

# New Lynnfield Library Building Project

Library Building Committee  
Finance Committee

September 21, 2023

Merritt Center at MarketStreet



# Agenda

- Library Building Project History
- Current Library
- Proposed Library
- Cost & Impact
- Next Steps
- Q&A



# Current Library: Building History

**1856** - Centre School House built  
(167 years old)

- Library first moved into building in 1904

**1959** - added 700 sq ft  
(66 years old)

**1967** - added 7,948 sq ft  
(56 years old)

- Added Reading Room, Mezzanine, Palladian window, Parking spots

**1991** - Renovation of existing space  
(33 years ago)

- Ramp built in front
- Elevator installed
- Air conditioning added
- Repairs made to roof / HVAC
- Circulation desk relocated
- Unused basement space converted to space for bookshelves



# Current Library: Building Project Milestones

2001

2008

2015

2017

2023

MBLC rejects building renovation

Reedy Meadow chosen as site

Library Building Program approved

MBLC Grant submitted

MBLC awards \$9M grant

Lynnfield applies for grant to renovate existing Library

MBLC rejects application, citing concerns with the existing building

MBLC building concerns included:

- “The **limited size of the site** and the **lack of any parking** are the primary deficiencies”
- “the elevator, toilets and circulation office **will likely need to be demolished**”
- “the proposed building will fully occupy the existing site... **there is no opportunity for future expansion.**”
- “The existing building is already a culmination of 3-4 building additions and renovations. This has resulted in a layout with **sacrifices to efficiency and operations.**”
- “The MBLC questioned whether the project should call for **demolition of the entire building except the 'original\* schoolhouse and construct a new building.**”



# Current Library: Building Project Milestones

**2001**

**MBLC rejects building renovation**

Lynnfield applies for grant to renovate existing Library

MBLC rejects application, citing concerns with the existing building

**2008**

**Reedy Meadow chosen as site**

Town Administrator, MBLC Building Consultant, and Library Director discuss a new grant application based on a new location

Reedy Meadow site suggested as new location

Economic conditions preclude further action

**2015**

**Library Building Program approved**

Community forums, school focus groups, and meetings with town officials further refine needs and requirements

Library Building Program defines needs, requirements, and design concepts for new building

William Rawn Associates hired as architect

**2017**

**MBLC Grant submitted**

Lynnfield submits grant application to MBLC for new building construction

In July, Lynnfield notified that provisional grant was awarded

Lynnfield placed 19th on grant waitlist

**2023**

**MBLC awards \$9M grant**

MBLC awards Lynnfield \$9M grant, pending local approval via Town Meeting

**Monday, Oct 16** - Town Meeting vote to accept or reject \$9M MBLC grant

# Current Library





# Current Library: Accessibility is a problem



Only 8 spaces available in rear



Single dedicated handicapped spot in parking lot



Entrance ramp hard to navigate with wheelchair;  
often blocked with strollers at bottom



Entrance hard to navigate with wheelchairs / walkers / strollers



# Current Library: No longer fits our Community



No room fits 20+ guests - large events go offsite



Meeting House dependent on schedule, across street



Single table for Young Adults - only 8 seats available



No private spaces for meeting / study



# Current Library: Existing space is at capacity



Mezzanine event at capacity; sound carries over balcony



New Fiction, Library of Things, Young Adult fiction, Music & CDs



Children's Room event with tables cleared



Staff room doubles for storage & events; open space is used for storage





## LYNNFIELD PUBLIC LIBRARY

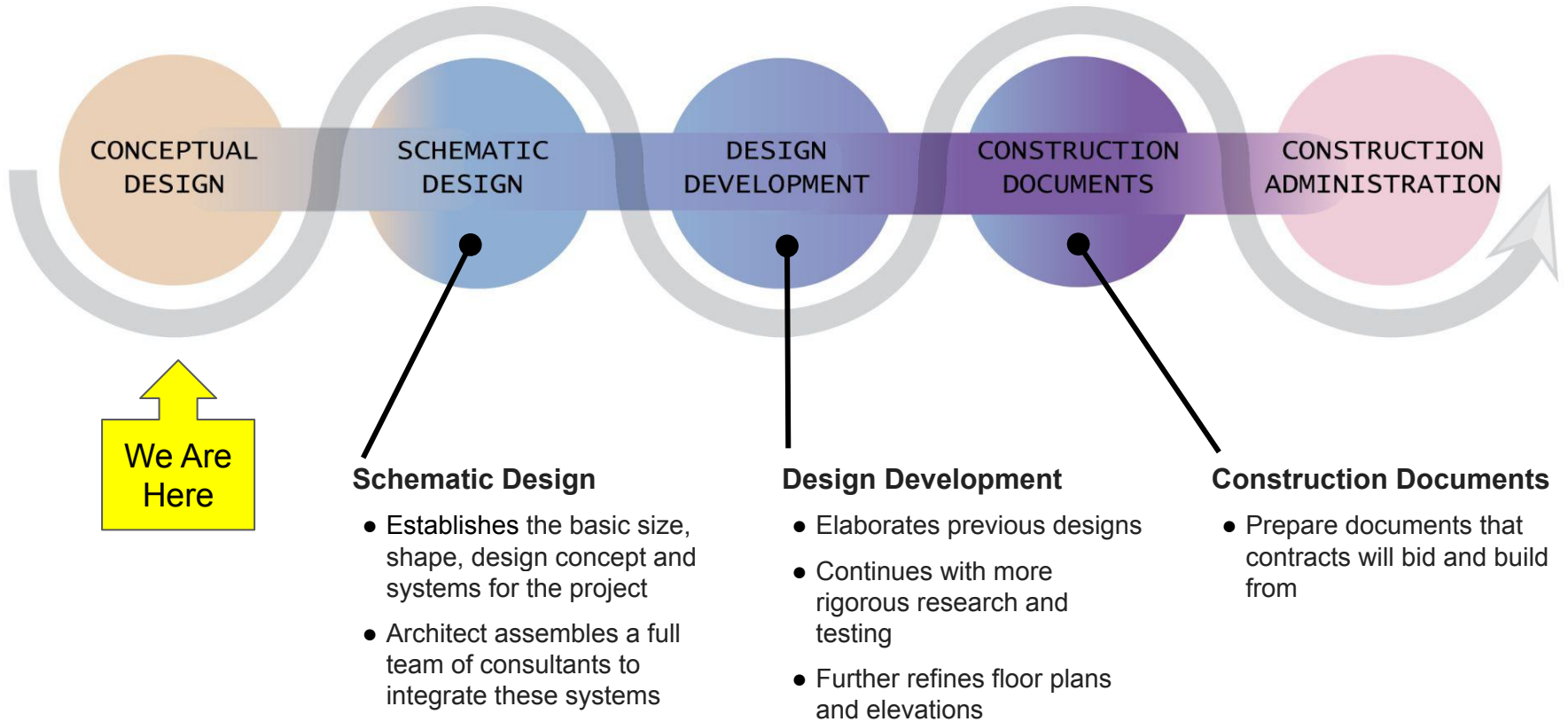
AUGUST 24<sup>th</sup>, 2023

WILLIAM RAWN ASSOCIATES | Architects, Inc.

# Proposed Library



# DESIGN PROCESS



PLEASE NOTE: Designs are not final and will change over time

# SITE PLAN

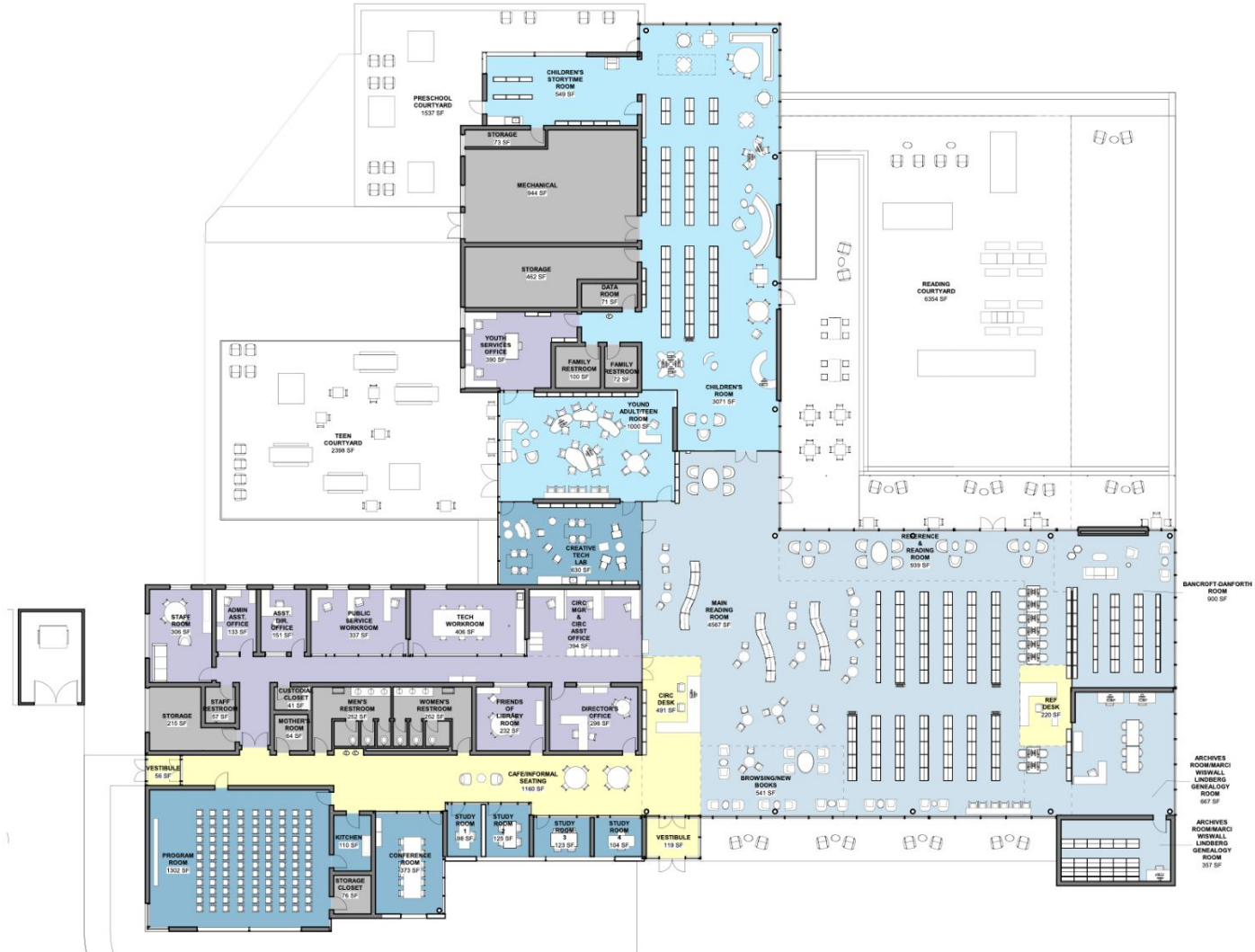


LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: 70 parking spaces, expanded footprint

# FLOOR PLAN



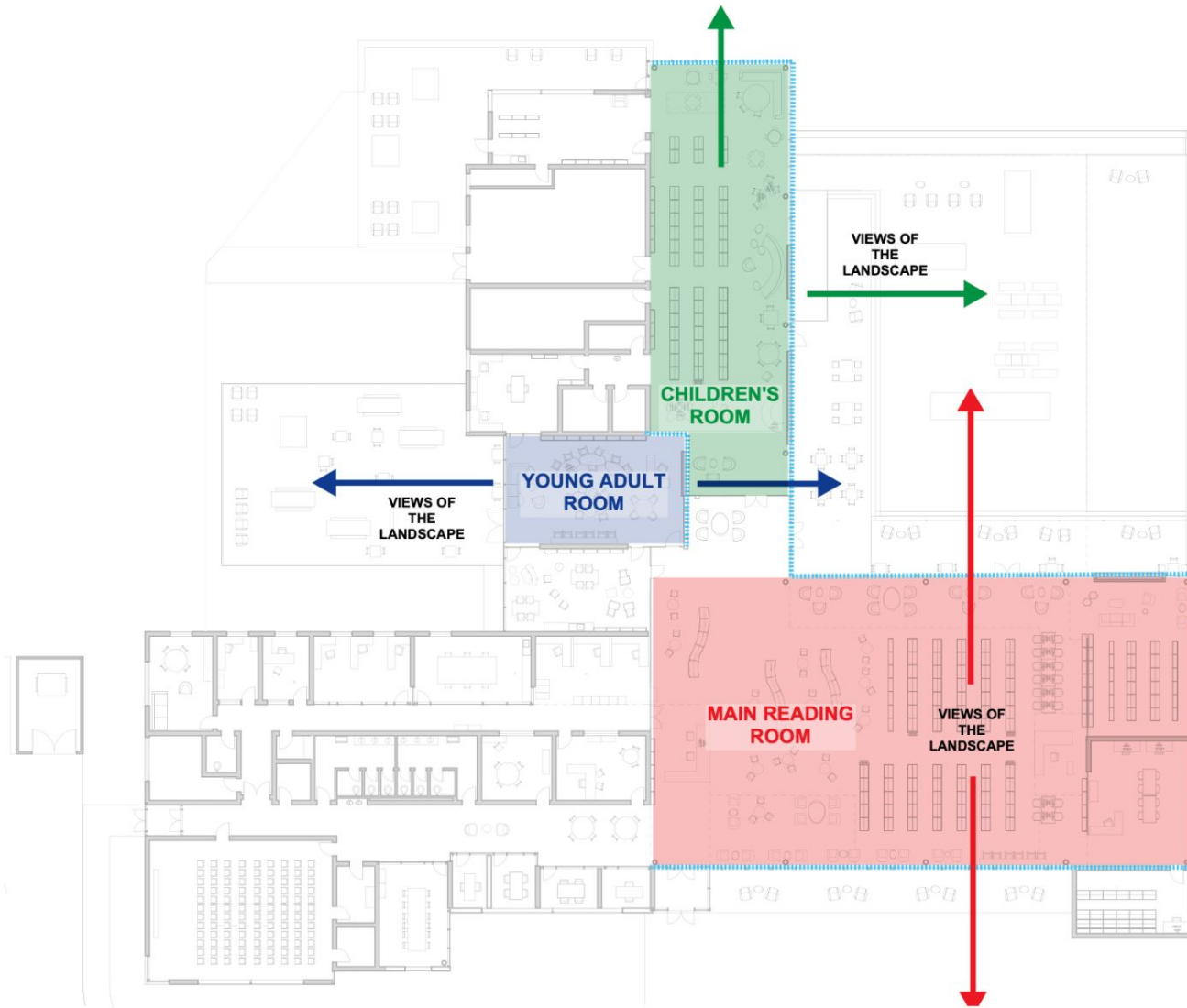
LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: Expanded collections, private meeting space



# MAXIMIZING VIEWS FROM READING AREAS



LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: Expanded areas for each Collection, dedicated Programming areas (no need to set up / break down)

# CREATING OUTDOOR SPACES



LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: Expanded areas for reading

# WELCOMING VISITORS



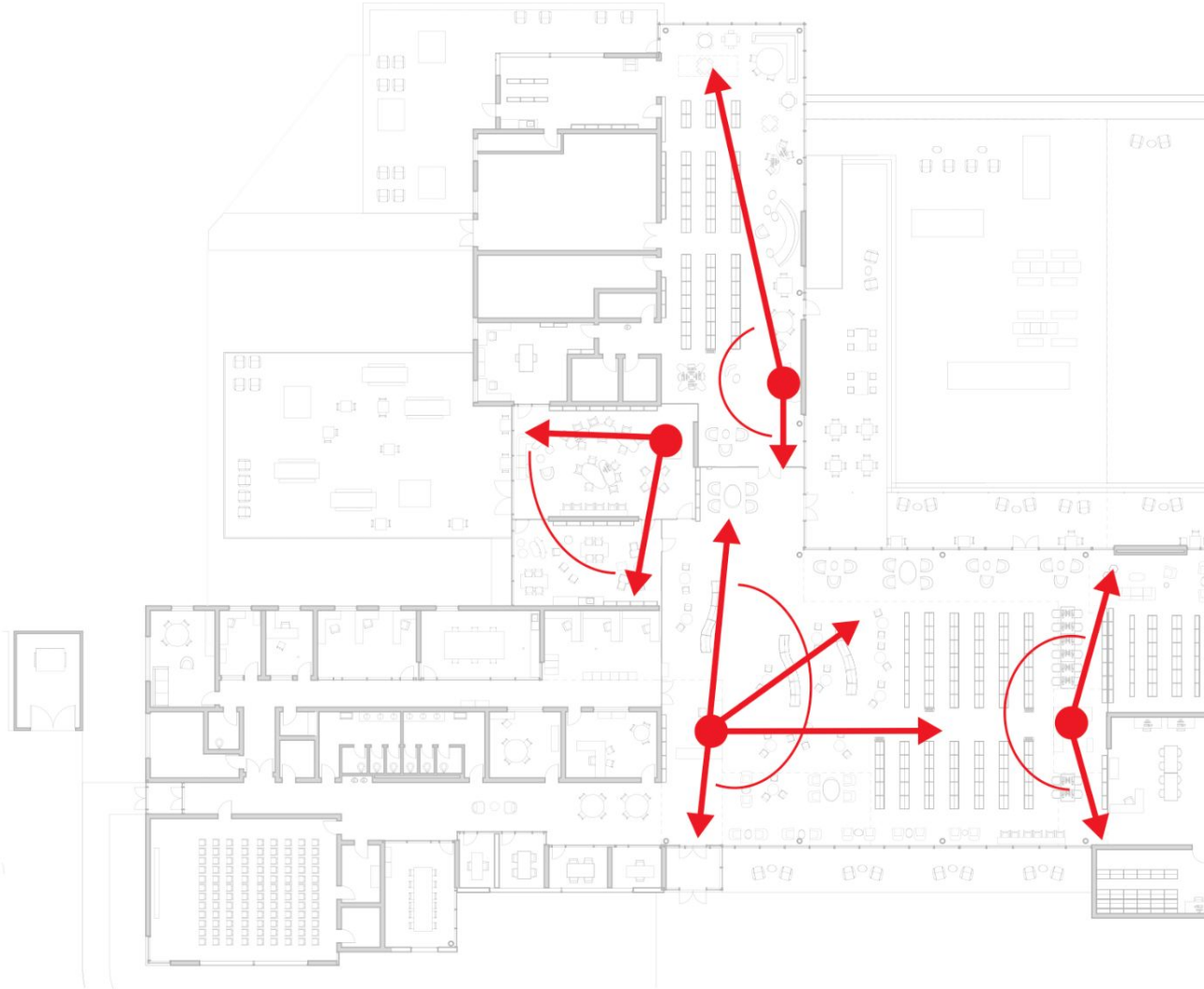
LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: Better workflow for Library patrons and staff; no congestion or crowding



## EASE OF SUPERVISION



LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: Greater efficiencies for staff; ability to more quickly assist and monitor Library patrons

# INTERCONNECTED STAFF DESKS

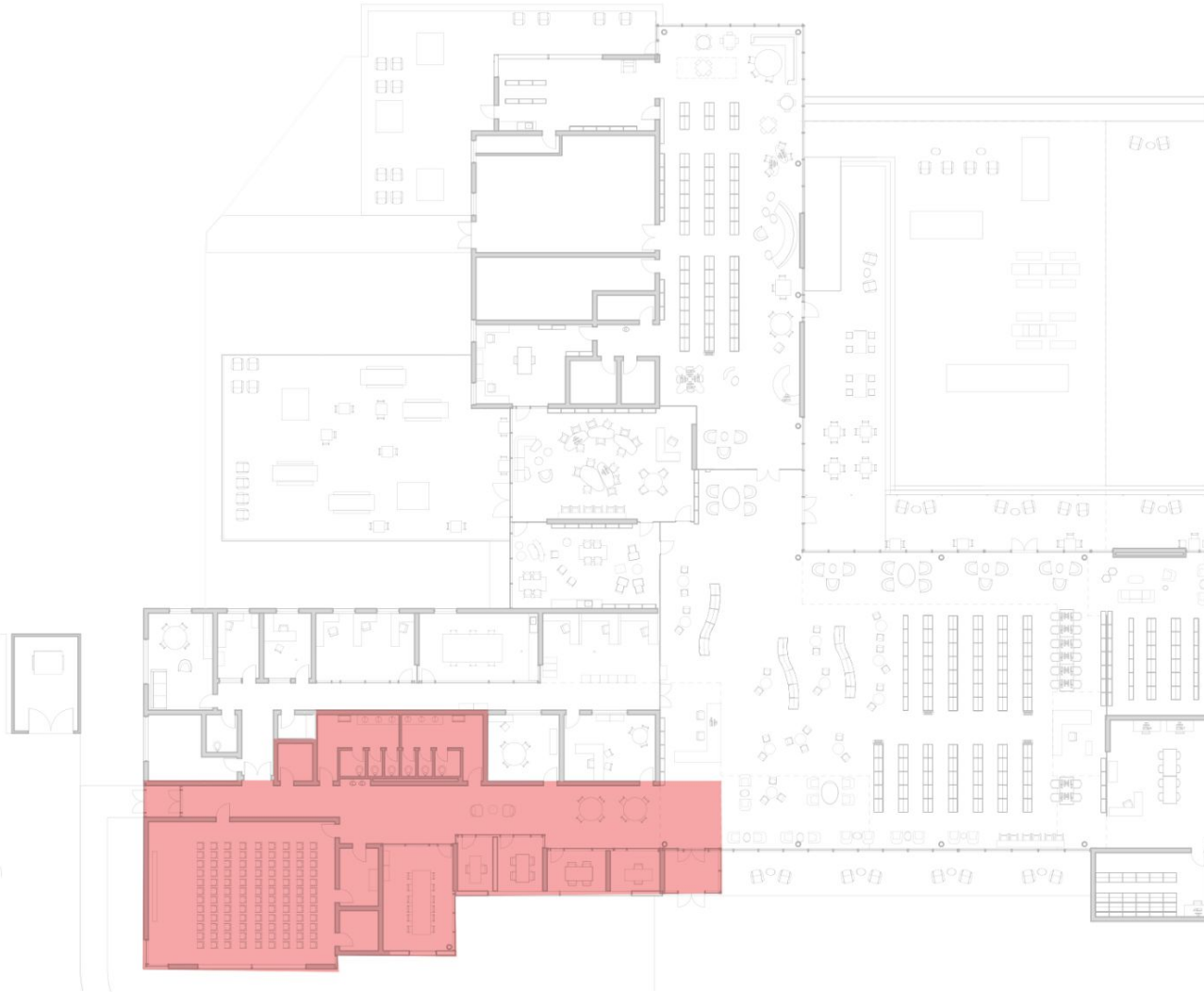


LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: Greater efficiencies for staff; easy connection to work areas

## AFTER HOUR SPACES



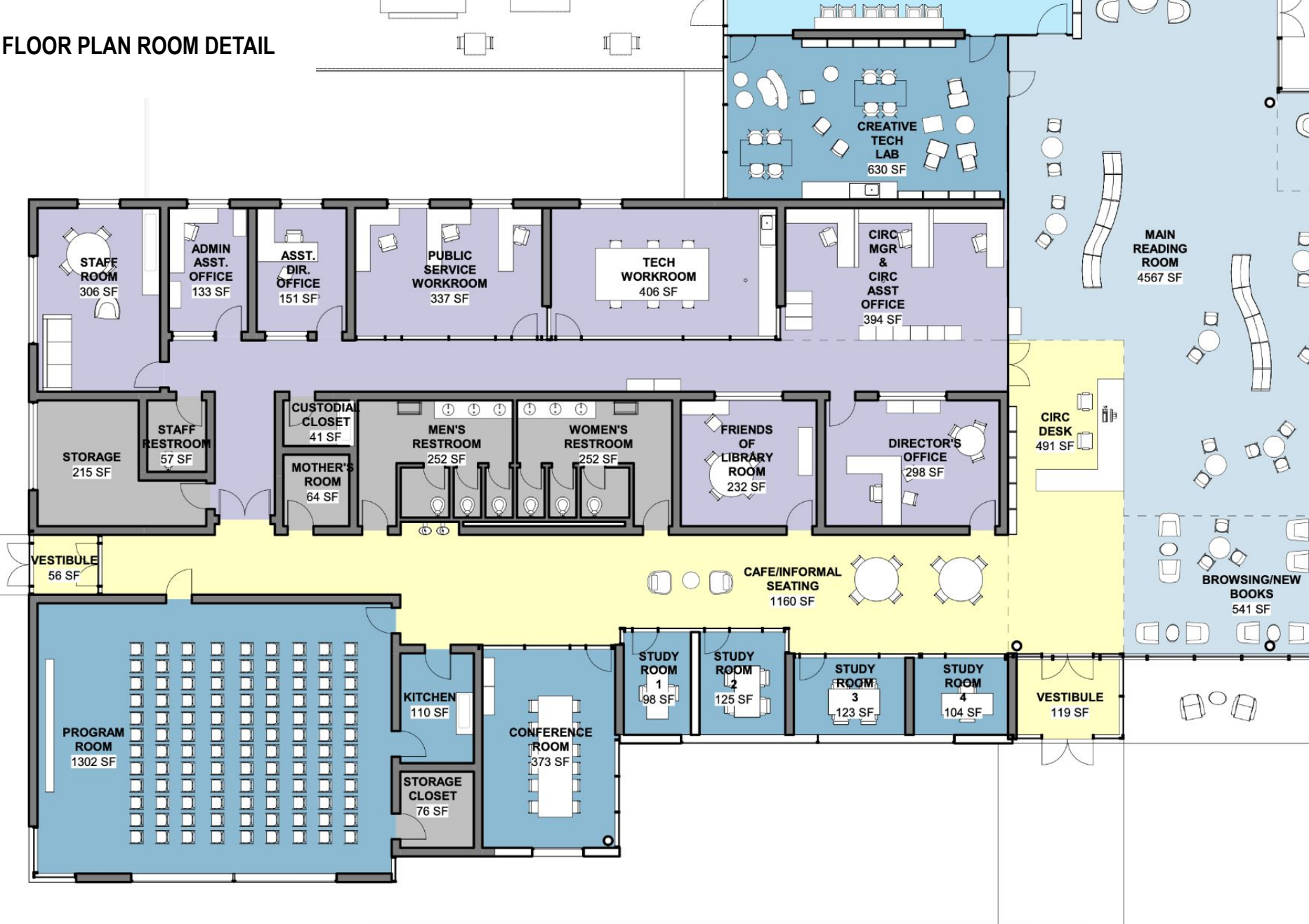
LYNNFIELD PUBLIC LIBRARY

WILLIAM RAWN ASSOCIATES | Architects, Inc.

Benefits: Private meeting space for Library patrons and the public



# FLOOR PLAN ROOM DETAIL



Benefits: Private meeting space for Library patrons and the public



## LYNNFIELD PUBLIC LIBRARY

AUGUST 24<sup>th</sup>, 2023

WILLIAM RAWN ASSOCIATES | Architects, Inc.

# Design Renderings



Interior renderings: Main Reading Room





Main Reading Room



Main Reading Room (from reference room)



Main Reading Room (view of main vestibule)



View to Main Reading Courtyard





Exterior renderings: Main Reading courtyard





Reading courtyard (from front)



Reading courtyard (from side)



Teen courtyard



Preschool / Children's courtyard





Interior renderings: Teen seating / Children's Room entrance





Interior renderings: Children's Room from corner table



# Cost and Impact



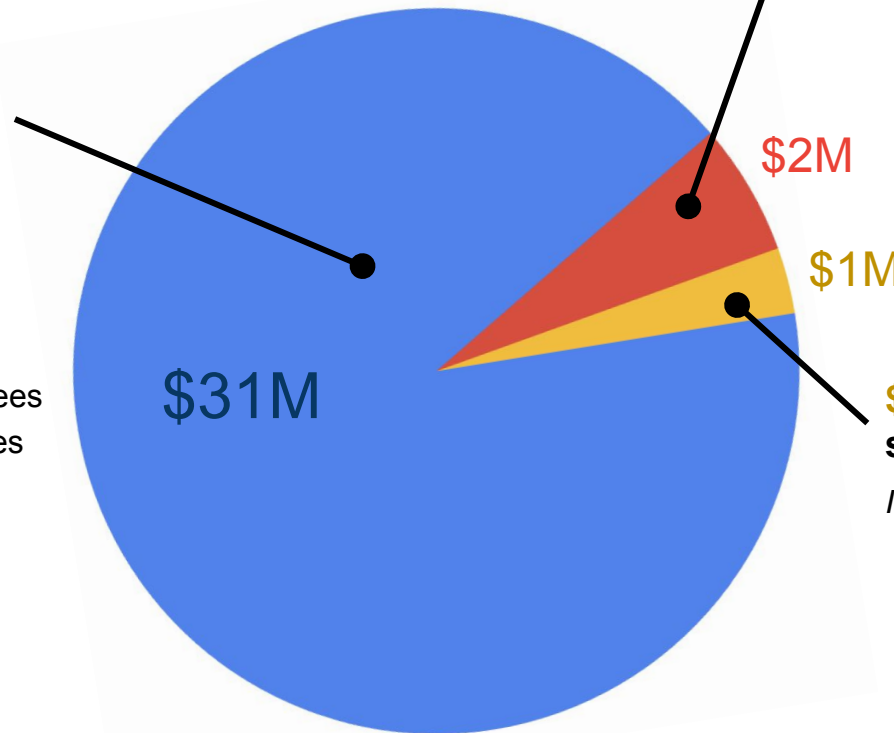
# Cost and Impact: Total Project Cost

**Total Project Cost: \$34M**

## **\$31M - New Library Construction**

*Includes items such as:*

- Construction
- Materials
- Landscaping & Paving
- Architecture & Engineering Fees
- Owner's Project Manager Fees
- Technology
- Furnishing



## **\$2M - Repair building envelope on current building**

Structural repairs to the existing Library building to make it suitable for future use as yet unknown

## **\$1M - Reedy Meadow site prep**

*Includes items such as:*

- Clear site for new Library building
- Relocate refueling station for golf equipment
- Build new utility shed to house golf equipment

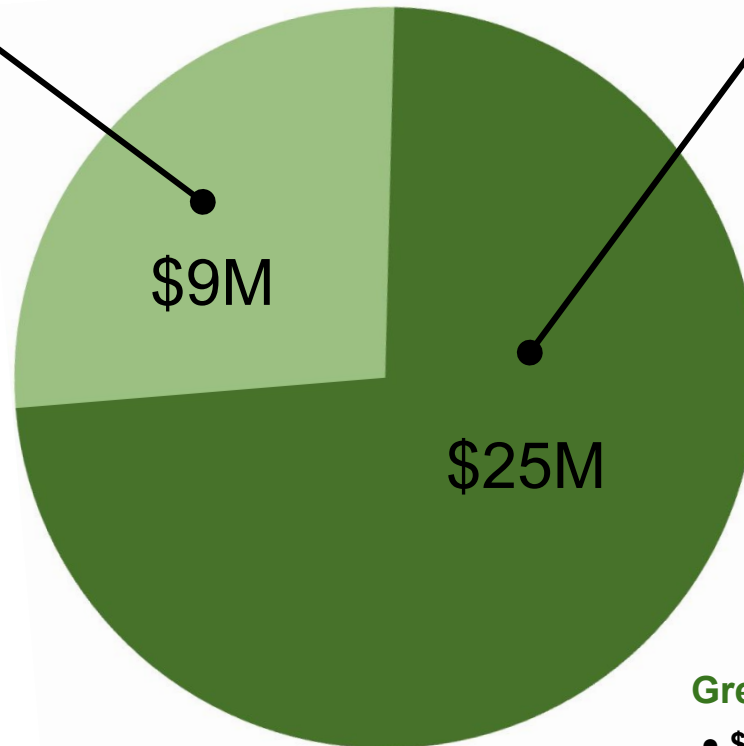
# Cost and Impact: Funding Sources

## Funding Sources: MBLC and Debt exclusion

### \$9M - MBLC grant

- **\$8.2M** MBLC Provisional Grant to build a new Lynnfield Public Library at Reedy Meadow
- **\$880K** granted to off-set rising construction costs

**On Monday, October 16 at Fall Town Meeting, the Town will vote whether or not to accept the MBLC Provisional Grant.**



### \$25M - Debt exclusion

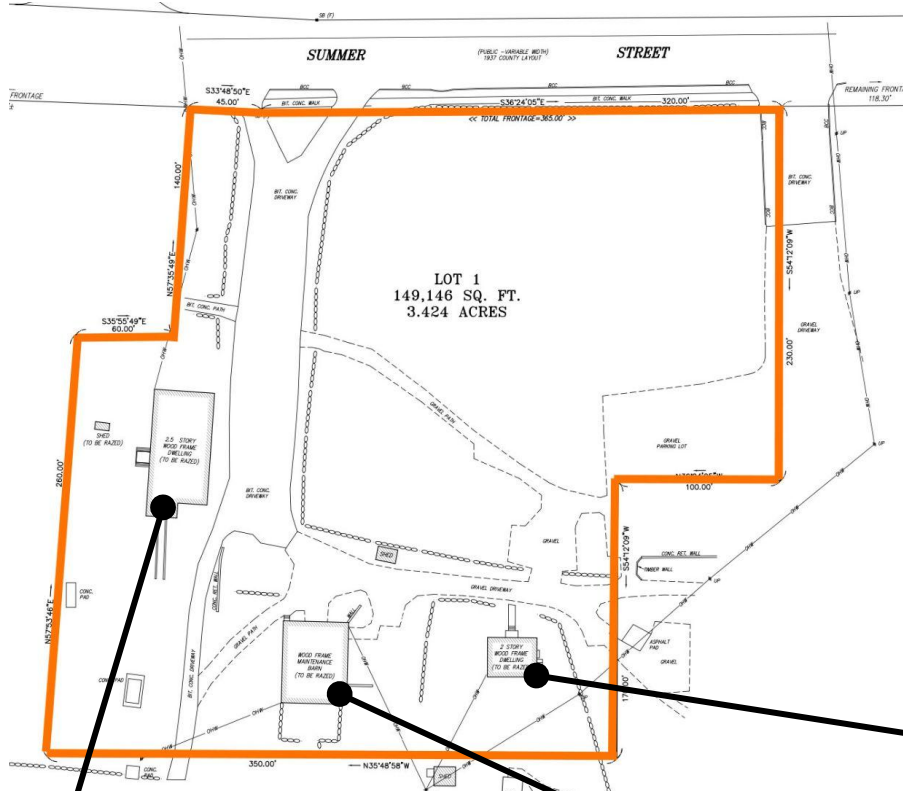
- **\$25M** debt exclusion to be paid over 30 years
- Average household cost of **\$294 per year** (\$24.50 per month)

**If the Town votes to accept the MBLC provisional grant, a townwide vote on the debt exclusion would take place in early December.**

### Green Library Incentive (GLI) funds

- **\$163,876 - \$286,783** (2%-3.5% of the grant award) is also available if the project receives LEED certification

# Cost and Impact: \$1M for Reedy Meadow



## \$1M - Reedy Meadow site prep

- Clear site for Library structure
- Remediate entire parcel of hazardous materials
- Landscaping for new Library
- Construct parking with 50 paved spaces connected to Library's 70 space lot
- **Continued golf operations** - equipment storage and refueling



Bancroft/Danforth House



Maintenance Barn



Caretaker's House



# Cost and Impact: \$2M for Current Building



## **\$2M** - Repair Building Envelope

If the Library moves into a new building, the current Library Building at 18 Summer Street will be empty.

### **Includes:**

- **\$2 million** to repair the building envelope, so the building can be used for future use as of yet unknown

### **DOES NOT address Current Library issues:**

- Parking
- Inadequate space
- Programming limitations
- Private meeting space
- Young Adult / Children's area

# Next Steps

**Tuesday, September 26 - Select Board presentation**

**Monday, October 16 - Town Meeting**

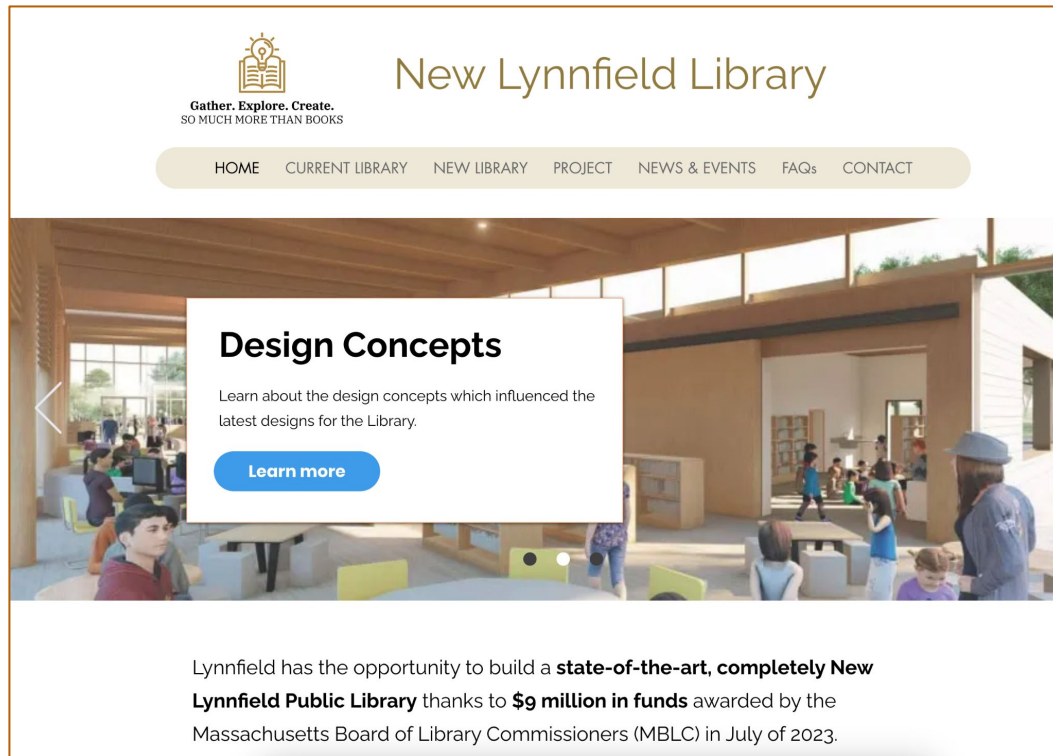
- Vote to transfer land to Library Trustees
- Vote to accept or reject \$9M MBLC grant (*must pass by 2/3 majority*)

***If articles pass - Debt Exclusion ballot vote in early December***

- *Must pass by majority vote (>50%)*

***If Debt Exclusion passes - Projected Project Start of 2026***

# For more information



The screenshot shows the website for the New Lynnfield Library. At the top left is a logo featuring a lightbulb above an open book, with the text "Gather. Explore. Create. SO MUCH MORE THAN BOOKS" below it. To the right of the logo is the title "New Lynnfield Library". Below the title is a navigation menu with the following items: HOME, CURRENT LIBRARY, NEW LIBRARY, PROJECT, NEWS & EVENTS, FAQs, and CONTACT. The main content area features a large background image of a modern library interior with people. Overlaid on this image is a white box with the heading "Design Concepts" and the text "Learn about the design concepts which influenced the latest designs for the Library." Below this text is a blue button labeled "Learn more". At the bottom of the screenshot, there is a paragraph of text: "Lynnfield has the opportunity to build a **state-of-the-art, completely New Lynnfield Public Library** thanks to **\$9 million in funds** awarded by the Massachusetts Board of Library Commissioners (MBLC) in July of 2023."

**Gather. Explore. Create.**  
SO MUCH MORE THAN BOOKS

New Lynnfield Library

HOME CURRENT LIBRARY NEW LIBRARY PROJECT NEWS & EVENTS FAQs CONTACT

## Design Concepts

Learn about the design concepts which influenced the latest designs for the Library.

[Learn more](#)

Lynnfield has the opportunity to build a **state-of-the-art, completely New Lynnfield Public Library** thanks to **\$9 million in funds** awarded by the Massachusetts Board of Library Commissioners (MBLC) in July of 2023.

[www.NewLynnfieldLibrary.com](http://www.NewLynnfieldLibrary.com)

Or email: [NewLynnfieldLibrary@gmail.com](mailto:NewLynnfieldLibrary@gmail.com)



# Thank you

## Questions & Answers

