

Meeting of the Jones Library, Inc., and the Town Libraries' Board of Trustees
August 22, 2022 4:00 p.m. meeting conducted via Zoom webinar

Members Present: Austin Sarat, Farah Ameen, Alex Lefebvre, Tamson Ely, Lee Edwards, and Bob Pam
Also Present: Sharon Sharry, Ken Guyette and Will Fernandez (Colliers), Josephine Penta and Tony Hsiao (Finegold Alexander) and members of the public and press (16 attendees)

- I. Meeting called to order at 4:00 p.m.
- II. **MOTION:** To take off the 'table' the motion to enter a new agreement with the Town pledging the value of the endowment to help fund the Jones Library building project. *Approved 6-0.*
- III. Public Comment - None
- IV. Jones Library Building Project Finance Report
 - A. **MOTION:** To enter a new agreement with the Town pledging the value of the endowment to help fund the Jones Library building project. *Approved 5-1 (Pam – No).*
 - B. Fundraising efforts to date have been tremendously successful and Town has received \$500k from donations raised. Motion is to repledge the endowment rather than using the fundraising we have already gotten toward fundraising previously pledged. Current approximate value of the endowment is \$8.6M.
 - C. Needs of Library have not changed. 65% of voters supported the project. The Library said we would build a Library this is sustainable, reflects the historic values and treasures of the Library, would better serve our community, have a teen space, have an adequate children's room all on the same floor, would provide beautiful spaces for reading and gathering, modernize technology of the Library, do something about the ageing infrastructure, and to make an even more inclusive space than it is and has been. The case for moving forward is as strong today as when we made it.
 - D. Can't and shouldn't minimize cost escalation. Need to think about cuts that can be made, about potential of fundraising and think about what would happen to the budget if we drew down the endowment.
 - E. Financial feasibility is a primary concern.
 - F. We knew costs would be escalated because the project did not move forward immediately after the vote of the Town Council in April of 2021. Know people have donated because of their belief in the project and what it represents for the community. Important project.
 - G. Presentation by Library Director of Value Engineering and Cost Reductions
 1. Window sash replacement line item. Question if this would impact historic design? (Would be repaired in place to the way they are rather than full replacement)
 2. Question regarding brick pavers is lieu of stone and granite pavers – why was this rejected? (it was a choice between brick pavers or concrete)
 3. Clarified that the triple glazed windows as alternate were requested by the sustainability committee and are not contemplated in the design that got us to the current EUI of 29. This was a measure to be explored to further reduce the EUI if the budget allowed.
 4. Question if removal of the curtainwall is contemplated in this list? Yes.

5. OPM stated that typically, a fairly exhaustive list is done at each phase of the project. Working with design team and estimators to come up with the list. Did an exhaustive search for items to present. Because reduction of program cannot be one of the items, that limits what can be done in terms of cuts. Don't believe another look at this point would get us any further reductions that are significant.
 6. OPM stated that we can assume a cut in escalation of \$750k from what was estimated. Have been seeing changes in the market as are the cost estimators. Cost estimate was done one month ago. 6-12% is the escalation in the next year or two. We carry 9% in estimate reconciliation which estimators thought was fair. Potential to adjust down if the escalation continues to trend down to 6%. (At the beginning of project had at 3-4% escalation, which is typical). If they were to do the cost estimate today, it would be reduced by \$750k.
 7. FF&E reduction of \$1M. Budgeted \$2.5M. Lower budget will allow us to buy all new shelving but we would cut the automated handling materials system. Can be pulled out of the project and possibly added at a later date. Would reuse all existing furniture plus \$1.5M to purchase new furnishings in new space.
 8. \$3.3M is total saving at this point. Estimated budget of project – range based on escalation \$46.8M total. As we reduce hard costs, some of soft costs reduce as well. Closer to \$3.7M or \$43M for total project budget on the low end. At the high end we are at just about \$50M (with \$3.3M taken out)
 9. \$36.283M – gap to fill is ~\$7M. Historically estimators estimate to the middle range. Historically see bid savings with the estimators we are currently using.
 10. What is the cost of pausing the project while determining how to move forward? Costs will continue to escalate and increase.
 11. Repair Only options have been estimated with the same escalation to \$20.6M for Option 1 and Option 2 to \$18.3M.
 12. Comment that believe Option 1 not feasible because of other Town projects and so need to be looking at Option 2.
 13. A pause for two months - current escalation today 12% - 1% per month - \$726,000 - \$1,066,000.
 14. Cost to date \$401,000 (OPM and Designer costs)
 15. Expected \$1.4M to get through to bid date
 16. As going through Design Development, is there a potential for more savings? Currently in Schematic Design and costs are often higher with design and pricing contingency because still amounts left to be determined. As the actual design is fully developed and cost is known, there is the potential to find some savings.
 17. How is pause impacting fundraising? Any pause or confusion makes fundraising more difficult.
- H. Updated fundraising spreadsheet from Capital Campaign
1. MA Historic Tax credit was \$1.6M - increased to \$2.5M as the cost of the project has escalated and what would be eligible increases as well (20% of cost is eligible).
 2. Raising another \$6M from individuals
 3. 600k foundations and corporations
 4. Sustainability grant opportunities – don't have numbers for that piece
 5. Believe that the \$8.9M in fundraising there is a high probability of having in hand if earmarks come through with another goal of raising \$6.6M
 6. \$1.7M pledged, \$900k in hand (\$500k has been paid to the Town). Plan is to fund raise roughly \$1M per year through 2027.

7. Does not reflect – potential higher amounts might get from federal and state, potential ARPA funds being requested by libraries in process of MBLC construction grants, or any sustainability grants or awards.
8. Library Director reviewed potential impacts to budget based on reduction of the endowment.
- I. Question about the amounts that come in after project completed – do we need to withdraw from the endowment to bridge gap between when must pay money for project costs and when would receive money?
- J. Comment that if we do not move forward with the project, want a commitment from Town to weatherproof the building and complete the repair work of HVAC systems.
- K. **MOTION:** In order to keep the building project moving forward in light of the increased estimate of its cost, the Trustees of the Jones Library, Inc. agree to reimburse the Town for the cost of continuing the planning project up to the conclusion of the bidding process if the project does not go forward at that point. *Motion tabled by unanimous consent.*
- L. If we get to bid documents and the decision was made not to go forward, what would happen with the money donated to fund the project? Would be returned to donors.
- M. Question if we could we consider paying for next 60 days rather than through the bid phase? Colliers and FAA would both consider working on the project for next 60 days without being invoiced to keep things going.
- N. Question: when is the anticipated bid date? Looking at bidding starting in July of 2023.

Meeting adjourned at 5:50 p.m.

Respectfully submitted by Alex Lefebvre