

RICE PUBLIC LIBRARY

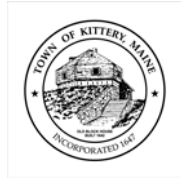
RENOVATION & EXPANSION
PROJECT





PROJECT BACKGROUND

- Non-Binding Referendum Options – November 2017
 - 1) No Build
 - 2) Build at Community Center
 - 3) Build at Existing Library Site
- Voters Decided
 - #3 - Build at Existing Library Site
- Town Council Action
 - Three Committee Initiative
 - Merge Library into Town Government
 - Taylor Building Disposition
 - Rice Library Building Committee
 - Rice Library Building Committee Formed May 2018



COMMITTEE – A YEAR IN REVIEW

Month	Activity
June 2018	Master Budget and Schedule Developed
July to October 2018	Develop Designer (AE) RFP & Release
November / December 2018	Receive/Shortlist/Interview/Select AE
January 2019	AE Contract Negotiations and On Boarding
February 2019	Programming Reconciliation & Building Assessment / Stakeholder Group Meetings
March 2019	Conceptual - Needs, Massing, Circulation
April 2019	Public Brainstorming / Feedback Meeting & Reconciled Master Budget
May 2019	Schematic Design, Preliminary Cost Estimate Commenced
Early June 2019	Block Party Presentation / Design Refined
Late June 2019	Public Presentation / Cost Estimate



MILESTONES – LOOKING AHEAD

Phase 1

- ✓ Building Committee Formed – May 2019
- ✓ Architectural Team Launched – January 2019
- ✓ Schematic Design Completed – June 2019
- Town Council Consideration – Summer 2019
- Voter Referendum (Build It) – November 2019

Phase 2

- Final Design Development – February 2020
- Permitting and Costing – March 2020
- Construction Documents – April 2020
- Contractor Bid & Award – June 2020
- Construction Period – October 2021
- Occupancy and Ribbon Cutting – November 2021

EXPANSION & RENOVATION

SCHEMATIC DESIGN PHASE



Rice Public Library

July 8, 2019



Scott Simons - Principal

Ryan Kanteres - Project Architect

Seth Wilshultz - Project Manager



Michael Lassel - Principal

Sarah Hourihane - Project Architect

Michal Kaleta - Project Manager

Curtis Boivin - Architect

Programming Interviews, Assessments and Meetings

Library Staff Interviews

Feb 06, 2019

Friends of the Library Interviews

Feb 06, 2019

Kittery Schools Interviews

Feb 13, 2019

Library Board Interviews

Feb 26, 2019

Kittery Community Center Interviews

Feb 26, 2019

Kittery Foreside Group Interviews

Feb 26, 2019

Teen User Interviews

Feb 26, 2019

Community Meeting

Apr 24, 2019

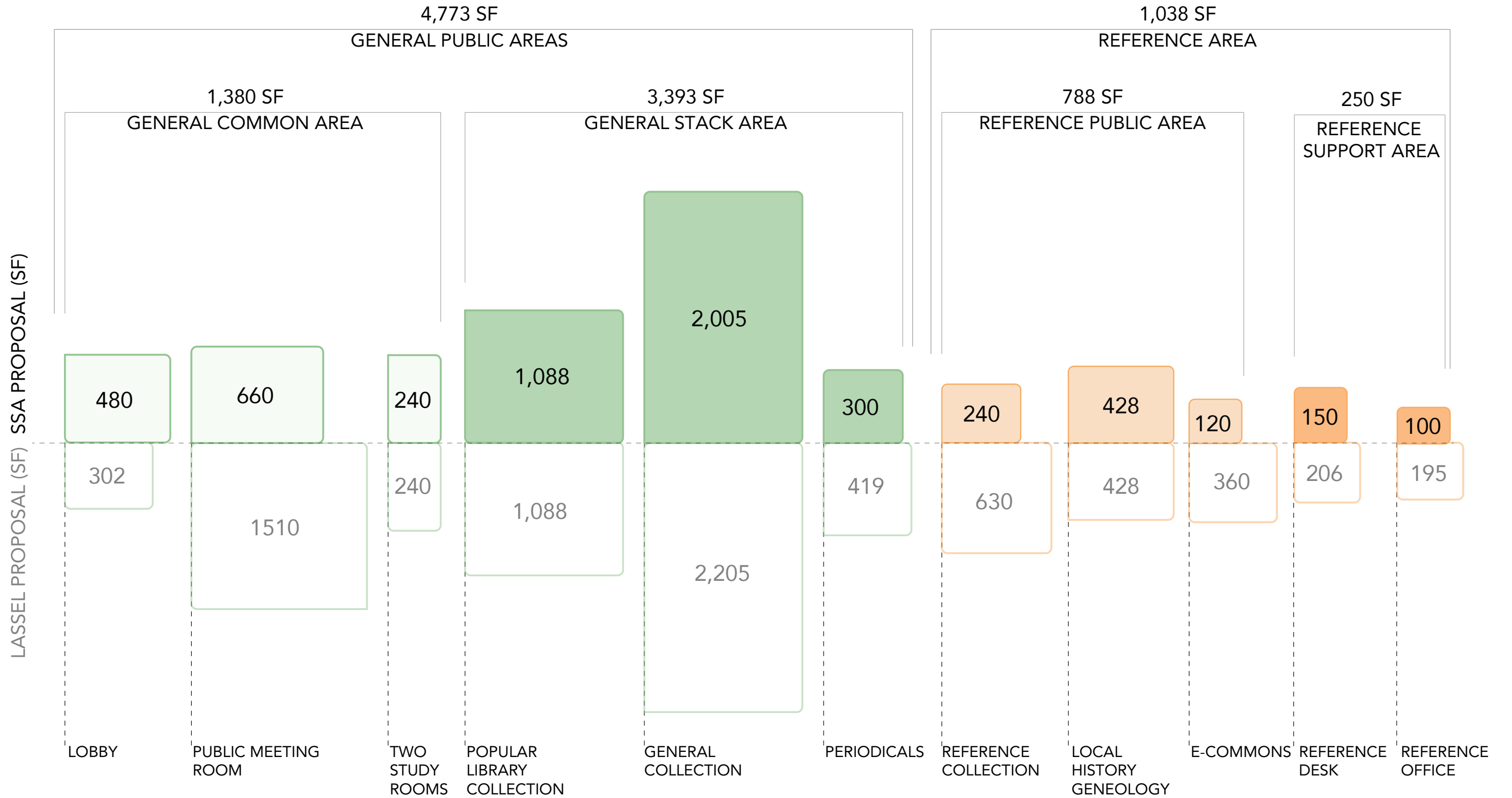
Kittery Block Party

Jun 15, 2019

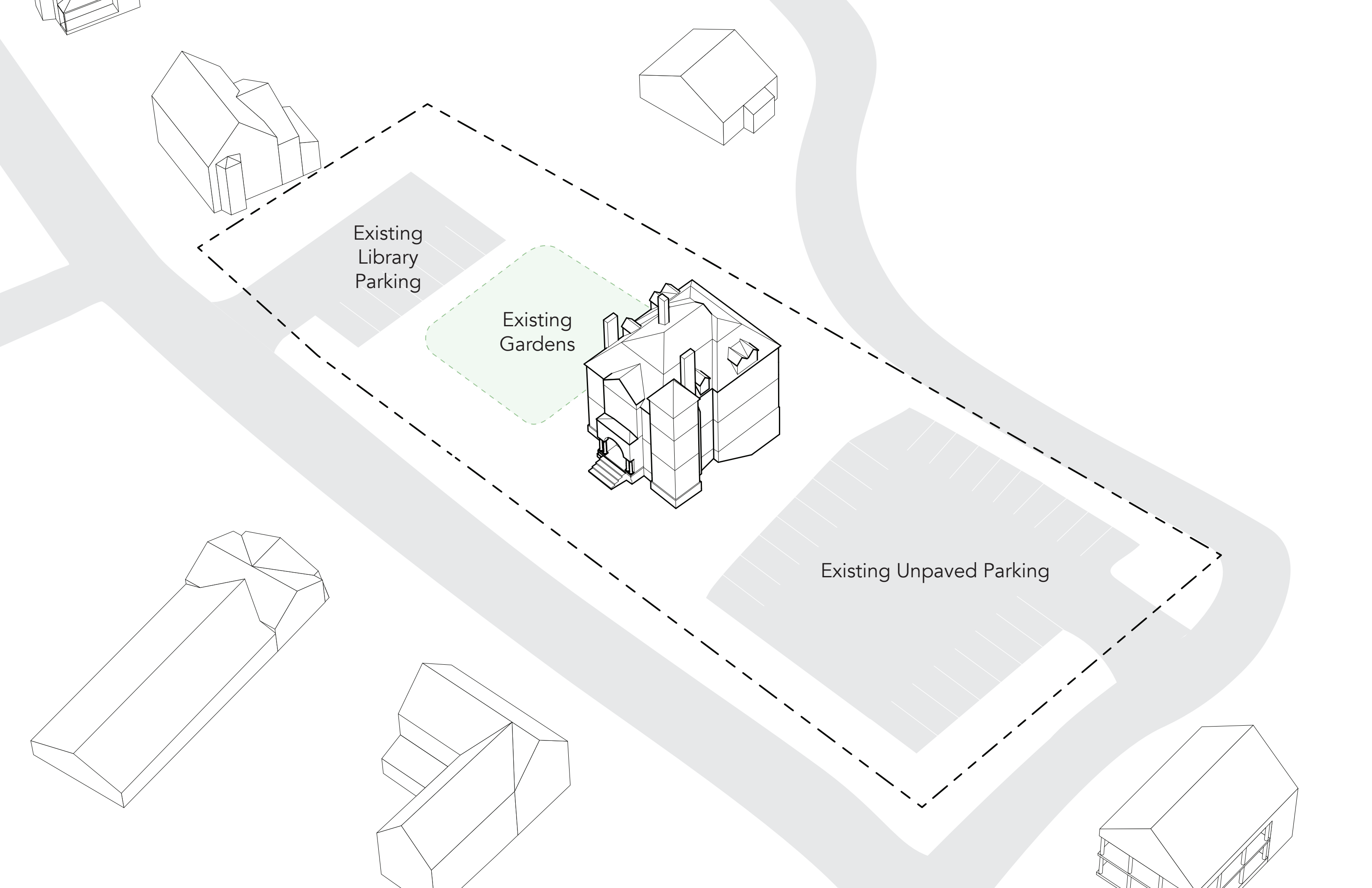
Community Meeting

Jun 26, 2019







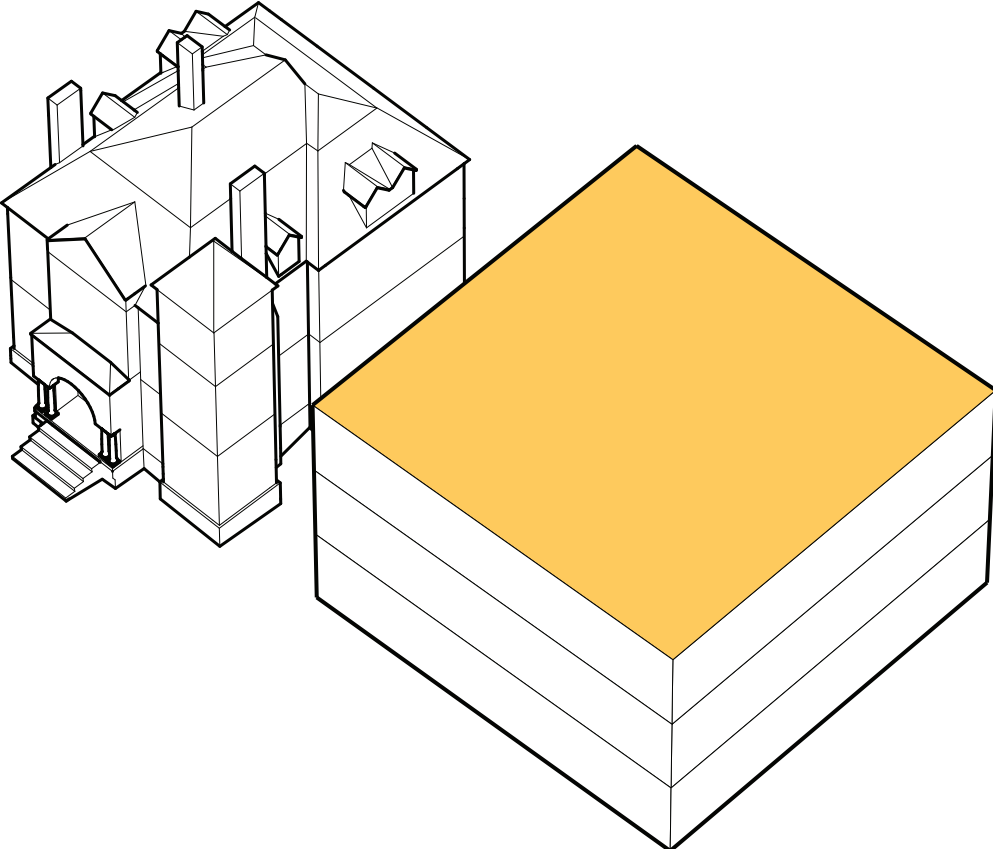


Existing
Library
Parking

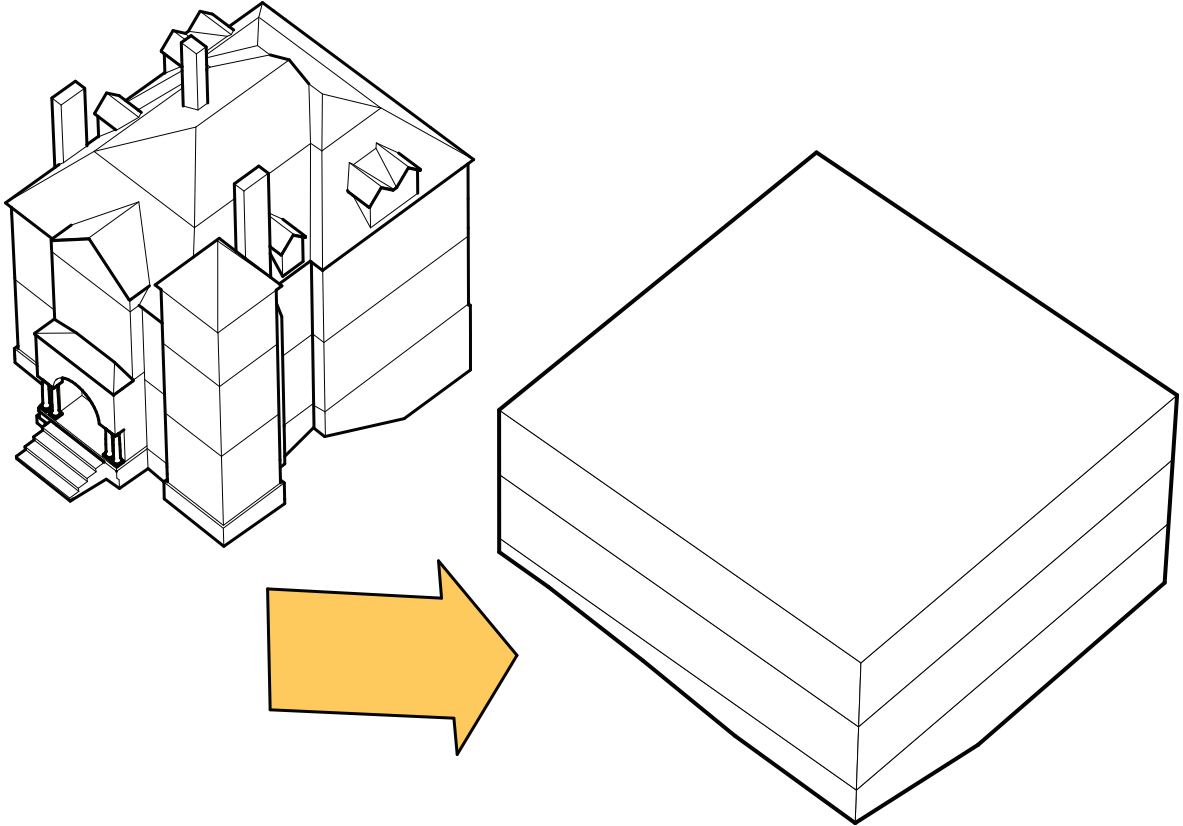
Existing
Gardens

Existing Unpaved Parking

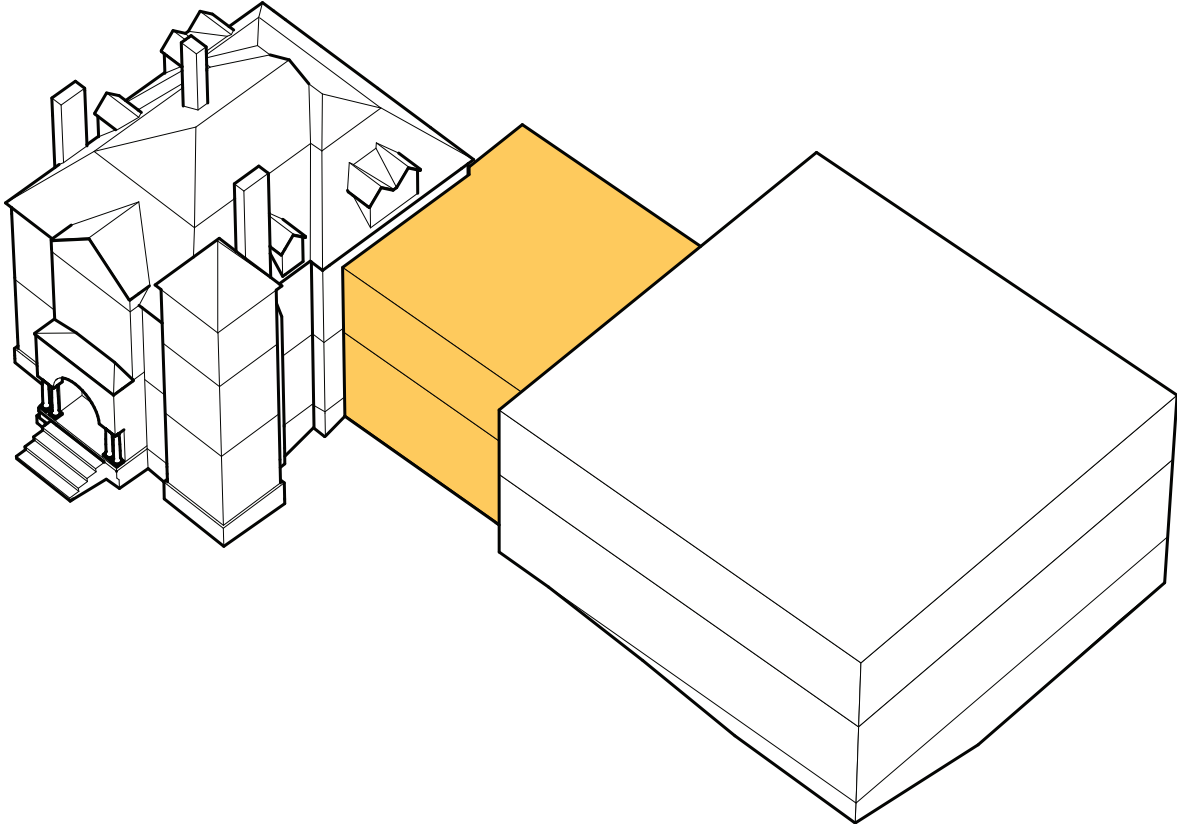
South Scheme -
Step 1 - Required Square Footage



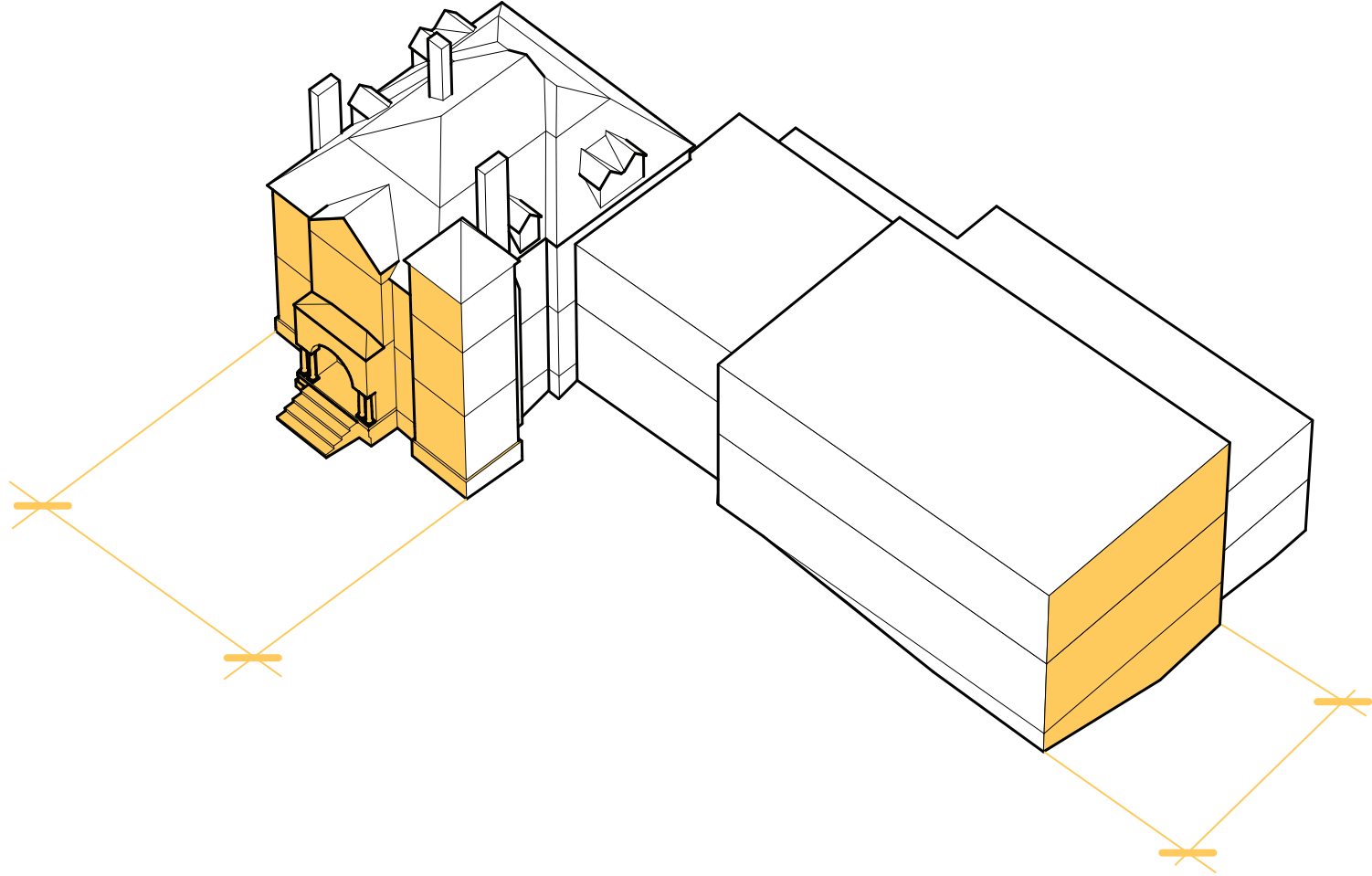
South Scheme -
Step 2 - Moving Mass Down the Site



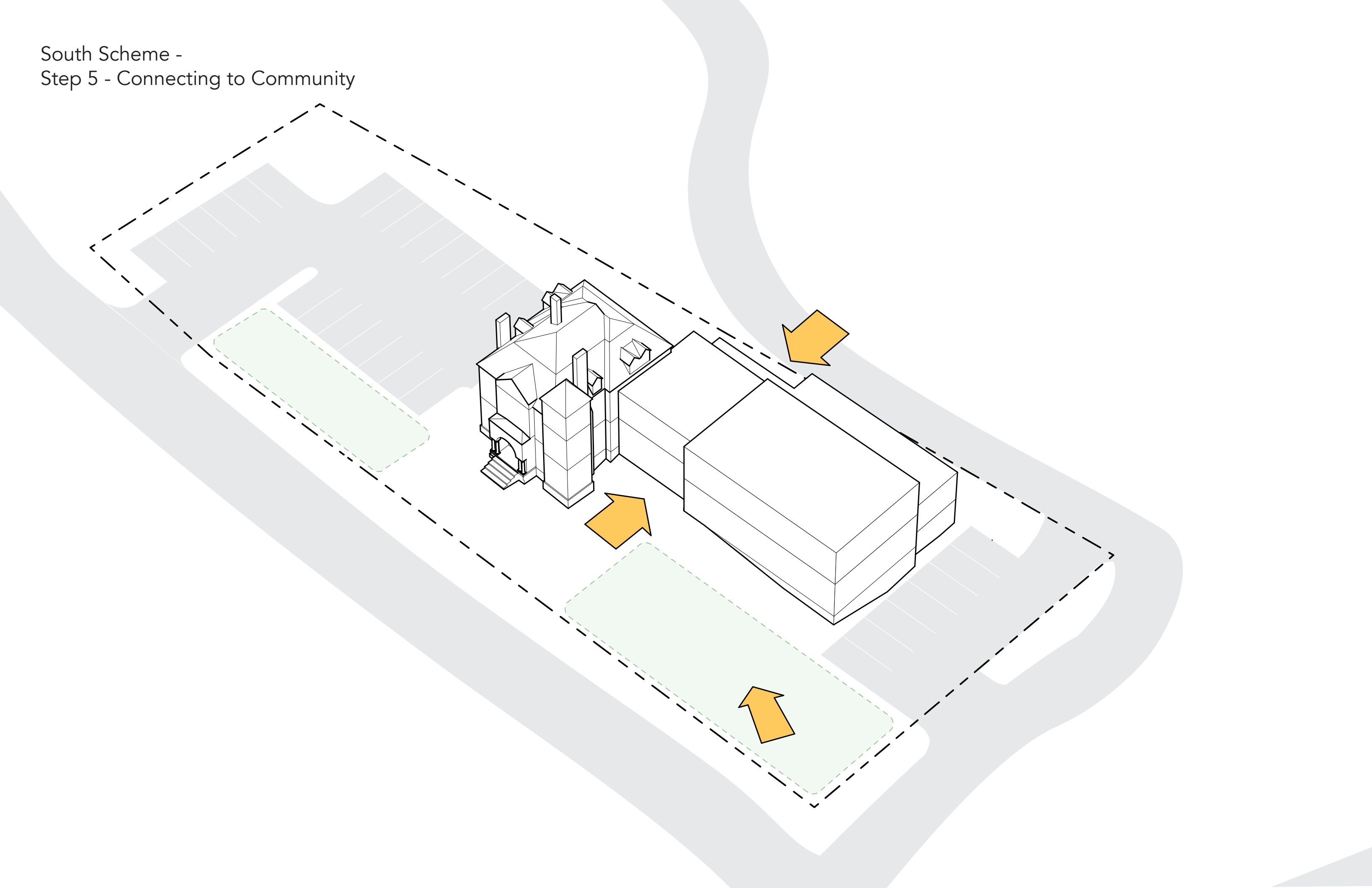
South Scheme -
Step 3 - Connecting to Historic Building



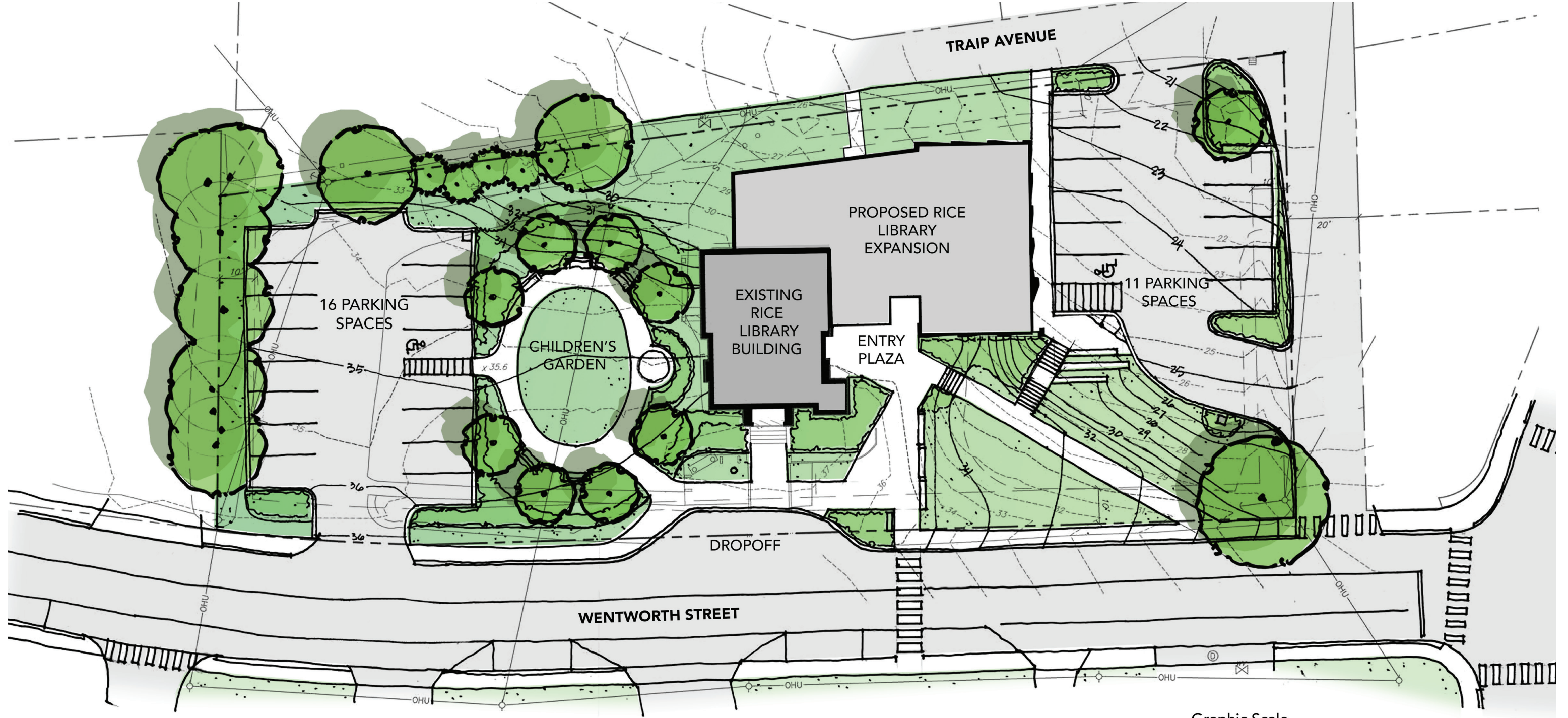
South Scheme -
Step 4 - Scaling to Historic Building



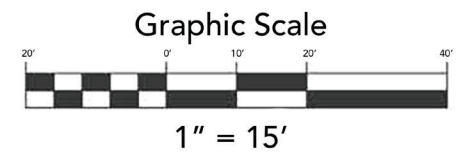
South Scheme -
Step 5 - Connecting to Community



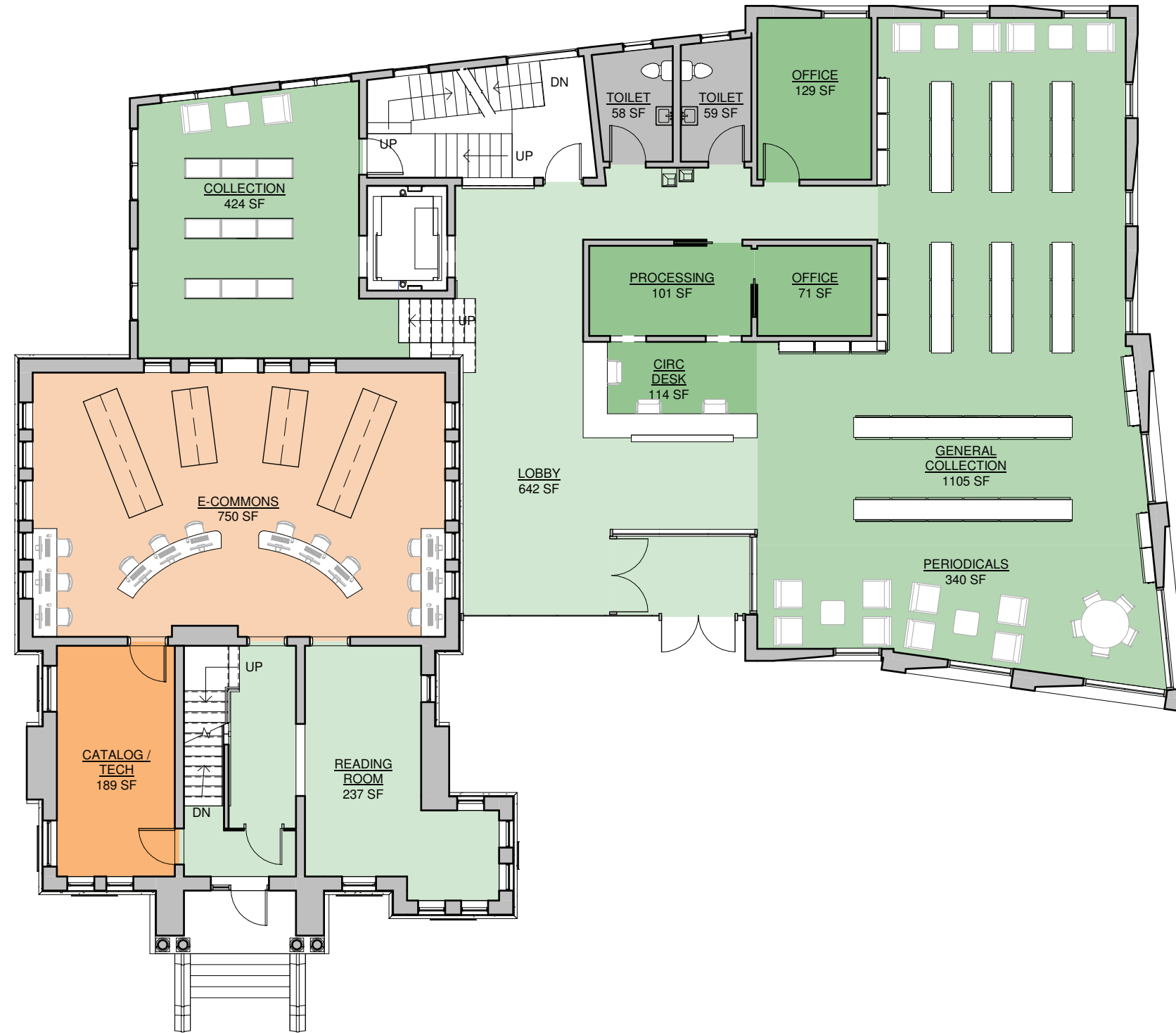
Rice Public Library - Site Plan



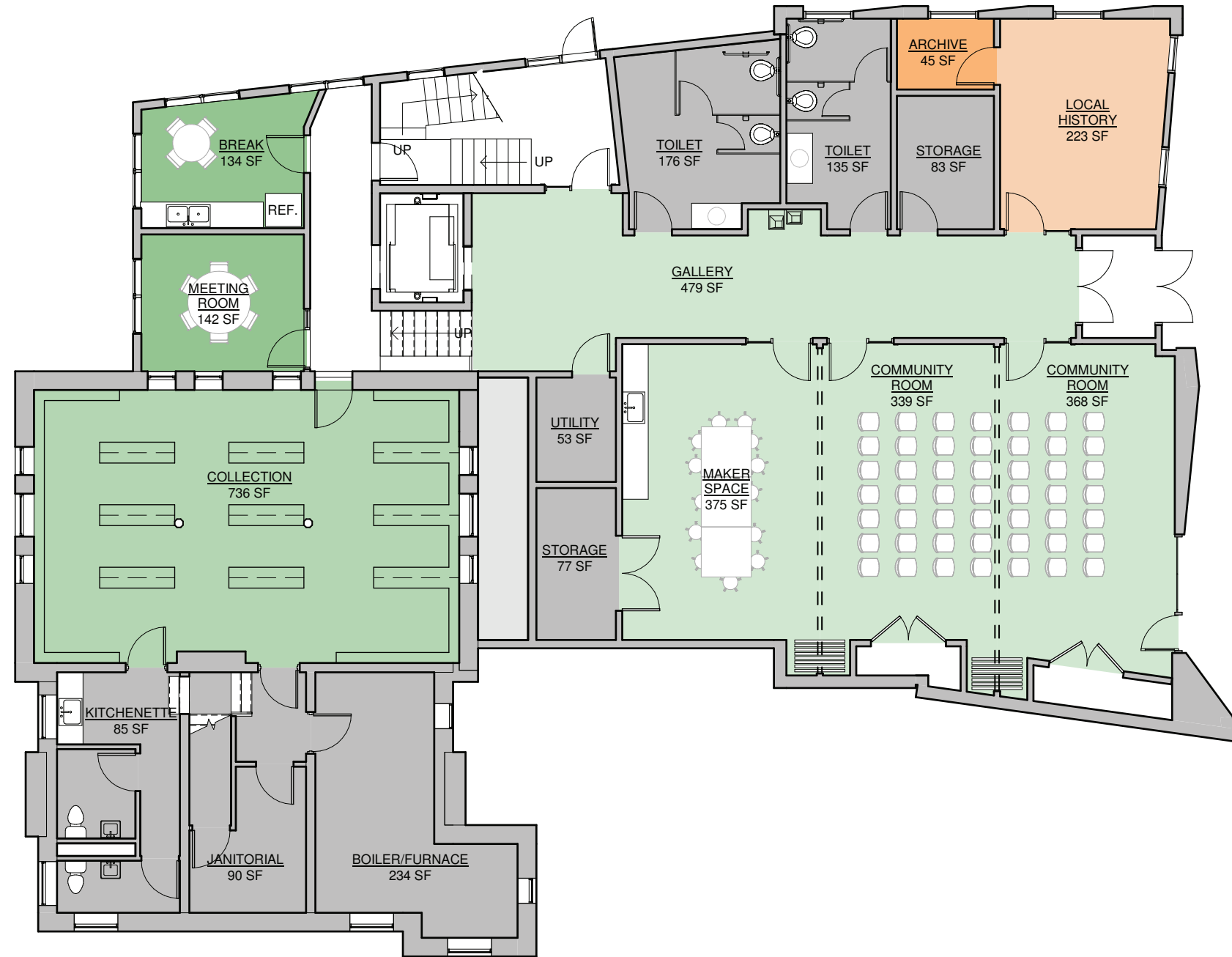
RICE PUBLIC LIBRARY
PROPOSED EXPANSION
SITE PLAN



South Scheme - First Floor Plan



Rice Public Library- Lower Level Floor Plan



South Scheme - Second Floor Plan







Copper Cladding



Metal Cladding



STATION PLACE LOT 5
Portland, OR



RICE PUBLIC LIBRARY

COMMUNITY ROOM





RICE PUBLIC LIBRARY

COMMUNITY ROOM

FUNDING PLAN

RICE PUBLIC LIBRARY RENOVATION AND EXPANSION

EXISTING DEBT



- Town Policy: Total debt will not exceed 2.5% of the total property valuation
 - With bond, town will be at 1.7% of total property valuation

FY20	
Estimated Property Valuation	\$1,719,900,000
Total General Obligation Debt	\$23,927,920
Debt as %	1.4%
Total Debt Capacity Limit	\$ 42,997,500



EXISTING DEBT



- Town Policy: Annual Debt Service will not exceed 15% of the total combined Town, School and Sewer operating budget
 - Available debt service capacity ~ \$2,937,536

FY20	
Combined Budgets	\$35,479,437
Annual Debt Service	2,384,379
Annual Debt Service as %	6.7%
Debt Service Policy Limit	\$ 5,321,915





EXISTING DEBT

- Town Policy: Total tax revenue supported Debt Service will not exceed 8% of the approved annual combined Town and School budget
 - Available debt service capacity ~ \$1,026,129

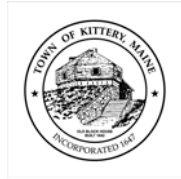
FY20	
Combined Budgets	\$33,037,618
Annual Debt Service*	1,616,880
Annual Debt Service as %	4.9%
Debt Service Policy Limit	\$ 2,643,009



Notes:

* - Sewer debt service is excluded. Sewer Bond is a General Obligation Bond but not paid using tax revenue

PROPOSED DEBT

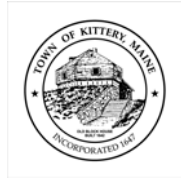


- Total tax revenue supported Debt Service will not exceed 8% of the approved annual combined Town and School budget
 - Remaining debt capacity will be held for unforeseen needs

PROJECTIONS – FY22	
Combined Town and School Budgets	\$35,050,000
Annual Debt Service	1,952,980
Annual Debt Service as %	5.6%
Debt Service Policy Limit	\$2,804,000



PROPOSED DEBT



- \$5,000,000 and includes:

ESTIMATES	
Construction	
Renovation and Expansion (incl Contractor Contingency)	\$4,300,000
Furniture, Fixtures, Equipment, Technology	250,000
Other Costs	
Misc Soft Costs (RE, Consultants, etc.)	155,000
Bond Issuance	70,000
Owners' Contingency	225,000

Notes:

Costs are rounded estimates based on concept design phase and preliminary schematic cost estimating

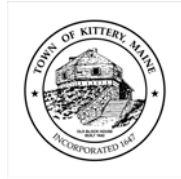
DEBT SERVICE PROJECTION



- Debt Service estimated:
 - 20 Year Bond
 - 3% rate
- Investment Grade/Rating
 - S&P: AA+
 - Moody's: Aa2

	PRINCIPAL	INTEREST	TOTAL
FY21	0	74,583	\$ 74,583
FY22	250,000	146,250	396,250
FY23	250,000	138,750	388,750
FY24	250,000	131,250	381,250
FY25	250,000	123,750	373,750
FY26	250,000	116,250	366,250
FY27	250,000	108,750	358,750
FY28	250,000	101,250	351,250
FY29	250,000	93,750	343,750
FY30	250,000	86,250	336,250
FY31	250,000	78,750	328,750
FY32	250,000	71,250	321,250
FY33	250,000	63,750	313,750
FY34	250,000	56,250	306,250
FY35	250,000	48,750	298,750
FY36	250,000	41,250	291,250
FY37	250,000	33,750	283,750
FY38	250,000	26,250	276,250
FY39	250,000	18,750	268,750
FY40	250,000	11,250	261,250
FY41	250,000	3,750	253,750
TOTAL	5,000,000	1,574,583	\$ 6,574,583

FUNDING PLAN



- Debt Service for project has been anticipated and built into CIP

NET IMPACT OVER 5 YEAR CIP ~ (\$194,325)

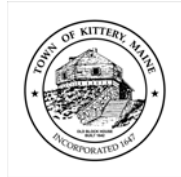
	FY21 Plan	FY22 Plan	FY23 Plan	FY24 Plan
PROPOSED CAPITAL	\$2,011,517	\$1,891,017	\$1,828,517	\$1,745,517
PROJECTD DEBT SERVICE	1,659,505	\$1,952,980	\$1,917,030	\$1,667,555
TOTAL	3,671,022	3,843,997	3,745,547	3,413,072
VARIANCE VS. PRIOR YR	\$65,625	\$172,975	(\$98,450)	(\$332,475)

GRANTS AND PRIVATE FUNDRAISING



- Possible grants and private donations ~ \$750,000
- Grant and private donations will augment the project budget to enhance:
 - Building design features (add/alternatives)
 - Landscape design and implementation
 - Furniture, equipment, technology
- Taylor Bldg appraised at ~ \$720,000

BOND SCHEDULE



Month	Activity
July 2019	Council schedule public hearings on bond referendum and bond ordinance
August 2019	Public hearings and votes on bond referendum and bond ordinance
October 2019	Public hearing on warrant article on referendum
November 2019	Bond referendum
September 2020	Sale of Bond Anticipation Notes (BAN) &/or Bond