then be used to enlarge the footprint of the library. Even if the library is not expanded, it is anticipated a new septic will soon be required as the current one is 29 years old.

The septic field area is approximately 2,000 sf. Assuming two floors can be added, that would be 4,000 sf.

Concerns about Aquifer Protection and Wetlands

The APD by-laws, meant to protect Wayland’s drinking water, state that no more than 30% of a site should be covered by impermeable land. It has been noted that the library is already at 45% and therefore cannot support an addition.

There are 2 potential solutions:

1. Combining the Library land (1.02 acres) with the municipal owned Freight House land parcel (0.91 acres) just about doubles the total acres. The Freight House is mostly permeable land. The percentage of permeable land becomes ~25%, safely under the 30% required by APD.
2. Connecting the library building septic to the Town’s sewage treatment facility, an action already approved by Town Meeting, greatly reduces the concerns of waste water contaminating the aquifer.

The design could explore both options, and others, to satisfy APD by-laws.

Because we are looking at a modest expansion, we do not anticipate that we would need to encroach into wetlands.

Didn't we already evaluate expanding at 5 Concord Road and decided it was not possible?

Both the 2005 and 2017 feasibility studies asked if a 41.9K or 33.5K sf building could be built at 5 Concord Road. Neither study produced designs for what can be expanded at 5 Concord Road without demanding doubling the building size.

My article asks the two questions neither of the above answered. Presuming the town wishes to keep the library at 5 Concord Road and the total cost at \$9.5 million:

1. How much will it cost to renovate the existing building, connect the building to the town sewer system, correct drainage and expand parking around the freight house possibly using permeable material?
2. Assuming the current septic field is now available as a footprint for a modest addition, what would this modest addition cost & how could it be designed to mitigate current space deficiencies?

Results of the Donahue Survey and potentially saving million in tax dollars

The 2015 town-wide Donahue Survey had 875 respondents, much higher than the 358 needed for 95% confidence level. Despite some criticism of the survey's questions that never connected a price tag to obtain some of the improvements, it does show overwhelming support for the existing facility while indicating areas they would like to see improved.

Page 38 – Satisfied to Very Satisfied: 63% - 84%

Page 39 - Households with and without children, satisfaction levels regarding Children's Space: 65% for those with children and 80% for those without

Page 46 –

Q13. How likely would you be to support a bond issue you fund a library project in Wayland that expands/modernizes the current building?

73% said Likely & Very Likely, 19% Unlikely to Very Unlikely to support

Q14. If it is not possible to expand/modernize the current building, how likely would you be to support a bond issue to fund construction of a new facility on a different site?

50%* said Likely & Very Likely, 38% Unlikely to Very Unlikely to support

*Note that this fell well short of the two-thirds vote required to pass a capital project.

On page 51 - 80% of those with children prefer to stay and renovate at 5 Concord Road

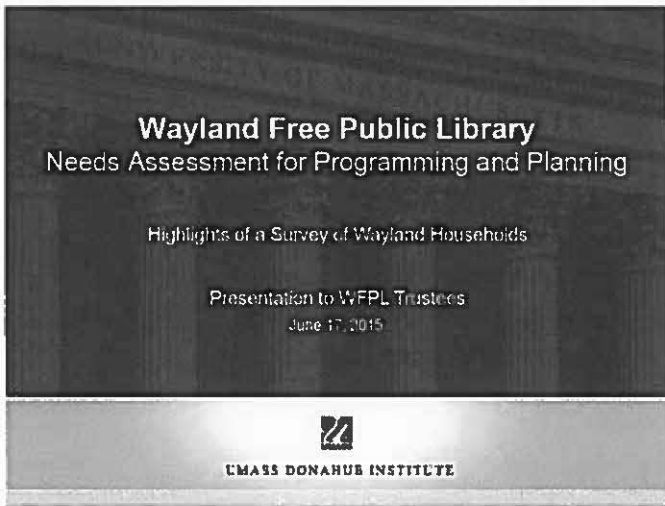
Repeatedly, Wayland respondents overwhelmingly choose 5 Concord Road over a new building in a new location.

No matter what happens next, the library building remains a municipal building. Even if we can revoke a charitable trust and use it for other functions, we will need to renovate and maintain the building. In neighboring Weston, their library sat vacant for 23 years. The renovation for their old library will cost \$4,800,000.

We should listen to what the Donahue survey tells us – Wayland residents love our library and prefer to stay. We can choose to renovate and modestly expand, coordinate larger functions in already paid for town buildings, and potentially save tax payers millions of dollars.

Respectfully,

Judy Ling
 274 Concord Road
 Wayland, Mass 01778



IV. Community Support for Building Project

13. How likely would you be to support a bond issue you fund a library project in Wayland that expands/modernizes the current building?



14. If it is not possible to expand/modernize the current building, how likely would you be to support a bond issue to fund construction of a new facility on a different site?

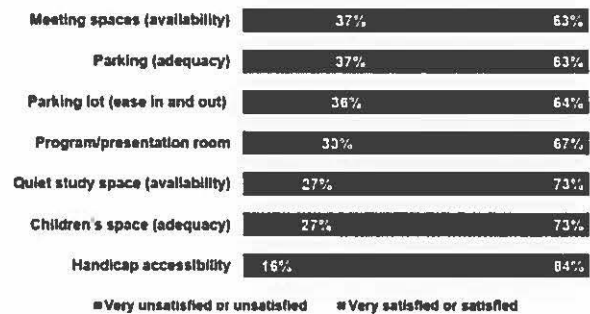


Very Unlikely Unlikely Uncertain Likely Very Likely



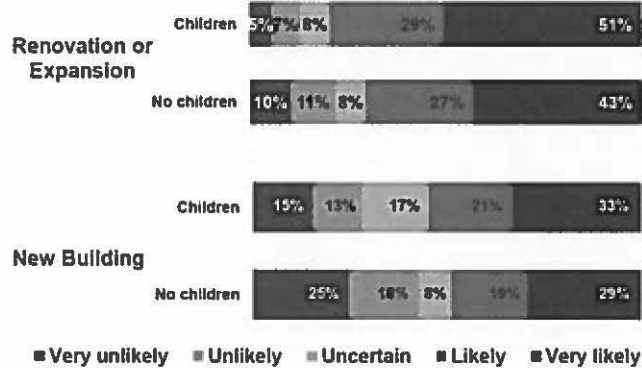
UMASS DONAHUE INSTITUTE

Satisfaction with Library Building



Note: Total raw N ranged from 798 to 823 for each item listed, including don't know respondents. Don't know responses were removed prior to calculating the percentages above.

Building Project Support by Household type



Very unlikely Unlikely Uncertain Likely Very likely