

Navigating Building Projects

Cari Cusick, Executive Director



\$10-Million Project

City of Newton

\$4.5 million

Library

\$2.2 million, including \$1.3 over 20 years

Private Donors

\$3.3 million

Timeline



2019

Architect selected.
Feasibility study &
community input
sessions conducted.
Concept drawing
developed.

Spring 2020

Project agreement
signed between City &
Library; fundraising
consultant hired

Nov. 2021

City Commission
approves moving into
design phase after
first half of private
funds are raised

Dec. 2022

City Commission
approves winning
construction bid

Timeline



January 2023

Groundbreaking;
construction began
the next day



March 2024

Old library closed;
moving began;
furnishings sale held



April 2024

New library opens!
Demolition on old
library begins next day



June 2024

New parking lot
completed

Goals for the new library

Functional & safe

Up-to-date fire & electrical systems, watertight

Accessible

ADA compliant, off-street parking, drive-thru

Community hub

Meeting space, gathering areas, study rooms





Your library will never be perfect

You will not make everyone happy

Your library will never be perfect

Budgets & resources are finite

Can't predict the future

Strategies:

**Remind board &
staff (& yourself)
that you're never
truly done**

**Visit other
libraries - and
not just
new ones**

**Keep dialogue
open & honest
in your
core team**

You will not make everyone happy

**If you are doing something,
someone won't like it**

**Opinion entitlement & faux
expertise are everywhere**

Strategies:

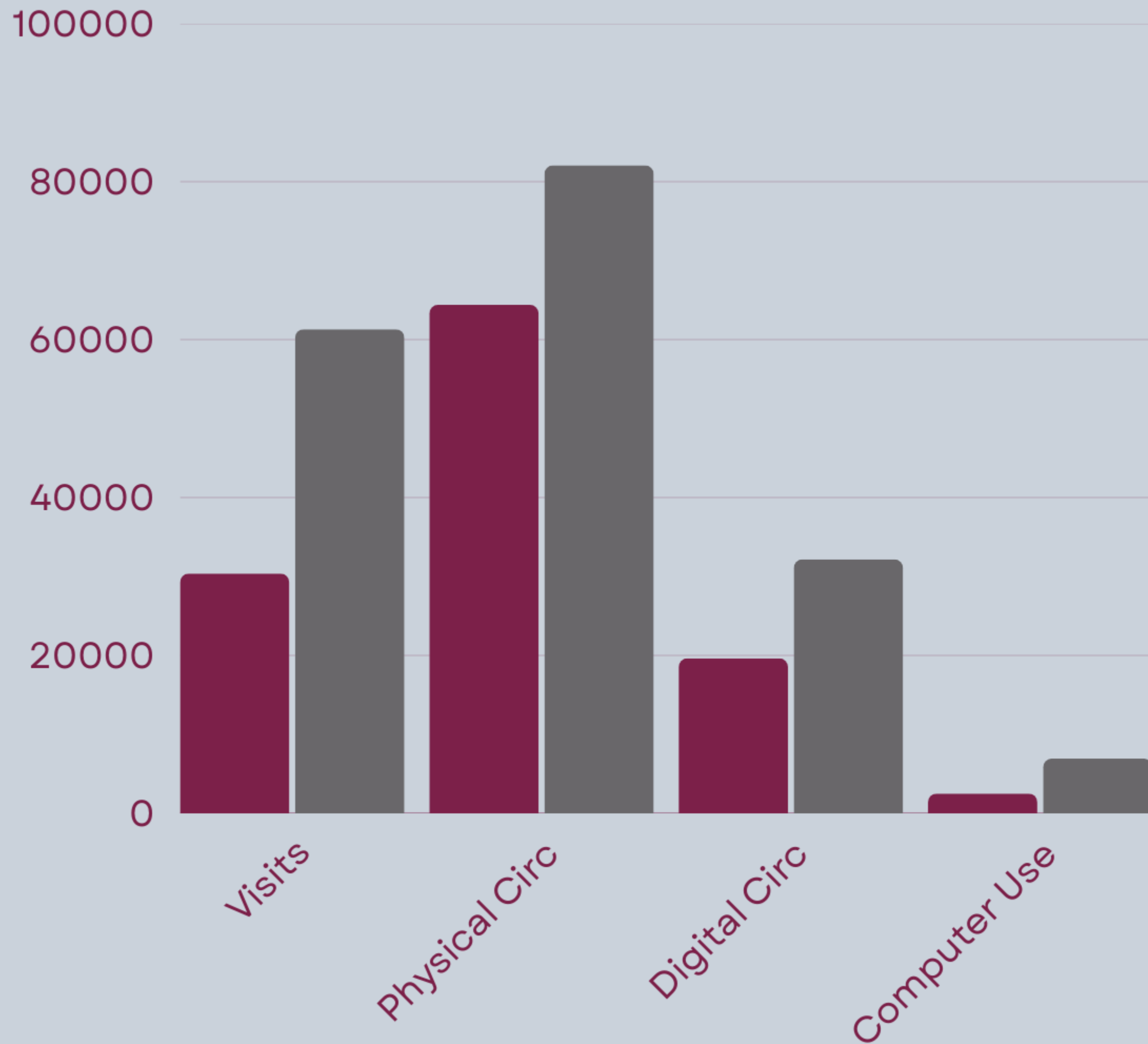
**Choose your
core team wisely,
and keep it small**

**Create intentional
opportunities for
community & staff
input**

**Equip & expect
staff/board
members to be
ambassadors**

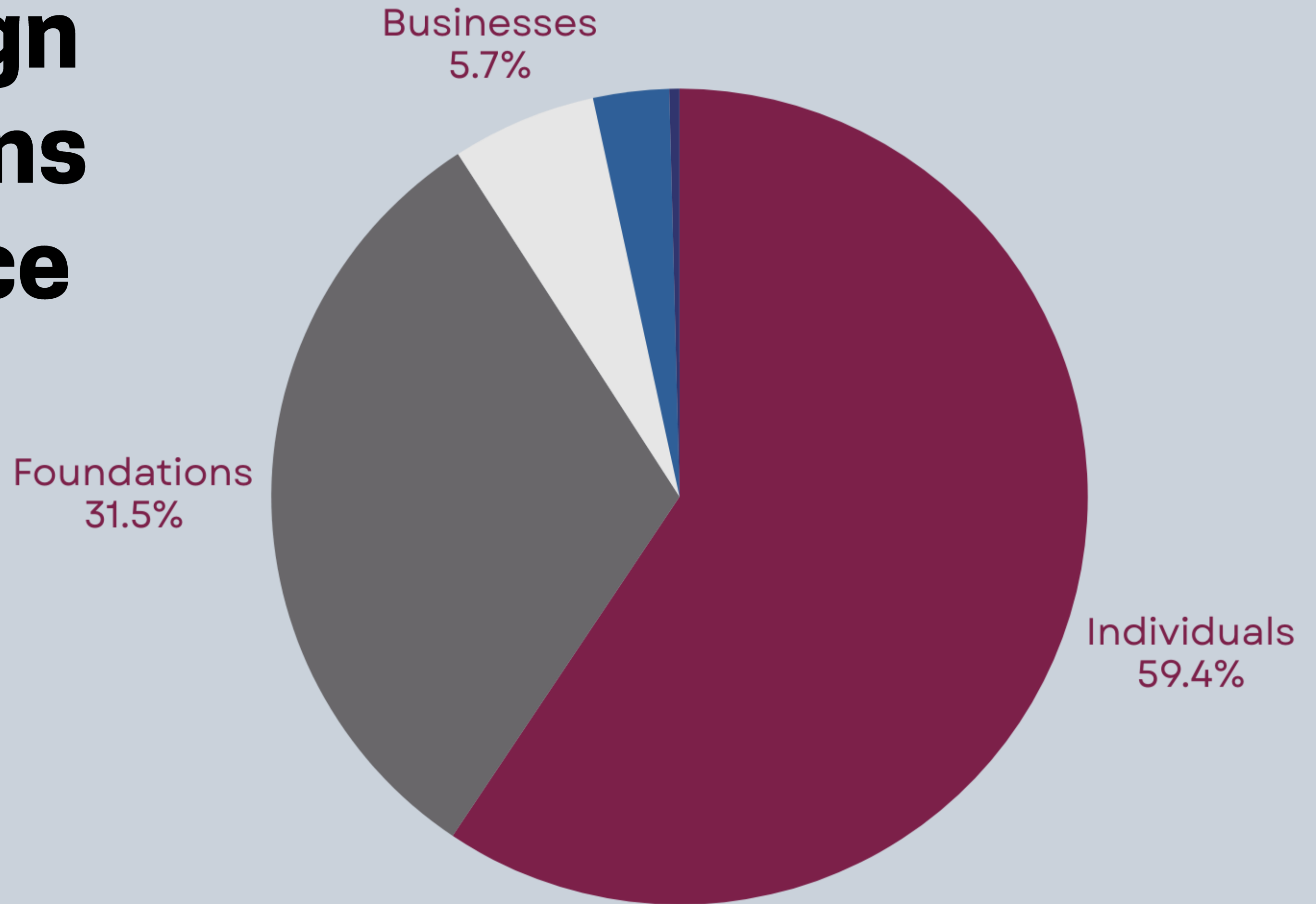
Library Usage

January-July
2023 vs 2025



**Aim for 85%,
because 85% is amazing**

Campaign Donations by Source



Donors

Not all library users are donors

Not all donors are library users

Find the story that resonates

Random sidenote:
**Can you partner with your
community foundation?**

Campaign Leadership Committee

Can be comprised of board members, community members, foundation staff

Different than picking board members or party planning committee

Members need to know potential donors & not be afraid to ask people for \$\$\$

Choose wisely; bigger is not necessarily better

Things We Could Have Done Better

Professional materials prepared early

**Naming/donor opportunities
clarified up front**

Clear structure, roles, responsibilities
Volunteers, staff, board, consultants

Donor Recognition

Donor Wall

**Donor Appreciation
Events**

**Follow-Up Events &
Communication**



Moving!

Start as early as you can!

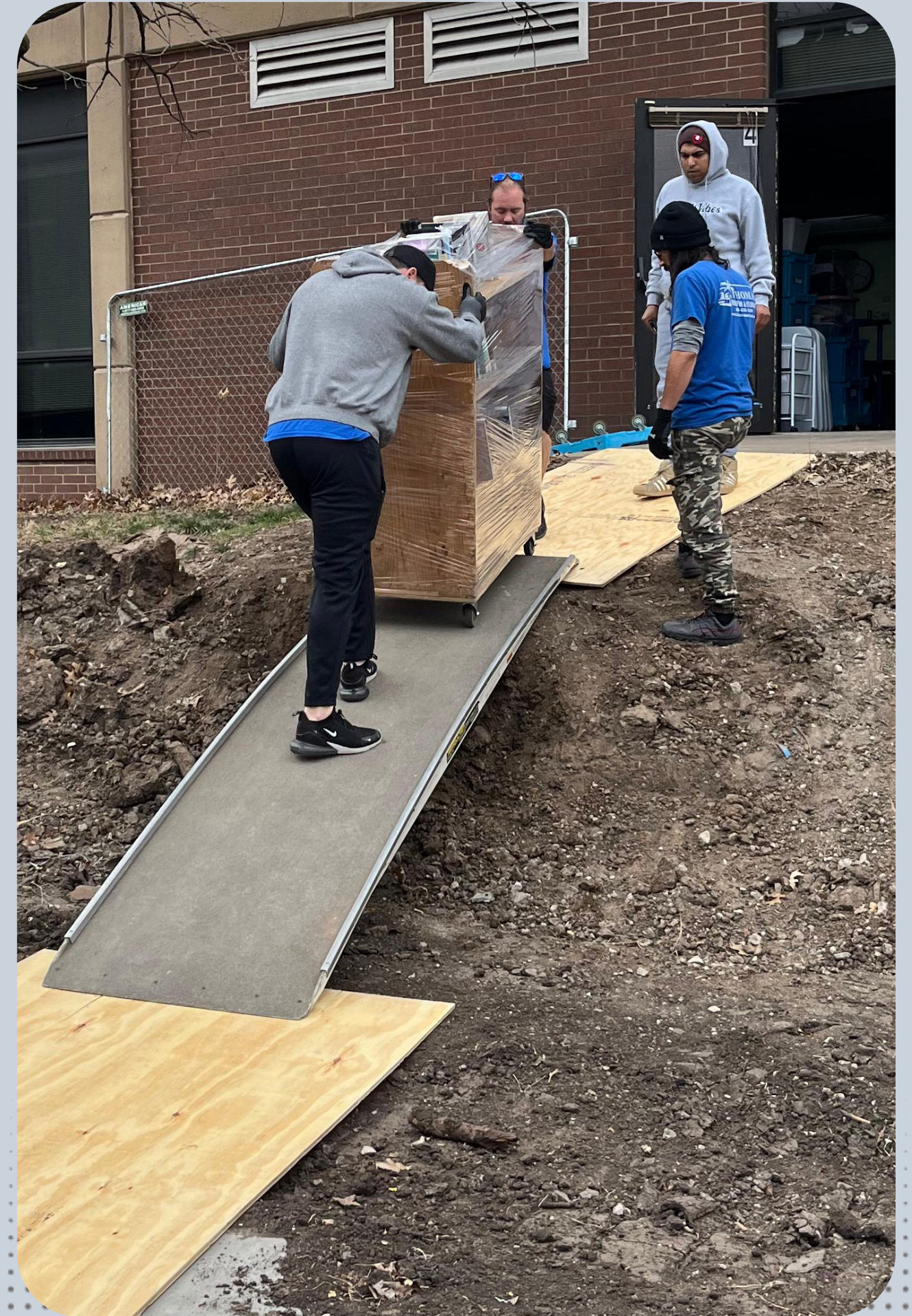
Packing, decluttering, trashing

Get rid of as much as you can!

Don't stuff your new space

Hire as much help as you can!

You've got enough to do



**Random sidenote:
Don't forget about your
lease agreement!**

Things Our Patrons Love

Study rooms

Gender-neutral, single-stall restrooms

Booths

Outlets in every table/seating area

Drive-thru book drop & service window

Book displays

Teen computers

Comfy chairs for all sizes

Things I Wish We Had, or Didn't Have

12-person meeting space

Taller faucets in meeting rooms

Exit door - children's meeting room

Chairs with arms - children's area

Outdoor signage

No vending machines

No trays on end panels



Cari Cusick
ccusick@newtonplks.org
316-283-2890

