

TOWN OF WESTON COMMUNITY PRESERVATION COMMITTEE
Project Submission Form – FY17

Submitter: Susan Brennan, Director, Weston Public Library
 Doris Sullivan, Chair, Weston Public Library Board of Trustees
 Joel Angiolillo, Vice-Chair, Weston Public Library Board of Trustees
 Gloria Cole, Executive Director, Weston Media Center Inc.
 Edwin Smith, Chair, Weston Media Center Inc. Board of Directors

Submission Date: 01/11/16

Submitter's Address: 87 School St, Weston
Phone #: 781-786-6155 (Brennan) 781-893-3281 (Cole)
Email address: sbrennan@minlib.net, westonmediainc@gmail.com

Purpose: (Check all that apply)

- Acquisition, creation, or preservation of open space or the rehabilitation/restoration of open space if acquired or created with CPA funds _____
- Acquisition, creation, preservation, or rehabilitation/restoration of recreational land _____
- Acquisition, creation, preservation, or support of community housing (low and moderate income housing for individuals and families, including low or moderate income senior housing) or the rehabilitation/restoration of community housing if acquired or created with CPA funds _____
- Acquisition, preservation, or rehabilitation/restoration of historic resources X

Project Name and Brief Description: The Weston Art and Innovation Center

This request is for **design fees** for full architectural and engineering services for the renovation and re-use of the Old Library as an Art and Innovation Center for Weston.

How This Project Helps to Preserve Weston's Character: Our proposal brings to life an important and prominent historic building that has been unoccupied for over 20 years, and turns it into an active, vibrant and welcoming center for the arts, technology and digital media for the residents of Weston. It preserves the architectural integrity of the interior and exterior of the building and will preserve the investment of CPC money already spent on restoration of the exterior. It creates a permanent home for the Weston Media Center, currently located in the basement of Brook School Apartments, and gives greater access to the public to all of their services. Please see the attached proposal and <http://www.westonaic.org/> for more detailed information.

Projected Cost:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources
2017	\$364,000	\$364,000	
2017 -2018	\$2,800,000	\$2,800,000	
2019			
Total	\$3,164,000	\$3,164,000	

For Community Preservation Committee Use:

Received on: _____ Associated Town Department/Committee:

Reviewed on:

Determination:



January 11, 2016



Dear Community Preservation Committee Members,

On behalf of the Weston Public Library Board of Trustees and the Weston Media Center Board of Directors we are pleased to present our request for architectural design fees for the renovation and re-use of the Old Library as the Weston Art and Innovation Center. Our proposal was selected as the one to present to the town for consideration for re-use of the Old Library, by the Josiah Smith Tavern/Old Library working group. We believe our proposal offers the best option for preserving the historical character of this beautiful building, and will preserve the investment in the restoration of the exterior that has been recently paid for by the CPC.

Our vision for the Old Library is to create an arts and technology learning center that provides multiple types of hands on instruction for all ages. The Weston Art and Innovation Center proposal keeps this historic building open to the public, and preserves town ownership of the Old Library. It offers a re-use that is compatible with zoning and bylaws, and will not require special permissions or variances. It will bring the building up to code, make it handicapped accessible, and satisfy parking requirements for municipal buildings. It will not alter the exterior façade of the building. Our proposal has low impact on abutters, and does not require extensive and permanent interior modifications.

The first floor of the Old Library will be used for visual art studio and teaching space. Our plans include a mezzanine floor above the studio space (old stacks area), which will be an open loft design that allows for additional art studio space. The loft design is intended to preserve natural light in the building. The reading room will be renovated into a large open space that will host art openings, recitals, lectures, films and private functions. The lower level will house the Weston Media Center and provide much needed, accessible office and studio space. Please see the attached draft floor plans.

The request for design fees at 13 percent of the estimated renovation cost reflects the complexity of historical renovation. The Weston art and Innovation Center will initiate vigorous fund raising at the appropriate time. The Weston Library Board of Trustees and the Weston Media Center Board have already committed \$190,000 to the project with usage of the funds to be determined at the appropriate time as well. The WAIC will be a revolving fund department, where rental and class fees will contribute to the cost of running the center. The goal is to minimize cost to residents.

We are excited to have the possibility of creating a warm, welcoming and vibrant center for the arts in Weston in the historic Old Library, and under the direction of experienced library and media center staff. Attached please find the preliminary budget figures, preliminary architectural estimates and our in-depth proposal submitted to the JST/OL committee on August 1, 2015 which can be found here: <http://www.weston.org/ArchiveCenter/ViewFile/Item/225>

Thank you for your consideration.

Sincerely,

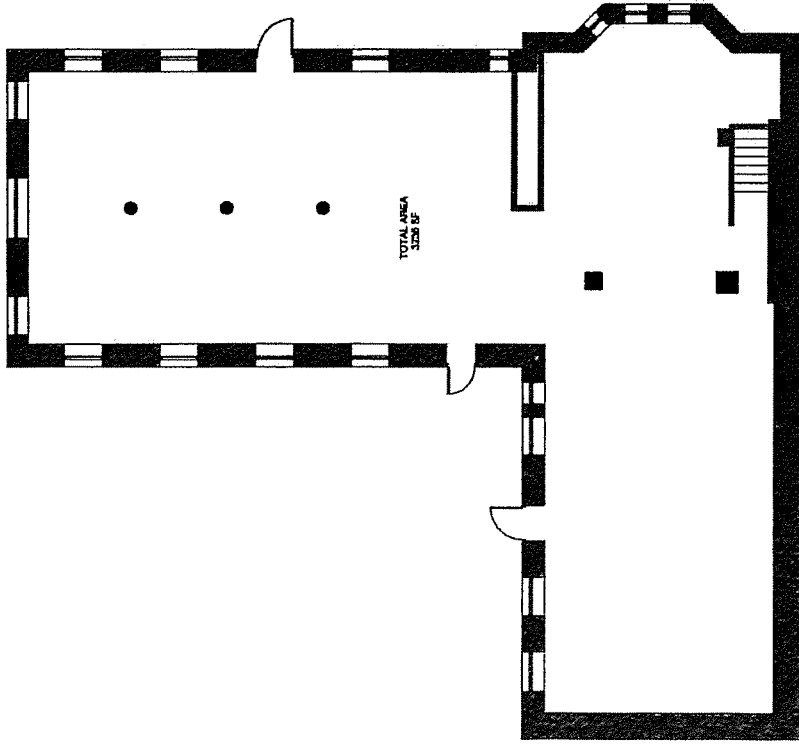
Susan Brennan (on behalf of Weston Public Library)
Gloria Cole (on behalf of Weston Media Center)

Item		Conceptual Cost				Comments
A	Division 2					
	1 Demolition		Note 1		71,400	Miscellaneous interior.
	2 Site Work					
	Site Preparation		Note 1		25,500	Earthwork.
	Sanitary System*		Allow		150,000	Leach field.
	Misc. Utilities*		Allow		40,000	New service connections
	Asphalt Paving*		Allow		25,000	Parking lot & sidewalk.
	Landscaping*		Allow		15,000	Upgrade existing.
	3 Subtotal Division 2					326,900
B	Division 3					
	1 Concrete					
	1st and 2nd Floors		Note 1		35,700	Basement slab.
	Mezzanine*		Allow		15,000	Mezzanine floor slab.
	2 Subtotal Division 3					50,700
C	Division 4					
	1 Brick Masonry		Allow			30,000 Misc. interior repair.
D	Division 5					
	1 Structural Steel					
	1st and 2nd Floors		Note 1		36,720	Around floor openings.
	Mezzanine*		Allow		55,000	Mezzanine framing.
	2 Miscellaneous Metal					
	1st and 2nd Floors		Allow		45,000	Including staircase.
	Mezzanine*		Allow		25,000	Metal deck, stairs & rails.
	3 Subtotal Division 5					161,720
E	Division 6					
	1 Carpentry					
	Rough Interior		Note 1		30,600	Including shaft framing.
	Finish Interior		Allow		50,000	Including some built-ins.
	Exterior		Allow		5,000	Minor modifications.
	2 Cabinets & Countertops*	34	LF @	200 =	6,800	Base cabinets.
	3 Subtotal Division 6					92,400
F	Division 7					
	1 Insulation		Note 1		56,100	
	2 Sealants		Allow		10,000	
	3 Subtotal Division 7					66,100
G	Division 8					
	1 Doors, Frames & Hardware	25	EA @	750 =	18,750	Restore exist. to remain.
	2 Glass & Glazing	1	EA @	2,500 =	2,500	Restore lunette. Note 4.
	3 Subtotal Division 8					21,250
H	Division 9					
	1 Finishes					
	Plaster		Note 1		120,360	
	Drywall		Note 1		204,000	
	Acoustical Ceilings	170	SF @	12 =	2,040	Toilets.
	Wood Flooring	3,180	SF @	10 =	31,800	Restore existing.
	Resilient Flooring	1,500	SF @	7 =	10,500	Storeroom, Fabrication, Toilets.
	Carpet	250	SY @	40 =	10,000	Media office area and Mezzanine.
	Painting		Note 1		51,000	
	2 Restoration*	1,220	SF @	20 =	24,400	Entry & Reading Room.
	3 Subtotal Division 9					454,100
I	Division 10					
	1 Signage		Note 1		765	

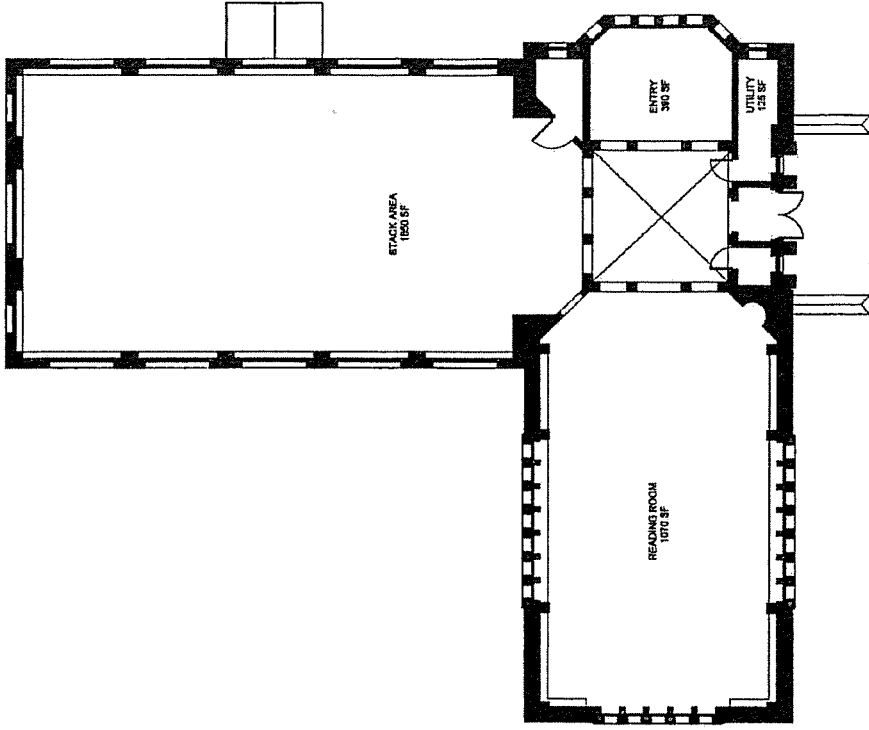
	Item		Conceptual Cost		Comments
2	Wall & Corner Guards	Note 1	2,550		
3	Toilet Fixtures/Accessories	5 EA @	5,000 =	25,000	
4	Fire Extinguishers	Note 1	1,224		
5	Subtotal Division 10			29,539	
J	Division 11				
1	Kitchen Appliances*	2 EA @	250 =	500	Two small refrigerators.
K	Division 12				
1	Entry Floor Mats & Frames	1 EA @	2,500 =	2,500	
L	Division 14				
1	Elevator*	1 EA @	70,000 =	70,000	No elevator previously.
M	Division 15				
1	Fire Protection	Note 1	85,600		7% increase to Tortola.
2	Plumbing	Allow	155,000		
3	HVAC	Note 1	315,650		7% increase to Tortola.
4	Subtotal Division 15			556,250	
N	Division 16				
1	Electrical	Note 1		315,650	7% increase to Tortola.
O	Total Construction (A - N)			2,177,609	
P	Markups				
1	General Conditions		217,761		
2	GC OH&P		65,328		
3	Subtotal Item P			283,089	
Q	Total Const. + Markups (O+P)			2,460,698	
R	Contingency @ 5% Q*			123,035	
S	Total + Markups & Contngcy.			2,583,733	
F	Cost/Square Foot				
1	Construction Cost Without Markup + Contingency (Item O)			337	Net Area = 6,470 SF
2	Cost With Markup + Contingency (Item S): "Hard Cost"			399	

Notes:

1. Interpolated from Tortora Consulting Inc. estimate dated October 16, 2009.
2. Single asterisk (*) indicates items not included or specifically allocated to the Old Library in Tortora estimate (\$425,960+contingency+inflation increase).
3. Assume inflation increase of 2% to 2009 Tortora line item estimates, except as noted above.
4. Assume no new exterior windows are required.
5. Hazardous material remediation or removal not included. Potential cost suggested by Gerard McCarty prior to testing: \$120,000.
6. Furnishings, fixtures, equipment, and communications wiring & components not included.



TOTAL AREA
3226 SF



STACK AREA
1850 SF

READING ROOM
1073 SF

ENTRY
310 SF

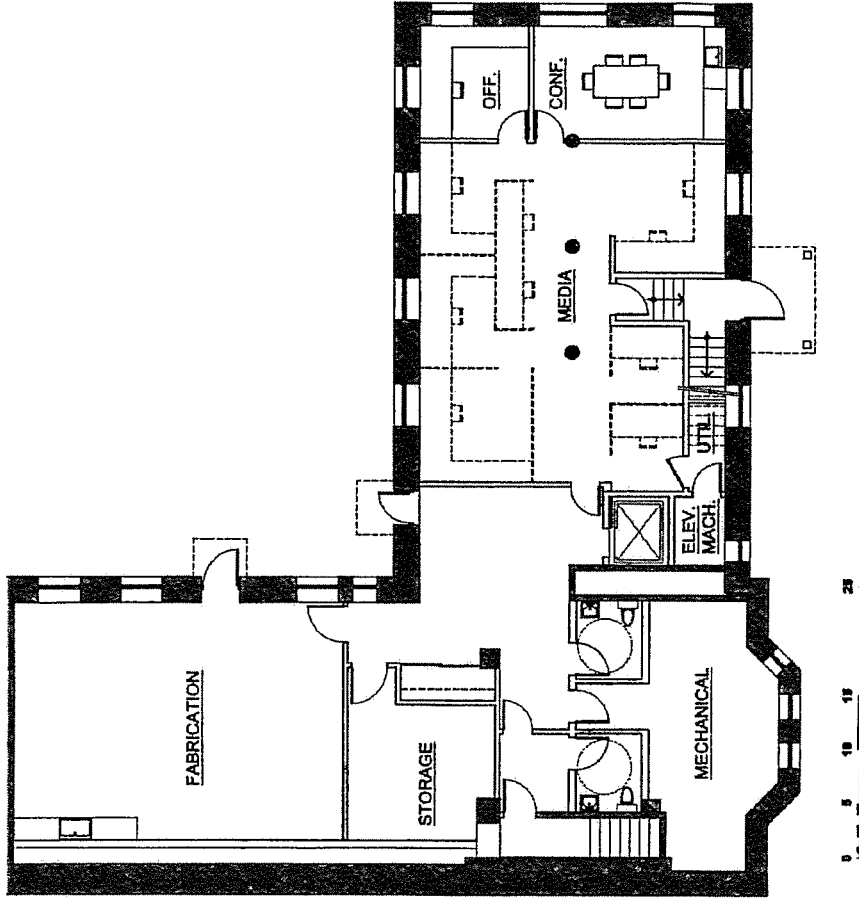
UTILITY
123 SF

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Existing Floor Plans
Old Weston Library

EC1

WESTON PUBLIC LIBRARY

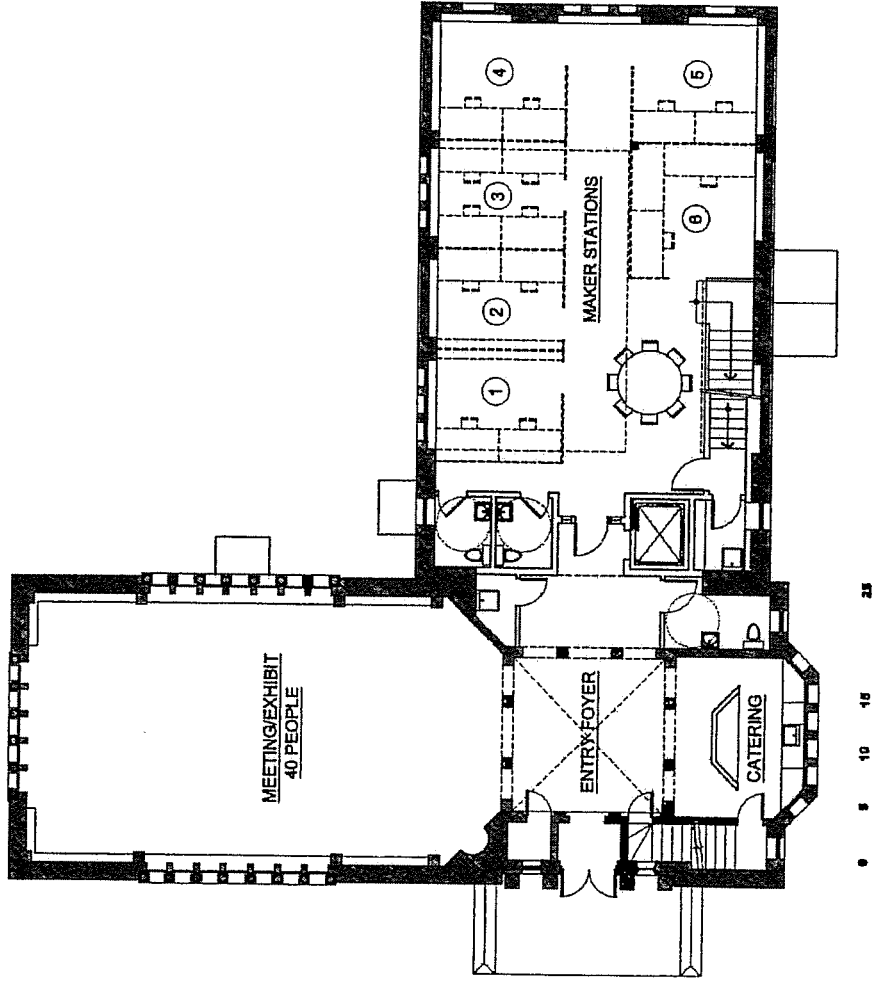


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**Lower Floor Plan: Weston Art & Innovation Center
 Old Weston Library**

07.24.16 302' x 1'-0"



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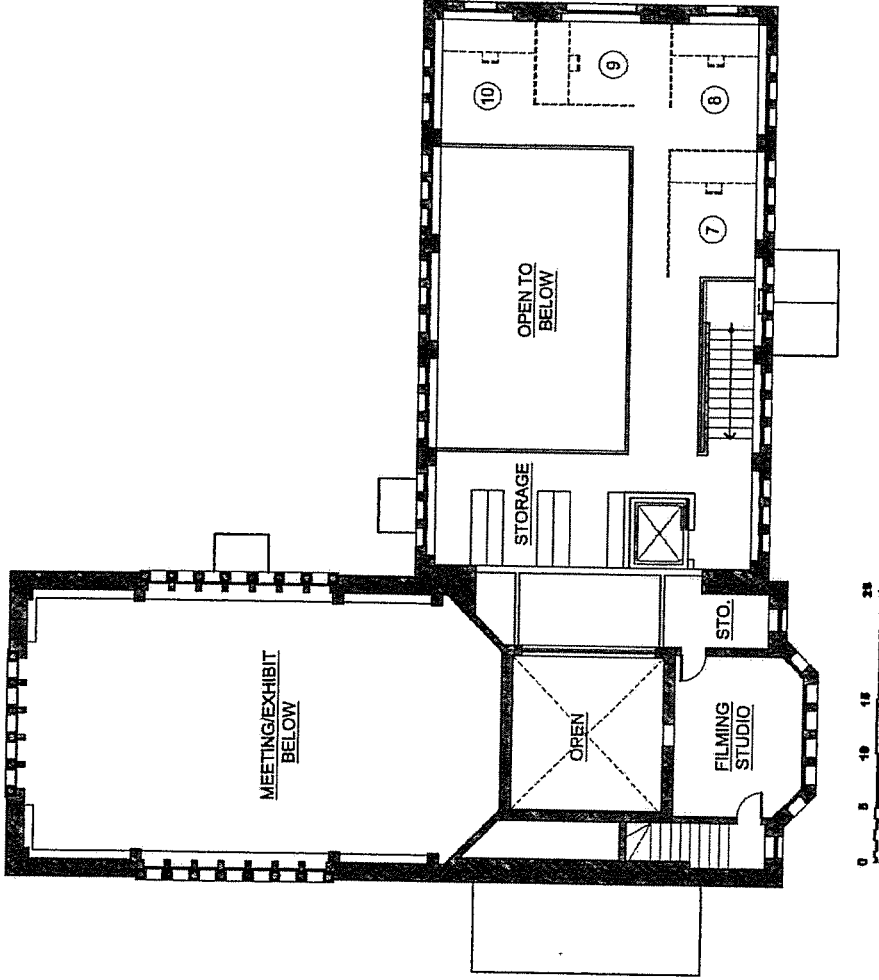
**Ground Floor Plan: Weston Art & Innovation Center
Old Weston Library**

07.24.15 302'-1"0"

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A2



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Upper Floor Plan: Weston Art & Innovation Center
 Old Weston Library

0124.15 302' x 14'

WESTON PUBLIC LIBRARY



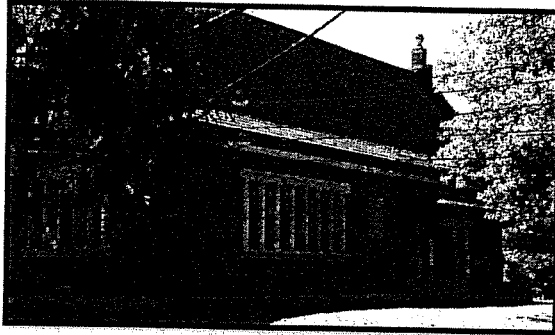
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WESTON'S OLD LIBRARY NEWS

Proposed New Use Found for Old Library

Weston Art & Innovation Center

Supported by Weston Library Trustees, Weston Media Center & Town of Weston Staff



Art & Innovation Center Proposed for the Historic Old Library

- Low-impact on historic building, neighborhood and traffic
- Maintains public access, town ownership and control of OL
- Town ownership expedites permitting and re-use processes and ensures the building's future
- Provides much-needed space for Library programs and presentations
- Provides much-needed, accessible office space and a studio for Weston Media
- Prominent, historic location revitalized
- Management by experienced leaders with policies in place that benefit everyone in town
- Creates new 2-D, 3-D Visual Arts & Media studio space and a new venue for recitals, exhibits, and presentations
- Maker-Space provides technology & media learning opportunities for all ages
- Creates a valuable new town amenity encouraging synergy among participants and groups of all ages
- Conservative financial projections for income and expenses from proven, responsible, non-profit and town organizations
- Collaboration with appropriate groups & individuals encouraged

Management by Proven Organizations



Weston Public Library is the intellectual and cultural heart of Weston. On average, 6,000 people attend Library programs each year.



Weston Media Center is a non-profit cable access TV station. WMC connects Weston to the world through the internet and TV.



Town of Weston staff involved in government process and management issues.

Funding by CPA, Enterprise Fund, Grants & Gifts

- CPA funds estimated at \$2,800,000 earmarked for interior renovations.
- Enterprise Fund proposed to support ongoing operations - fees charged for classes and building use
- Staff Grant Writer / Administrator ensures future funding - many grants currently available for library-sponsored Maker Spaces
- \$190,000 in seed money immediately available from Library Trustees and Weston Media Capital Fund (no town taxes are involved).
- Fundraising to build an endowment begins with Town Meeting vote.

Let's Make Something Great Together

Learn more about the Weston Art and Innovation Center
Proposal for the Old Library

Pros & Cons for Weston Art & Innovation Center Proposal

PROS

1. Easiest retrofit that preserves all historic interior and exterior features with minimal interior changes for accessibility, flexibility, use and egress. All exterior facades and the roof remain exactly the same - WAIC doesn't compromise \$1million exterior restoration.
2. Fastest implementation compared to all other proposals.
3. Complies with all zoning and bylaws. No special permission or variance required.
4. Existing on-site parking for staff satisfies all requirements for proposed, municipal use.
5. Arts/ Culture/Creative/Media & Technology Programming already in high demand - the Library currently turns away programming and community room requests. WMC offices and recording studio will offer new opportunities to the public and create synergy between these two well-established program providers.
6. Programming can adapt quickly to future needs of the community and showcase Weston's cultural & ethnic diversity.
7. Media Center will vacate the Brook School and that space could be easily converted into one or more affordable housing units (WMC occupies about 1,000 sq. ft. of space in Building A).
8. Less expensive & faster than adding on to new library, which we now know is not possible because of septic constraints.
9. Long-term transitions of staff will happen like all other town departments ensuring future stability.
10. Experienced and proven fundraising structure is in place. \$190,000 initial pledge already received for this project.
11. Both the Library and Weston Media have deep experience doing exactly what is proposed and doing it very well. The Library fundraised and built a new library and their programming demands have outgrown the facility. WMC is an independent non-profit that created a robust, independent community asset from virtually nothing since 2008. Cable Advisory Committee along with WMC input negotiated a funding contract from Comcast and Verizon and WMC receives generous support from the community.
12. Both the Library & WMC have highly competent, professionals in management and Boards of Directors / Trustees who are all Weston residents. Demonstrated leadership skills, a network of supporters and a track record of implementation in Weston is crucial to future success for any use of the OL.
13. Both the Library & WMC have a significant track record of submitting budgets that are responsible, fiscally conservative and accurate. Neither organization has a deficit.
14. Both the Library & WMC have all required filings with the Commonwealth of Massachusetts, Secretary of State, Attorney General, the IRS and the Federal Government in place and up to date.
15. Grants for Library related Maker-Spaces are available. A dedicated grant-writer & administrator is included in the WAIC budget proposal. Additional grants for Art, Culture, Music, Media and Technology programming will be pursued.
16. Both the Library and WMC have a strong record of collaboration with artists, musicians, writers, historians, scientists, local educational resources and media experts to ensure the greatest variety of high-quality programs possible.
17. Fits the "Big Picture" of the thriving town center & town green with an accessible, new town amenity that serves everyone.
18. Scheduling can be flexible to mitigate traffic concerns. No morning traffic impact is expected.
19. Low impact on neighbors. Not a 24/7 building, no overnight lights or noise.
20. Arts/ Culture Center chosen as a preferred use for the OL in 3 different public surveys or citizen's petitions at town meeting.
21. Does not compete with nor conflict with classes at the Community Center (Rec. Center or COA).
22. The restored Reading Room will be a unique and much-needed addition in Weston: an elegant historic space to hear music, lectures, host food tastings, recitals, private parties, etc.
23. Proposal is compatible with the proposed uses of the Josiah Smith Tavern & Barn, including a restaurant - which would create additional opportunities for collaboration and synergy.
24. Municipal use should get priority, but this use also best fits expressed desire of townspeople, best preservation of historic building, and most publicly accessible use. WAIC is the right proposal for the town.
25. The Town Center will come alive again for the Town's people - Everyone benefits at the lowest possible cost.

WHAT WON'T HAPPEN WITH THE WESTON ART & INNOVATION CENTER AT THE OLD LIBRARY

1. WAIC won't gut the interior or modify the exterior of a significant historic building.
2. WAIC won't worsen morning traffic.
3. WAIC won't increase taxes.

CONS:

1. Proposal is not self-sustaining - However, WAIC anticipates the enterprise fund model and the fundraising planned will likely cover costs soon after WAIC opens. Both the Library and WMC have a history of on-time and on-target budgets that were used to create their Statement of Interest Financials. A small initial financial impact on the town for the program beyond the restoration is likely but this needs to happen in every proposal. What value does the town place on a new and accessible Art, Culture, Media & Technology amenity for everyone (managed by proven, responsible leaders)? WAIC will be a bargain considering its value proposition for Weston.
2. There is an alternate place for this - There is no better place or better use for the Old Library. The JSTOL Working Group was charged with finding a use that responds to residents' preferences for the OL that remains open to public, retains all interior and exterior historic architecture, has a low impact on neighbors and traffic. WAIC is the best use in the best place, at the right time and it has the right people in place to make WAIC a great new community asset. WAIC will keep Weston a paragon of excellence in the suburbs.

