

LANGDON LIBRARY



PRESERVING THE PAST,
PLANNING FOR THE
FUTURE

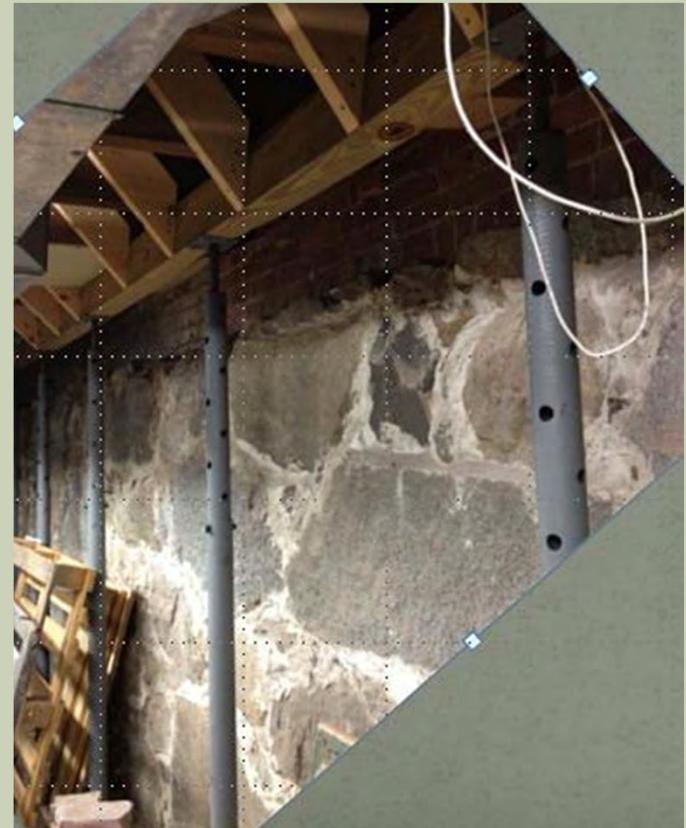
1892 – 21ST CENTURY

A 2-YEAR JOURNEY

- In 2011, the town voted to create a capital reserve to look into renovations and/or expansion for the library
- New trustees elected
- Hired consultants, engineers, and experts to assess the existing building- found major structural deficiencies
- Sent out Survey:
 - Approximately 50% of households responded
 - Over 70% responded that they wanted to expand the library
 - Largest requests: more space for materials, preserve historical nature of library, quiet space, more programs
- Hired architect and construction manager to provide options, including renovating existing space and designing a potential expansion

LANGDON LIBRARY STRUCTURAL DEFECTS

- Structural and system upgrades
- Rotten sills in basement
- Twisting/crumbling support beams in basement



LANGDON LIBRARY STRUCTURAL DEFECTS

- Support beams in attic have split, slipped, and shifted over years
- Between the failing beams and the excess weight in the attic, the walls are splaying outwards



LANGDON LIBRARY STRUCTURAL DEFECTS

- Cracks seen in walls
- Shifting walls/support beams



UNUSABLE ATTIC

- Attic is non-accessible and not rated for book storage
- Can be used for light storage only
- Unheated
- To make the attic useable would be cost prohibitive



SHELVES ARE PACKED

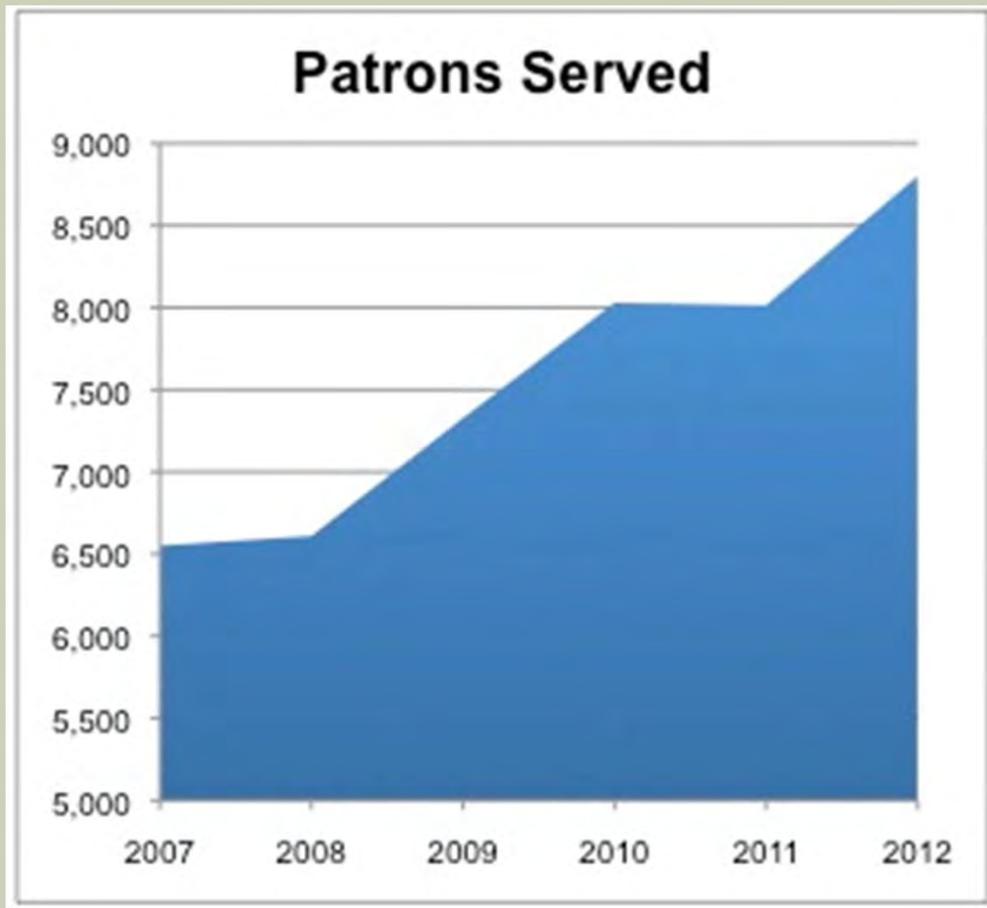
- Currently library has only 1,000 linear feet of shelf space (and 300 linear feet in the attic that needs to be moved, with nowhere to go) – additional shelving has already been added and is maxed out
- Shelves are over currently over capacity now and are not ADA compliant
- No room to grow the collection or to display materials
- No room to house and display historic books and materials



OTHER TOWN SPACES

- Trustees have worked with the Selectmen to evaluate all other potential spaces in town- no other spaces exist that are built to the specifications required to house books/stacks
- The costs to renovate other buildings to meet these requirements would exceed the costs to fix the building and are close to the costs associated with a library expansion
- Any renovations to house library items in any other space in town would require fire suppression

NEWINGTON LOVES ITS LIBRARY



- In 2011, per capita, we were 16th busiest library out of 234 in the state
- In 2012, we were even busier with 8,802 patron visits
- 249 Residential addresses in town with active library cards (checked out items)

LANGDON LIBRARY - HISTORY

- 1890 Woodbury Langdon bequeaths books and money to town of Newington for library
- 1892 Library constructed
- 1893 Library dedicated
- 1913 Addition constructed
- 1920 Small addition constructed
- 1969 Addition proposed by librarian Marjorie Pickering
- 1970 Small “wings” (bathrooms, storage) added to 1913 addition
- 1971 Phase 2 (Children’s Room) of addition “temporarily shelved”
- 2013 Addition & renovations proposed



SPACE NEEDS- NATIONAL LIBRARY STANDARDS

SPACE NEEDS SUMMARY		
COLLECTION SPACE		
17,000 volumes to house at	10 vol/sq.ft.	1,700 sq.ft.
12 magazine display at	1 sq.ft./title	12 sq.ft.
10 magazine backfile at	0.5 sq.ft./title/yr held	15 sq.ft.
4,000 nonprint items to house at	10 items/sq.ft.	400 sq.ft.
5 public access computers at	45 sq.ft. per station	225 sq.ft.
READER SEATING SPACE		
12 reader seats at	30 sq.ft. per seat	360 sq.ft.
STAFF WORK SPACE		
3 staff work stations at	150 sq.ft. per station	450 sq.ft.
MEETING ROOM SPACE (See notes 1 through 4)		
25 multi-purpose seats	10 sq.ft. per seat	350 sq.ft.
6 conference room seats	30 sq.ft. per seat	180 sq.ft.
15 storytime seats	15 sq.ft. per seat	275 sq.ft.
0 computer training lab seats	50 sq.ft. per seat	0 sq.ft.
SPECIAL USE SPACE		
calculated at 15% of gross building area		992 sq.ft.
NONASSIGNABLE SPACE		
calculated at 25% of gross building area		1,653 sq.ft.
SPECIAL ALLOWANCES		
		sq.ft.
GROSS AREA NEEDED		6,612 sq.ft.
NOTES 1. Multi-purpose room area includes a modest allocation for a speaker's podium. 2. Conference room area includes allocation for gallery / audience seating, if so designated. 3. Storytime area includes a modest allocation for storytime presenter. 4. Computer training lab area includes a modest allocation for trainer's station.		

6,612 sq.ft

By Thomas A. Ladd, MLS

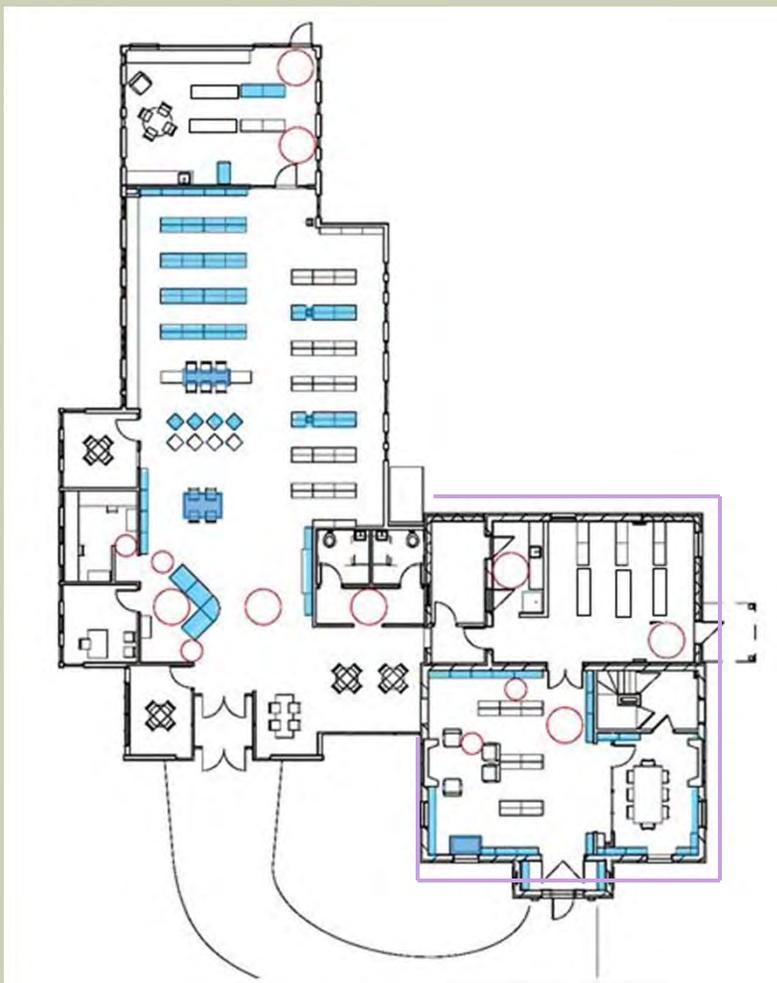
WHAT DOES OUR LIBRARY NEED?

- More square footage to support a wide variety of activities & programs such as: story time & crafts, film screenings, book discussions, author visits, historic displays, art, etc.
- Flexible space that can be used for multiple purposes and can change in the future
- More shelf space for expanding collections and displaying materials (including the original Langdon collection)
- Improved energy efficiency to lower operating costs
- Floor plan that allows current staffing levels to oversee entire building
- Dedicated acoustically separated children's room
- Dedicated staff work room for materials processing
- Dedicated quiet rooms for tutoring, proctoring, tax prep, quiet study, computer training, private meetings, etc.
- Space that can evolve for changes in technology and for the future

BETTER ENERGY EFFICIENCY

- Take advantage of southern exposure for passive solar
- Modern lighting and occupancy sensor/controls to reduce electricity use
- Better insulation for improved building envelope
- Latest HVAC for efficient heating, ventilation, and air-conditioning year-round
- Design goals include:
 - Green operations
 - Sustainable maintenance
 - LEEDs-eligible efficiency standards
 - Lean design and operating

NEW LIBRARY FLOOR PLAN



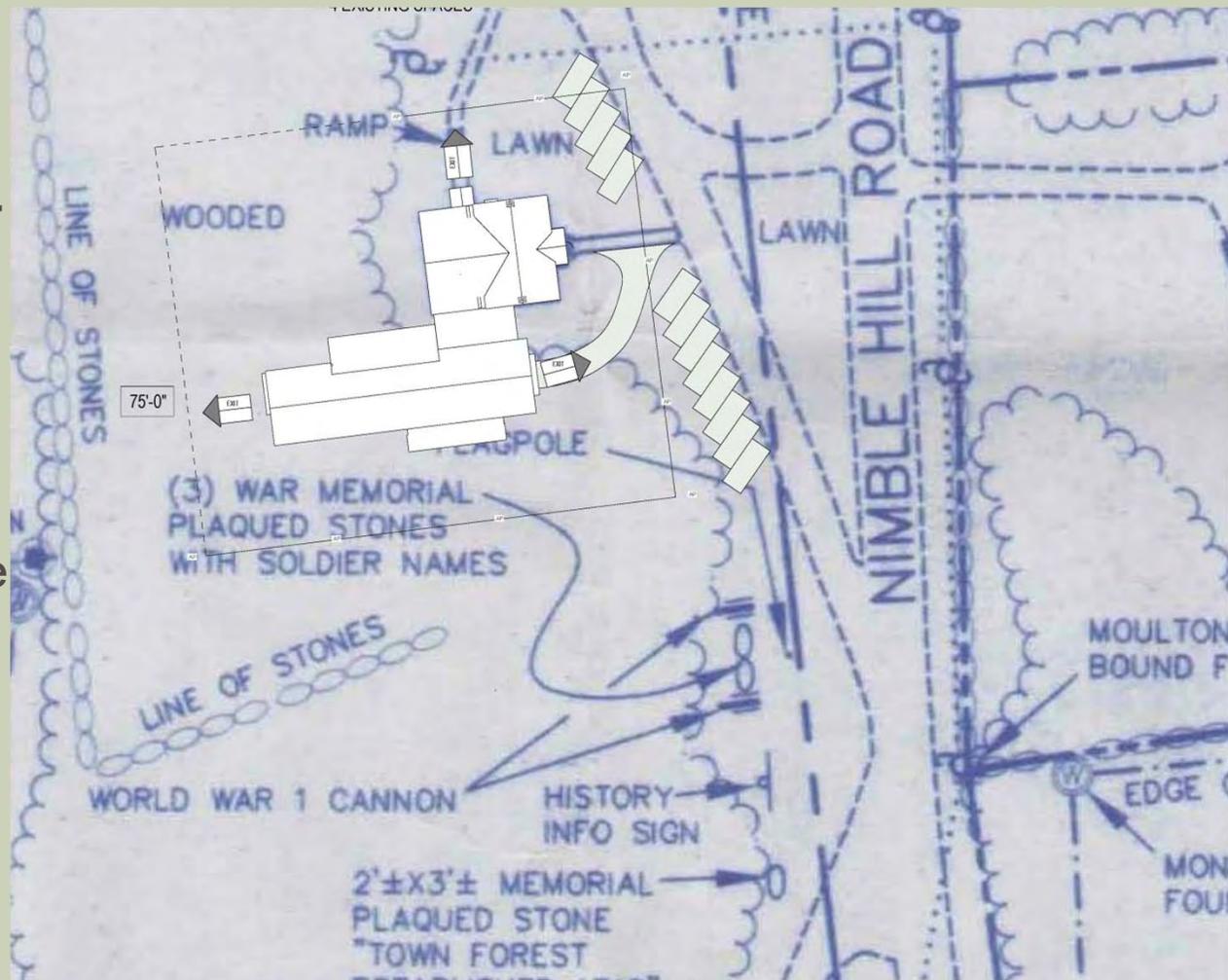
Blue = reused
existing fixtures from
old library

Red circles =
wheelchair turning
radius

Purple = existing
building

LANGDON LIBRARY OVERVIEW

- Re-grading of surrounding grounds to eliminate need for access ramps
- Angle-in parking saves grass and doubles available parking
- Trees taken will be used/sold
- Town forest unaffected



BREAK DOWN OF COSTS

- New Addition: \$1,352,168 (\$224.65 per ft²)
- Existing Library Repairs: \$366,000 (in conjunction with expansion)
- Fire Suppression: \$172,459 (cistern, pumps)

- Total (Guaranteed Maximum Price) of:

~~\$1,890,627~~

New price, with updated fire suppression amount:

\$1,790,627

POTENTIAL ADDITIONAL MONIES

- Trust Fund- still in progress with the Attorney General's Office
- Grants
- Private donations (have already been coming in)
- Fundraising- a 501(c)(3) is in process

TAX IMPACT

- Interest rate for a 5 year bond (as of 2/26/13) is only 2%
- How does that affect the average homeowner in Newington?
 - The median home in Newington is valued at \$500,000 (per 2010 state census)
 - At a 2% bond for \$1.79 million, the average resident would see an increase of approximately \$187 a year or **\$15.58** per month

WHAT IF WE JUST REPAIR IT?

- The cost to repair the library (without the addition) would go up by \$150,000 in construction costs alone = approximately total construction costs would be \$500,000
- This is because certain aspects would not be at a reduced rate associated with a “bigger” job
- Fire suppression still needs to be provided (cistern/pipe & pump)
- Repairing the building will exceed the 10% evaluation/building code limit which means that ADA, Energy, and Structural code compliancy **MUST** be met- the library is **NOT** exempt as being in the historic district
- Therefore, nearly ½ of the existing items (including the attic) in the library would need to be removed and stored (at an additional cost)
- Losses include: stacks, office, storage, tables, and more
- The library would need to be closed for several months during the process

IN SUMMARY

- Fixing the existing building is critical
- There is significant cost-savings associated with an approach that combines the building repairs with an expansion
- The proposed addition is significantly smaller than the space assessment needs indicate that we need and is simplistic in design
- The addition would provide needed space and flexible usage needs for the future
- There will never be a lower interest rate for a bond
- An expansion plus renovations is the fiscally responsible thing to do- waiting will cost more money in construction costs and in interest costs (for example, the cost savings between current rate and the interest rate for Town Garage is nearly \$100,000 in the total life of the loan)
- The average homeowner cost for entire project would be approximately **\$4 per week**
- **The tax impact will be less with additional funding sources**

THE NEW LANGDON LIBRARY!

