



ILSLEY 100 PROJECT TEAM REPORT FOR MIDDLEBURY SELECTBOARD JANUARY 10, 2022

The Ilsley 100 Project Team is charged with guiding the development of design options to create a library building that will be **a welcoming, accessible, and safe community hub with the flexibility and sustainability to enrich community members' lives now and into the future.** The Project Team's first step was to develop a square footage program to meet the library's operational needs in light of the above vision statement. The result was a Preliminary Program Study that calls for some combination of demolition, renovation, additions, or new construction to bring the existing 18,330 gross square feet to a proposed total of 24,256. The additional proposed square feet will ensure safety and accessibility throughout the facilities; double the space for youth services; allow for additional public meeting rooms; and provide appropriate storage and staff space.

As previously reported to the Selectboard, the Project Team held a series of public meetings in November to share the vision for the new library and hear community feedback on the proposed program. These meetings were attended by 75 community members, and additional feedback was sent in via email. A recording of the remote public meeting, held via Zoom along with a copy of the presentation slides, [can be viewed here](#), and provides valuable background information on the library project.

Achieving our community's vision for a new library will require a major facilities project, and the Project Team's second step has been to identify and explore four different options to address these facility needs. Each of these options fulfills the proposed vision to various degrees. In order to review and evaluate these options, the Project Team carefully detailed the scope of each option in a narrative description; generated and debated a thorough list of pros and cons for each option; and sought cost estimates. All of this information is detailed in the following report.

The Project Team hired Henry Erickson, of Erickson Consulting LLC, to provide estimates for each option. Erickson was supplied with the narrative descriptions, required square footage for expansions/new build options, and architectural drawings of the current library building. The estimates provided are order of magnitude estimates; these are estimates of a project's level of effort and cost to complete. ***Order of magnitude estimates take place early in a project life***

cycle and guide strategy and planning choices. They are not a budget or a final project cost. However, they are helpful when considering the potential costs of the options relative to each other.

After careful review of the pros and cons of each option, and their cost estimates, the Project Team narrowed the options to two. At the December 15th meeting, the Project Team voted to continue considering Options B (Renovate & Expand) and Option D (Reimagine & Build New). Option A (Renovate Current Building) was taken out of consideration primarily due to its high cost relative to low fulfillment of vision. Option A would not provide sufficient space for the proper functioning of existing or proposed library programs, and a future expansion would still be necessary. Option C (Renovate & Annex) was taken out of consideration due to the operational and programmatic challenges of maintaining and operating two buildings. Staffing and operations costs would increase, and the library's mission would be negatively impacted by segregating youth and adults in separate buildings.

In January, the Project Team will hold two public meetings (one in person at the library's Community Meeting Room on January 17th at 7:00 pm, and one remote only via Zoom on January 20th at 12:00 pm). At these meetings the Project Team will share the narrative descriptions of the four options; their pros and cons; and the order of magnitude estimates. The Project Team will explain that the four options have been narrowed to two (B and D), and solicit feedback from the community on the remaining options. Community members who are unable to attend the meetings are encouraged to send feedback to dana.hart@ilsleypubliclibrary.org. This report and the recording of the January 20th public meeting will be posted on the library's website.

The Project Team will review the community feedback received during the public meetings and submitted via email at their regularly scheduled January 26th meeting, and tentatively plans to submit a recommendation on which option to pursue to the Selectboard at the February 14th meeting. The Project Team will request that the Selectboard endorse its recommendation and grant approval for the next steps in the process.

***EXPLANATION OF COSTS**

All of the estimates are rough order of magnitude estimates, provided by Henry Erickson of Erickson Consulting LLC. These are estimates of a project's level of effort and cost to complete. ***Order of magnitude estimates take place early in a project life cycle and guide strategy and planning choices. They are not a budget or a final project cost.***

All estimates include base construction costs (labor, material, etc.); fees and general conditions for the prime contractor, bonds and insurance for the contractor, contingency (to cover unexpected but necessary work); and escalation to cover the potential for inflation (over a one-year period); owner costs at 10%; and professional fees at 10%.

Rental and moving costs for a temporary library location are not included. This expense could increase the owner costs. For Option D: Reimagine & Build New, the estimate does not include the cost of adaptive re-use of the existing library building. For Option D, the cost of the library only does not include the cost of a foundation or the site development costs of bringing utilities to the building (both provided by the parking garage).

OPTION

RENOVATE CURRENT BUILDING

A



IPL 100

NARRATIVE

Option A entails renovations, repairs, and upgrades to the existing structure that are required to maximize the building's functionality without the benefit of adding additional interior square footage. Long-overdue replacement of aging mechanical, electrical, sprinkler, and elevator systems will be undertaken to bring the building's systems up to code. A second means of egress will be provided for the third level. A new HVAC system will be installed. Site and foundation work are required to stabilize the building's decline. Some rearrangement of office and study spaces will take place. All new finishes including painting of walls, acoustic treatment, and new floor finishes will be installed throughout. A pavilion for outdoor programming would be added.

PROS

- Preserves the historic and beloved 1924 building and addresses deferred maintenance
- Relatively straightforward path to completion with few complexities
- Maintains space for a future addition

CONS

- Insufficient space for the proper functioning of existing or proposed library programs
- Would not fully resolve safety and accessibility challenges
- Current structure limits flexibility for future development
- Requires relocation during construction

OPTION A **RENOVATE CURRENT BUILDING**

COST ESTIMATE..... \$5.5M

*Refer to page 2 for explanation of costs

OPTION

RENOVATE & EXPAND

B



IPL 100

NARRATIVE

Option B entails renovating and repairing the original 1924 building while adding square footage in one or more locations for a total of 24,256 square feet. Portions of the 1977 and 1988 additions would be selectively demolished to make room for the expansion. This would be bound by the current property footprint or a slight expansion of those boundaries to increase public gathering and green spaces.

PROS

- Retains and improves the historic and beloved 1924 building
- Provides sufficient space for all elements of the proposed program. The community would benefit from new and expanded spaces including for youth services and a variety of community-access meeting spaces
- Provides adequate space for MCTV and the Friends of the Library
- Spaces could be designed with flexibility, ensuring a safe and accessible library building
- Relatively straightforward path to completion with few complexities

CONS

- The property footprint would be filled, leaving limited options for future growth
- Requires relocation during construction
- Reduces available space for outdoor programming

OPTION B

RENOVATE & EXPAND

COST ESTIMATE..... \$14.8M

* Refer to page 2 for explanation of costs

OPTION

RENOVATE & ADD ANNEX

C



IPL 100

NARRATIVE

OPTION C essentially deals with the existing building in the same way as OPTION A (renovate and repair the existing structure) and includes the purchase and renovation of an additional property with existing structure to create an annex operation with additional square footage. The additional site example for purposes of conceptual scoring has been identified as the Ben Franklin building at 63 Main Street.

PROS

- Preserves the historic and beloved 1924 building
- Provides sufficient space for the proposed program
- The Ben Franklin building is structurally relatively flexible, with the possibility to create large open spaces that could be reconfigured in the future
- The library might be able to operate out of one building while the other is renovated, lessening the need for rental space

CONS

- Two separate buildings would segregate programs, resources, and services, dividing rather than uniting the community. Some services would require duplication
- Maintaining two aged buildings (1924 and 1909) means the town would incur an ongoing increase in both personnel costs and maintenance costs
- Land acquisition and abatement add complexity to the project, drawing out the timeline and increasing costs
- Accessibility might be a challenge at the Ben Franklin building

- Possible closure of Bakery Lane during construction
- Would still require relocation during renovation and repair of current building
- Loss of property tax revenue from Ben Franklin
- Operations relating to books and materials being segregated into two locations would be difficult and costly to manage

OPTION C	RENOVATE AND ADD ANNEX	COST ESTIMATE
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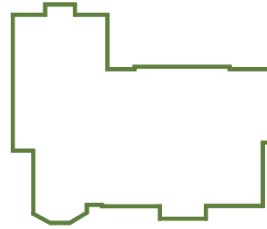
COST OF ANNEX ONLY (based on Ben Franklin)	\$6.3M
ADD COST OF ILSLEY LIBRARY RENOVATION (OPTION A) ...	\$5.5M
ADD COST OF PROPERTY PURCHASE AND ABATEMENT	\$0.9M
GRAND TOTAL for OPTION C.....	\$12.7M

* Refer to page 2 for explanation of costs

OPTION

REIMAGINE & BUILD NEW

D



IPL 100

NARRATIVE

OPTION D entails new construction on an alternative site. The additional site example for purposes of conceptual scoring has been identified as the lower parking lot behind the library, also referred to as the EDI site. The library could become the anchor occupant within a potential mixed-use development including a parking structure, some commercial, and a potential for much-needed downtown housing or offices. This option would require identifying and gaining community acceptance for an adaptive re-use of the existing library building. The cost estimate for this option prices new construction for a two-level parking garage plus the library. It does not include adaptive re-use costs or potential revenues from the existing library or other uses in a mixed-use development.

PROS

- Provides sufficient space for the proposed program. The community would benefit from new and expanded spaces
- Spaces could be designed with maximum flexibility, ensuring a safe and accessible library building
- The library could continue operating out of the current building during construction, negating the need for rental or storage space, or a move
- Space for outdoor programming could be increased
- There could possibly be space for future growth, if and when needed

CONS

- Letting go of the historic and beloved 1924 building would be difficult
- The existing library building would need to be leased, sold, or used by the town for another purpose

- The possible need to find a partner for the new building and an adaptive reuse for the current building add complexity to the project and draw out the timeline significantly. Given the many urgent problems facing the current building this option might not be feasible from a timing standpoint

OPTION D	REIMAGINE & BUILD NEW	COST ESTIMATE
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OPTION D: Library only	15.5M
OPTION D: Parking garage only	7.6M
GRAND TOTAL for OPTION D	\$23.0M
(library plus parking garage)	

* Refer to page 2 for explanation of costs