



Library Building Committee Schematic Design Report to the Board of Selectmen February 20, 2008

Library Building Committee:

Michael Alexopoulos, Bill Borchers, Kevin Goff,
Bill Gozzo, Glenn Neilson (Vice Chair), Bob Roberts,
Mark O'Hara, Joe Sangiovanni (Chair), Tom Wardell

Library Schematic Design Report

Outline

- Assignment given to the Library Building Committee
- Library Building Requirements
 - Program Space Requirements
 - Construction, Functional and Operational Requirements
 - Architectural Style
- Selection of a Project Architect
- Proposed Schematic Design
 - Site Plan and Floor Plans
 - Exterior Architectural Style
- Project Cost Estimates
- Project and Spending Schedules
- Summary and Recommendations to Advance the Project

Assignment Given to the Library Building Committee by the Board of Selectmen*

- Hire an architect to work together with the Library Commission and Staff to develop a schematic design and cost estimates for construction of a new library that will best satisfy the needs of the Town.
- Make reports and recommendations to relevant Town Boards and Commissions and assist the Selectmen with a proposal for construction of a new library to be presented at a Town Meeting.
- Recommend and oversee implementation of a temporary library.
- Hire a contractor and oversee construction of a new library.

* Paraphrased from June 26, 2007 letter from the First Selectman appointing the Library Building Committee

Library Building Requirements (1 of 4)

Proposed design satisfies all program requirements

- Functional and Space Requirements*
 - 30,000 sq ft modern open library floor plan
 - Adult's Area: 9,500 sq ft
 - Children's Area: 4,500 sq ft
 - Young Adult's: 2,000 sq ft
 - Local History Room: 1,000 sq ft
 - Meeting Rooms (2): 2,500 sq ft
 - Circulation Desk & Work Area: 900 sq ft
 - Study Rooms (3): 500 sq ft
 - Administrative Areas: 800 sq ft
 - Rest Rooms (4): 1,000 sq ft
 - Mechanical & Electrical Equipment Room: 500 sq ft
 - Lobbies, Stairways, Elevator, Other Non-Assignable: 7,000 sq ft

* Noah Lushington, Kent Memorial Library Handicapped Accessibility Library Programming and Needs Assessment, May 2003.

Library Building Requirements (2 of 4)

General architectural and construction requirements

■ Architectural Style

- In the general style and character of Suffield public buildings and appropriate for the Town Center Historic District.

■ General Arrangement

- An approximately rectangular, two-story brick structure with the long side parallel to Main Street. The main public entrance shall be at the lower level on the east side with parking spaces for approximately 50 cars and a second entrance shall be at the upper level on the west side at Main Street.

■ Type of Construction

- A structural steel frame, cast in place concrete floors with 200 lb/sq ft load capacity, brick and concrete block veneer exterior walls, and steel studs with gypsum drywall interior walls.

Library Building Requirements (3 of 4)

High efficiency operational features

- Generally open floor plan for patron - friendly access and effective supervision.
- High efficiency lighting, heating, ventilating, and air conditioning (possibly geo-thermal).
- Extensive use of natural lighting.
- Low operating and maintenance costs.
- State-of-the-art computer infrastructure.
- Sprinkler system.
- Security system.
- Central vacuum cleaner.

Library Building Requirements (4 of 4)

Architecturally Attractive Features

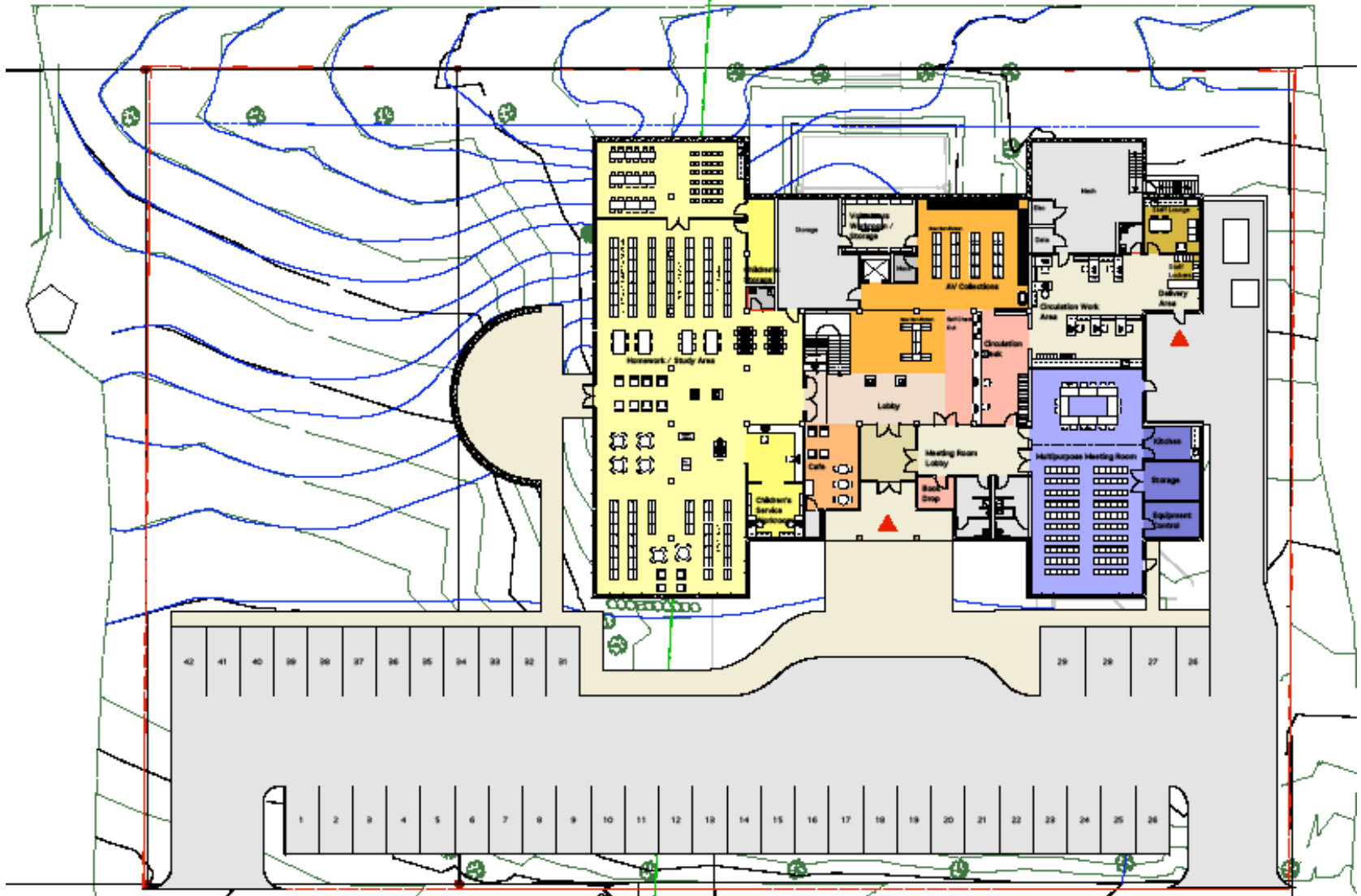
- High quality materials and finishes
- Pedestrian-friendly set-back on Main Street consistent with the new Town Center District Zoning Regulations.
- Prominent main facade with a large, floor to ceiling, window facing Mountain Road and a view to the west.
- Multiple large windows with passive sun shades on the south elevation.
- High pitched metal standing-seam roofs.
- Attractive ground level entrance on the east side at Bank Lane.

Selection of a Project Architect

- Issued a public solicitation to hire an Architect
 - Request for Proposal for entire scope of project
 - Requirements Document
- 14 architectural firms submitted proposals
 - 11 CT, 2 NYC, 1 MA
 - 2 eliminated for ignoring Requirements Document
 - 6 interviewed
- Rigorous ranking of 6 finalists based on 10 criteria
- Selected J. Stewart Roberts Associates
 - 40 libraries in 9 years
 - Ranked best in high priority criteria (artistic ability, accurate cost estimates, library specific experience, and project development method)

Proposed Library Site Plan

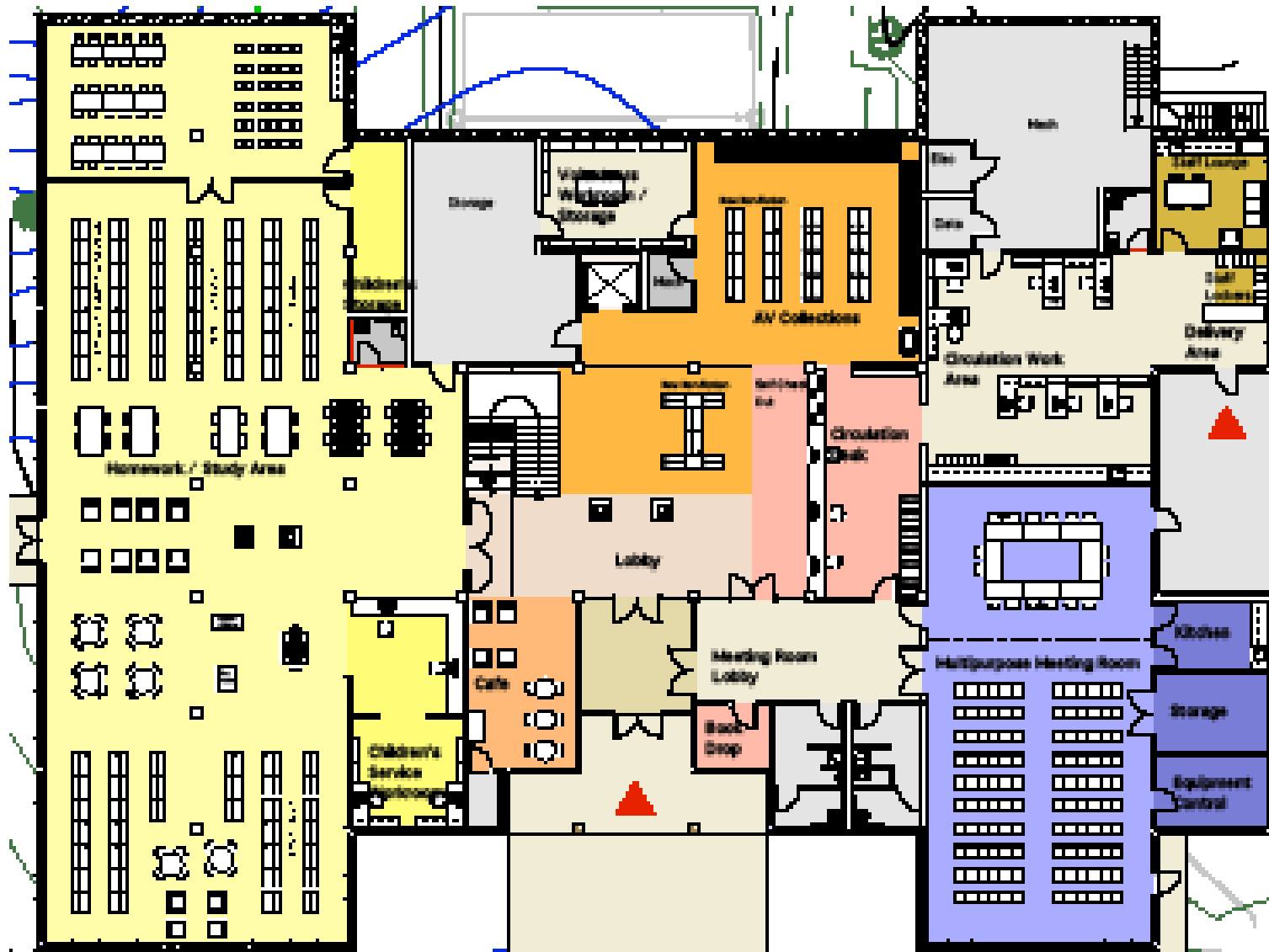
Main Street



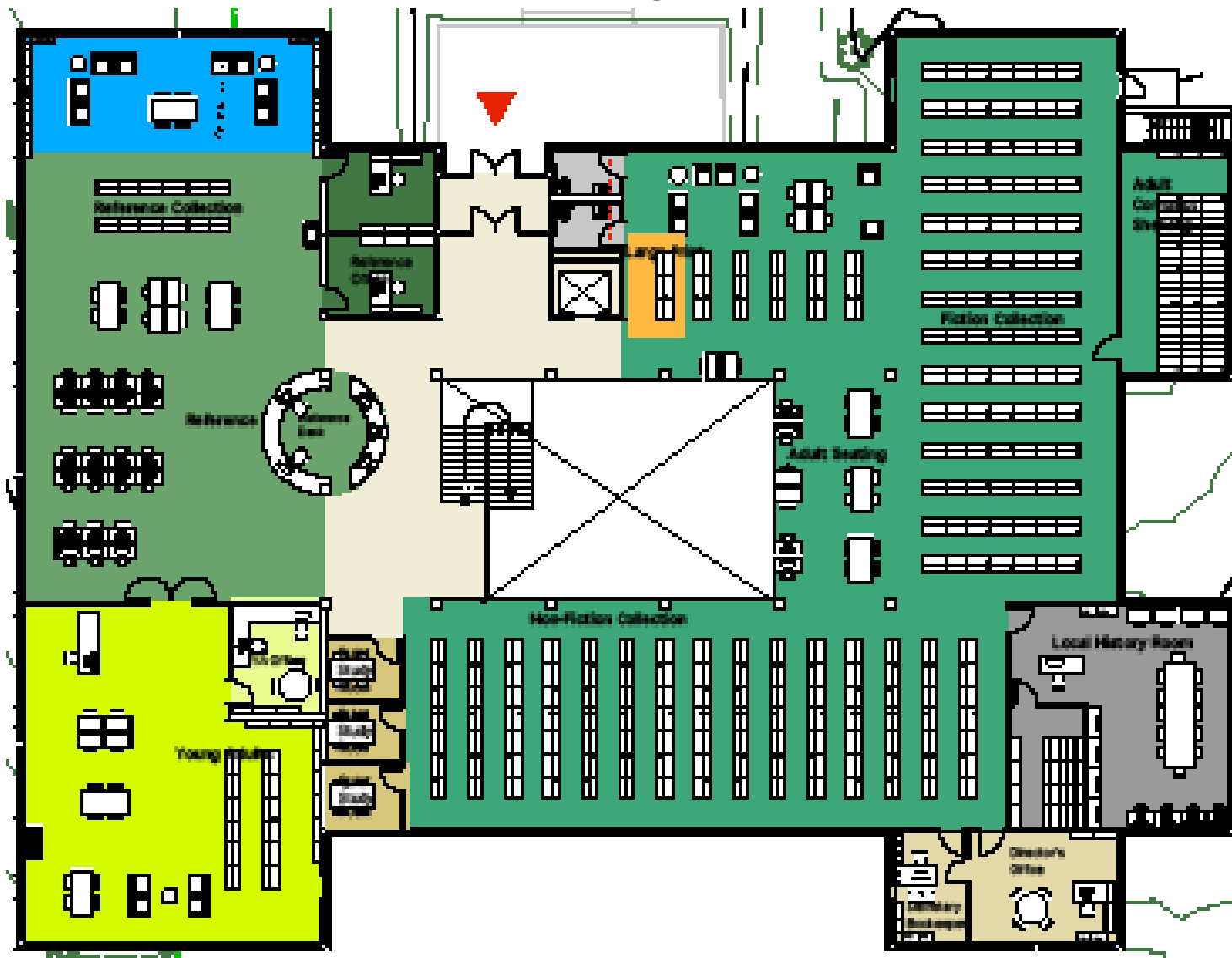
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Bank Lane

Proposed Schematic Design – Lower Level



Proposed Schematic Design – Upper Level



Proposed Exterior Architectural Style

View from Bank Lane



Proposed Exterior Architectural Style

View from Main Street



Schematic Design Cost Estimates

\$13,681,644 Total Estimated Conceptual Project Cost

■ Construction Costs (January 2008 basis)	\$9,619,646
□ Includes passive sun shades, metal standing seam roof, and design contingency (14% = \$1,364,072).	
■ Escalation (8%) to mid construction (11/2009) ¹	\$1,475,012
■ Subtotal Construction Costs	\$11,094,658
■ Project Expenses	\$469,500
□ (Includes moving and temporary space rental costs)	
■ Furnishings	\$660,000
■ Professional Fees	\$805,980
■ Project Contingency (5%)	\$651,507
■ Total Estimated Conceptual Project Cost ²	\$13,681,644

1. Escalation assumes Design Development Phase begins May 2008.
\$64,000 additional escalation per month.
2. Bonding costs are not included.

Project Schedule/Time Line

2008

J	F	M	A	M	J	J	A	S	O	N	D
	BoS	BoF Town Meeting Town Approval	Detail Design Approvals of Boards and Commissions			Construction Documents			RFP & Bid		

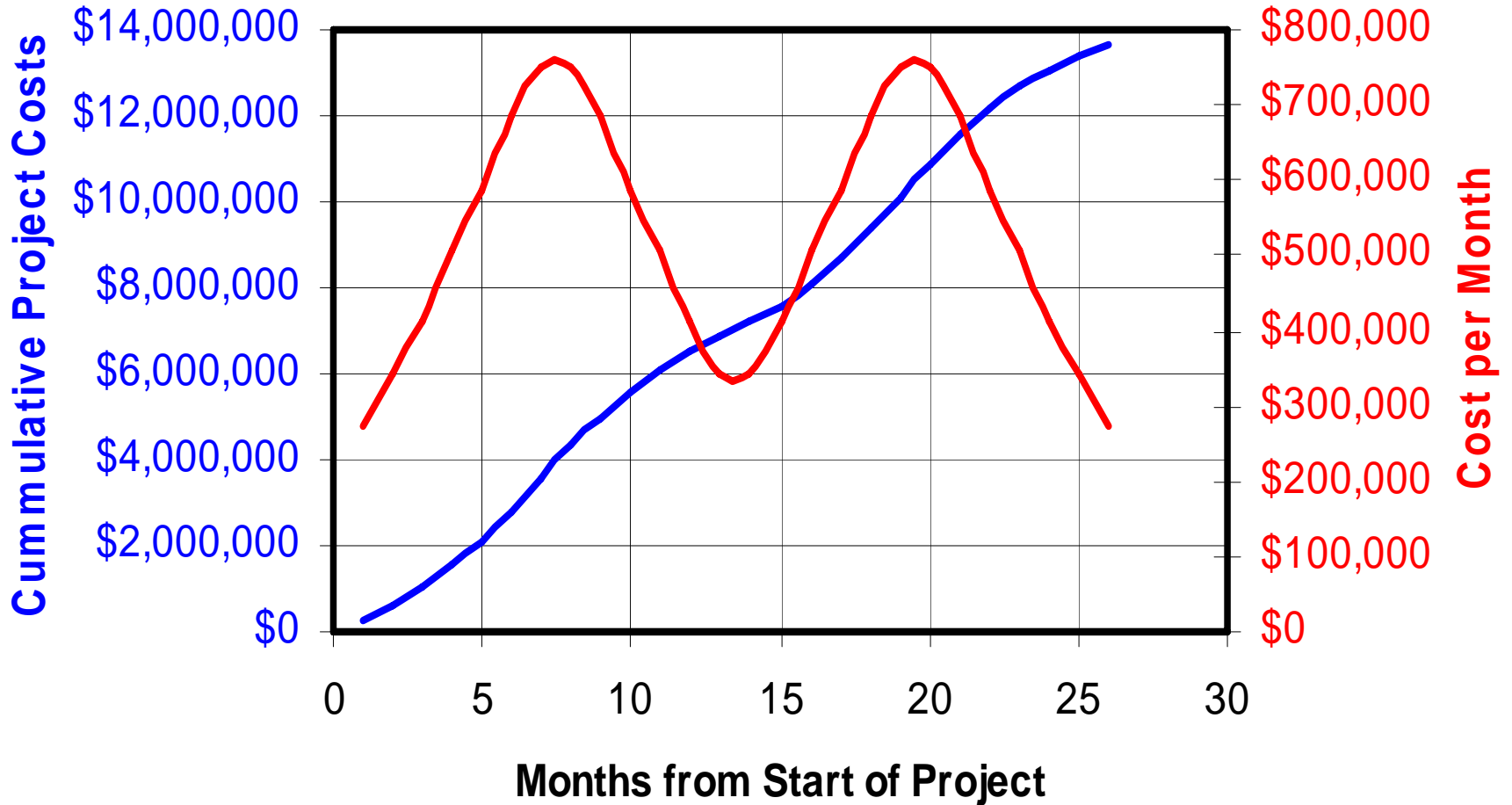
2009

J	F	M	A	M	J	J	A	S	O	N	D
Award	Demolition	Start Construction					Construction Mid-Point				

2010

J	F	M	A	M	J	J	A	S	O	N	D
						Completion of Construction	Grand Opening				

Spending Schedule/Time Line



Rationale for Building a New Library Now

- The need to correct the existing library cannot be delay indefinitely.
- Doing nothing accomplishes nothing and only increases the eventual cost.
- Renovating and expanding the existing library would not be functionally adequate and would only reduce the cost by about 10%.
- A reduced scope would only be a temporary solution.

Summary

Schematic Design is an Appropriate Compromise

- Satisfies all requirements
- Quality materials and finishes (50+ yrs)
- Architecturally attractive features appropriate for the Town Center Historic District
- Cost-Effective design
- Best option – all things considered

Recommendations to Advance the Project

- Board of Selectmen support the proposed new library project as the best alternative for the Town because it:
 - Solves the multiple problems of the existing library
 - Satisfies the Town's responsibilities
 - Best option – all things considered
- Refer the project to the Board of Finance.

Proposed Motion for Referral of the Library Building Project to the Board Of Finance

Resolve, the Board of Selectmen recommend to the Board of Finance the following: a new library be constructed on the existing site of the Kent Memorial Library; and the Board of Finance approve and recommend the expenditure not to exceed \$13.8 million for construction of said library and all related activities thereto; and the approval of such expenditure and the borrowing of any amount as is necessary for the purposes of such construction be submitted to a vote of the citizens of the town of Suffield.