

WHEELER MEMORIAL LIBRARY RENOVATION PROJECT



Current Issues and Limitations

- I. Current building layout and conditions and how they limit the library's ability to serve the general public.**
- II. Major obstacles to residents approaching and accessing the current building.**

Current building layout and conditions

- Primary circulation desk
 - Workspace at the desk is limited
 - Storage space for supplies and patron holds is limited
- Children's Room circulation desk
 - Makeshift space consisting of several tables and desks pushed together
 - Poor sight lines



Current building layout and conditions

- The book collection has outgrown the stacks
 - Additional shelving placed around the library reducing aisle accessibility
- Both fiction and non-fiction sections are chronically overcrowded



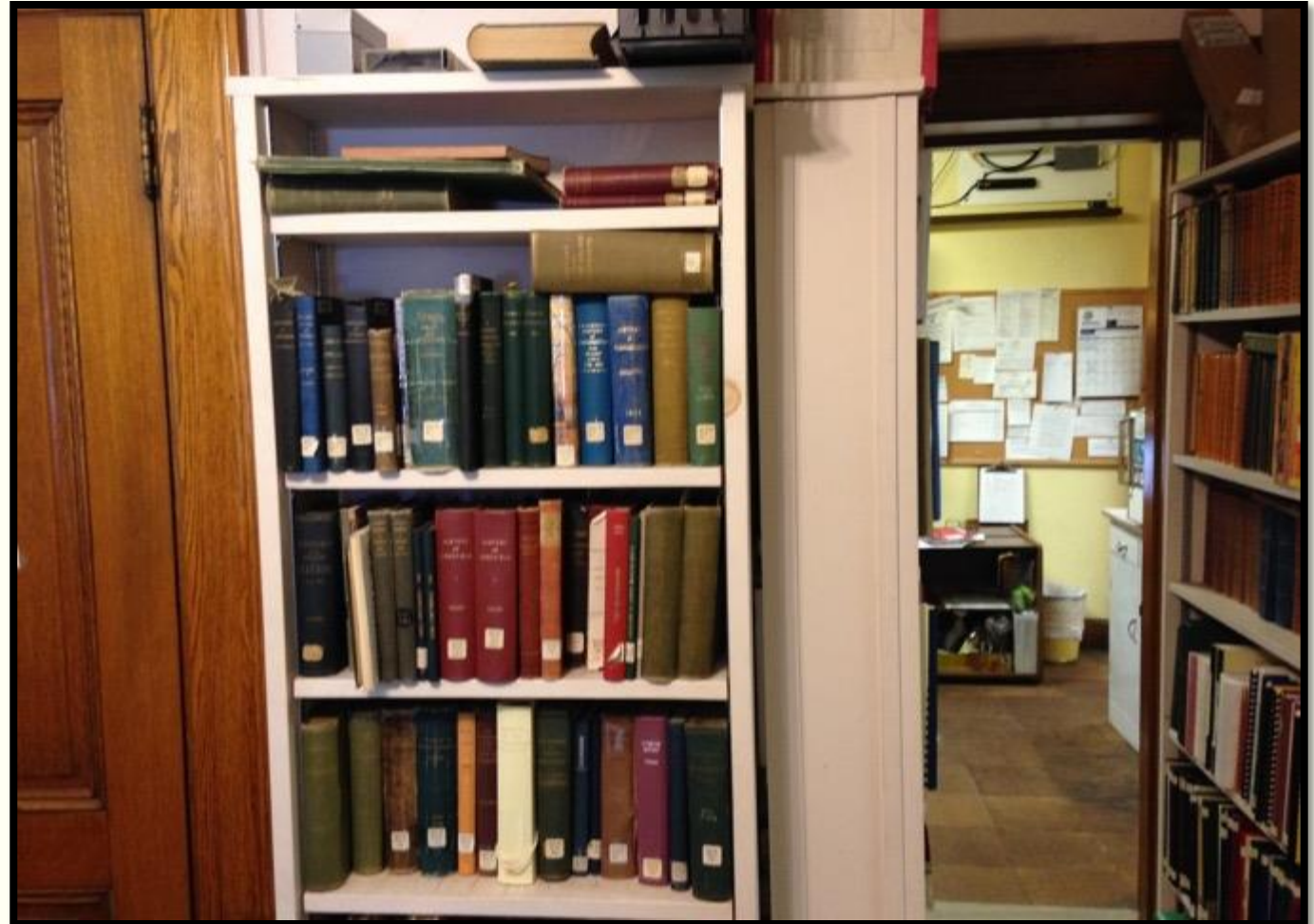
Current building layout and conditions

- Modern libraries are more than a book depot
 - Our collection includes foreign-language DVDs, music CDs, and audio books of various formats
 - Size and storage of this expanding collection is a challenge



Current building layout and conditions

- The **local history collection** is housed off to the side
- It shares space with the director's office, the library's only bathroom, a storage closet, and a table



Current building layout and conditions

East Reading Room

- Mixed use space, out of necessity
- The computers dominate the center of the room.
- Multipurpose reference shelf



Current building layout and conditions

West Reading Room

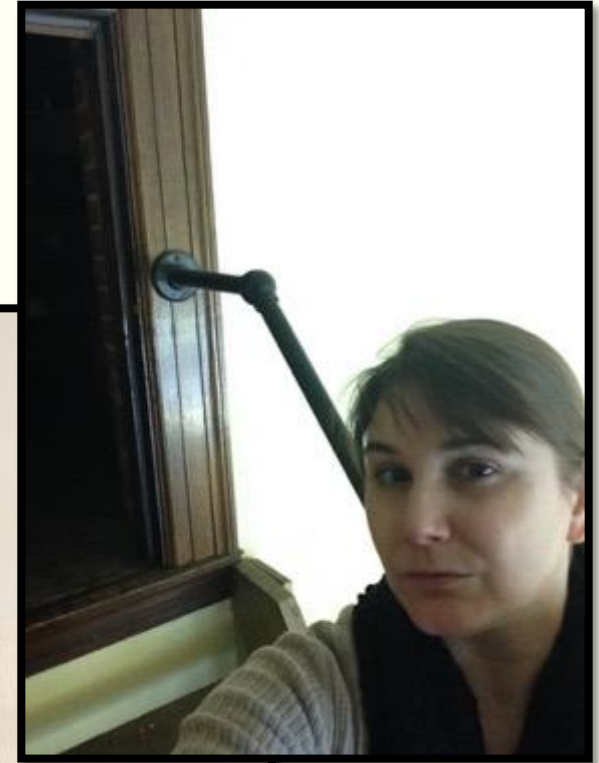
- Mixed use space, out of necessity
- Limits on accessibility



Current building layout and conditions

Collection of old books and historic materials

- Not accessible to the public
- Dangerous stairs
- Space and accessibility limit availability to the public



Current building layout and conditions

Children's Room

- Inadequate space
- Not originally meant for occupancy
 - Lack of environmental controls
 - Lack of natural lighting
 - Increase in popularity for use by those caring for toddlers and preschoolers has decreased available space
- Built in shelving limits space adaptability



Current building layout and conditions

Children's Room

- Not welcoming
- Not conducive to adequately serving children of multiple age groups
- Lack of space limits adaptability



Current building layout and conditions

Community Room

- A multipurpose room serves as a meeting room, a quiet study room, the children's programming room, the staff break room, and a storage area
- Storage for programming materials is limited



Current building layout and conditions

- No dedicated staff space
- A single small bathroom
 - Not accessible
 - Not family friendly



Current building layout and conditions

Building Systems

- Extremely poor ventilation
- Relies almost entirely on ceiling fans for air circulation
 - They tend to accumulate dust and mold.
- Dehumidifiers are required to keep the humidity and mold under control



Current building layout and conditions

Technological deficiencies

- When the Wheeler Memorial Library was first built 102 years ago, the electronic needs of a modern library could not even be imagined
- Modern libraries serve as a technological hub for the community, this requires a massive upgrade in the electrical infrastructure



Major obstacles to residents approaching and accessing the current building.

- Inadequate parking and accessibility
- Side entrance leads immediately to stairs with no accessibility for patrons
- Internal doorways are not accessible



Major obstacles to residents approaching and accessing the current building.

The front entrance also has stairs and has accessibility challenges





Town of Orange

Design and Appropriation Presentation

FOR THE

Wheeler Memorial Library Project



November 1, 2022



Massachusetts Libraries

BOARD OF LIBRARY COMMISSIONERS

- The Massachusetts Board of Library Commissioners (MBLC) is the agency of state government with the statutory authority and responsibility to organize, develop, coordinate, and improve library services throughout the Commonwealth.
- The MBLC was established in 1890 under Chapter 78 of the Massachusetts General Laws and is governed by nine Commissioners appointed by the Governor.



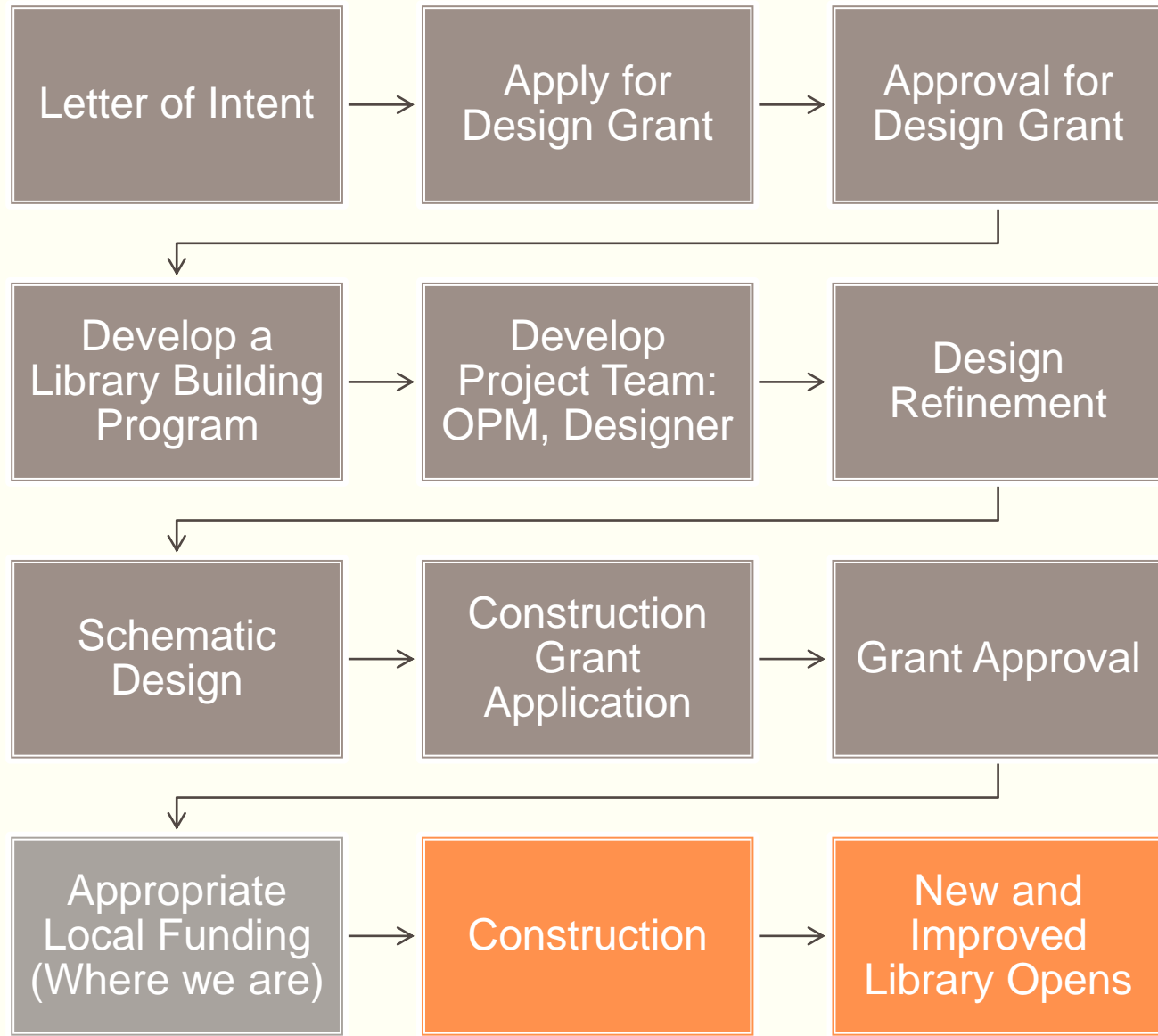
Massachusetts Libraries

BOARD OF LIBRARY COMMISSIONERS

Massachusetts Public Library Construction Program (MPLCP) Grant

- The purpose of the grant is to provide financial support to municipalities in order to plan, design and carry out improvement and/or expansion of their public library facilities.
- The MPLCP has been continuously funded through state bond authorizations since 1987.
- In July 2022, Wheeler Library became eligible for a \$5M Massachusetts Board of Library Commissioners Construction Grant.

The Process





Wheeler Memorial Library



Library Building Program

In 2015, the Town of Orange took the steps to update the Library Building Program originally developed in 2008 in order to apply for a MBLC Planning and Design Grant. The development to the Library Building Program is a pivotal step in the process.

The Library Building Program:

- is a document, based on data collected from the community, that serves as a guidebook or set of instructions from the library director, trustees and staff to the architect.
- articulates the library's vision of its future along a 20 - year planning horizon.
- must be approved by library trustees and the MBLC before hiring an OPM and an architect for the project.

The Design

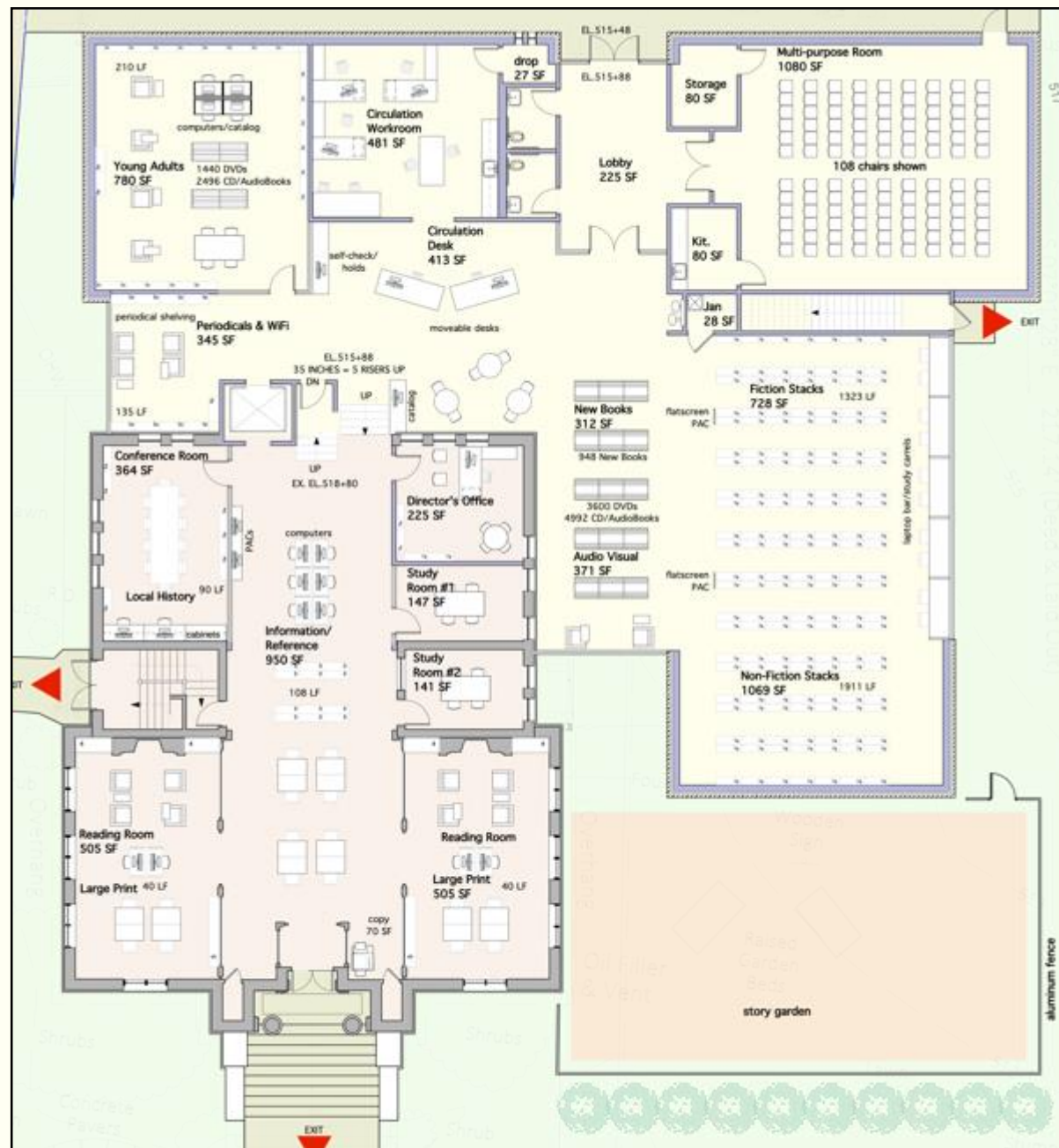


Exterior Views



Floor Plans

Main Floor



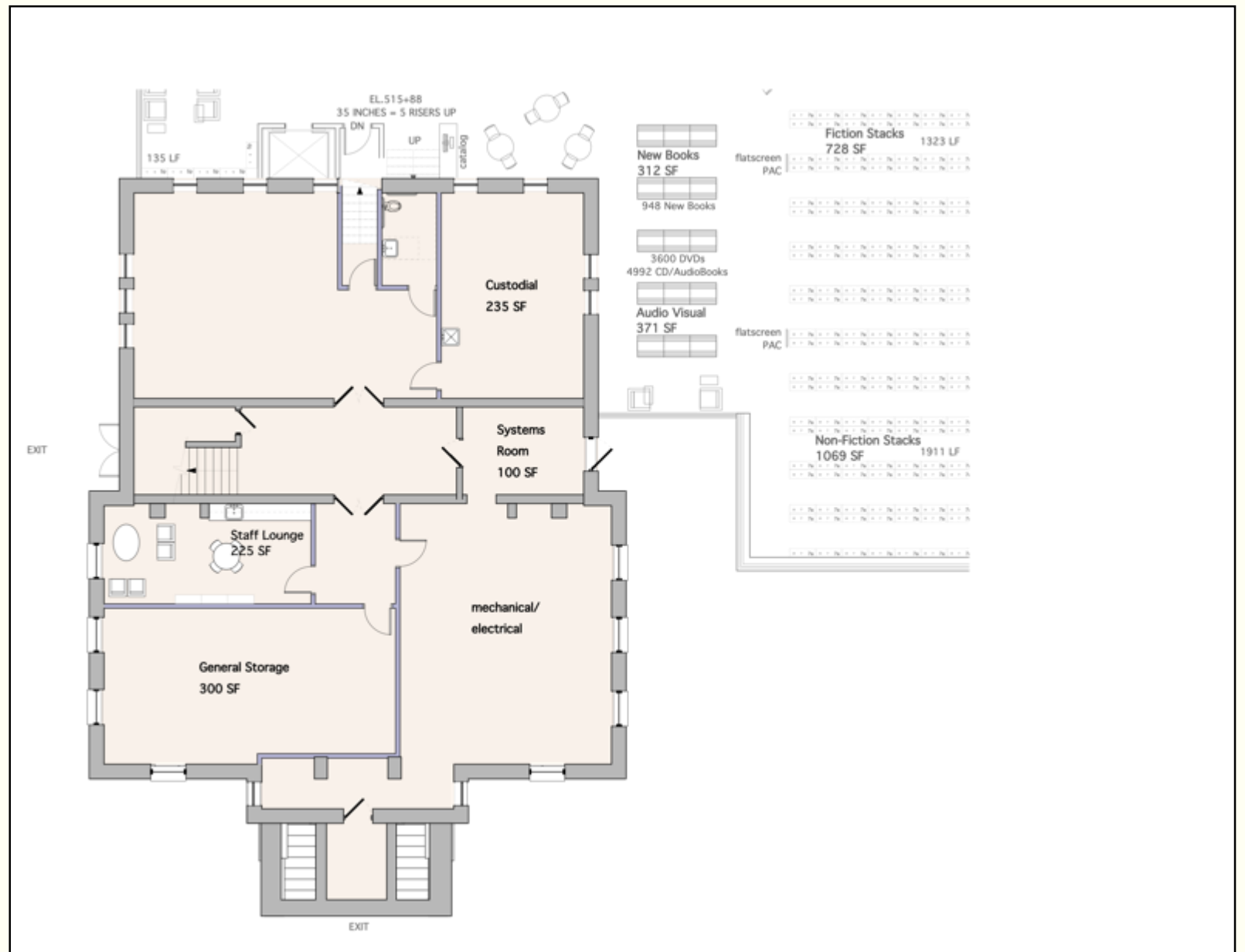
Floor Plans

Upper Floor



Floor Plans

Lower Floor



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Site Plan



Cost Estimate

WHEELER MEMORIAL LIBRARY CONCEPTUAL DESIGN COST ESTIMATES



LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A	New Addition	12,049.9	478.14	5,761,569
B	Renovation	8,233.9	291.27	2,398,281
ESTIMATED NET COST		20,284	402.28	8,159,850

MARGINS & ADJUSTMENTS

General Conditions / Requirements	11.0 %		900,000	
Bonds and Insurance	3.0 %		271,795	
Overhead and Profit	5.0 %		466,582	
Design / Estimating Contingency	15.0 %		1,469,734	
Estimated Total Cost before Escalation		20,284	555.52	11,287,962
Escalation Allowance up to Q3 2023	8.0 %			901,437
ESTIMATED TOTAL COST		20,284	599.96	12,169,399

This line item also shows in the project budget

This line item is not shown specifically in the project budget but build into the simplified construction cost

A. Cost Estimate: Eligible / Non-Eligible Project Costs Summary
If the proposed project is for a shared building, contact MLLC construction specialist for financial section forms and instructions.

Whole Library, 03/26/2023

Item/Activity	Eligible	Non-Eligible	Total
Construction			
1 Construction (not incl. landscaping and paving)	\$ 10,202,447		\$ 10,202,447
2 Landscaping & Paving		\$ 827,136	\$ 827,136
3 Bonds & Insurance		\$ 271,795	\$ 271,795
4 Overhead & Profit		\$ 466,582	\$ 466,582
5 Permits, if not waived by municipality			
6 Subtotal	\$ 10,926,751	\$ 895,211	\$ 11,267,962
7 Contingency for Construction: 7.5% of total	\$ 819,656	\$ 25,441	\$ 845,097
8 Construction Subtotal	\$ 11,746,408	\$ 964,651	\$ 12,111,859
Professional Services			
9 Library Building Consulting, if used (1)			
10 Architect/Engineering Fees Schematic Design (1)	\$ 150,000		\$ 150,000
11 Architect/Engineering Fees Design Development through Bid Documents	\$ 650,000		\$ 650,000
12 Architect Fees Construction Administration	\$ 250,000		\$ 250,000
13 Project Management (OPM)	\$ 120,000		\$ 120,000
14 Clerk of the Works, if separate from OPM	\$ 200,000		\$ 200,000
15 Hazardous Abatement Design/ Oversight (Industrial Hygiene)	\$ 15,000		\$ 15,000
16 Information Technology Consulting			
17 LEED Consulting	\$ 45,000		\$ 45,000
18 LEED Application Fees	\$ 10,000		\$ 10,000
19 Commissioning Agent	\$ 50,000		\$ 50,000
20 Other Engineering Survey & Construction Testing	\$ 80,000		\$ 80,000
21 Interior Design Services			
22 Independent Design Review (if used)			
23 Legal Services			
24 Sub. Fees and Expenses			
25 Other (list separately on next page)			
26 Professional Services Subtotal	\$ 1,520,000	\$ -	\$ 1,520,000
Furnishings, Fixtures & Equipment (FF&E)			
27 Utility Backdrops	\$ 50,000		\$ 50,000
28 Steel Bookshelves & Metal End Panels	\$ 180,000		\$ 180,000
29 Mobile Shelving & Mobile Service Carts	\$ 50,000		\$ 50,000
30 Furniture		\$ 850,000	\$ 850,000
31 Window Treatments			
32 Telephones, i.e. handsets		\$ 25,000	\$ 25,000
33 TeleChat Equipment	\$ 50,000		\$ 50,000
34 Computer Terminal & Peripherals		\$ 25,000	\$ 25,000
35 Audio Visual Equipment, i.e. projectors, televisions, microphones		\$ 50,000	\$ 50,000
36 Wayfinding and Decorative Signage		\$ 5,000	\$ 5,000
37 Automated Seating System			
38 Security System for Collections			
39 Murals or Other Artwork			
40 Other (list separately on next page) - Printing bid documents			
41 Subtotal	\$ 810,000	\$ 455,000	\$ 765,000
42 Contingency for Expenses Professional Service and FF&E 1.0% of total of all expenses	\$ 81,000	\$ 45,500	\$ 76,500
43 FF&E Subtotal	\$ 341,000	\$ 500,500	\$ 841,500
44 Expenses Professional Services and FF&E Subtotal	\$ 1,861,000	\$ 500,500	\$ 2,361,500
Other			
45 Town or School Owned			
46 Gifted or Purchased			
47 Municipal Bond Costs			
48 Moving		\$ 60,000	\$ 60,000
49 Temporary Library Fit-out, Rent, Insurance, etc.		\$ 150,000	\$ 150,000
50 Other Subtotal	\$ -	\$ 210,000	\$ 210,000
Annual Escalation			
51 Construction 0% for up to 12 mos.	\$ 674,300	\$ 27,137	\$ 701,437
52 Architect's services 0% for up to 72 mos.			
53 Professional Services 0% for up to 72 mos.			
54 FF&E 0% for up to 36 mos.		\$ 67,320	\$ 67,320
55 Escalation Subtotal	\$ 943,556	\$ 94,457	\$ 998,757
56 Grand Total Project Costs	\$ 14,552,964	\$ 1,169,608	\$ 15,653,156
Notes:			
(1) Include only those costs incurred within three years of the date of this application. This could include survey and materials testing, structural inspections and peer review.			
(2) A. Purchased land and/or building may be valued up to the actual purchase price.			
B. Only monies already expended for eligible costs related to acquisition of real property after January 26, 2014 shall be included as an eligible cost.			
C. Where publicly or privately owned real property is donated to a project, only so much land as is necessary to provide an adequate library site, up to a maximum of \$800,000, may be considered in the calculation of eligible costs, and the value of such land must be documented.			
D. For more details on valuing land and buildings, see (4) (D).			
(3) Amounts for contingency and annual escalation must be broken down by eligible and non-eligible costs.			
TOTAL COST			\$ 15,653,156.11
MLLC GRANT			\$ 5,223,898.00
TOWN SHARE			\$ 10,429,258.11

Appropriation Needed

Appropriation

Total Estimate	\$	15,653,316
MBLC Grant Reimbursement	\$	5,218,804
Estimated Cost to Taxpayers	\$	10,434,512

- \$42/quarter per \$100,000 valuation of your home
- \$84/quarter if your house is valued at \$200,000
- Payments begin in three years and decline over 20 years

What if the Vote Passes

Expand the Wheeler Memorial Library

**What
are our
choices
?**

- Makes the Library accessible to all residents of Orange
- Brings the library up to 21st century standards so it can continue to serve the residents of Orange for decades to come
- Allows to Library to increase Library options and services available to residents

What if the Vote Fails

Leave the Wheeler Memorial Library as is

**What
are our
choices
?**

Pros

- No immediate capital cost increase

What is the 30% rule?

Existing buildings are not required to be upgraded to current building codes. Capital improvements valued at 30% or greater of the existing value, require the building be brought up to current Building Codes.

Cons

- Services for the Orange residents will continue to be inadequate for 21st century standards
- Building will remain in violation of ADA standards, actions to address accessibility could trigger the “30% rule” for building codes
- Library staff and volunteers will continue to struggle to find storage
- Will lose MBLC Grant funding



Next Steps

- Vote on Election Day, November 8, 2022
- Vote at Special Town Meeting, December 8, 2022
- Design Development
- Construction / Bidding Documents
- Receive Construction Bids
- Move Library Services to a temporary facility
- Begin construction
- Move Library Services back into the building

Questions?