

Jamestown Philomenian Library

**PROPOSED BOND ISSUANCE
CAPITAL BUILDING IMPROVEMENTS
\$1 MILLION**

Brief History:

Prior Library Construction and Rehabilitation Projects:

1970: Building Construction: Total Cost \$144,393, with \$4,000 State and \$67,000 in Federal funds totaling \$71,000 or 49%.

1992: Total cost \$1,368,271 in **1992-1993**, including \$684,136 OLIS reimbursement grant of 50%.

In **2012** the LBOT informed by study and analysis authorized a reconsideration of library physical space and resources.

In **March 2013** the Space Reorganization and Renovation Committee was formed and identified several specific benefits from spatial reorganization.

- Technology relevant to library Functions
- Increase social value of Library
- Redesign space to accommodate programs and resources for young people
- Renovate, renew and ensure safety of basic library interests(relic holdings, public safety, broader aspects of design infrastructure.

In **June 2014**, a Letter of Intent for Katherine Weinberg Chair of the LBOT and Andrew Nota, Town Administrator was submitted to OLIS as a preliminary step prior to any formal submittal to OLIS for a possible future reimbursement grant.

On **June 26, 2014** the LBOT made a presentation to the Town Council and public in a Joint Work Session on the plans for a proposed Library re-design project, involving a Presentation, Review and Discussion, Question and Answers, Capital Campaign discussion and Conversation regarding Next Steps.

Since **2014**, the LBOT and the Library Building Committee has provided for several iterations of this proposed re-design and are presently finalizing their thoughts on a design, capital campaign and funding plan for this project.

In **2015** the current Building/Renovation Committee was formed by the LBOT to assess:

- 1) Does the JPL currently meet the needs of Town residents? and
- 2) What will be needed to meet the future needs of Town residents?

In **June 2016** a comprehensive Needs Assessment was completed by the Building/Renovation Committee.

In **August 2017** a Capital Campaign Feasibility Study Report was completed by ESC Consulting.

In **October 2, 2018**, Renovation/Building Committee:

- III. Review/update on preliminary schematic design and associated costs and design development documents:
(Mohamad Farzan, Paul Housberg, and Donna Fogarty)

FY 2015-2016 Proposed 6-year Capital Improvement Program

<i>Library Program</i>								
Library Facilities Renovation Program		\$0	\$100,000	\$100,000	\$75,000	\$75,000	\$75,000	\$425,000
Building Services - Engineering Study		7,500						\$7,500
Young Adult/Teen Area Furnishings		15,000						\$15,000
Library Depart. - Subtotal	\$0	\$22,500	\$100,000	\$100,000	\$75,000	\$75,000	\$75,000	\$447,500

FY 2015-2016

Building Services: \$7,500

Young Adult/Teen Area Furnishings: \$15,000

The Teen Area



Current Designated Teen Area



Children's Computer Area Used by Teens
Who Don't Fit in Current Teen Area



Children's Storytime Area Used by Teens
Who Want to Spread Out



Children's Homework Tables Used by
Groups Who Can't Get Meeting Rooms

The Need for Teens Library Users to Have Their Own Space

- The current furniture does not address current needs
 - Ability to spread out; work in different locations; work together on projects
- Increased use of Teen space by tutors due to overbooking of meeting rooms
- Increased use of Children's Room after school by teens, leaving a shortage of Children's space

Computer Tables



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Some Solutions

Curved Low Shelving



Comfortable Seating



Multi-user, group setting

Booth Seating for Projects



and space for materials



FY 2016-2017 Proposed 6-year Capital Improvement Program

Library Program								
<u>Library Program</u>								
Carpeting Replacement				\$10,000		\$10,000		\$20,000
Painting - Interior			\$10,000		\$10,000		\$10,000	\$30,000
Painting - Exterior				\$5,000		\$5,000		\$10,000
Restroom Rehabilitation				\$40,000	\$40,000	\$10,000	\$30,000	\$120,000
HVAC System Improvements		\$50,000	\$50,000	\$50,000				\$150,000
Sidewalk Repairs - ADA Improvements		\$15,000						\$15,000
Roof Replacement/Repair					\$75,000			\$75,000
Door Replacement			\$10,000			\$15,000		\$25,000
Electrical/Lighting/Energy Improvements		\$5,000		\$20,000		\$20,000		\$45,000
Adult Area Furnishings			\$10,000				\$20,000	\$30,000
Office Furnishings			\$10,000			\$5,000	\$5,000	\$20,000
Museum Improvements						\$35,000	\$35,000	\$70,000
Building Generator			\$25,000					\$25,000
Kitchen Improvements								\$0
Fuel Tank Replacement							\$10,000	\$10,000
Building Insulation						\$5,000		\$5,000
Wastewater Pump Replacement					\$10,000			\$10,000
Outdoor Grounds Projects						\$15,000		\$15,000
Technology Improvements			\$10,000				\$20,000	\$30,000
Building Services - Engineering Study	7,500							\$0
Young Adult/Teen Area Furnishings	15,000							\$0
Library Depart. - Subtotal	\$22,500	\$70,000	\$125,000	\$125,000	\$135,000	\$120,000	\$130,000	\$705,000

FY 2017-2018 Proposed 6-year Capital Improvement Program

General Fund	Fiscal Year 2015-2016	Fiscal Year 2016-2017	Fiscal Year 2017-2018	Fiscal Year 2018-2019	Fiscal Year 2019-2020	Fiscal Year 2020-2021	Fiscal Year 2021-2022	Fiscal Year 2022-2023	Six Year Total
<i>Library Program</i>									
Carpeting Replacement			\$0	\$10,000	\$0	\$10,000	\$0	\$0	\$20,000
Painting - Interior			\$10,000	\$0	\$10,000	\$0	\$10,000	\$0	\$30,000
Painting - Exterior			\$0	\$5,000	\$0	\$5,000	\$0	\$0	\$10,000
Restroom Rehabilitation			\$0	\$40,000	\$40,000	\$0	\$0	\$0	\$80,000
HVAC System Improvements/Reserve		\$50,000	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000	\$75,000
Sidewalk Repairs - ADA Improvements		\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Roof Replacement/Repair			\$0	\$0	\$75,000	\$0	\$0	\$0	\$75,000
Door Replacement			\$0	\$0	\$0	\$15,000	\$0	\$0	\$15,000
Electrical/Lighting/Energy Improvements		\$5,000	\$10,000	\$20,000	\$0	\$20,000	\$0	\$0	\$50,000
Adult Area Furnishings			\$0	\$20,000	\$0	\$0	\$20,000	\$0	\$40,000
Office Furnishings			\$10,000	\$0	\$0	\$5,000	\$0	\$5,000	\$20,000
Museum Improvements			\$0	\$0	\$0	\$35,000	\$35,000	\$0	\$70,000
Building Generator			\$0	\$0	\$0	\$0	\$0	\$30,000	\$30,000
Kitchen Improvements			\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000
Fuel Tank Replacement			\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Building Insulation			\$0	\$5,000	\$0	\$0	\$0	\$0	\$5,000
Wastewater Pump Replacement			\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Outdoor Grounds Projects			\$0	\$0	\$0	\$15,000	\$0	\$0	\$15,000
Technology Improvements			\$0	\$0	\$0	\$0	\$20,000	\$0	\$20,000
Building Services - Engineering Study	\$7,500		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Young Adult/Teen Area Furnishings	\$15,000		\$0	\$0	\$0	\$0	\$0	\$15,000	\$0
Library Depart. - Subtotal	\$22,500	\$70,000	\$55,000	\$100,000	\$125,000	\$130,000	\$105,000	\$95,000	\$610,000

JPL Estimated Project Costs September 15, 2018

	Town Contribution	Priority for Fundraising	If All Fundraising Goals Achieved	Grand Total
Grants and Fundraising Renovation				
Grand Total	\$1,000,000.00	\$1,385,396.22	\$1,088,500.00	\$3,473,896.22

Aluminum & Glass		\$16,000.00		\$16,000.00
Architectural/Engineering		\$147,998.91		\$147,998.91
Canopy			\$34,000.00	\$34,000.00
Carpet		\$66,720.00		\$66,720.00
Contingency		\$143,654.14		\$143,654.14
Demolition		\$16,270.80		\$16,270.80
Drywall		\$40,000.00		\$40,000.00
Elevator		\$120,000.00		\$120,000.00
FFE Adult's Room			\$181,400.00	\$181,400.00
FFE Children's Room			\$171,800.00	\$171,800.00
FFE Circulation Desk			\$75,400.00	\$75,400.00
FFE Flex Space			\$38,400.00	\$38,400.00
FFE Gallery			\$20,600.00	\$20,600.00
FFE Meeting Room			\$120,000.00	\$120,000.00
FFE Offices			\$30,000.00	\$30,000.00
FFE Staff Louge			\$9,000.00	\$9,000.00
FFE Work Room			\$48,500.00	\$48,500.00
FFE Young Adults Room			\$184,400.00	\$184,400.00
General Conditions		\$146,153.28		\$146,153.28
Landscape			\$150,000.00	\$150,000.00
Lighting		\$47,560.80		\$47,560.80
New Addition		\$307,800.00		\$307,800.00
OH/P		\$136,984.54		\$136,984.54
Painting		\$164,253.75		\$164,253.75
Parking Spaces *			\$25,000.00	\$25,000.00
Plumbing		\$12,000.00		\$12,000.00
Study Area		\$20,000.00		\$20,000.00
Asphalt Roof	\$75,000.00			\$75,000.00
Flat roof replacement	\$53,559.00			\$53,559.00
New Entrance	\$34,442.00			\$34,442.00
New HVAC systems	\$528,832.00			\$528,832.00
Renovate bathrooms	\$60,000.00			\$60,000.00
Revise Electrical systems	\$78,067.00			\$78,067.00
Solar PV Systems-Optional	\$170,100.00			\$170,100.00
Grand Total	\$1,000,000.00	\$1,385,396.22	\$1,088,500.00	\$3,473,896.22

Total	Base Plan	\$2,385,396.22	2nd Phase Plan	\$3,473,896.22
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*May be Town funded (TBD)

FFE estimates based upon 2017 Barrington Library Renovation

JPL Estimated Project Costs September 15, 2018

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Grants and Fundraising Renovation				
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Grand Total	\$1,000,000.00	\$1,385,396.22	\$1,088,500.00	\$3,473,896.22
General Conditions		\$146,153.28		\$146,153.28
Landscape			\$150,000.00	\$150,000.00
Lighting		\$47,560.80		\$47,560.80
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Plumbing		\$12,000.00		\$12,000.00
Study Area		\$20,000.00		\$20,000.00
Asphalt Roof	\$75,000.00			\$75,000.00
Flat roof replacement	\$53,559.00			\$53,559.00
New Entrance	\$34,442.00			\$34,442.00
New HVAC systems	\$528,832.00			\$528,832.00
Renovate bathrooms	\$60,000.00			\$60,000.00
Revise Electrical systems	\$78,067.00			\$78,067.00
Solar PV Systems-Optional	\$170,100.00			\$170,100.00
Grand Total	\$1,000,000.00	\$1,385,396.22	\$1,088,500.00	\$3,473,896.22

Total	Base Plan	2nd Phase Plan	
			\$3,473,896.22

*May be Town funded (TBD)

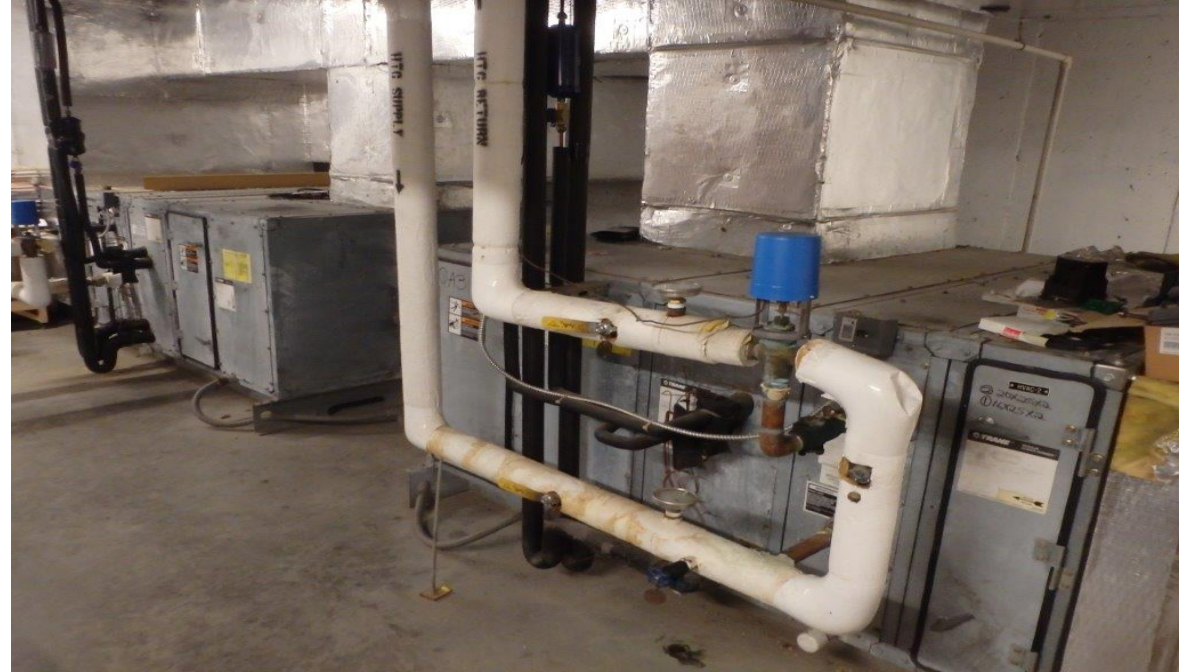
FFE estimates based upon 2017 Barrington Library Renovation















Proposed Solar Project Summary

1 Project Summary

Payment Options	Cash Purchase
Total Payments	\$170,100
Rebates and Incentives	\$41,310
Net Payments	\$128,790
25-Year Electric Bill Savings	\$320,259
Electric Bill Savings Year 1	\$9,091
25-Year IRR	6.95%
25-Year NPV	\$30,026
Payback Period	12.8 Years
25-Year ROI	133.9%
Electricity Escalation Rate	3%

Combined Solar PV Rating
DC Power Rating: 48.6 kW-DC
AC Power Rating: 42.8 kW-AC

Rhode Island Renewable Energy Fund, Commercial Scale (Block 17)

The Commerce RI Renewable Energy Fund offers a cash grant to Rhode Island Businesses that install Solar Photovoltaic systems for onsite electricity production and consumption. The total grant award is based on the overall project DC capacity, and structure below. The grant is awarded to the business upon project completion and inspection approval by the REF. The grant is considered taxable. Grant structure: 1st 50 kW = .85 2nd 50 kW = \$0.40 3rd 50 kW = \$0.30 4th 50 kW = \$0.20 (total incentive capped at \$80,00 per project)

Total Incentive Value: \$41,310

2.1.1 PV System Details

General Information

Facility: Jamestown Library

Address: 26 North Rd Jamestown RI 02835

Solar PV Equipment Description

Solar Panels: Sunpower

Inverters: Solaredge

Solar PV Equipment Warranty Period

Solar Panels: 25 year power production

Inverters: 12 years

Solar PV System Cost And Incentives

Solar PV System Cost \$170,100

REF Cash Grant -\$41,310

Net Solar PV System Cost: \$128,790

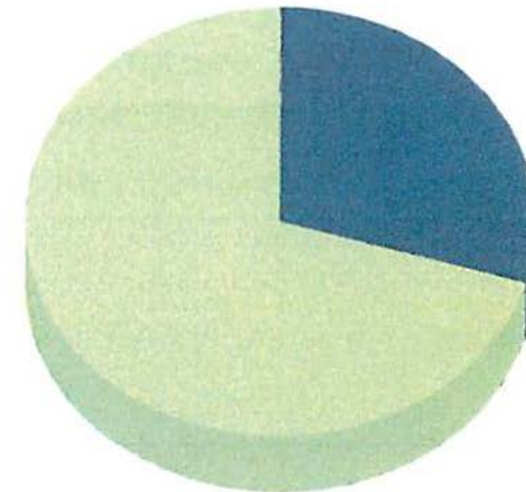
Solar PV System Rating

Power Rating: 48.6 kW-DC

Power Rating: 42.8 kW-AC

Energy Consumption Mix

Annual Energy Use: 82,254 kWh



Utility 24,362 kWh (29.62%)

Solar PV 57,892 kWh (70.38%)

DEBT SERVICE SCHEDULE

Library		Assessed Property	Inc.	Library		Assessed Property	Inc.
Amount	\$1,000,000	\$500,000	\$10.00	Amount	\$1,000,000	\$500,000	\$15.00
Interest (Non-Taxable)	4.00%			Interest (Non-Taxable)	4.00%		
State Aid Reimb. (\$589,600)	40.00%			State Aid Reimb.	0.00%		
Length	20			Length	20		
Average Yrly Debt Service	\$44,220			Average Yrly Debt Service	\$73,700		
Average inc. at current TAV	\$0.02			Average inc. at current TAV	\$0.03		
Principal	\$1,000,000			Principal	\$1,000,000		
Interest	\$474,000			Interest	\$474,000		
State Aid	<u>-\$589,600</u>			State Aid	<u>\$0.00</u>		
Total	\$884,400			Total	\$1,474,000		