



## Campaign for Kennett Library & Resource Center

Donor Update, April 2022

***Because of you ...*** construction has begun on State Street! The auditorium walls have been poured and the new Kennett Library & Resource Center (KL&RC) campus is starting to take shape. The best place to watch our progress is on the sidewalk coming down from the current library on State Street.

Our recent newsletter introduced Chris Manna, our new Library Director, who outlined the exciting, evolving programmatic vision for the new facility. It is going to make such a difference in the lives of so many people! This is to give you an update on our building costs and government grants received.

And, we want to introduce you to our construction team. Collectively, these firms bring some 500 years of experience to our project. It really has been a joy to bring together such an extraordinary group of talented individuals. Each excels in their field and adds value to the process.

Thank you for your interest and support of the new Kennett Library & Resource Center.



Loren Pearson    Bradley Peiper

*Co-Chairs, KL&RC New Building Committee*



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## Guaranteed Maximum Price: \$21.7 million

The KL&RC is going to be a spectacular addition to the regional Kennett community. The full project cost including design, construction, furnishings, and owner's costs is now estimated to be \$21.7 million, including roughly \$1 million in owner contingencies.

It is important to understand we have been defining the design scope estimated costs of the KL&RC for almost three years. It began with sharing "blue sky" estimates with the community as part of evaluating potential sites – looking at designs and testing feasibility. It continued with the give-and-take of engaging an Architect, Project Manager, and Owner's Representative. And ultimately, it ended with the Board of Trustees' approval of the underlying construction contracts.

However, as we prepared to break ground and America awoke from its COVID slumber, prices began to spike. Yikes! As owners, the KL&RC remained liable for any material price increases above five percent (5%). EDiS and KL&RC worked together to establish a new price contingency budget to cap the KL&RC's material price exposure. Our agreement is designed to emphasize cost management with the benefit of any unspent price contingency funding returning equally to EDiS and KL&RC at the end of the project. This risk-sharing incentive is unusual but warranted given the times. *Please join us in thanking EDiS for this creative solution.*

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## RACP and Municipal Funding

The building of the KL&RC is a public-private partnership. While most people think the "Imagine" Campaign is mostly raising funds from people, businesses and foundations, it also includes seeking grants from State, County and local governments. In total, some 23% of the funds raised to date have come from government sources.

Kennett Library serves eight surrounding municipalities (see box below). In addition to providing annual operating support, each has now pledged meaningful capital support to the "Imagine" campaign. The Board of Trustees



The Board of Trustees is grateful to State Sen. Carolyn Comitta, State Sen. John Kane, State Rep. Craig Williams and State Rep. Christine Sappay for their support. Pictured above: Board of Trustees and Governmental Representatives at the groundbreaking

thanks the Borough and Township Supervisors for this tremendous vote of confidence and for their ongoing support of the Library.

In addition to local government support, the Kennett Library has also received grant awards from the County and State. The State Redevelopment Assistance Capital Program (RAC-P) grant awards are highly competitive and restricted to only capital projects. The Library has received two such grants: one for \$1 million and a second for \$1.9 million, both designated for site work. RAC-P grants require a matching spend by the local owner together with other limiting restrictions. We have also applied for funding under the Local Share Account (LSA) Program.

Library Usage	Community Indicators				
Municipality*:	Circulation*** 60%	Cardholders**** 10%	Population 20%	Assessed Market Value 10%	"Imagine" Contribution
East Marlborough**	27,298	1,927	7,464	\$705,000,000	\$633,422
Kennett Township**	29,913	2,916	8,289	\$802,000,000	\$702,000
Kennett Square	17,602	1,644	6,190	\$242,000,000	\$164,000
New Garden**	17,209	1,872	12,150	\$805,000,000	\$500,000
Newlin	2,104	163	1,354	\$131,000,000	\$117,000
Pennsbury	13,102	816	3,657	\$401,000,000	\$240,000
Pocopson	9,293	538	4,840	\$346,000,000	Pending
West Marlborough	730	131	811	\$75,000,000	\$66,000
	117,871	10,007	44,755	\$3.5 Billion	\$2,422,422

\*2022 "Fair Share" Statistics \*\*Dedicated library tax \*\*\*COVID Period \*\*\*\*Typically by Family

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### Meet Your Team Leaders...



**Brian DiSabatino**  
President / CEO

EDiS Company is a regional builder known for quality construction. Headquartered in Wilmington, their work spans from Southeastern Pennsylvania through Southern Delaware and the eastern shore of Maryland. "For 114 years and five generations of ownership, EDiS Company has been building what matters in our community," said Brian DiSabatino, President & CEO. "Our Vice President & Operations Manager, Mike Freda, has built libraries before and is just an outstanding guy. In fact, many of the EDiS team members working on the KL&RC live in the Kennett area."



**Matthew Eskridge**  
Senior Construction Project Manager

CBRE|Heery is a global project management firm based in Atlanta, GA. CBRE|Heery people "work smart, work hard and enjoy solving complex project challenges. It's a mindset of trust and collaboration that reflects a passion for the built environment and staying true to the client's vision." Founded in 1952, they manage more than \$4 billion in contracted work annually. Our Owner Representative liaison, Matt Eskridge who graduated from University of Delaware, ensures all budgets achieve maximum value and meet scheduled deadlines.



**Greg Lukmire**  
President Northern Region

RRMM Architects is a nationally known firm with significant experience designing modern libraries. Libraries are community anchors, making them ideal facilities to offer a broad mix of library, educational, and other public services. Since 1988, RRMM Architects has designed approximately 40 public library projects ranging from 4,000 SF to 90,000 SF, including both new and renovated libraries. Greg Lukmire, President of the Northern Region, participated in the early library charettes and listened to Kennett's needs, desires and opportunities. Along with our Architect of Record, the late Dennis Melton, Greg meaningfully helped our community to reach a consensus on the design and scope of the new library.



**Rodger Levenson**  
Chairman, President & CEO

Since 1832, WSFS has been a service-oriented, locally managed community banking institution serving Delaware Valley families and businesses of all sizes. WSFS strives to meet their Customers' ever-changing banking needs and promise to exceed their expectations daily. WSFS will be providing up to \$7 million in short-term cash-flow assistance, as well as potentially long-term financing if needed. WSFS Chairman & CEO, Rodger Levenson, lives in Chadds Ford and Besty Niedziejko, SVP, recently chaired the SCCCC. "We're thrilled to be part of this effort," said Levenson. In addition to WSFS providing excellent financing terms and service, the WSFS Community Foundation has supported the "Imagine" campaign.



**Joseph G. Ripper**  
Shareholder

Founded in 1984 in Exton, RRHC is a large regional firm with a national client base. As firm co-founder, Joseph G. Ripper has extensive experience with public and private road, water, and sewer infrastructure projects. Joe's practice includes business, real estate, land development, and financing projects on behalf of local, regional, and national developers and lending institutions. "I lived in Kennett Square for almost 20 years and have been the Kennett Library's attorney for more than 25 years. It is so gratifying to see this project, which is the culmination of a 25-year endeavor, become a reality," Joe said. "RRHC is pleased to support the "Imagine" Campaign."



**James T. Horn**  
President & CEO

From its inception in 1964, Tri-M has been dedicated to excellence in every aspect of its business, starting with the treatment of its employees and carried on through to its customers, vendors, and in the communities in which they work and live. They live their Core Values: Safety, Honesty, Integrity, Quality and Community/Stewardship. "Tri-M is pleased to sponsor the Young Adult Group Study Room in the new Kennett Library," said President & CEO, Jim Horn. "I know our founder, Tom Musser, would have wanted us to be involved and so many of our employees live in the area."