

# Pierson Library Project Presentation

March 10, 2015

# Agenda

- Goals of Library Building Steering Committee (LBSC)
- Why We Need a New Library
- Concept Plan Review
- **Goal: Approval for Project's Direction**
- Next Steps

# **LBSC - Goal: Approval for Project's Direction**

## **New Committee Formed (August 2014)**

- Lara Keenan, Library Director (Committee Chair)
- Ruth Hagerman, Library Trustee
- Colleen Parker, Selectboard
- Joe Colangelo, Town Manager

# LBSC - Goal: Approval for Project's Direction

## Committee Goal

- Emphasis on Collaboration Between Library and Town
- Mission Statement: Formulate and implement a comprehensive plan to solve the space and maintenance issues of the Pierson Library, subject to approval of that plan by the Board of Library Trustees and the Shelburne Selectboard. The plan will be thoroughly evaluated to meet the joint needs of the Library (as represented by the Library Director and the Board of Trustees) and the needs and requirements of the Municipality (as represented by the Town Manager and the Selectboard).

# LBSC - Goal: Approval for Project's Direction

## Why Do We Need a New Library?

- 21<sup>st</sup> Century Uses of the Public Library
- Current Building Not Built to be a Library
- More Space for Youth Activities & Collection
- More Space for Technology Uses
- More Flexible Use Space for Library & Town
- Ongoing Maintenance & ADA Issues

# LBSC - **Goal: Approval for Project's Direction**

## Groups/People We Reached out To:

- Fire Department
- Planning & Zoning
- Historic Preservation Design Review Committee
- Shelburne Historical Society
- Town Employees
- Fundraising Strategists
- Library Trustees (past & present)
- Rob Geiszler – State Library Consultant
- Maclay Architects

# LBSC - Goal: Approval for Project's Direction

## Significant Findings:

### Library

- Need for Event/Program Spaces
- Additional Public Use Spaces
- Architectural Needs
- Location
- Cost Concerns

### Town Hall

- Additional Bathrooms
- Accessibility
- Preservation

### Municipal Complex

- Need for Public Meeting Spaces
- Traffic Issues
- Parking Issues

### Most Significant Finding:

- Changes to Library Will Impact Entire Municipal Complex

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Plan	Square Footage	Sq. Footage % Increase
Current Space Occupied (Town Hall Basement and 1 Ground Floor)	8,182	N/A

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<b>Option #1 (Town Hall Renovation and Small Library Expansion: Library Remains in Town Hall Basement &amp; 1 Ground Floor)</b>	<b>11,668</b>	<b>43%</b>

# LBSC - Goal: Approval for Project's Direction



*Option #1*

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<b>Option #2 (Town Hall Renovation, Library out of Town Hall Basement, and Larger Library Expansion – 1 Floor Library)</b>	<b>10,212</b>	<b>25%</b>

# LBSC - Goal: Approval for Project's Direction



*Option #2*

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Option #2 (Town Hall Renovation, Library out of Town Hall Basement, and Larger Library Expansion – 1 Floor Library)	10,212	25%
<b>Option #3 (All New Construction, Library out of Town Hall Basement, 1 Floor Library, Smaller Budget)</b>	<b>5,461</b>	<b>-33%</b>

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Option #3 (All New Construction, Library out of Town Hall Basement, 1 Floor Library, Smaller Budget)	5,461	-33%
<b>Option #4 (All New 2-Floor Construction, Town Hall Renovation, Library out of Town Hall Basement)</b>	<b>11,668</b>	<b>43%</b>

# LBSC - Goal: Approval for Project's Direction



*Option #4*

# LBSC - Goal: Approval for Project's Direction



*Option #4*

# LBSC - Goal: Approval for Project's Direction



*Option #4  
Alternate  
Location*

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Option #4 (All New 2-Floor Construction, Town Hall Renovation, Library out of Town Hall Basement)	11,668	43%
<b>2011 Option (All New Construction, Library out of Town Hall Basement, 2 Floor Library)</b>	<b>13,673</b>	<b>67%</b>

# LBSC - Goal: Approval for Project's Direction



*2011 Option*

# LBSC - Goal: Approval for Project's Direction

Const. Cost	Description	Pros	Cons
\$0	Current Building	No new construction costs	Ongoing maintenance; capital improvements; space

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\$2 million	<b>Option #1 (Square Ft. = 11,668)</b>	<b>Town Hall renovation; some space increase for library</b>	<b>Inefficient building; not all space issues solved</b>
	<b>Option #2 (Square Ft. = 10,212)</b>	<b>Town Hall renovation; one floor library; Town Hall basement open</b>	<b>Inefficient building; not all space issues solved</b>

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<b>\$2 – 3 million</b>	<b>Option #1 &amp; #2 Reality</b>	<b>Renovation of Town Hall AND Library; <i>some</i> space increase; more efficient building</b>	<b>Not all space issues solved; meshing old and new construction</b>

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\$2 – 3 million	Option #1 & #2 Reality	Renovation of Town Hall AND Library; <i>some</i> space increase; more efficient building	Not all space issues solved; meshing old and new construction
<b>\$3.6 million</b>	<b>Option #4 Library Only (Square Ft. = 11,668)</b>	<b>All library issues addressed</b>	<b>Town Hall issues unaddressed</b>

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\$3.6 million	Option #4 Library Only (Square Ft. = 11,668)	All library issues addressed	Town Hall issues unaddressed
<b>\$4.28 million</b>	<b>Option #4 Library and Town Hall</b>	<b>All library issues addressed Town Hall issues addressed</b>	<b>Reduced size from 2011 plan</b>

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# LBSC Recommends Option 4

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\$4.6 million	2011 Option Library Only (Square Ft. = 13,673)	All library issues addressed	Town Hall issues unaddressed

# **LBSC - Goal: Approval for Project's Direction**

## **Summary of LBSC Recommendation**

- Joint Library-Town Project
- All-New Construction
- Estimated Library Only Construction Cost of \$3.6 Million
- Estimated Project Construction Cost of \$4.28 Million
- Estimated FFE Cost of \$0.5 Million
- Desired Location in Municipal Complex Under Consideration

**LBSC - Goal: Approval for Project's Direction**

Questions?

# LBSC - Goal: Approval for Project's Direction

## Next Step:

Approval from Selectboard for Direction of Project

## Future Steps:

- Finalize Conceptual Plans
- Public Relations and Communications with Other Town Entities
- Financing and Budgeting Plans
- Fundraising Plan – Library New Building Fund

Thank You!