

INVESTING IN THE COMMUNITY: THE WADLEIGH LIBRARY BUILDING PROJECT

A PRESENTATION FOR
THE TOWN OF MILFORD



THE LIBRARY EFFECT

- **Library as community hub**
 - Neutral space
 - One-stop information centers
 - Programs & services for all ages, 0-100
 - Opportunities to learn, connect, exchange ideas
 - Introduction & access to new (and "old") tech

THE LIBRARY EFFECT

- **Libraries boost local economies**
 - Anchor for the downtown
 - Enormous foot traffic, all ages, all day long
 - Economic engine: creates opportunities
 - Complements vs competes
 - Small business support

WHY WE NEED A NEW LIBRARY



Current facility: 14,000 sq.ft.

WHY WE NEED A NEW LIBRARY

- Facility is rapidly deteriorating
- Expensive repairs = band-aids
- Not enough parking, esp. handicapped
- Building not compliant with ADA
- No space for new initiatives, growth

WHY WE NEED A NEW LIBRARY

- Very limited ability to meet needs
- Inadequate space for Teen & Children's
- No way to contain noise
- Inefficient work flow

WHY WE NEED A NEW LIBRARY

- **Space. How cramped IS it?**
 - Avg square footage of NH public libraries:
 - **1.4 sq.ft/capita**
 - Milford's library = **.89 sq.ft/capita**

WHY WE NEED A NEW LIBRARY

57% SMALLER
than the state average

WHY WE NEED A NEW LIBRARY

- Design capacity: tipping point
- The most heavily used town building outside schools
 - 2014: averaged 10,000 visits per month
 - Nearly a quarter million checkouts
 - 15,000 program attendees

WHY WE NEED A NEW LIBRARY

Investing in the library =
Huge community impact

WHY WE NEED A NEW LIBRARY

- **Project supported by:**
 - Two community surveys
 - Professional, in-depth space needs analysis
 - Strategic planning process
 - Focus groups – staff and community

WHY WE NEED A NEW LIBRARY

- **Projected & planned for in:**
 - Current and past Town Master Plans
 - Past Library Long Range Plans
 - Current Library Strategic Plan

WHY WE NEED A NEW LIBRARY

- **Projected & planned for in:**
 - Town Capital Improvement Plans
 - Every year since 1995
 - Scheduled for funding 14 different times/years

WHY WE NEED A NEW LIBRARY

Every year that passes,
the cost increases.

SOLUTION

- **Options carefully evaluated in terms of:**
 - Price tag?
 - Operational & maintenance costs going forward?
 - Identified program & community needs met?
 - Space & workflow inefficiencies addressed?

SOLUTION

- **Unanimous board vote**
- **Addition + rebuild**
 - Build a 2 story, 8100 sq. ft. structure
 - Take existing building down to foundation
 - Rebuild existing structure over 2 stories
 - Project completed in 3 phases
 - Library remains open

SOLUTION

- **Decision made *not* to renovate**
 - Added 9 months to construction time
 - Cost difference was approx. \$500k
 - Still left with operational/maintenance inefficiencies
 - Still left with overall layout problems which don't meet needs

SOLUTION

◉ Why is this the best choice?

- ◉ Rebuilding allows for LESS total square footage
- ◉ Design allows for future growth, changes in use
- ◉ Better, more efficient spatial layout
- ◉ Easier, more efficient to staff/secure/maintain
- ◉ Cheaper to heat/cool/vent

SOLUTION



SOLUTION



SOLUTION





Added green space





HIGHLIGHTS & BENEFITS

- Larger Children's Dept w/ dedicated program space
- Larger contained Teen Dept
- Flexible floor plans
- Small group/quiet study rooms

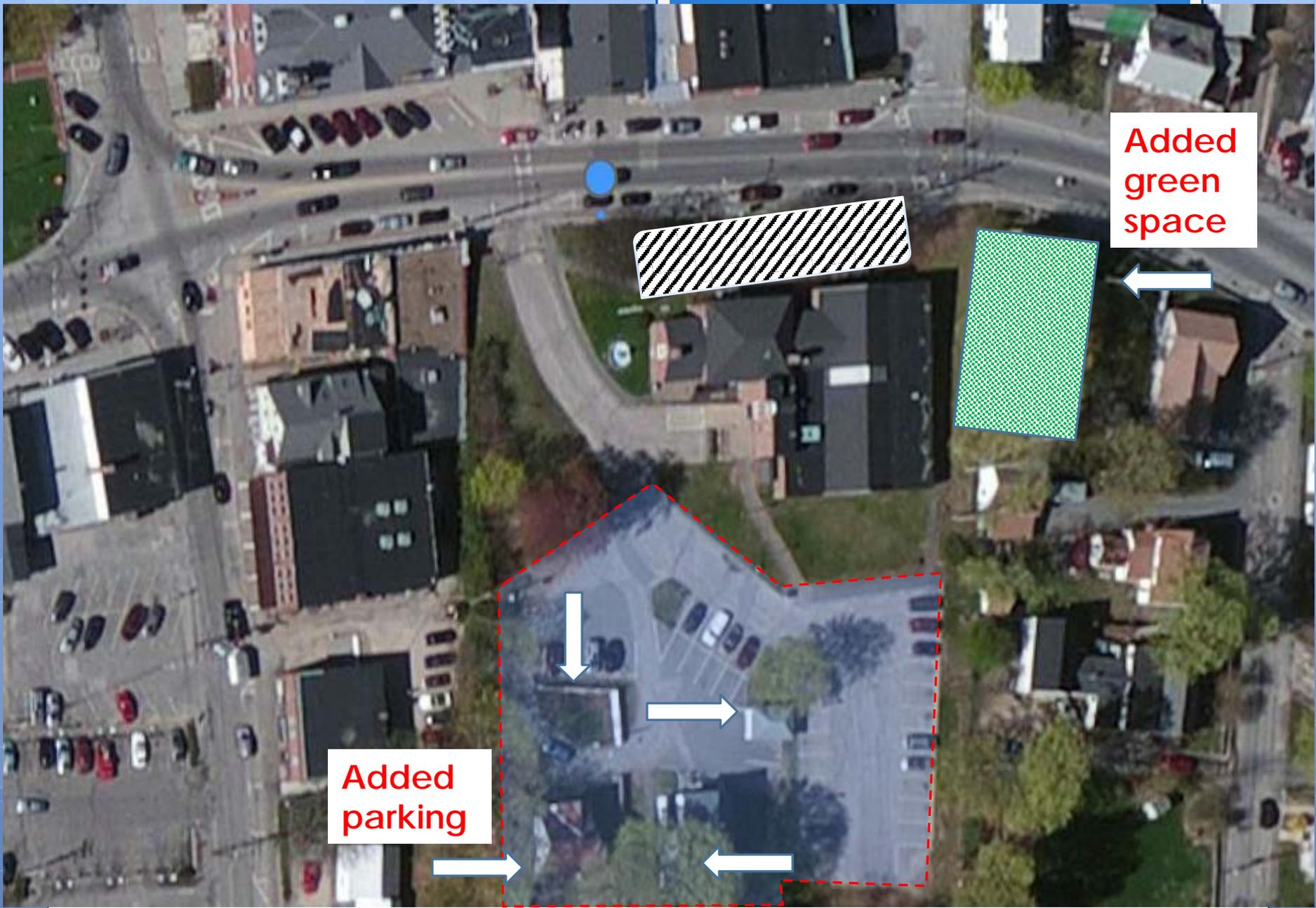
HIGHLIGHTS & BENEFITS

- Large, flexible meeting room space
- After-hours meeting room use
- Technology/business center
- Improved efficiencies = \$ savings

HIGHLIGHTS & BENEFITS

○ Parking

- Current parking lot = 38 spaces
- Future parking lot = approximately 60 spaces
- Handicapped parking tripled/quadrupled



Added green space

Added parking

HIGHLIGHTS & BENEFITS

- Huge return - community impact
- Increased access to resources & new technologies
- Improved programs and services

...for all ages

HIGHLIGHTS & BENEFITS

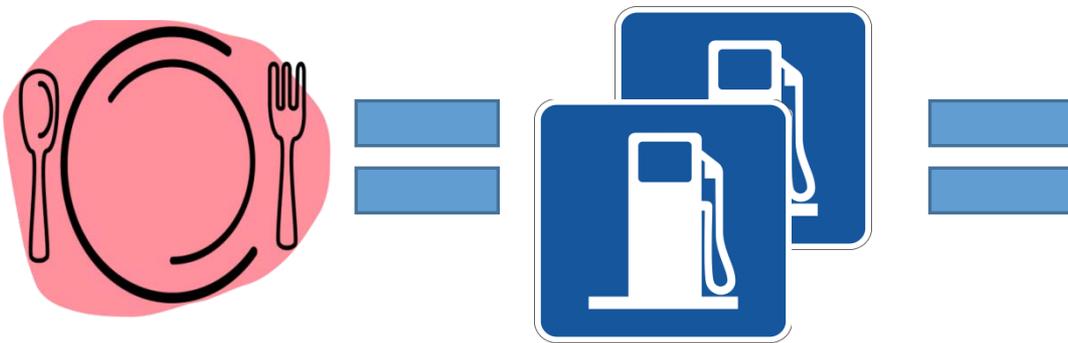
- Meeting the needs of today's residents
 - **.89 sq.ft/capita:** Milford
 - **1.4 sq.ft/capita:** Avg of NH public libraries
 - **1.3 sq.ft/capita:** Proposed library building project

COST

- **Cost to taxpayers: \$4.9 million**
- **Total project cost of \$5.46 million**
- **Cost offset by \$500,000 gift**
 - Morris K. Webster trust fund
 - Library trustees have already expended an additional \$500,000 to further reduce the cost

COST

- Tax impact = $.33/\$1000$
- Impact for a home valued at $\$200k = \$66/\text{year}$





FOR MORE INFORMATION

www.wadleighlibrary.org/building