

Why build a new, single library? What would it cost?

Depending on how the community decides to move forward with improving our library services – renovation or building new – we could be eligible in the future for State grants that will cover some construction costs. And now is the time to prepare for the next grant cycle.

In 2018, a professional facilities assessment study on South Yarmouth and West Yarmouth library locations provided four options to develop a library facility with ~ 26,000 SF of usable space, and each option’s chance of being awarded a state grant:

1) additions/renovations to both South and West locations: could apply for only one site and wait minimum of 5 years to apply for a second grant; unlikely to receive two grants

2) addition to South and renovations only to West: moves main library to one side of town; applications for additions fall lower on the grant award list and are less likely to be awarded

3) addition to West and renovations only to South: same as option 2; unlikely to receive the award

4) a new, single location facility: most cost-effective, better overall design, no disruption of service with West Yarmouth and South Yarmouth libraries remaining open throughout construction; most likely to receive grant

Below is a comparison of the relative project cost estimates (with a 3-5 year inflation factor) for each of the options, along with the breakdown of how costs would be covered.

Johnson Roberts 2018 Estimates (\$M)	Option #1 Expand SY & WY	Option #2 Expand SY	Option #3 Expand WY	Option #4 Replace SY & WY
Total	\$27.0	\$19.9	\$18.0	\$17.0
MBLC *	\$4.4	\$1.1	\$6.7	\$7.4
Benefactors	\$5.4	\$5.4	\$5.4	\$5.4
Public (min 25%)	\$17.2	\$13.4	\$5.9	\$4.3

Source: Johnson Roberts Associates 2018 Library Facilities Assessment Study, Appendix D.2

* MBLC 60% \$0-3M + 45% \$3-6M + 40% \$6-15M + 30% \$15M +