




LIBRARY RENOVATION & IMPROVEMENT COMMITTEE

August 27, 2020
Town Meeting



LIBRARY RENOVATION AND IMPROVEMENT COMMITTEE

- Deborah Walsh – Chair
- William Bonney – Vice Chair
- James Parda – Secretary
- Joseph Jankowski – Library Board Liaison
- Timothy Ackert
- Dudley Brand
- John Twerdy

BUILDING HISTORY

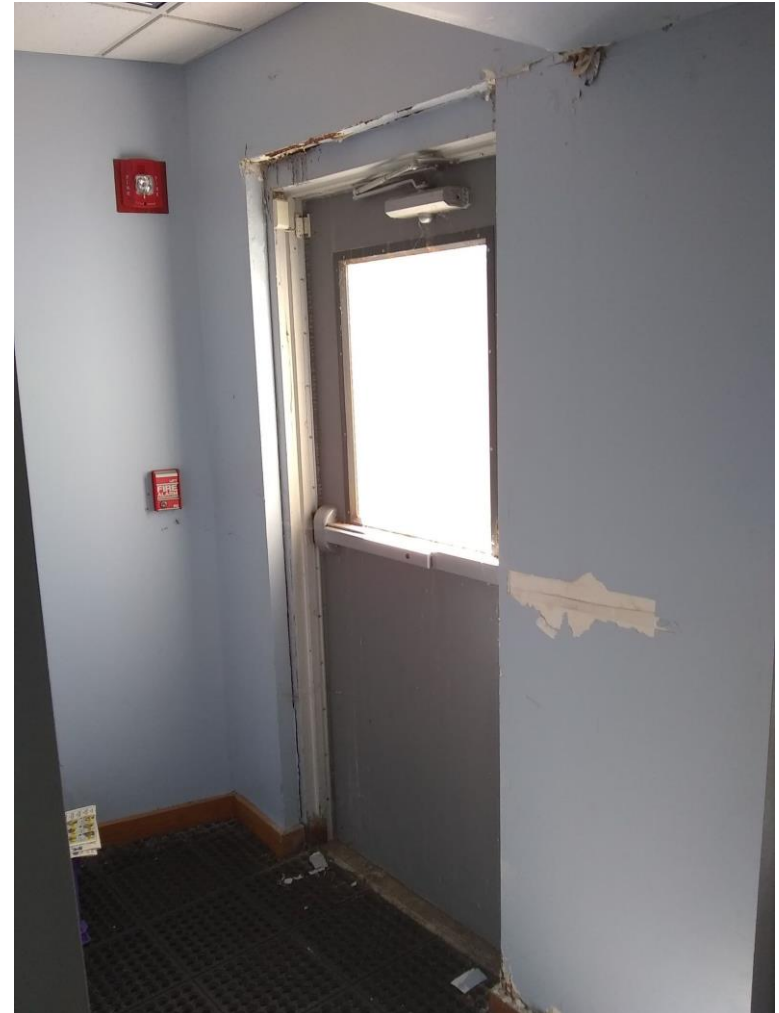
- Original library building was construction between 1911 and 1913.
- Addition to building constructed in 1989.
- Repairs and improvements include:
 - *Multiple roof repairs*
 - *New Chiller, 2018*
 - *New Boiler and Oil Tank, 2019*
 - *New Dehumidification System, 2019*
 - *Floor joist repair in historic building, anticipated 2020-21.*

CHARGE TO THE COMMITTEE

- Working within the existing footprint, including the courtyard area, the committee was instructed to look at improving or renovating the following:
 - *Water Intrusion*
 - *Code Compliance*
 - *Electrical*
 - *Energy Upgrades*
 - *Technology Infrastructure*
 - *Operational Efficiency*

WATER INTRUSION

- Roof over courtyard prevents water intrusion and converts area to usable space.
- Drywall replacement and water damage repair in children's room.
- New Roof on the 1989 section of the building.
- Original drainage is still effective and will be utilized with renovations.



CODE COMPLIANCE

- Current railings and steps throughout the building do not meet current code.
- Historic entrance is not code compliant with egress or handicap accessibility.
- Areas of Rescue need to be added to all non-accessible exit doors (2 locations).
- Basement door is too short for an emergency exit.
- Elevator Requires update to controls to meet current code.
- Occupant load for building requires four restrooms. Current building only offers 2 total restrooms.
- Doors do not provide enough clearance to accommodate those with disabilities.
- Network wiring hangs in front of electrical panels and needs to be moved.
- Circulation desks are not ADA compliant – are not wheelchair accessible.

ELECTRIC & ENERGY UPGRADES

- Replacement of outdated electric wiring and lighting.
- New fixtures will be LED.
- HVAC upgrades for community room to add surplus air flow in downstairs area and be COVID-19 compliant.

TECHNOLOGY INFRASTRUCTURE

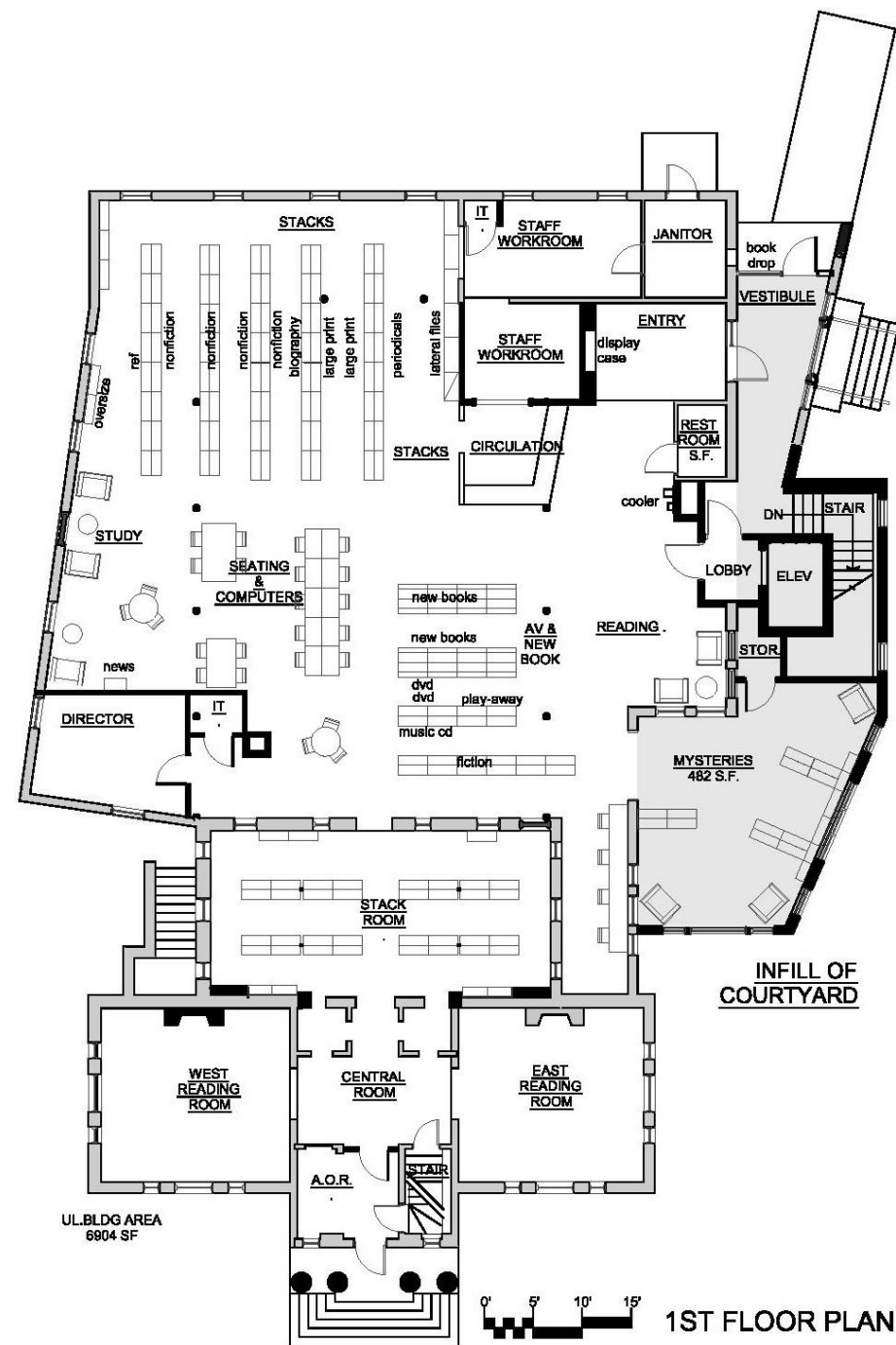
- Replace outdated Networking and IT infrastructure.
- Relocate computer network nearer to computers.



OPERATIONAL EFFICIENCY

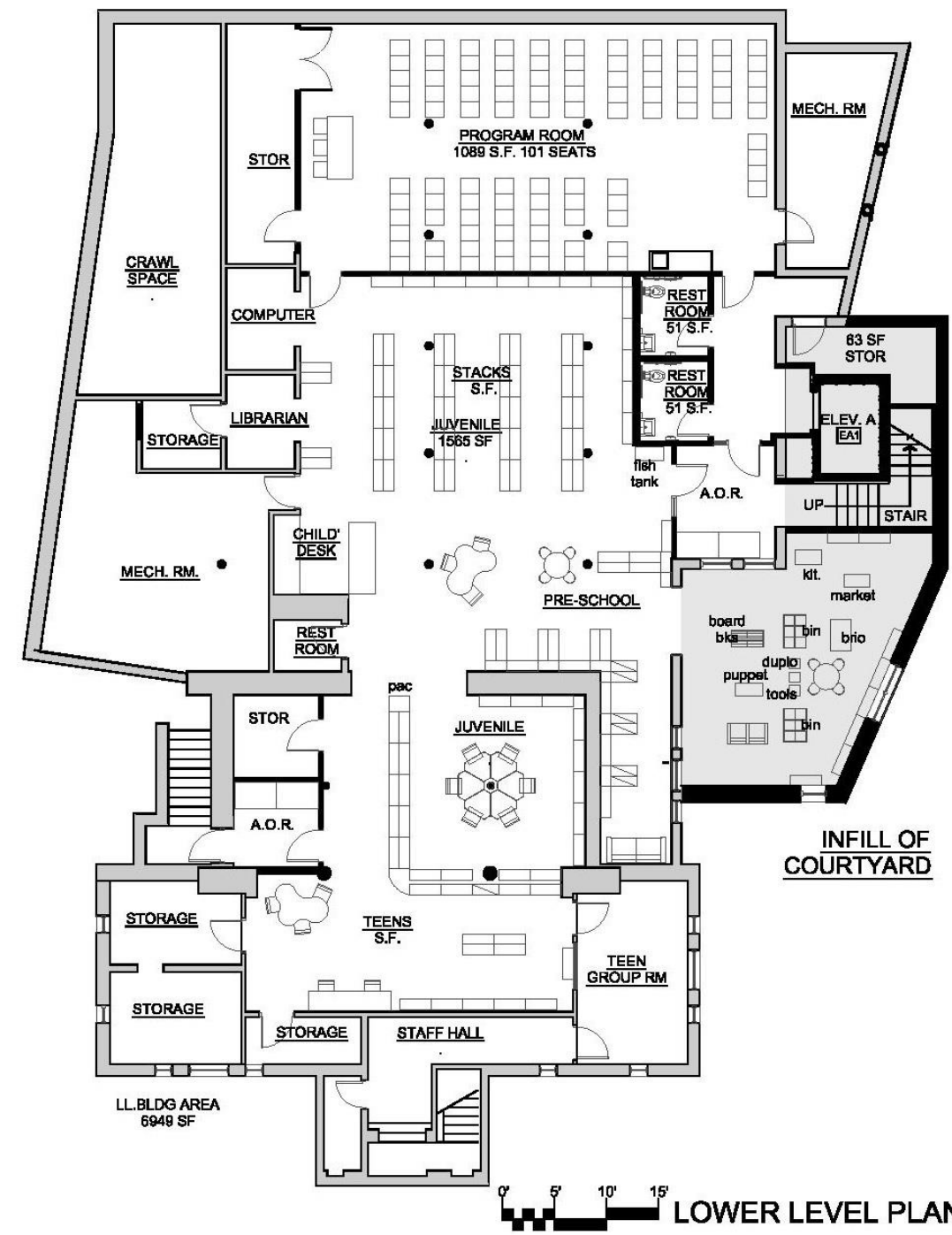
- Entrance way and building navigation reconfigured to be more intuitive and accessible. Stairs and elevator will be situated near entrance.
- Program room relocated and expanded to increase capacity and offer after-hours access.
- Quiet study and reading areas added.
- Total of 4 ADA compliant restrooms.
- Circulation desks upgraded and moved to be easily distinguishable by visitors.

PROPOSED 1st FLOOR PLAN



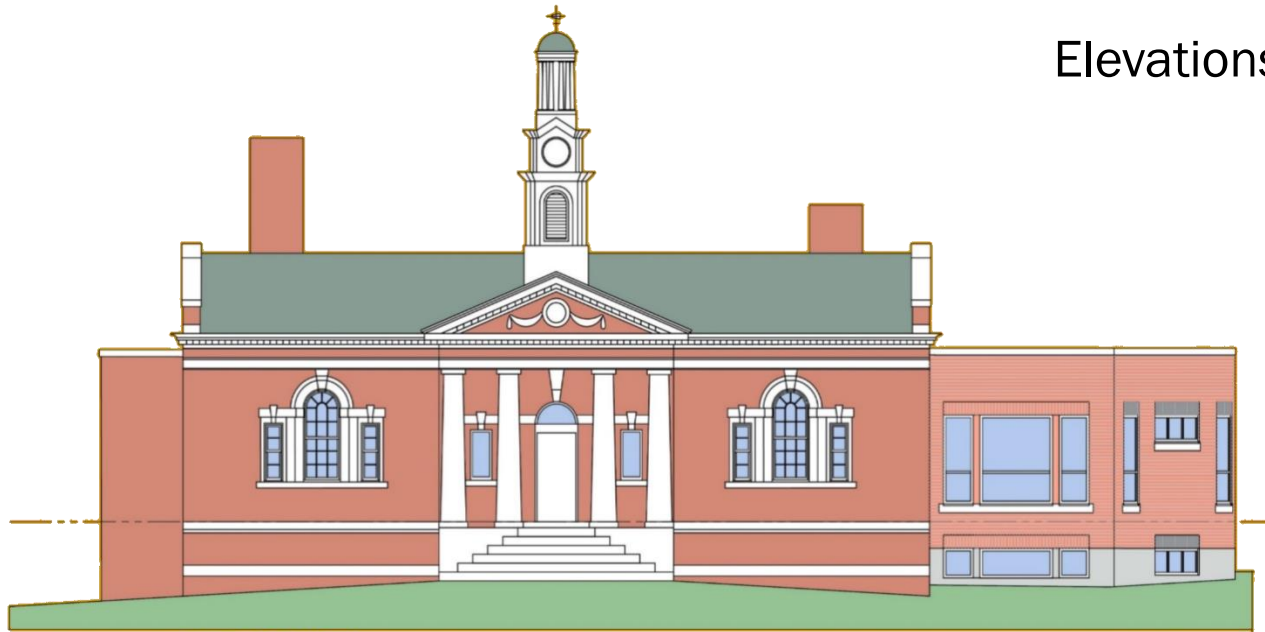
1ST FLOOR PLAN

PROPOSED LOWER FLOOR PLAN



0' 5' 10' 15' LOWER LEVEL PLAN

Elevations



NORTH ELEVATION

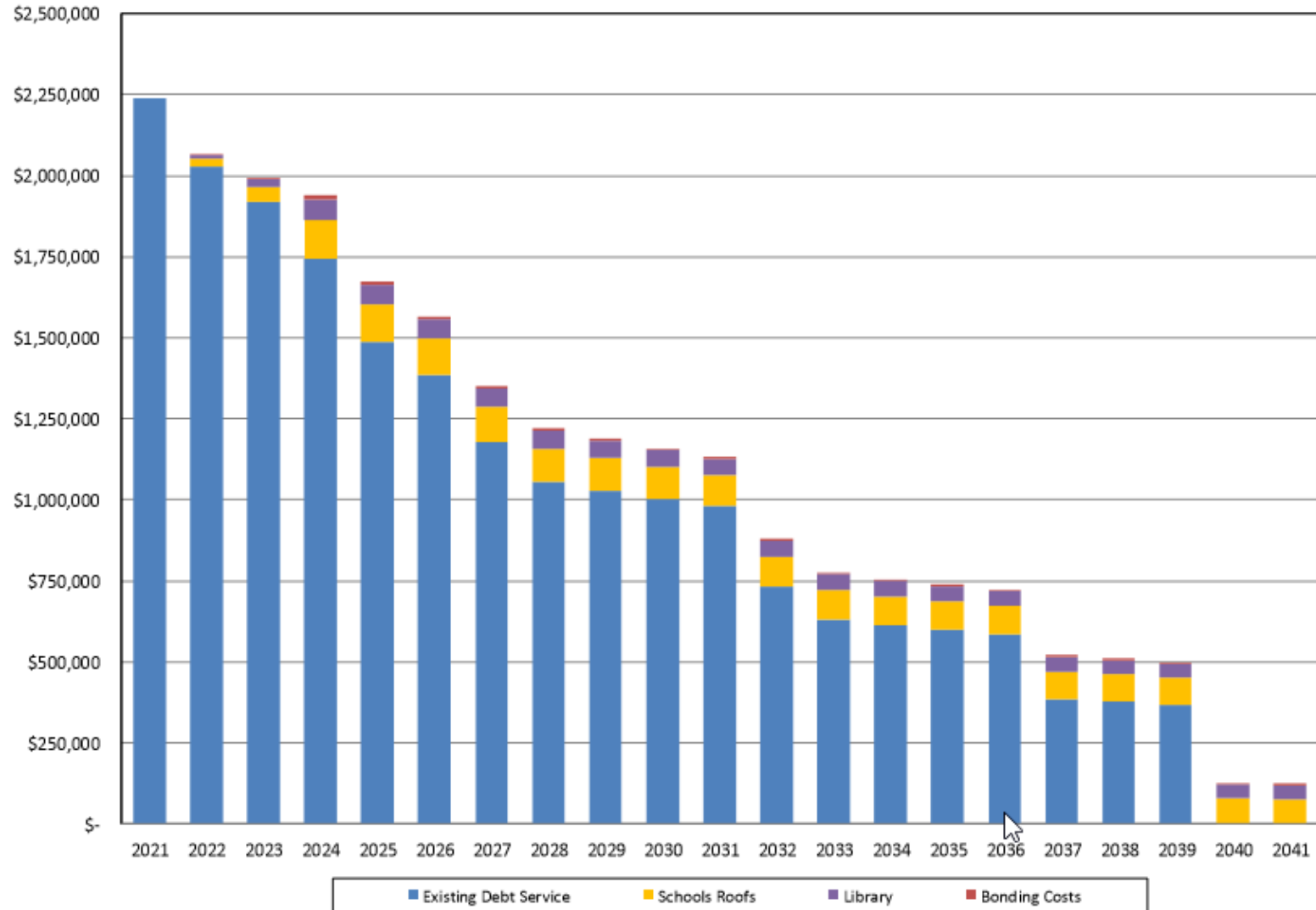


EAST ELEVATION

Financials

Booth & Dimock Library Renovations	
Estimated Project Costs	\$1,700,000
Estimated Grant Reimbursement	(\$850,000)
Transferred bond proceeds	(\$100,000)
Net Borrowing Amount	\$750,000

Debt Service Impact Chart



TOWN OF COVENTRY, CONNECTICUT

MILL RATE/TAX IMPACT

Proposed Library Bond - \$750,000 (Net)

Fiscal Year	Debt Service			Mill Rate		Combined Mill Rate All debt	Tax Impact from Project	
	Existing Debt	Library	Combined	Existing Debt	Library Bond		Median House/Yr	Median House/mth
2021	2,237,752	-	2,237,752	2.19	0.000	2.19	\$0.00	\$0.00
2022	2,029,491	12,100	2,041,591	1.98	0.012	2.00	\$2.02	\$0.17
2023	1,918,493	24,200	1,942,693	1.88	0.024	1.90	\$4.03	\$0.34
2024	1,744,616	63,200	1,807,816	1.71	0.062	1.77	\$10.53	\$0.88
2025	1,487,990	61,200	1,549,190	1.45	0.060	1.51	\$10.20	\$0.85
2026	1,385,544	59,200	1,444,744	1.35	0.058	1.41	\$9.87	\$0.82
2027	1,180,197	57,200	1,237,397	1.15	0.056	1.21	\$9.53	\$0.79
2028	1,054,646	55,200	1,109,846	1.03	0.054	1.09	\$9.20	\$0.77
2029	1,028,140	53,200	1,081,340	1.01	0.052	1.06	\$8.87	\$0.74
2030	1,004,946	51,200	1,056,146	0.98	0.050	1.03	\$8.53	\$0.71
2031	981,521	49,800	1,031,321	0.96	0.049	1.01	\$8.30	\$0.69
2032	731,963	49,000	780,963	0.72	0.048	0.76	\$8.17	\$0.68
2033	631,713	48,200	679,913	0.62	0.047	0.66	\$8.03	\$0.67
2034	612,950	47,400	660,350	0.60	0.046	0.65	\$7.90	\$0.66
2035	599,300	46,600	645,900	0.59	0.046	0.63	\$7.77	\$0.65
2036	585,650	45,800	631,450	0.57	0.045	0.62	\$7.63	\$0.64
2037	386,550	45,000	431,550	0.38	0.044	0.42	\$7.50	\$0.63
2038	378,000	44,175	422,175	0.37	0.043	0.41	\$7.36	\$0.61
2039	369,000	43,250	412,250	0.36	0.042	0.40	\$7.21	\$0.60
2040	-	42,250	42,250	0.00	0.041	0.04	\$7.04	\$0.59
2041	-	41,250	41,250	0.00	0.040	0.04	\$6.88	\$0.57
2042	-	30,375	30,375	0.00	0.030	0.03	\$5.06	\$0.42
Total	\$ 20,348,462	\$ 969,800	\$ 21,318,262				\$161.64	\$13.47

COST ESTIMATE

- Renovations & Improvements - \$1,237,728
- General Conditions, OH&P - \$259,922
- Soft Costs, including 10% contingency - \$335,530
- Total - \$1,833,180 *minus* \$133,180 anticipated design build savings *equals* \$1,700,000 project budget.
- \$850,000 State Library Grant *minus* \$100,000 Previously Approved *equals* Net Borrowing \$750,000
- Note: Grant must be obligated to proceed with project.

FUNDING & FINANCIALS

- Library has received an \$850,000 grant from the Connecticut State Library
- \$100,000 remaining from prior project to be used toward match
- Total cost of project is \$1,700,000
 - *Cost to Coventry taxpayers after \$850,000 grant and \$100,00 leftover funding is \$750,000 to be bonded*
- Cost Comparisons
 - *First estimate was over \$6 million*
 - *May 2017 Referendum - \$5.4 million*
 - *November 2018 Referendum - \$4.9 million*
 - *2020 Net Proposition \$750,000*
- A decrease of \$3.7 million, or 68.5% from May 2017 Referendum

COST COMPAIRSON to renovate only with local funds

- Code Only Project (cost per DRA 2/14/20)
 - *Identified code costs \$327,860*
 - *Roof Replacement/Damage Repair \$170,000*
 - *Design, OH&P, Soft Cost 102,000*
 - *= \$599,860*
 - Scheduled Maintenance in CIP Budget
 - *Carpet/Painting \$35,000*
 - *Parking lot \$50,000*
 - *=\$85,000*
- Total \$684,860
- Max Grant Match \$850,000
 - Money remaining from prior project - \$100,000
 - $\$750,000 - \$684,860 = \$65,140$