

CAPITAL IMPROVEMENTS PLAN		
FISCAL YEARS: 2009 - 2014		
	TARGET YEAR	CAPITAL COST(S)
Prepared by _____	FY 2009 – 2010	\$ 97,850*
Reviewed by _____ Town Administrator	FY 2010 – 2011	\$ 195,725*
Reviewed by _____ Board of Selectmen	FY 2011 – 2012	\$ 191,450*
Reviewed by _____	FY 2012 – 2013	\$ 187,075*
Reviewed by _____ Finance Committee	FY 2013 – 2014	\$ 183,575*

* As estimated by the Maine Municipal Bond Bank October 1, 2008

PROJECT DESCRIPTION

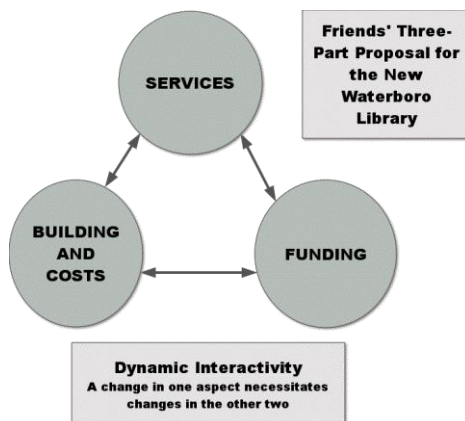
Historical Context and overview

The Friends of the Waterboro Library, its donors and supporters of the new library are finishing their sixth year of work on the project to build a new library in Waterboro. Although the desire has been around since the mid nineties, the process officially started in 2000, when Town Meeting voted \$40,000 from sale of Arrowhead land to be put toward a new library. The planning began in 2002 when the Library Trustees set out to build a new library for Waterboro. Their first step was to develop a strategic plan.

The Project

The project is composed of three interdependent parts and there is a dynamic interaction between these parts. The first part is the services that the library will provide to the people of Waterboro. The second part is the library building that was designed in light of those services and the cost of that building. The third part is providing the money, private and municipal, to pay for the new building.

When we alter one aspect of this triangle, we need to look at implications for the other two. If we increase or decrease the size of the building, we will impact the services we can provide and the amount of money we need to raise. The building can be too big so we can't afford it; or the building can be too small so we can't provide the services. If we look at one piece in isolation we will be off the mark. A comprehensive proposal with complete cost estimates will be presented to the people of Waterboro in the fall of 2008 through informational meetings and the Capital Improvement Plan process.



Project Description: The New Waterboro Public Library will be a 9,200 sq. ft building located on route 5 adjacent to the Middle School. It is an investment by the people of Waterboro in the quality of life for decades to come providing the opportunity to create a communal center built around the intellectual and cultural aspects of life. It will be a place to see information via the internet, work or read for pleasure in a quiet place, stimulate our imaginations and meet with other people in town as the programs expand.

It will have several sections:

ADULT AREAS

These areas will provide chairs to curl up in as well as tables and chairs for study and research. There will be the capacity for both wired and wireless internet availability. This library will have various newspapers and periodicals and a space to leisurely read them. The Maine Library Standards requires 35,000 volumes for a town of 10,000 people. Waterboro will be within that population range in the next decade. We have provided space to expand to that capacity over the years. In addition the stacks will be wide enough and low enough to make them handicap accessible.

PROGRAMMING AND MEETING SPACE

The meeting room has space for 50 people. It is slightly larger than the present Selectmen's meeting room at Town Hall. It will be used for library programs for adults (presentations by authors, artists, for instance) and some children's programs that require a different kind of space. The space will be available for Town committees and other groups. It can be accessed without going through the library and therefore will be available even when the library is closed. This meeting and programming room has the potential to produce income for the Town of Waterboro.

ARTISTIC SPACE

The walls outside these rooms are designed so that they can be used to exhibit works of local artists. Other spaces throughout the library will also be able to be used for that purpose.

CHILDREN SPACE

The children will have their own space separate from the adult space. The furniture and bathrooms will be age appropriately sized. Children's books and educational games will be available. There will be space for group activities (story hour), craft activities and computer use.

TEEN SPACE

This room will have age appropriate books that will be of interest to young people. There will be tables for homework and computers for research and writing. The interior wall will have a large window so the room will be supervised.

FUTURE USE

Your grandchildren will find this library too small. The library was designed in such way that future additions can be added in decades to come and maintain an artistic integrity to the building

TYPE OF PROJECT

This is a new public facility and the first library building constructed in the history of Waterboro. This building will replace the two room school house that presently houses the town library. The present building does not allow the library to meet current accessibility codes or the minimum Maine State Library Standards. The codes require lower stacks and wider aisles and fully accessible restrooms. The Maine State Library Standards recommend that a town of 10,000 people (which Waterboro will reach in the near future) should have 35,000 volumes. (We presently have 22,000 and can not increase in any way). The present building has no space for adult programming and only very minimal space for children's programs. If there is ever any State money for libraries, it will be linked to compliance with the Minimum Standards.

Since 1992, when the town decided to house the library in that building, the population of the town has grown immensely. The original building committee determined that neither the building nor the land (1 acre) would be adequate for expansion to meet present needs much less allow for the future growth of the library.

PROJECT JUSTIFICATION

Fundamental Orientation in creating this project

1. Understanding the purpose of the library

The library is more than the circulation of books.

It is that and indeed that is a crucial function of the library. That is even truer when we are living in difficult economic situations. If a parent wants their children to read, the library provides free access to unlimited number of books. If the adult loves to read, books are available to provide that pleasure in numbers far in excess of anything they could afford themselves. With the presence of interlibrary loan program, what is available far exceeds the 22,000 volumes presently in our library. However, the modern library is more than that.

The library provides **access to technology** for those who lack even the basic internet services as well as to those who need specific software programs. These programs are often too expensive for individuals to purchase and the library makes them available. Our computers are frequently in use. Even in communities more affluent than our own, there are waiting times to get on computers. They are used to search for jobs, write papers, do research and find great recipes.

Library programs **stimulate the imagination and the inner joy that comes with the experience of something beautiful.** Programs for children, like story hour and other reading programs, crafts and informative programs stimulate their young imaginations. Providing access to fiction and non-fiction stimulate adult enjoyment of intellectual and aesthetic experience.

Library programs also build a sense of community. Book discussion groups, outside speakers, crafts programs continue the process of life long learning in the context of a community of people with similar interests. We live in fragmented culture and people desire the opportunity to connect with others with similar interests. The library provides that opportunity for people with intellectual and aesthetic interest.

Library as public building contributes to the development of a vibrant town. I was given an article recently that discussed the role of public buildings in the development of a vibrant town center. The author concludes: "Many communities have seen economic and social benefits when the post office, the municipal building, the public library and other important public buildings stay or expand downtown. Conversely, when they leave, the fabric knitting downtown together can start to unravel." (Philip Langdon "Public Buildings Keep Town Center Alive" in Planning Commissioners Journal, Number 49, Winter 2003, p.7) . The article got me thinking of the library as a public building. Between Town Hall and Hannaford is a corridor in which many public buildings are located. This corridor holds Town Hall,

Taylor House, Fire Station, two schools. The new library and Town hall would be the bookends of a municipal complex in Waterboro.

Fundamental Orientations that created the building

1. Preserve the rural nature of the town. We took the Preamble to the 2003 Town of Waterboro Comprehensive Plan seriously. The desire that future growth enhance the rural nature of Waterboro informed our planning from the beginning. We did that in several ways: We maintained a tree line around the entire perimeter of the property; we created a small “park” between the parking lot and entrance to the library; the design of the building suggests the “building added to buildings” look that is so prevalent in the community; the siding will be clapboard.

2. We were conscious that we are creating a building that will serve the town for decades. It is a building that the library will grow into. Many of the services the Trustees hope to provide may not become reality for many years in the future. The Maine Library Standards requires that a library for a town of 10,000 people have 35,000 volumes. The main room provides space for future stacks that will accommodate that number of volumes. There will be space for future generations to add to the building and to do so in a way that maintains the integrity of the design.

3. The quality of the building. The design deliberately set out to create a design that had a beauty to it. We wanted the building itself to contribute to the stimulation of our imaginations. In our choice of materials we chose neither the top of the line nor the least expensive. We chose things that we would look good and last in order to decrease future maintenance cost. At the same time, the Building Committee worked to minimize upfront construction costs. It was not an easy process.

4. Environmental consciousness. The building faces the sun so that we can maximize the heat of the sun as much as possible to lower energy use and heating costs. We are using high quality insulation to keep heat in during the winter and out during the summer. We chose to use propane as a source of fuel because it burns the cleanest of the heating fuels and at least for now is least expensive.

How does this library benefit the town?

Building a new library is our investment in the future of our town. As purchasing your own home is an investment in the future of your family, investing in a new library is investing in the future of Waterboro. We are investing in a resource that will provide for the life long learning and cultural enrichment for all our residents for many decades to come. It is also a resource that will enhance the economic development of Waterboro. It will be another piece that will make Waterboro a more attractive place to locate your home and business.

I. Services to be provided.

Creating the new library began with the determination of the services a library should provide to the people of Waterboro. In 2002-2003, the Trustees of the Library worked to develop a revised mission statement and determine the **services the library** would provide to the people of the town. They used the Minimum Standards for Libraries set by the Maine State Library Association as well as their own experience with libraries and a consultation with the larger community. When this process was completed the Trustees had a strategic plan for the new library. It was presented to Selectmen and approved in March of 2004.

The Services to be provided:

1. The library will endeavor to enhance the availability of electronic information by enabling easier and more comprehensive access. The WRL will have a number of computers of high quality throughout the library that will provide direct high-speed access to remote information including appropriate data bases. It will develop programs to educate patrons to use these programs. The entire building will have wireless access.

2. the new library will enhance our capacity to provide access to fiction and non-fiction books, a variety of periodicals and DVD's. We will be able to expand our collection to 35,000 volumes and to enhance our capacity to meet literary needs of the patrons through inter-library loan and Internet access. The new library will have the space to gradually expand its collection to 35,000 volumes. It will also provide space and book collections that will be delineated specifically for children and another for young adults. There will be space for an expanded periodical and newspaper availability.

We are in difficult economic times. When money is tight, library services are more important than ever. Carol, a woman with four school aged children, told me that if she bought one book for each of her four children, it would cost at least \$50. If someone purchased four new books for an adult it could easily cost \$80 -\$100.

The library provides free access to an almost an unlimited access to books and periodicals and use of up-to-date technology.

3. to allow patrons to become involved in cultural and artistic activities through loan of materials, theatrical and musical presentations, displays and programs in various venues. The library as designed has wall space so that artistic creations of local artists can be hung and small sculptures could be placed around the interior and exterior of the building. The meeting room will provide space for authors and artists to present they work.

4. To provide a variety of spaces suitable for local gatherings. The library has a meeting room that is slightly larger than the Selectmen's room at town hall. It is designed so that it will be accessible for meetings even when the library itself is closed. There are also two smaller conference rooms that could be used for meetings. These rooms provide adult programming space for the library and a place for local groups to meet. There is a small kitchen area for coffee and sandwiches.

5. To provide a positive and enriching environment in the library for all patrons. The library will have comfortable reading areas and expansive work areas throughout the library. The children's room will have age appropriate facilities and furniture. Adults will have the space to read leisurely in a quiet space in a comfortable chair.

6. to provide space, materials and a variety of information and to aid in accessing this information while working in collaboration with other agencies in our community. The library understands that **fostering life long learning and literacy** is part of its mission. To that end, it will provide programs that foster children's reading and provide resources for home schooling. It will work with other agencies to foster adult literacy. It will foster the development of a variety of book discussion groups and programs that will nurture the intellectual and cultural interest of our adult population.

In the process of doing the above, the new library will benefit the community by creating a **community of people** who are interested in the exchange of ideas and the stimulation of their intellectual curiosity and aesthetic interest. There will be space for engaging in craft programs. This provides a small antidote to the fragmentation and isolation in our society.

Finally, a good library is fundamental to a democratic society. It assures that everyone has free access to ideas and information without regard to economic capability

URGENCY

The new library needs to be built in 2009. It is an expensive project but it will never be less expensive. The Town Planner, Architect, both contractors on the Building Committee, informed me that construction cost will continue to escalate. The Project Estimator puts the increase between 2008 and 2009 at 4.5%. The above professionals say the percent of increase will only go up. Construction is a global business and materials are in demand worldwide. In December 2007, Doug Foglio donated 3.8 acres of land on route 5 adjacent to the Middle School. The condition of this donation is that there is a functioning library within five years (December 2012). If this condition is not met, any future library will be built far from the center of Waterboro.

IMPLICATIONS IF NOT FUNDED OR IF NOT COMPLETED

If the new library is not funded, the town library will remain in its present building. This present building is a two storied building, approximately 4,000 sq. ft. In the adult room, approximately 800 sq ft, there are no rooms where two people can cross paths without one

moving aside, aisles not legally accessible and stacks are higher than legally allowed. It has too few computers and these are stacked into corners. The same situation is present in the children's room. It also holds a small table that is used for children's projects and some group meetings. The building does not have any space for adult programming and very limited space for children's programming. The lower floor is not handicap accessible. The structure of the building needs major work.

If we do not have a functioning library by December 2012, the 3.8 acres of prime real estate will revert to Doug Foglio, as stated in the conditions of the donation of the land. It is very unlikely that the town will ever be given such prime land and be able to locate the library in such a well positioned location. Without that land, the library will be off on a side road someplace.

I suggest that we look at the position of Waterboro in the context of the surrounding towns. We are the largest town from Alfred to Limerick to Hollis to Lyman. Working together with the libraries in these towns, we could create some very culturally rich programs for the whole area. We could and should take a leadership role in that endeavor. Without the new library, the opportunity is lost.

CAPITAL COSTS & ROI

Total Cost: \$ 2,937,057 cf exhibit

FUNDING SOURCES

We envision the funding for the new library to be a combination of private donations and municipal investment.

Private Funding

Financial Support provided as of 10-1-08 – Details in exhibit 2

Land estimated at	\$300,000
Donated and Pledged Support	\$305,664

Municipal Funding

Friends of Waterboro Public Library are recommending a \$2m Maine Municipal Bond for 20 years currently estimated (10-1-08 @4.250%. The discussion of this dimension began publicly on 10-6-08.

**ADDITIONAL
SUPPORTIVE
DOCUMENTATION**

I assume this will go into an exhibit as well

**Financial support for the New Waterboro Public Library
October 1, 2008**

Donation of Land:

Prior to the hiring of an architect, 3.8 acres of prime land on route 5 was committed for the library by three donors. As a result, the cost of land is not in the cost of the project. A local real estate agent informs me that a conservative estimate of the land would be \$250,000 - \$300,000. The land was formally donated to the Town for the new library in December 2007.

Major Donors		\$100,000
Biddeford Savings Bank	\$50,000 (pledged)	
Heritage Company	\$50,000 (pledged)	
Grants		\$70,000
Stephen and Tabitha King	\$50,000	
Davis Family Foundation	\$15,000	
Libra Foundation	\$ 5,000	
Municipal		Total 70,000
Town Mtg 1998 (FY1999)	\$40,000	
Referendum 2004	\$10,000	
Referendum 2005	\$10,000	
Referendum 2006	\$10,000	
Private Donations		Total \$ 24,215
Barbara Lord Memorial	\$ 3,000	
Direct Mail Appeals	\$11,375	
Other	\$ 9,840	
Friends Events		Total \$35,302
Interest Earned	\$6,147	Total \$6,147
Total donations toward the construction cost to date:		\$305,664
Counting the land as a financial support for the new library:		\$605,664