MINUTES - GRAFTON PUBLIC LIBRARY

Library Trustees and Friends of Grafton Library joint meeting

DATE: November 12, 2019

PRESENT: Roseanne Kramer, Sue Smith, Andrew Cushing, Mary Gasiorowski, Deb Clough, Elaina Bergamini

Called to order at 6:30 pm.

The purpose of the joint meeting was to discuss and agree upon a future library plan, specifically from three options (discussed below).

Attendees started by reviewing the challenges to the existing library, and why talks of a new/expanded library started.

Problems with current building:
- Not enough space to expand collection (currently about 6000 items); not enough space for activities.
- Building not accessible (9.5-inch steps; 60-foot ramp is ADA compliant but door threshold is not).
- No interior bathroom; porta-potty is not accessible.
- No running water.
- Only 4 parking spaces.

In 2014, Library Trustees issued an RFP for an architecture firm to evaluate options for the library, with an emphasis on retaining/moving the historic library building. Of four interviewed firms, trustees selected UK Architects.

FOGL paid $17,000 for the drawings, which resulted in three concepts. The winning concept, which called for moving and adding an addition to the existing library came in at $1.2-1.5M. This plan was dropped due to concerns about cost.

Option 1: Adding to existing library in situ.

Stacey (absent due to baby being born!) offered her idea to expand on site by building a rear addition with ADA access and a chemical toilet.

Property lines limit size of addition to 500 sq. ft. which Russell Poitras estimated a cost of $75-100K

- (+) Uses historic building
- (+) Most inexpensive option
- (-) Does not solve parking, running water
- (-) Does not leave room for future expansion

Option 2: Constructing an entirely new library at 2 Library Road.
Deb & Mary presented a new building by Old Hampshire Designs, a design-build company that does timber frame, modular and stick-built. They provided a 2,000 sq ft concept at no cost: full basement, energy efficient, suggest 2 heat pumps. They are willing to use our local excavator, willing to consider volunteer labor for tasks like painting.

Estimated cost $4,000 for design, $500-600K to build
     -$250-300 per sq ft

- (+) Uses donated library lot
- (+) low design costs
- (+) new construction, could be built for energy efficiency
- (-) Interior/exterior may lack character
- (-) Most expensive option

Option 3: Repurposing an old barn

Elaina & Andrew investigated an historic barn in town: 67x35 feet for approx 2200 sq ft; with 2 reading lofts 2600 sq ft. Historic barn expert who was involved with Gilmanton Library barn project says very doable. Suggest 3-year project:

1. Dismantle barn, pour slab foundation with radiant floor, reassemble barn, exterior shell and metal roof
2. Electrical, insulation, septic, well, solar panels, interior walls framed
3. Dry wall, lighting, plumbing, flooring, kitchen, landscaping

Estimated cost $418K (worst-case scenario: well & septic have to be redone, barn estimates padded, does not deduct for volunteer labor)
     -about $165 per sq ft.

Could be done with only an additional $65K from the town. Need a warrant article to move rec field community space capital reserve $40K to library capital reserve. Needs capital reserve additions in years 2 and 3.

- (+) We have weather-proof event space by year 1
- (+) Fits the character of the surrounding buildings
- (+) uses old barn that may otherwise be lost
- (+) uses library lot donated to town
- (+) most cost effective per sq ft
- (-) doesn't incorporate historic library
- (-) $400+K is still expensive

FOGL and the Trustees weighed the options.

Andrew made a motion to accept and pursue Option 3. Roseanne seconded. All in favor.

Elaina offered to write the petition warrant article(s) related to this plan. Mary would help make a deal with the barn owner.

The group decided to approach and update the board of selectmen in December related to the plan once more numbers and confirmations could be made.

Meeting adjourned 8:25pm.