

**Wayland Public Library
Board of Library Trustees
Minutes of Meeting August 20, 2012
Selectmen's Hearing Room, Wayland Town Building**

Present: Library Director Ann Knight; Trustees Aida Gennis (chair), Sally Cartwright, Anne Heller, Nan Jahnke

Absent: Lynne Lipcon, Thaddeus Thompson

Call to Order: 7:02 p.m.

Purpose of Meeting

Members of the Board of Library Trustees attended the regularly scheduled meeting of the Board of Selectmen in support of a presentation by Mrs. Gennis, with Ms. Betsy Soule, chairman of the board of the Council on Aging, of the feasibility study recently completed by the architectural firm Kang Associates. The Kang study assessed the feasibility of housing the programs of the Library and the Council on Aging (COA) in a shared building on the municipal parcel at the new Town Center. The joint presentation was the fourth item on the Selectmen's agenda for the evening; it began at 7:43 p.m., and it is the only item discussed in these minutes.

Library and COA Presentation

Mrs. Gennis; Ms. Soule; Mr. Bill Sterling, a COA Board member and architect; and Ms. Julie Secord, COA Director, presented themselves to the Selectmen.

Ms. Soule reviewed the goals of the feasibility study for the selectmen, highlighting three major ones:

- To determine whether the programs of the Library and the COA are compatible and could fit in a 40,000-square-foot space
- To determine whether a structure housing both the Library and a Senior Center could be sited on the municipal parcel available at Town Center
- To provide schematics showing how the Library and the COA might be given exclusive and shared spaces in such a building that would satisfy their programs' needs.

Ms. Soule said she was pleased to report that the Kang feasibility study had determined that the Library and the COA could coexist in a building of slightly more than 40,000 square feet, that such a building could be sited at Town Center, and that the two programs would work well together. She said the increase in dedicated space for the Council on Aging from its current 2,500 square feet at the Town Building to 5,500 square feet in a new building, plus the addition of shared space with the Library, would be very welcome to the many seniors, caregivers, and family members who use Wayland's senior services. She especially appreciated the opportunity for the COA to have more private spaces where seniors could consult with legal, medical, and insurance professionals. Ms. Soule also saw great potential for vibrant community-building in the siting of the Library, Senior Center, Town Green, and shops all in one location. She said she was thrilled and excited to bring the plan to the selectmen.

Mrs. Gennis seconded Ms. Soule's enthusiasm for the concept of co-tenancy at Town Center. She briefly reviewed the space limitations of the current Library at 5 Concord Road, including the small Children's Room and Meeting Room (Raytheon Room); the absence of a Young Adult space, quiet study areas, and group study space; and the overburdened staff areas. She also noted the building's vulnerability to flooding (a flood in 2010 closed the library for many months). Mrs. Gennis then briefly reviewed the Kang schematics for the selectmen, showing how Library and COA spaces might be allotted in a joint-tenanted building. She noted that in this schematic design, the Library would occupy 19,065 square feet, an increase over the 12,500 square feet currently available at 5 Concord Road; the COA would have 5,500 square feet; and the two programs would share 7,730 square feet of

common space. Among the shared spaces would be conference rooms and study spaces, space for computer servers and other technology, a large meeting space, a kitchen and a cyber café.

Mrs. Gennis adduced some advantages to co-tenancy at Town Center, both for the Library and the COA and for the town, including attracting Library patrons and seniors to Town Center businesses, attracting errand-goers and recreational users to the Library, encouraging intergenerational interactions in the shared building, and increasing the number of events and programs the Library and COA can offer. She said she sees a shared building as the kind of community center or “commons” that Wayland residents have often asked for.

Mrs. Gennis expressed some concerns about building at Town Center, especially these:

- The Master Special Permit for Town Center allows for a 40,000 square-foot municipal building, while Kang Associates felt the Library and COA programs required a minimum of 43,300 square feet; could the Master Special Permit be amended?
- The municipal parcel is very close to the Sudbury River; would flooding again be a concern?
- The Town owns the current Library building at 5 Concord Road; while the building no longer meets the Library’s needs, it is a beloved landmark. What uses might the selectmen see for it?

Mrs. Gennis asked for the Board of Selectmen’s support in pursuing the concept of a shared building for the Library and the Council on Aging at Town Center, and asked for guidance on how next to proceed.

Town Administrator’s Summary

Mr. Turkington, the Town Administrator, reviewed the history of Library and COA’s long-time planning for the selectmen; noted that 28 percent of the program space proposed in the schematics would be shared space; and clarified that next steps would include getting feedback from the Board of Selectmen, then initiating discussions with the Finance Committee, the Conservation Commission, and other boards and committees, perhaps leading to a request for funds for a detailed design and bid documents at a future Town Meeting. Any enlargement of the building beyond the 40,000 square feet allotted by the Master Special Permit would have to be approved at Town Meeting. He said the earliest the project could break ground would be summer 2014.

Cost Estimate

In response to a question from Mr. Ed Collins about the cost of building a combined Library and Senior Center on the Town Center site, Facilities Director John Moynihan estimated \$14 million in total project costs, based on the Kang schematics and similar recently bid projects. He added that the cost of design documents and the bid package would be about \$800,000.

Selectmen’s Remarks

Mr. Collins expressed enthusiasm for the collaborative nature of the venture, and asked about transportation options for seniors.

Mr. Joe Nolan said he is a strong advocate for the concept and feels it is the perfect fit for Town Center. He sees it as an investment in the community, but says he has fiscal reservations about starting the project too soon. He feels the Highway Garage project must come first, and suggests that the Library/COA project might have to wait until much of the new High School debt has been retired. He would like the Finance Committee to explain exactly what the project would do to Town taxes in different years. As for future uses of the current library building on Concord Road, Mr. Nolan feels the Town should look at both municipal uses and revenue-producing uses.

Mr. Steve Correia said he is a big proponent of the concept, noting that the building would bring life and energy to the Town Center. He feels the Town must do its due diligence by evaluating other spaces for the project, perhaps renovated space in the Town Building. He also would like to review parking more carefully.

Mr. Doug Leard also gave enthusiastic support to the idea of the project but asked whether the site at Town Center is any less vulnerable to flooding than the current library building on Concord Road, noting that Route 20 also flooded during the 2010 flood. When he asked what is being done to mitigate the threat of flooding at Concord Road, Mr. Moynihan said several engineering plans are under consideration. Mr. Leard also asked whether there were any restrictions on the use of the site dating from the time Raytheon owned it, and expressed concerns about the cost and tax impacts.

Mr. John Bladon, the board chairman, said he is also a big supporter of the concept, and is especially impressed with the way the Library and the COA maximized shared spaces, which will result in efficiencies for the town. He feels it is unclear whether the Town will want to move quickly on the project, given fiscal constraints, but he wishes the Library and the COA well going forward. He said the selectmen would discuss the project further and get back to the Library and the COA boards with next steps.

The discussion ended at 8:41, and the meeting of the Board of Library Trustees adjourned at that time.

Documents

1. Board of Library Trustees Agenda, August 20, 2012
2. Board of Selectmen Agenda, August 20, 2012
3. Large format floor plans, first floor and second floor, Library/Senior Center, Kang Associates, 6/26/12
4. Large format site plan for proposed building at proposed municipal site titled "Wayland Library/Senior Center," SK-1, DeVellis Zrein Inc., 6/20/12
5. Large format site plan of entire Town Center titled "Phase I Site Development Plan," prepared by RJ O'Connell Civil Engineers for Twenty Wayland LLC, issued for construction 9/23/11.

Next Meetings

- September 19, 2012, at 8:30 a.m. in the Raytheon Room, Wayland Public Library
- October 17, 2012, at 8:30 a.m. in the Raytheon Room, Wayland Public Library
- November 14, 2012, at 8:30 a.m. in the Raytheon Room, Wayland Public Library
- December 19, 2012, at 8:30 a.m. in the Raytheon Room, Wayland Public Library

Note that some of the Fall meeting times may be changed to 8 a.m. at a later time. Please also note that the November meeting is the second Wednesday of the month, an exception to the Board's usual third-Wednesday meeting schedule.

Respectfully submitted by Nan Jahnke, Trustee, Board Secretary