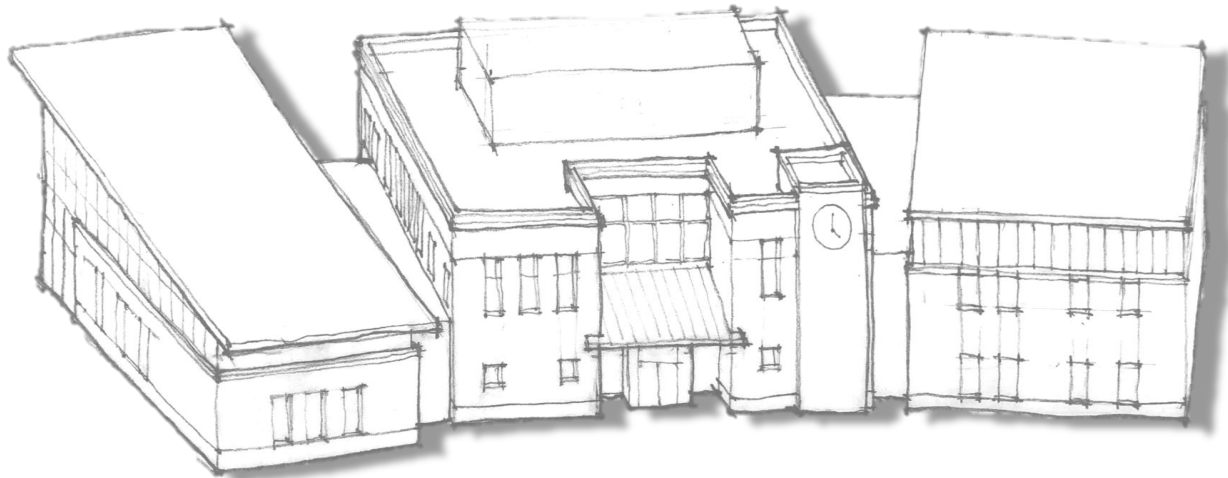


Southington Public Library

Building Project Facts and Feedback



Building Our Future



Who We Are

MISSION STATEMENT

The Southington Public Library provides resources and services for lifelong learning and enrichment to serve all of our community.

VISION STATEMENT

The Southington Public Library will be the welcoming heart of our community where all ages, cultures, and identities safely come to experience, discover, explore, connect, and pursue knowledge and literacy for a higher quality of life.

VALUES

**CUSTOMER/PATRON
PRIORITY**

SERVICE EXCELLENCE

**CONFIDENTIALITY/
PRIVACY**

LIFE LONG LEARNING

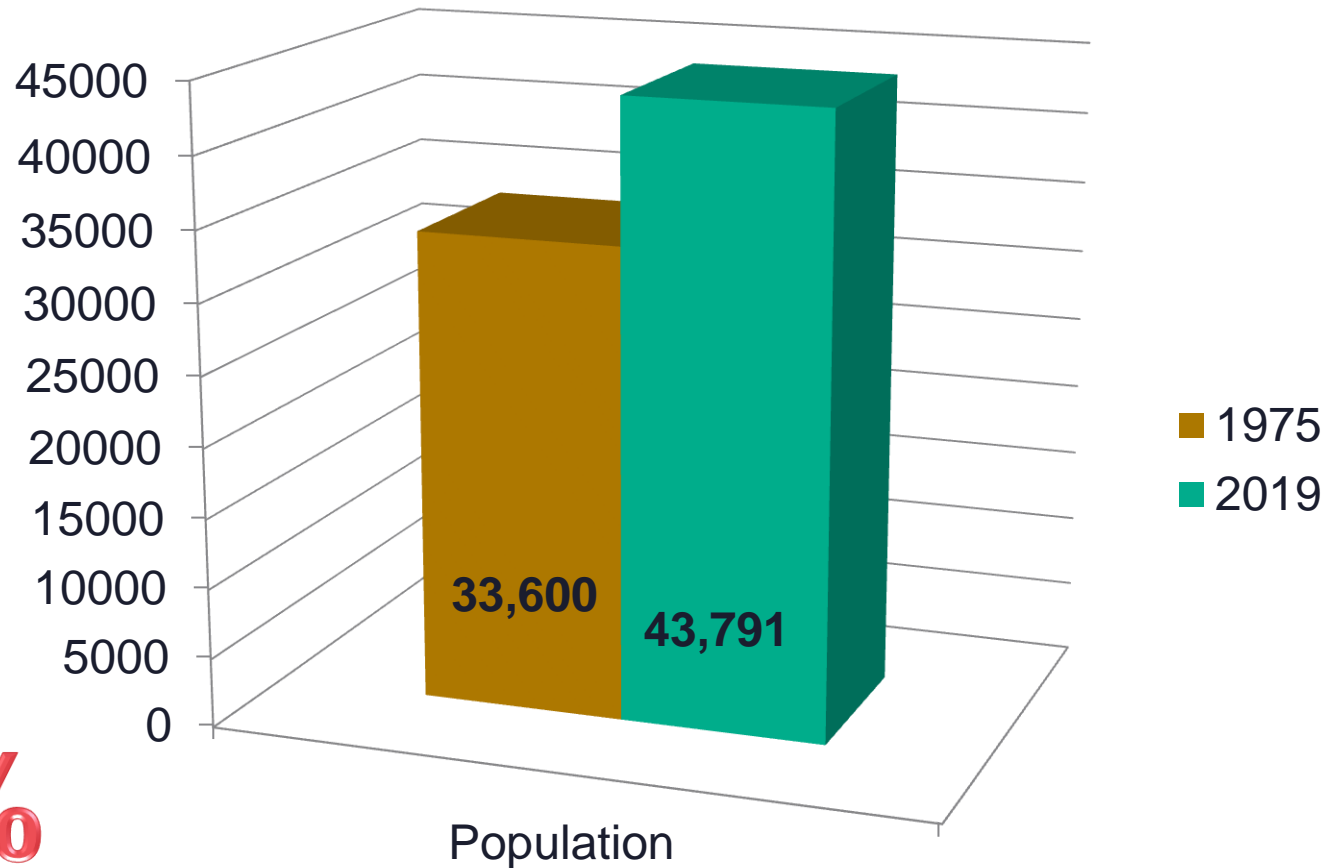
DIVERSITY

RESPECT

ADAPTABILITY



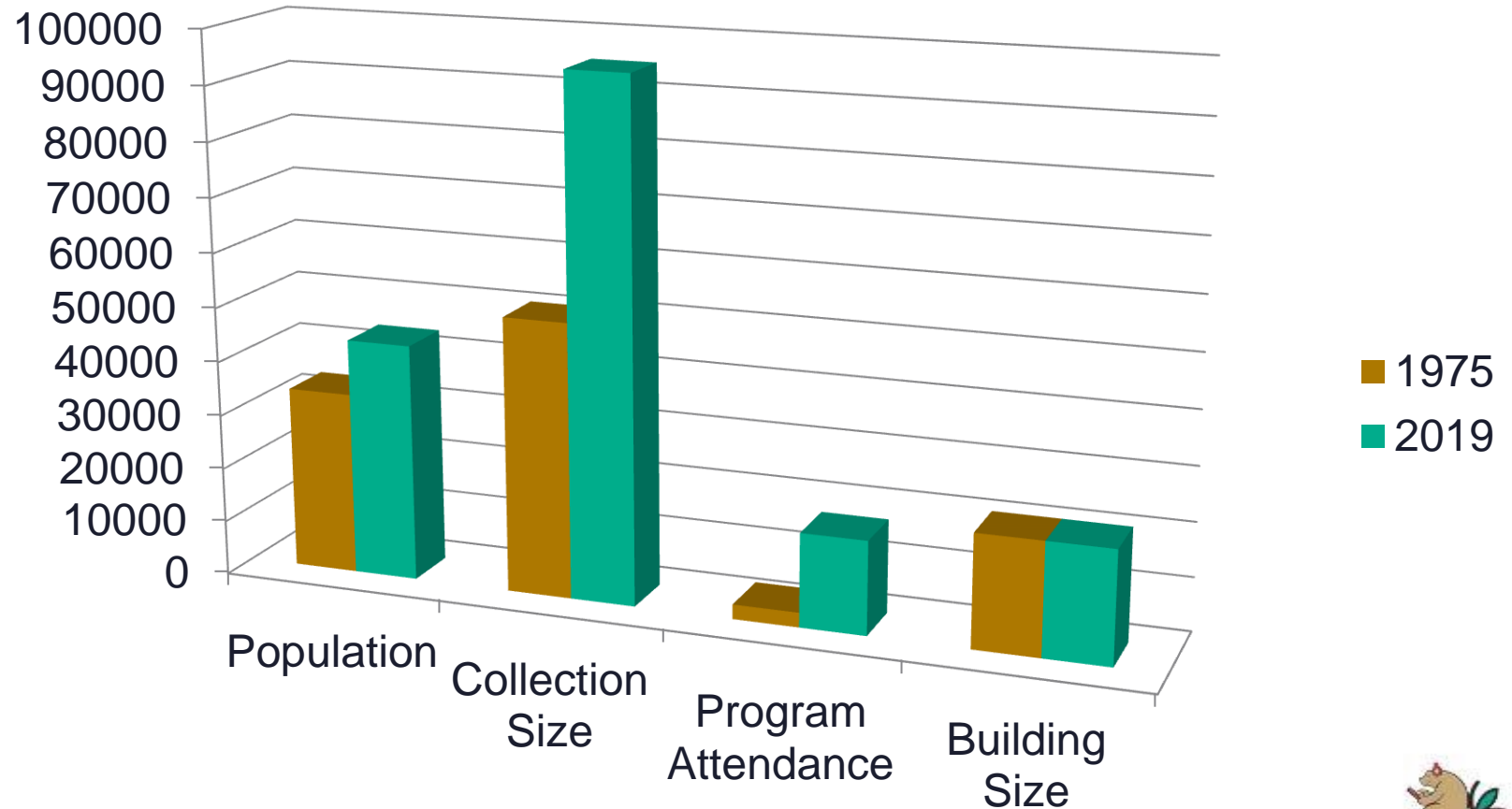
Growth Over Time



30%

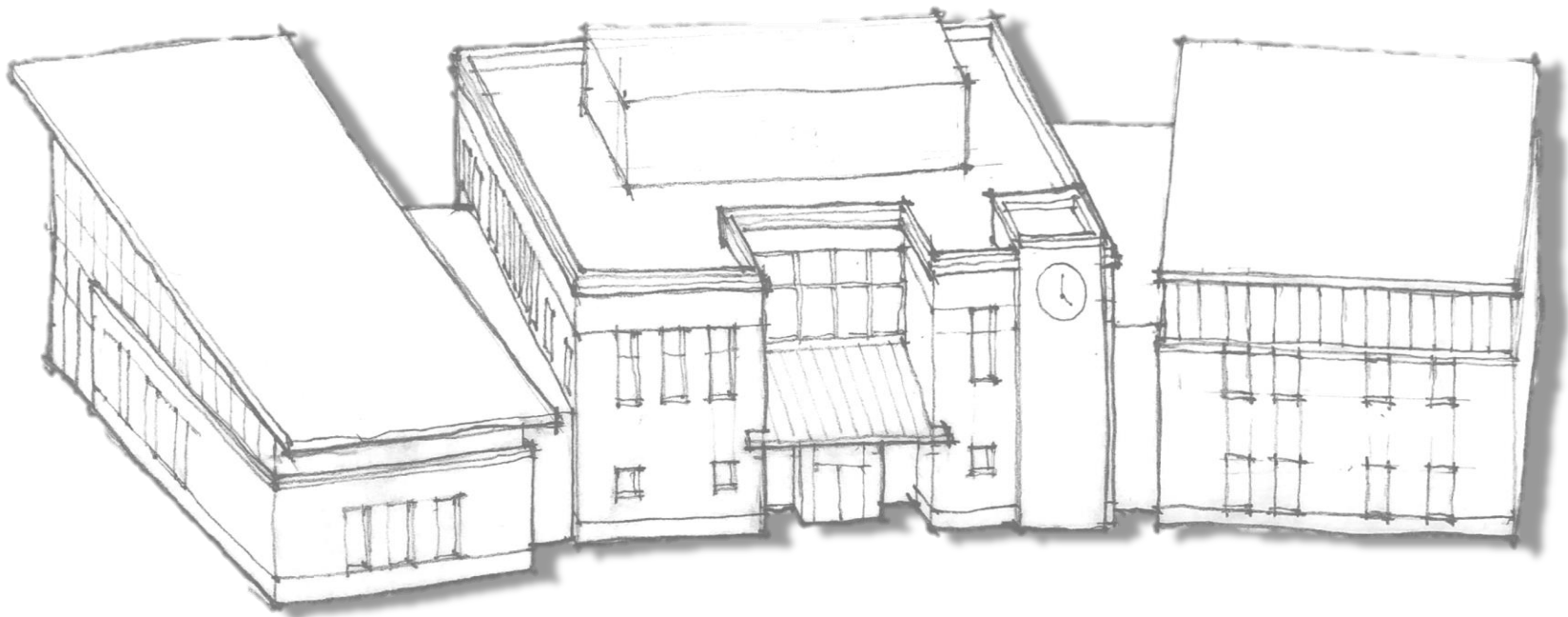
Increase!

Growth Over Time





Preliminary Concept Sketch



Preliminary Concept Sketch

New Freestanding Library Facility

- Two Levels + Partial Basement
- Approximately 29,900 sq. ft.
- \$16.9 Million



Designed For the Future of Southington

- Expanded Spaces for Children and Teens
- Meeting & Work Spaces for Individuals and Groups
- Acoustical Separation for Noisy and Quiet Spaces
- Fully Accessible & Code Compliant
- Efficient Building Systems

Why Do We Need a New Building?


- The current facility does not meet fire code
- Is not ADA compliant
- Has failing building systems
- Does not meet the needs of our town

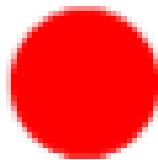
Demonstration of Need

- Southington Plan of Conservation and Development.
- ADA Compliance Assessment
- Existing Building Conditions
- Statistical Comparisons & Analysis
- Community Feedback
 - Strategic Planning Processes, 2009-2020
 - Community Survey, November 2019
 - Community Meeting, January 2020
 - Post-Pandemic Outlook Survey, June 2021



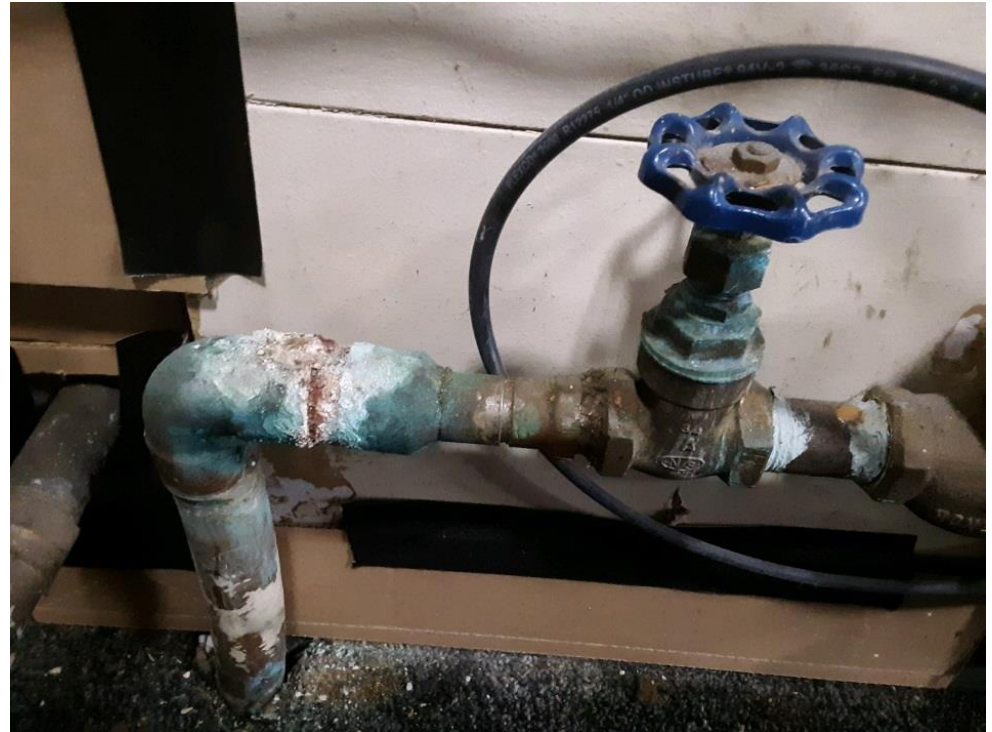
POCD

	Needs of the growing population of children
<ul style="list-style-type: none"> Library  <p>(Current facility considered inadequate to meet future needs)</p>	<ul style="list-style-type: none"> Current library building is about 50% of the size suggested for Southington's population Concept plans for building expansion have been prepared Parking area has been expanded <u>Funding sources are being identified</u> A referendum for local funding will be necessary

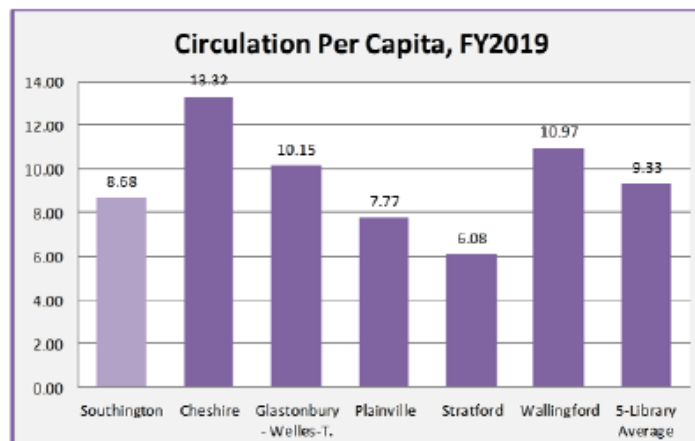
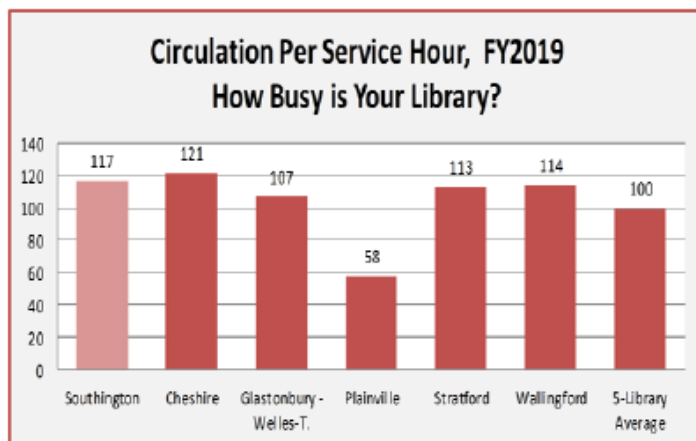


Not Expected to be Adequate
for community needs to 2026.

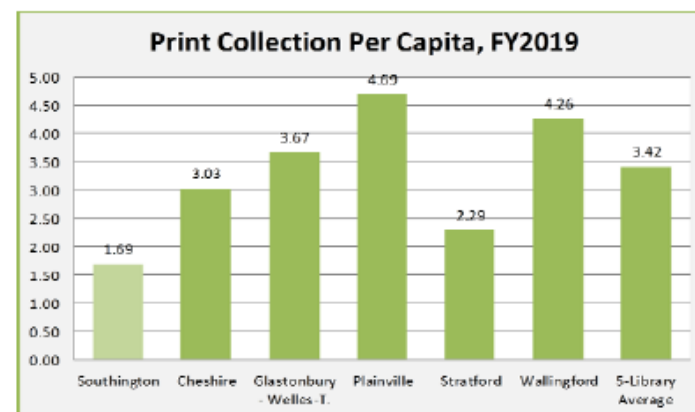
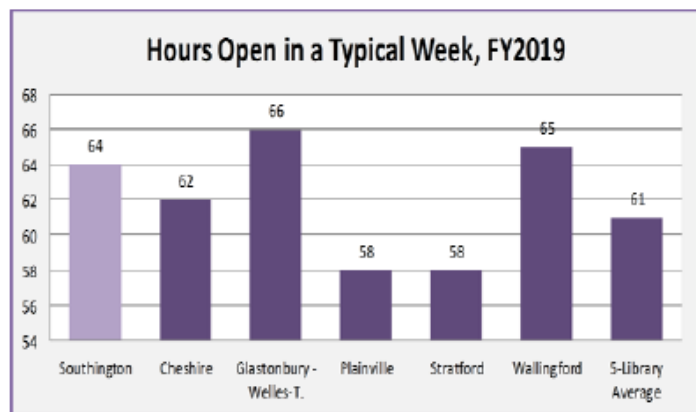
Building Conditions



Statistical Comparison

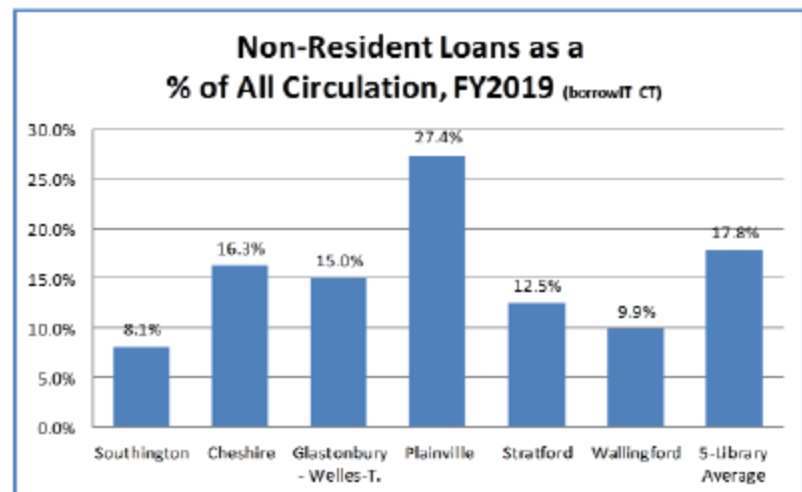
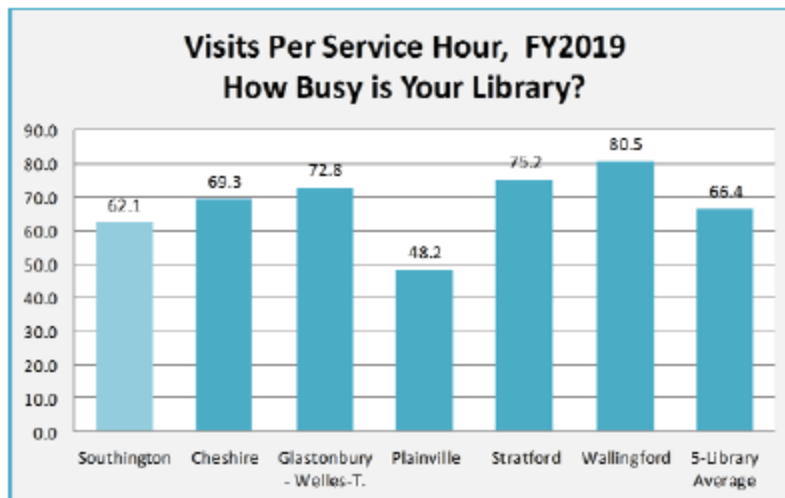


These charts show circulation per hour and per capita. Per hour, the Southington Library exceeds all libraries larger in size. However, circulation per capita is lower. Considering the Southington Library is open a considerable number of hours, a likely reasons for this could be the size of the collection, which is quite small in comparison with other towns.



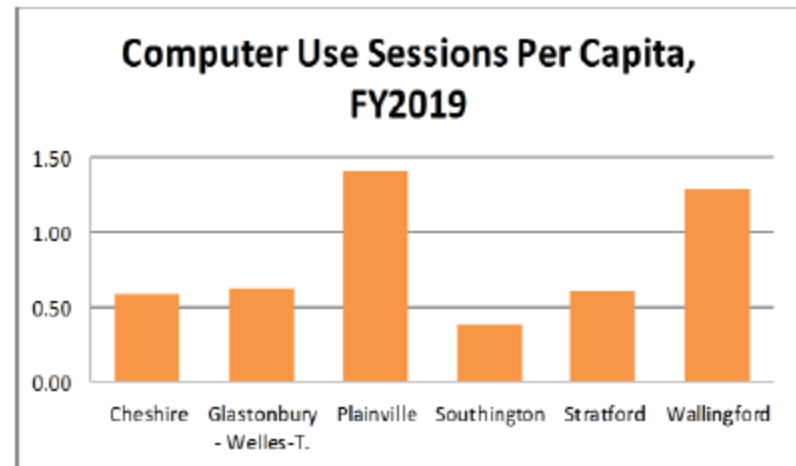
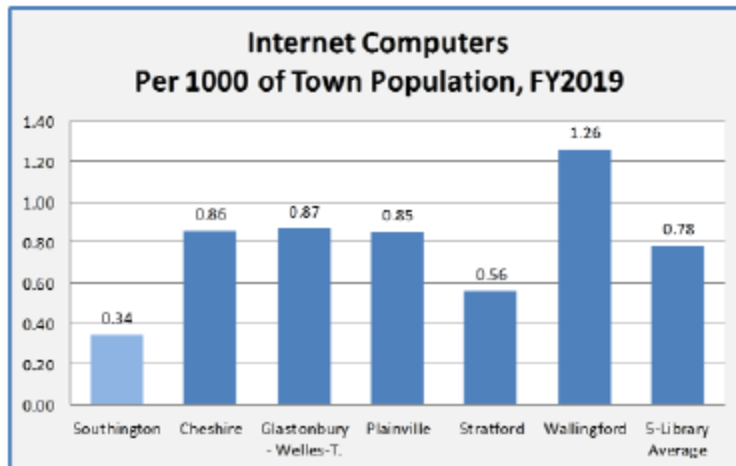
Statistical Comparison

To ascertain daily usage, we employ a people counter at our doors. From that we know that our usage is slightly lower, but comparable to other towns. However, unlike other towns, we are not drawing residents from other towns.



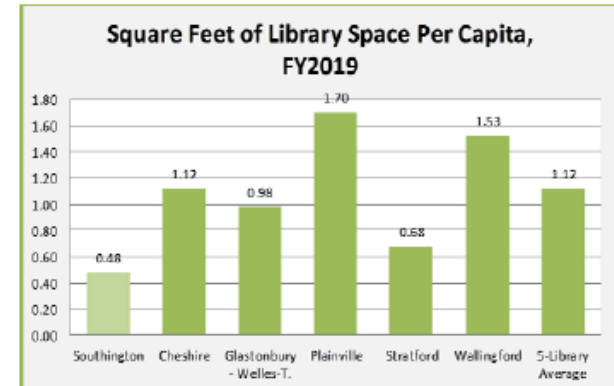
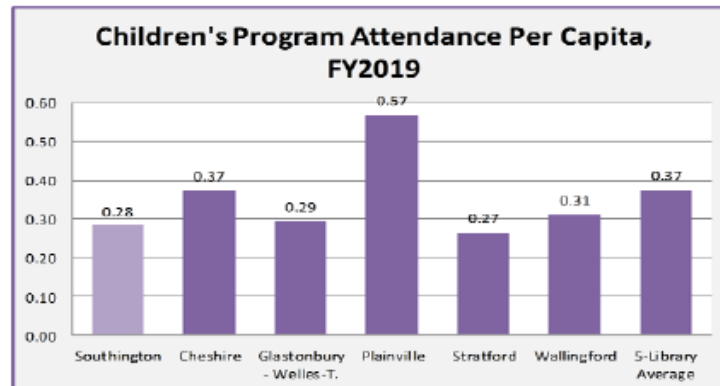
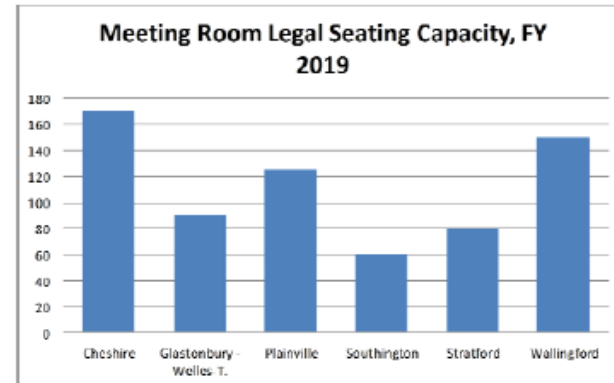
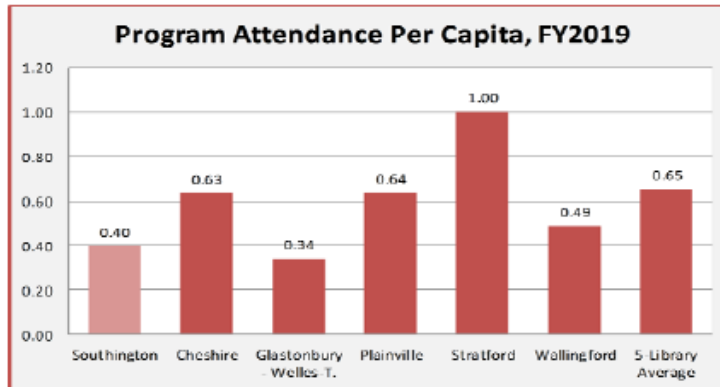
Statistical Comparison

We also know that we have far fewer computers per capita. Arguably too few computers for our community, since we do not offer any in the teen or children's sections. This can directly be seen in use as well.



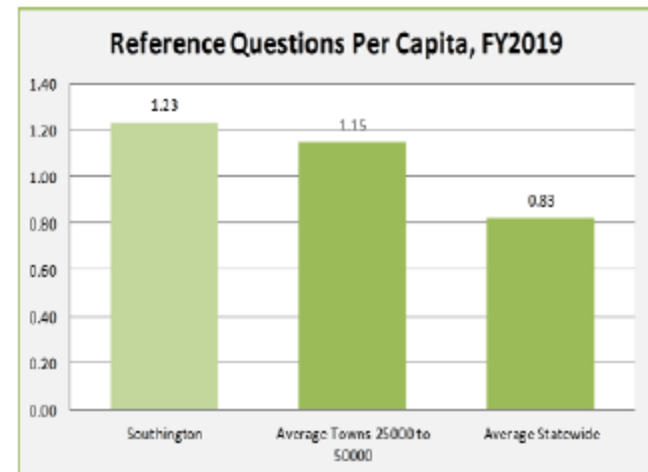
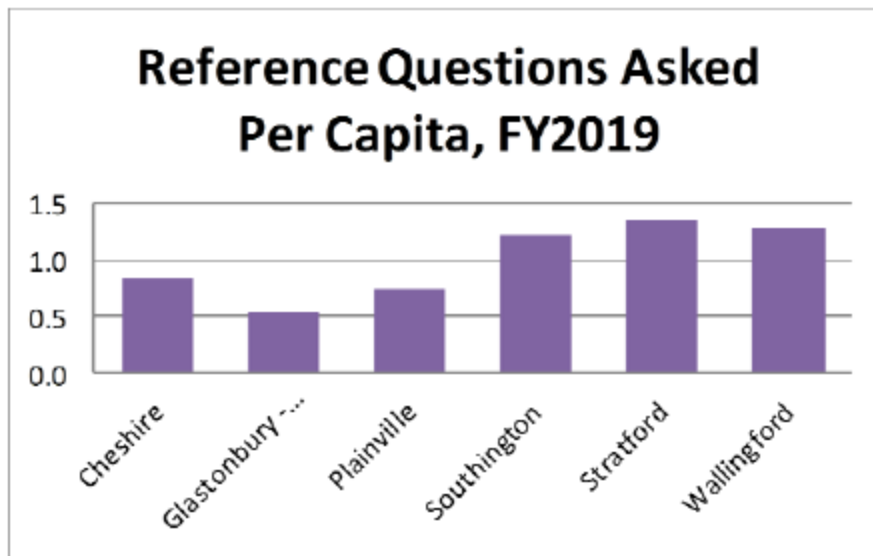
Statistical Comparison

The Southington Library falls below on what we should or could be offering for programming to our community. That cannot be denied. However, when you look at the size of the space offered by the Southington Library compared to other towns, the reasoning is clear—there is insufficient space.



Statistical Comparison

The Southington Library also responds to a large quantity of reference inquiries. More than most towns our size, and even more than the state average. Southington is utilizing their librarians.



Community Feedback

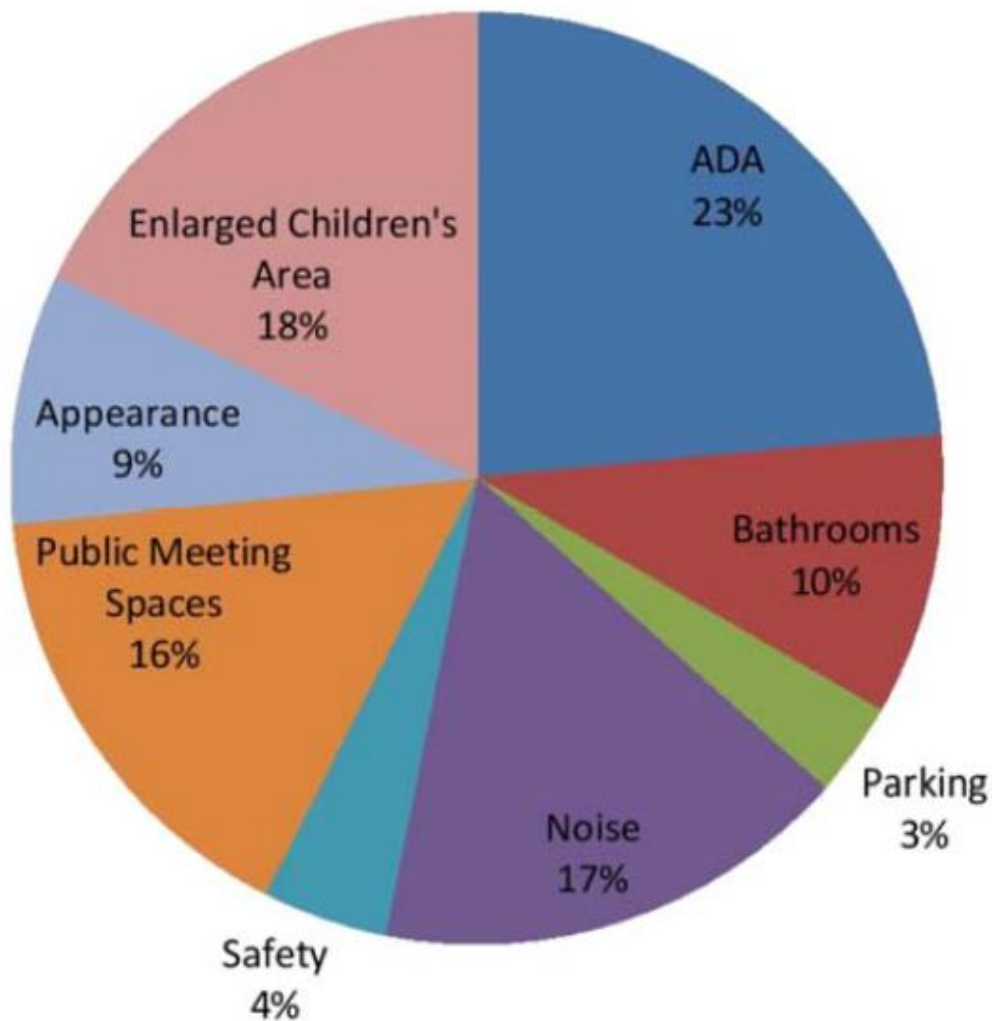
“Very Crowded
Stacks – Hard to
Maneuver”

“Larger Children's
Area, It's Way too
Cramped”

“Need More Private 4-6
Person Meeting Rooms /
The Community Room
Being in the Basement is
So Disconnected.”

“Some Spaces for
Quiet Study and
Others That Allow
For Socializing”

Community Feedback



Community Feedback

*places away from the 'main stream'
to sit and read or study comfortably*

Maker Space

*Have more activities for all age
groups*

more collaboration and technology

*More areas to set up, do work/read,
with outlets and lots of natural light
(think starbucks model)*

*Areas for people to group study in.
Majority of the libraries upstairs is
used for tutoring however the sound
carries into the first floor*

Maker space for teens and tweens.

Experiential learning spaces

Maker Space — stem activities

*Maker spaces with Equipment such
as long arm sewing machine
(Wallingford)*

Art and craft room like wallingford

*Collaborative work space
tables with whiteboards for studying
teen hangout room*

*STEM and science activities that
could be done at all times in
children's dept*

Special workshop/program spaces

*Enlarge the area for adult/teen
interaction, i.e. the chess game
area. Make a more welcoming area
for teens and their parents to
interact.*

*Add a community space for
workshops, book clubs, craft nights
etc for people with Southington
library card*

*Better, more quiet rooms for
studying or working as a group and
not bothering others*

*A/V equipment to show a
presentation to a group*



Community Feedback

book club meetings

Public meeting rooms

More programming for teens/young adults

More programs for adults and children

Teen programs (movies, book talks, etc..)

Additional spaces for meetings and programd

Community events (ie movie nights, craft nights)

Demo kitchens

Various size meetings rooms would be nice, smaller rooms for 2 or 3

people, slightly larger rooms 6-10 boardroom type, and a larger meeting room for events

Space enough to hold the larger popular library programs without having to take up the main room.

Larger Community space

More senior programs

Separate room to hold programs(ie. knitting, coloring) so that other patrons are not disturbed by the talking.

Space (like a mini auditorium) for talks, presentations, concerts, etc.

multiple meeting room space, one of the current size, one larger to accomodate 150+

Meeting rooms of several sizes

Larger rooms for children's programs.

More inviting rooms for meetings, groups, or performances.

More autor offerings/lectuctures/more hands on crafts etc for adults/seniors

Space to use the library for community events, gatherings, etc.

more programs for teen/tween

Community Feedback

I Like how Cheshire and Plainville have enclosed spaces for children

much larger children's section with activity spaces and resources

story time room for young kids -- activity room (hands on)

Avon and Cheshire are nice. Separate spaces for kids and teens

I Like how Cheshire and Plainville have enclosed spaces for children

I really enjoy the Farmington Library and would love to see a teen/ young adult section similar to theirs

children's area with a roomier atmosphere - make the library someplace that little kids look forward to

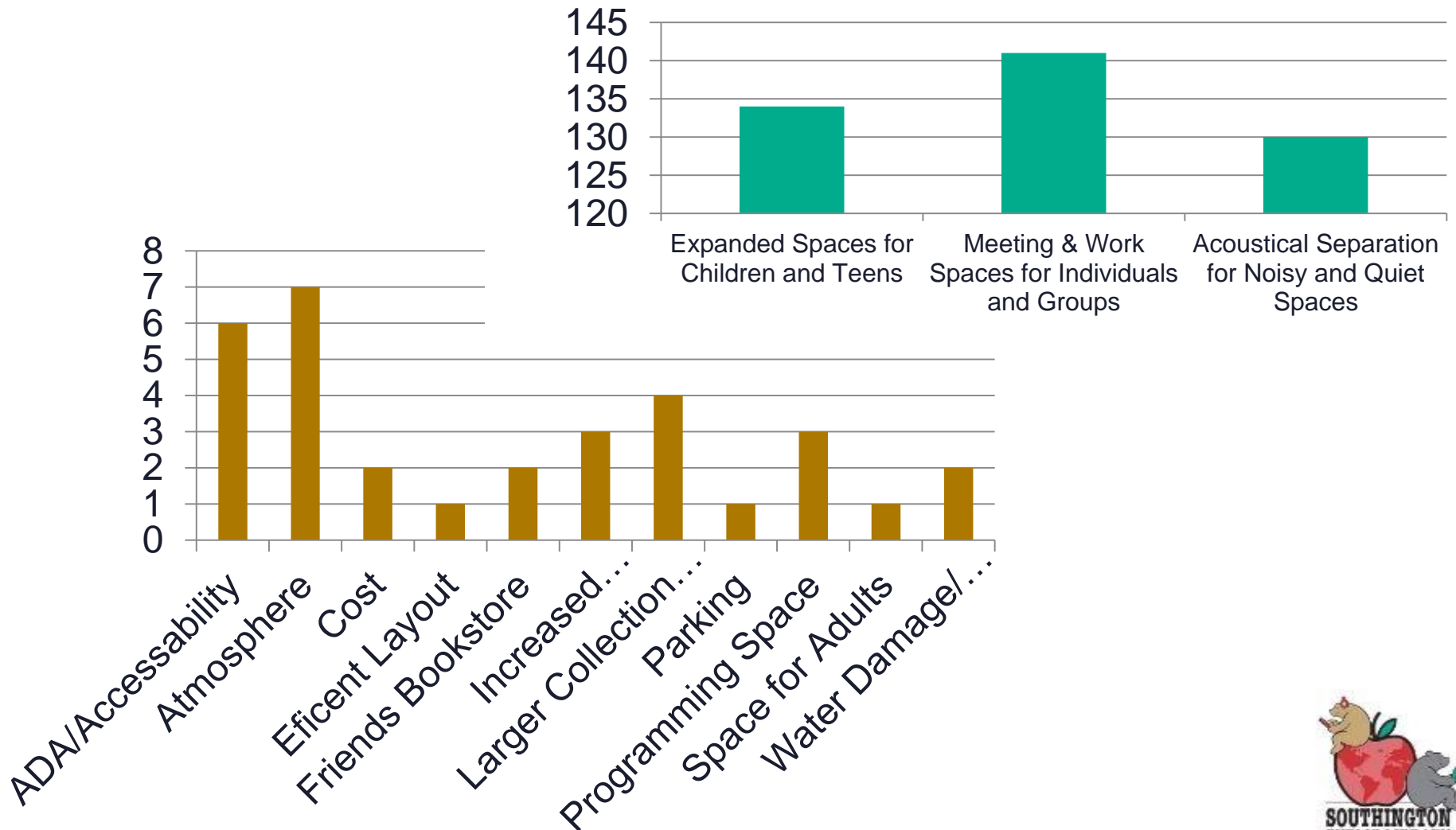
More seating/ space for parents to watch kids during story time/activities

Current Conditions

- **Expanded Spaces for Children and Teens**
- Children
 - Shelving units are too tall for kids
 - Little to no display space
 - Lack of places for parents to sit.
 - The area is easily overcrowded before and after events.
- Teens
 - Too close to quiet spaces
 - Doesn't provide adequate space for both active and study spaces
- **Meeting & Work Spaces for Individuals and Groups**
- There aren't enough tables and chairs to meet the current demand.
- Seating is grouped together in tight locations, such as the cafe area and mezzanine.
- Groups working quietly still disturb others.
- An enlarged program room will seat more people and host larger events, keeping noisy activities out of the cafe corner.
- **Acoustical Separation for Noisy and Quiet Spaces**
- Groups working quietly still disturb others.
- The most frequent complaint is that the Library is too loud. With multiple tutoring sessions and others working together, it can get distracting.
- Space is also needed for quiet reading, privacy, and individualized work.



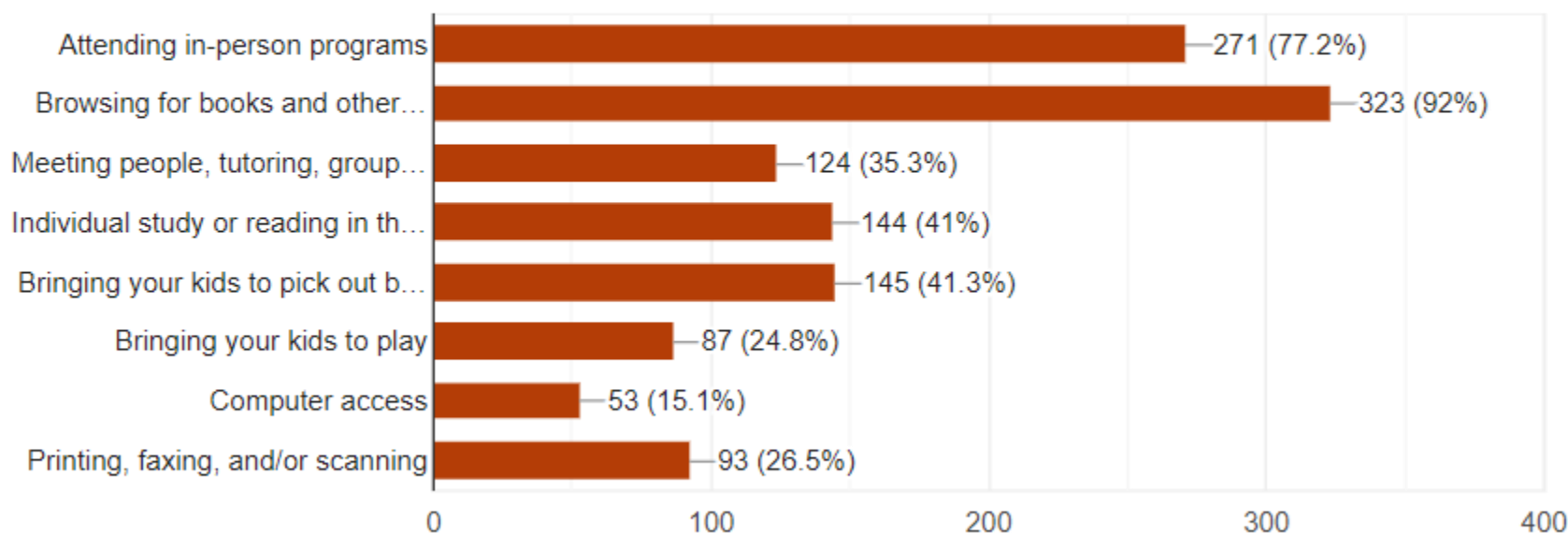
Current Feedback



Current Feedback

In the future, post-pandemic, do you still plan on using the library for these functions?

351 responses



Preliminary Concept Sketch

New Freestanding Library Facility

- Two Levels + Partial Basement
- Approximately 29,900 sq. ft.
- \$16.9 Million

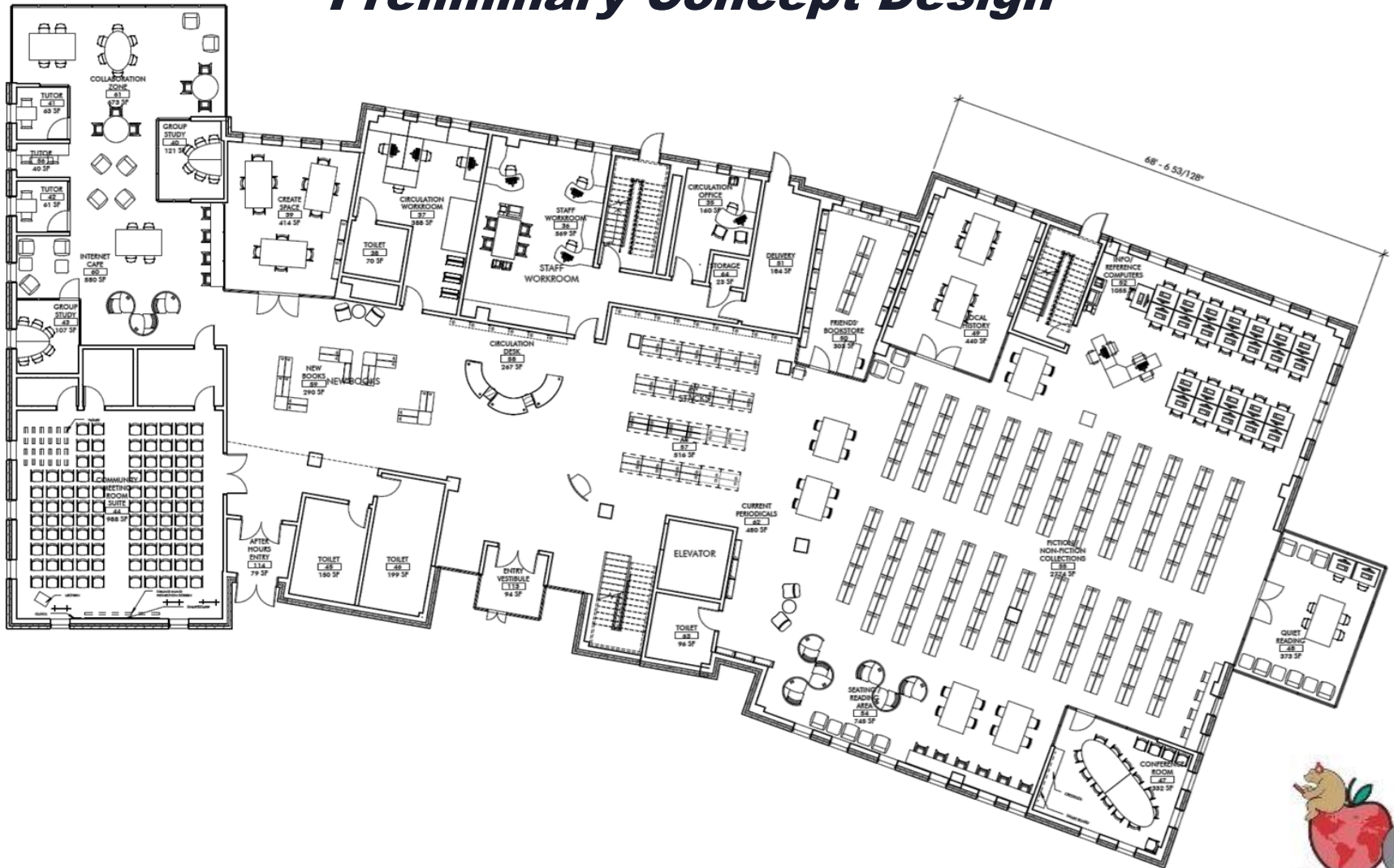


Designed For the Future of Southington

- Expanded Spaces for Children and Teens
- Meeting & Work Spaces for Individuals and Groups
- Acoustical Separation for Noisy and Quiet Spaces
- Fully Accessible & Code Compliant
- Efficient Building Systems

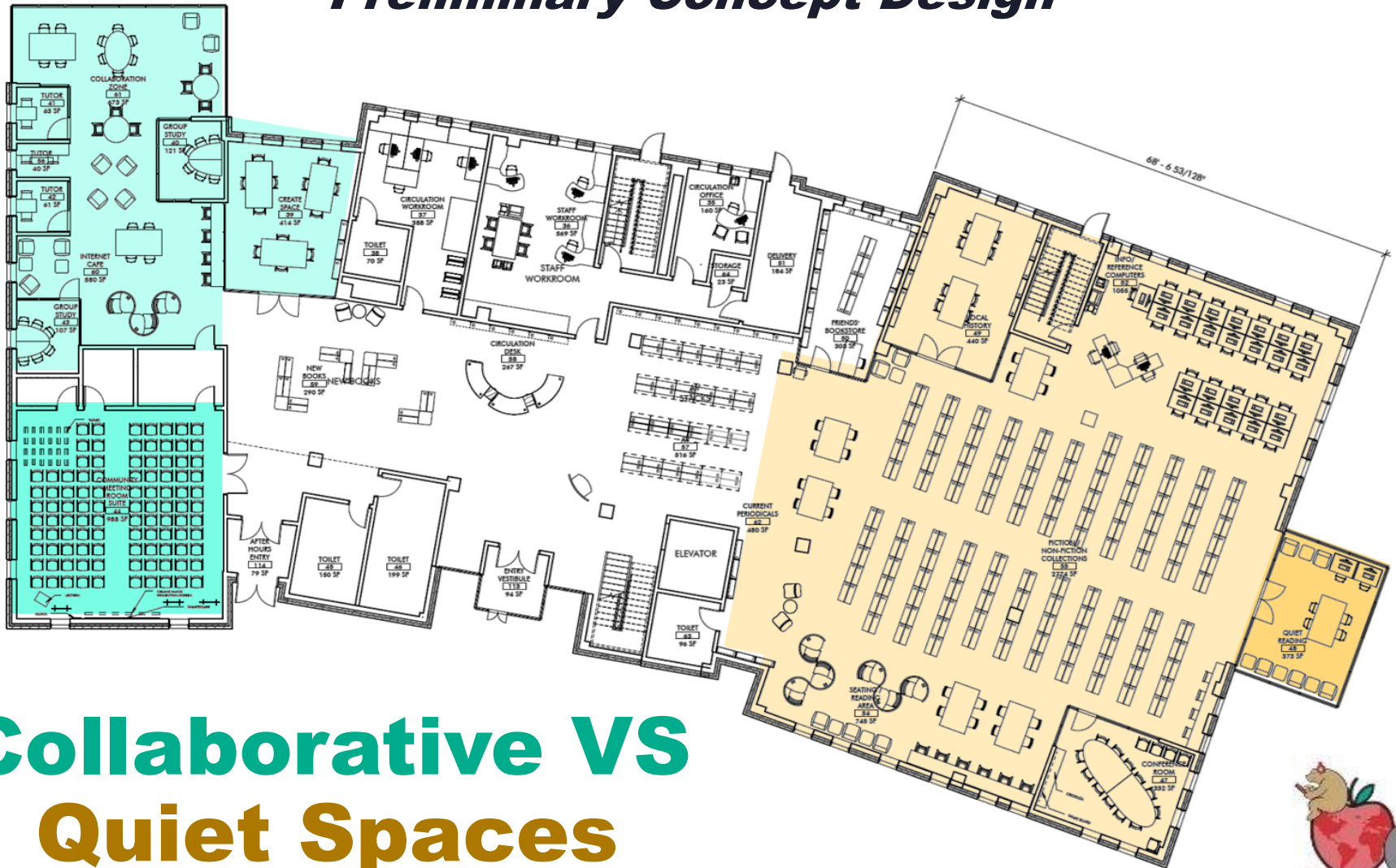
Main Level

Preliminary Concept Design



Main Level

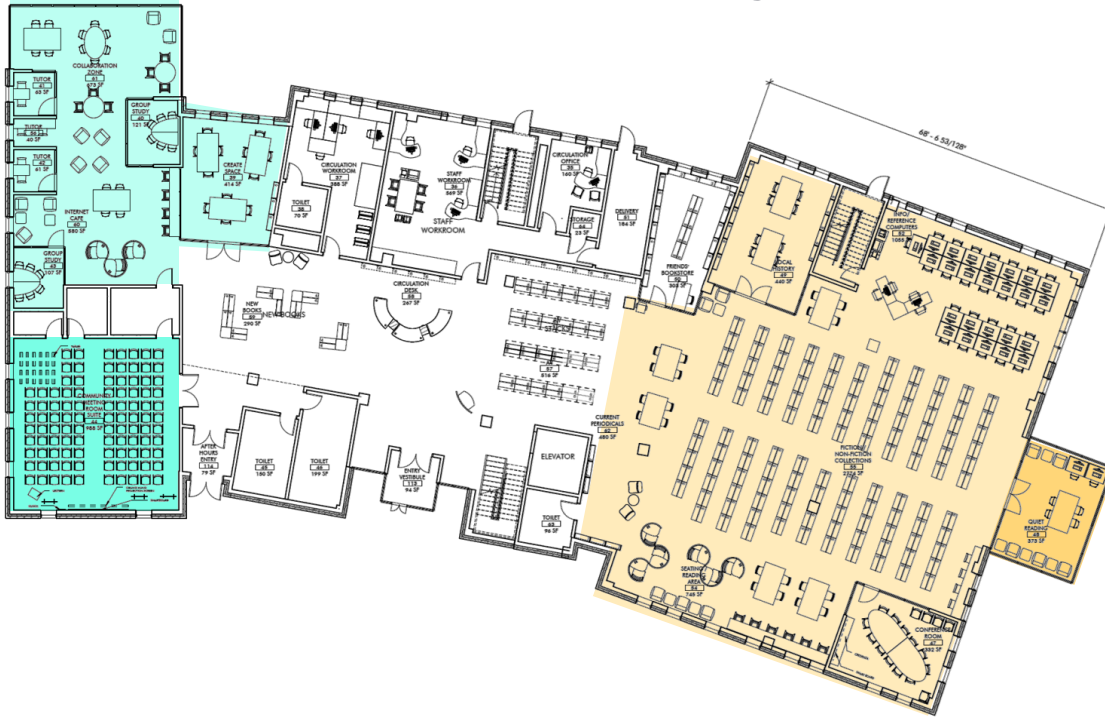
Preliminary Concept Design



Collaborative VS
Quiet Spaces

Main Level

Preliminary Concept Design



Flexible and Modular

Collaboration Wing

- Group Study/Tutoring
- Meeting Spaces
- Create Space
- Large Program Room with External After-Hours Access

Quiet Spaces

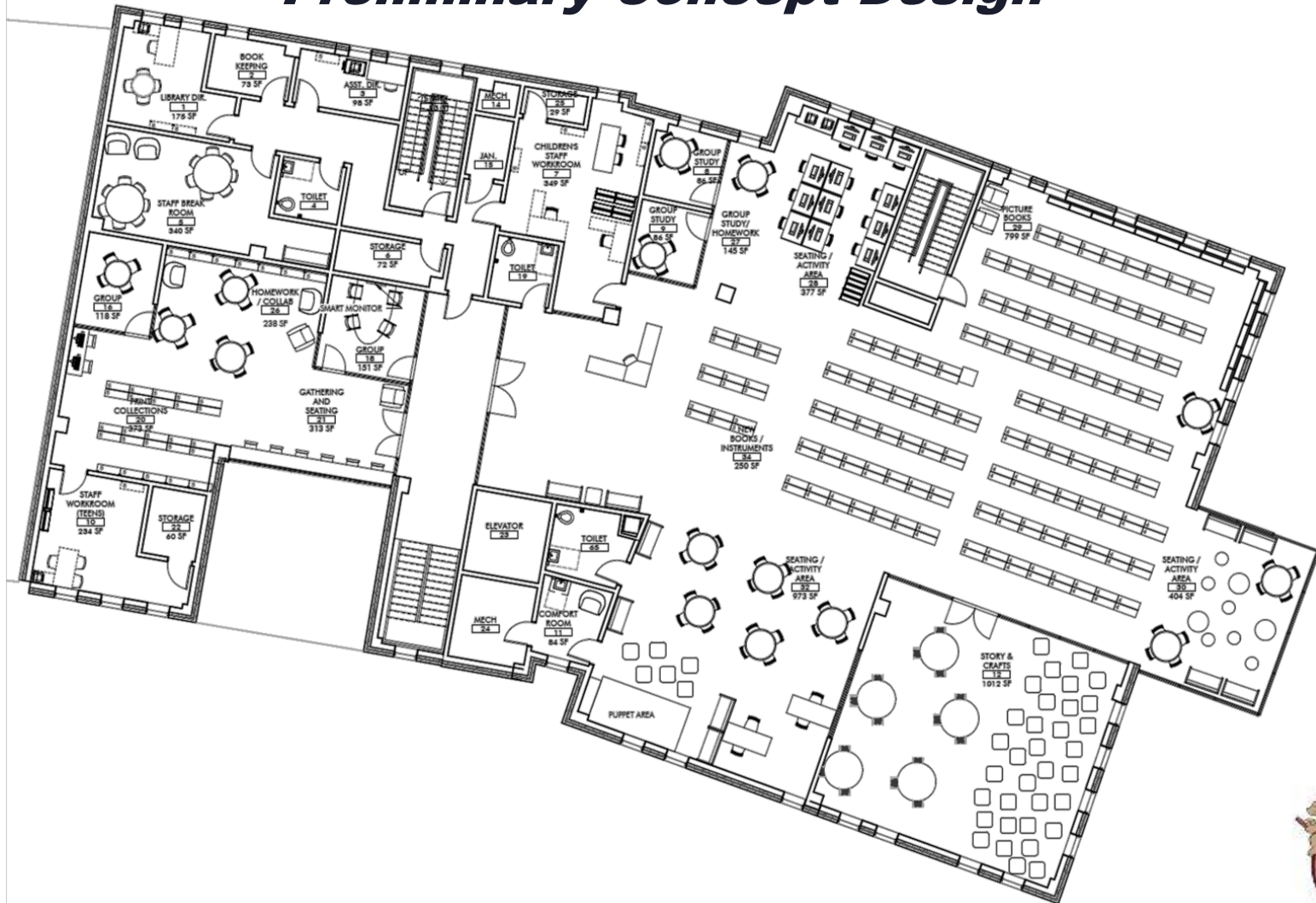
- Quiet Study Room
- Local History Collection

Accessible and Welcoming

Collaborative VS Quiet Spaces

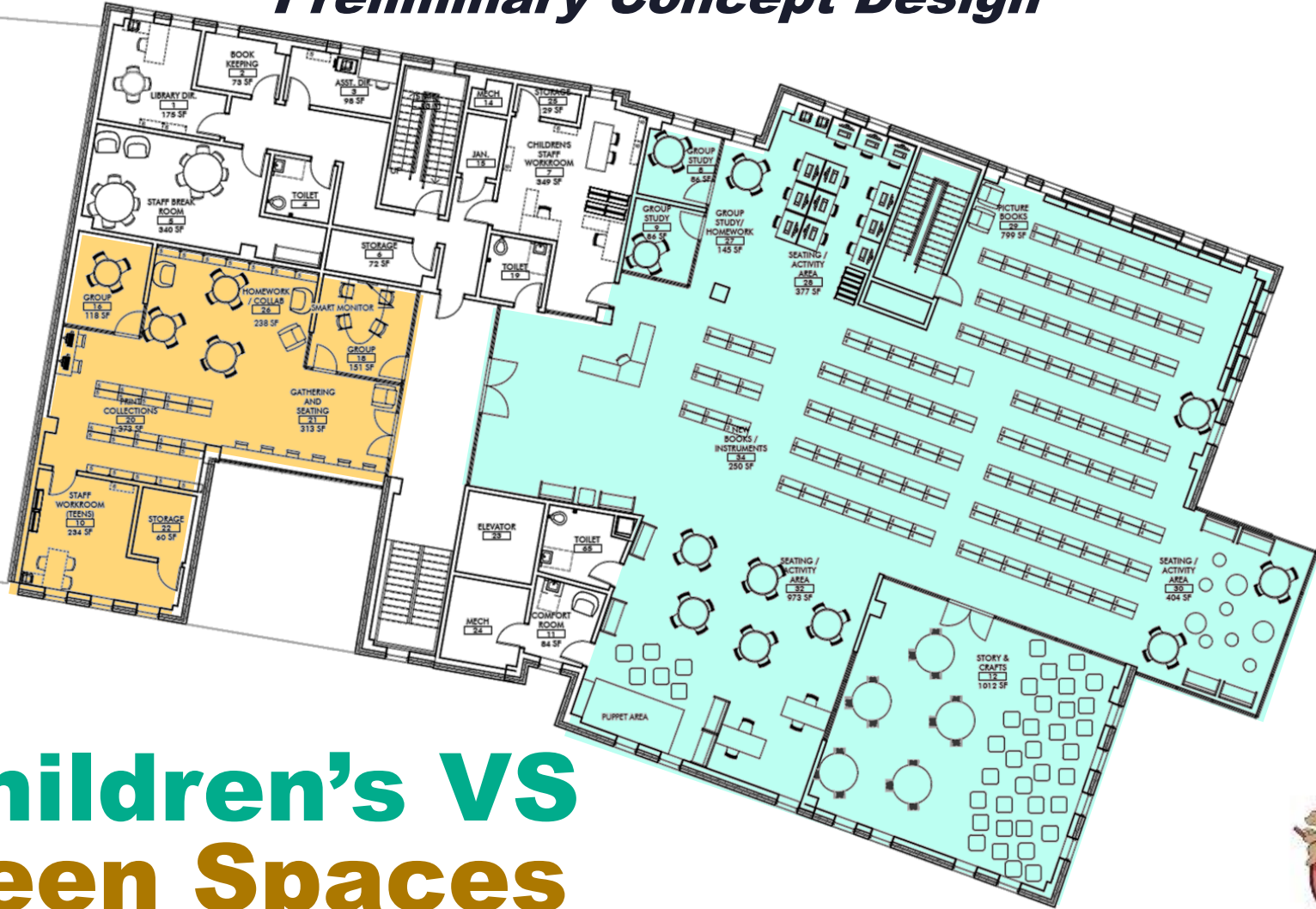
Upper Level

Preliminary Concept Design



Upper Level

Preliminary Concept Design



Children's VS Teen Spaces



Upper Level

Preliminary Concept Design



Family Centered

Children's Space

- Dedicated Children's Program/Storytime Room
- Multiple Activity Spaces
 - Computer
 - Play
- Group Study

Teen Space

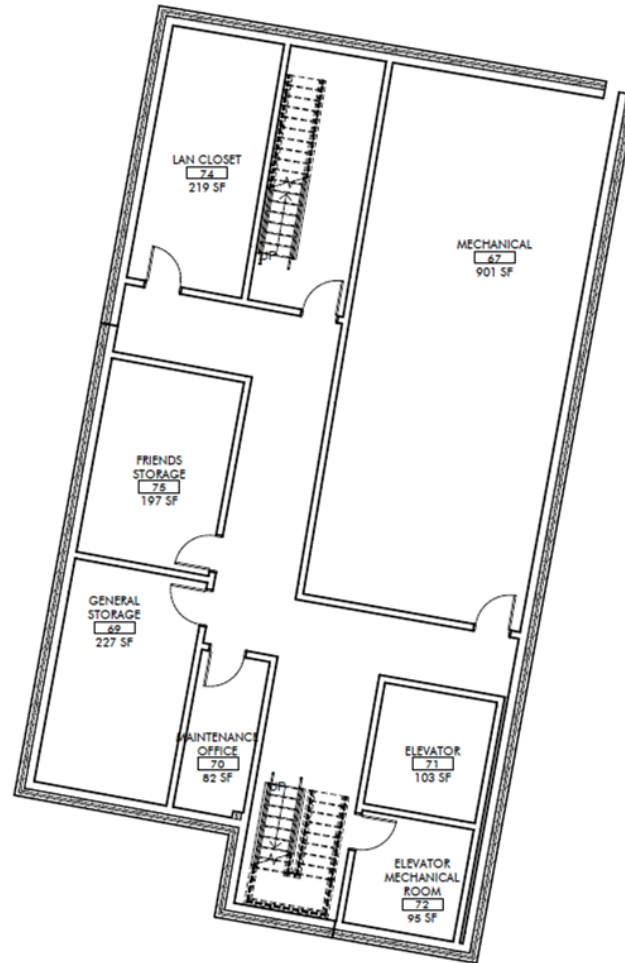
- Group Study
- Hangout Space

Engaging & Safe Environments

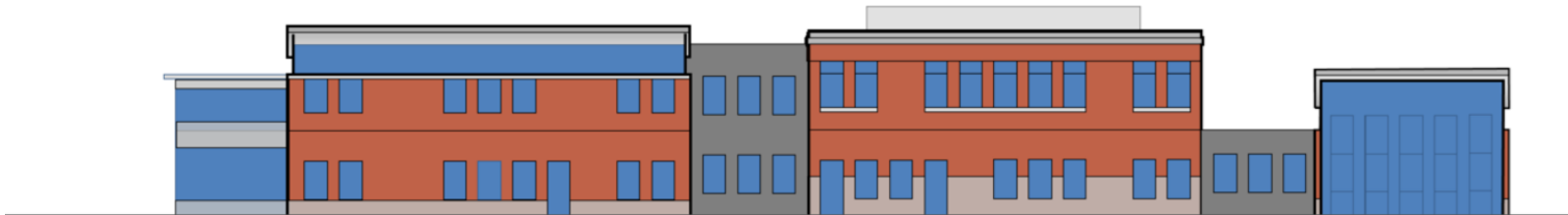
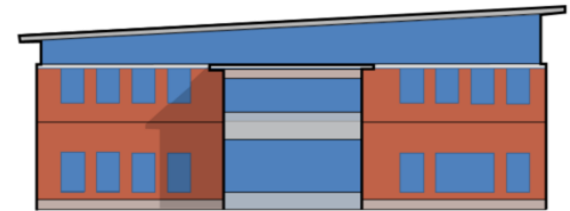
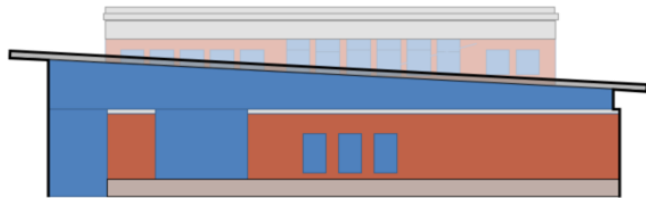
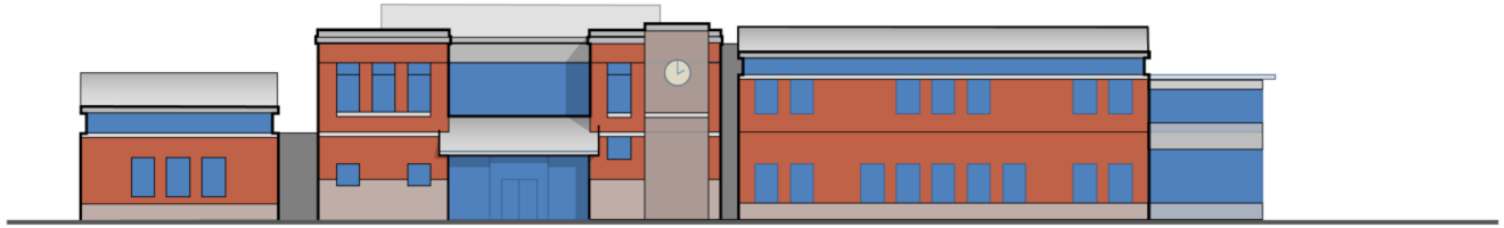
Children's VS Teen Spaces

Basement Level

Preliminary Concept Design



External Concept Renderings



Cost Estimates



Tappé Architects

SUMMARY OF PRELIMINARY PROJECTION OF PROBABLE COSTS

Phase: Conceptual Design

Southington Library

Date: April 1, 2021

PROBABLE CONSTRUCTION COSTS

Note: Cost projections were made pre-COVID-19

	New Library On Existing Library Property	
	29,900 Sq. Ft.	
NEW CONSTRUCTION		\$8,880,300
DEMOLITION		\$176,688
REMOVE HAZARDOUS MATERIALS		\$60,000
SITEWORK		\$1,508,337
Subtotal		\$10,625,325
ESCALATION TO START DATE	9%	\$956,279.25
DESIGN AND PRICING CONTINGENCY	12%	\$1,389,793
Subtotal		\$12,971,397
		\$434/SF
GENERAL CONDITIONS	5%	\$648,569.84
GENERAL REQUIREMENTS/PHASING	2%	\$259,427.94
BONDS	1%	\$129,713.97
INSURANCE	1.15%	\$161,105
PERMIT		\$0
FEE	2.50%	\$354,255
PROBABLE CONSTRUCTION COST SUB-TOTAL		\$14,524,469

PROJECT EXPENSES (see below for itemization) \$2,354,600

TOTAL PROJECT COST PROJECTION \$16,879,069
\$565/SF

PROJECT EXPENSES PROJECTION

Fees

Basic Architect/Engineering Fees	\$1,102,600
Optional Additional Consultants/Engineers (allowances):	
• Civil	inc.
• LEED administration	\$50,000
• Landscape	inc.
• Data/Network/IT	\$50,000
• Lighting	\$0
• Acoustical	\$0

Project Expenses

Geotechnical Exploration & Recommendations	\$20,000
Temporary Facilities Allowance	\$0
Move Allowance	\$75,000
Testing @ construction allowance	\$10,000
Clerk of the Works allowance	\$150,000

Furnishings & Furnishings Design Allowance \$897,000

PROJECT EXPENSES SUB-TOTAL

\$2,354,600



SOUTHINGTON
PUBLIC LIBRARY

Sq. Ft. Comparison

	EXISTING LIBRARY 21,000 GSF				PREFERRED OPTION			
	SF	Collection	Seats	PCs	SF	Collection	Seats	PCs
Main Entrance & Lobby	200				465			
Browsing/New Books	430		4		375	1,552	4	
Audio-Visual Collections	600	21,368			805	17,483		
Circulation Service Desk	315	600			348	861		
Conference Room					0		0	
Large Meeting Room	770		60		1,149		110	
Meeting Storage					87			
Meeting Facility AV Closet					29			
Internet Cafe					494		17	
Current Periodicals	245	110	0		279	109	6	
Collaboration Zone					343		14	
Create Space			12		0		0	
Circulation Services Supervisor Office					130			
Staff Workroom (Circulation)	795				308			
Children's Activity Areas	190				366			
Children's Fiction/Non-Fiction Collection	2,335	29,512			1,709	34,660		
Children's Picture Book Area		inc. above			1,280	inc. above	5	
Children's Reference & Family Computing			4	5	483		8	8
Children's Story & Crafts Space	150		11		845		27	
Children's Group Study / Homework Place					120		0	
Family Restrooms					76			
Comfort Room					99			
Print Collections (Teen)		4,653			311	6,080		
Collaboration Zone / Homework Center					0		0	0
Teen Gathering & Seating Spaces	1,000		18		786		12	2
Information/Reference Services	900		17	15	722		25	25
Adult F/NF/Reference Reading	1,815		52		2,062		51	
Adult Quiet Reading/Study Area	180		6		375		11	
Adult Fiction/Non-Fiction Collection	2,995	39,942			2,846	45,129		
Local History/Community Heritage	170	inc. above	2		377	1,047		
Director Office	145				252			
Asst. Director Office					133			
Bookkeeper Office	115				177			
Staff Workroom (Children's)	280				410			
Staff Workroom (Collection Management)	575				346			
Staff Workroom (Teens)					208			
Staff/Delivery Entrance					115			
Staff Break Room	240		6		405			
Building Maintenance Office/Wkrm.					262			
Computer (LAN) Room	100				180			
Storage	530				429			
Book Donations and Storage					229			
Friend's Bookstore	575				477			
	96,185		192	20	106,921		290	35



FAQ

If the project goes to referendum what does your vote mean?

Voting Yes Means

- A library that is up to code and expands space for services, while addressing additional community needs
- Multiple programming spaces for simultaneous events
- Acoustical Separation
- ADA compliant aisles
- Larger Friends of Library Bookstore
- Space designed appropriate to the needs of children and teens

Voting No Means

- Millions will need to be spent to reach code and upgrade infrastructure
- Space for people, programs, and collections will be lost in order for those upgrades and compliance to occur
- Acoustical concerns and lack of meeting spaces will remain



FAQ

Why build new instead of renovating and can we use Derynoski?

- In a new building
 - Designing a functional floor plan is easier
 - Shorter construction period
 - Minimizes unforeseen conditions
 - Normal operations can continue throughout construction
- Derynoski
 - Decisions about what to do with school have not been made
 - If it remains a school there will be security expectations that a public building like a library cannot maintain

FAQ

What are the Code and Infrastructure Issues?

Code:

- Reconfigure parking lot for accessible spaces and increase lighting.
- Reconfigure furniture and shelving providing adequate clearance.
- Additional ADA upgrades to:
 - Exterior Entrances
 - Bathrooms
 - Elevator
 - Computer Area
- Replace or install fire doors throughout building
- Remove and rebuild interior walls to fire code
- Reconfigure mechanical room drainage to meet building code
- Remediation of hazardous materials

FAQ

What are the Code and Infrastructure Issues?

Infrastructure:

- Replace air handling units
- Replace pipes rotting in baseboard heat
- Upgrade temperature control system
- Upgrade electrical distribution system and install efficient lighting fixtures
- Replace hot water pump and cold water distribution
- Repair crack in water main between street and shut off valve
- Clean & replace air ducts throughout
- Replace rotting shingles on vertical roof
- Replace carpeting and finish interior painting

FAQ

How was the cost projected?

- Tappé Architects contracted with PM&C LLC, out of Massachusetts, to provide the original cost estimate in February of 2020.
- The proposed plan has gone through many iterations during this time, but Tappé has continued to consult with the cost estimators throughout the process.
- The estimate was reviewed again in April of 2021, taking into consideration the post-pandemic economy.



FAQ

Who will be paying for the project?

- We are hoping the Council will send the project to referendum in the amount of \$16,900,000.
- The Library will be applying for a grant up to \$1,000,000 from the Connecticut State Library.
- The Library Board of Directors has a fund at CFGNB for capital improvements. These funds will likely be used to either offset the total project cost or pay for incidentals not within the budget.
- The Friends of the Southington Public Library may also elect to contribute funds.



FAQ

Why is Library Construction So Expensive?

- Libraries present challenging HVAC scenarios.
 - Up to \$15/20sqft for HVAC alone
- Libraries have challenging acoustical concerns
- Durable finishes due to high visitor volume
- Furnishings need to be simultaneously comfortable, durable, hygienic, and attractive
- Parking requirements generally exceed the floor area of the building
- Libraries have high levels of information technology and audio visual systems



FAQ

Can Southington afford this?

- We are below or debt limit
- The Town manages debt effectively
- The Town has prepared for this project

FAQ

Why is this the Library project a good investment?

- Libraries help bridge the digital divide and provide equitable access to resources for the entire community
- Early Childhood Education
- Out of town visitors are likely to spend money in Southington businesses.
- Over 200,000 people visit the Library annually
- Return on Investment (ROI) calculators have determined that libraries provide exponential services for each dollar invested.

Value of Library Services

Input Your Use	Library Services	Value of Services
<input type="text" value="10"/>	Books Borrowed	\$ <input type="text" value="220.00"/>
<input type="text"/>	Young Adult Borrowed	\$ <input type="text" value="0.00"/>
<input type="text" value="10"/>	Children Books Borrowed	\$ <input type="text" value="80.00"/>
<input type="text"/>	Audiobooks Borrowed	\$ <input type="text" value="0.00"/>
<input type="text"/>	Interlibrary Loan Requests	\$ <input type="text" value="0.00"/>
<input type="text"/>	eBooks/Audiobooks Downloaded	\$ <input type="text" value="0.00"/>
<input type="text"/>	Magazines Borrowed	\$ <input type="text" value="0.00"/>
<input type="text"/>	Movies Borrowed	\$ <input type="text" value="0.00"/>
<input type="text"/>	CDs Borrowed	\$ <input type="text" value="0.00"/>
<hr/>		
<input type="text" value="1"/>	Museum Passes Borrowed	\$ <input type="text" value="20.00"/>
<input type="text"/>	Newspaper Use in Library	\$ <input type="text" value="0.00"/>
<input type="text"/>	Meeting Room Use per Hour	\$ <input type="text" value="0.00"/>
<input type="text" value="1"/>	Adult Programs and Classes Attended	\$ <input type="text" value="15.00"/>
<input type="text" value="5"/>	Children's Programs Attended	\$ <input type="text" value="60.00"/>
<input type="text"/>	Computer Use per hour (i.e. Internet, MS Word, etc.)	\$ <input type="text" value="0.00"/>
<input type="text" value="3"/>	Reference Questions Asked	\$ <input type="text" value="58.50"/>
<hr/>		
<input type="button" value="Calculate The Value of Your Library Use"/> <input type="button" value="Clear Form"/>		\$ <input type="text" value="453.50"/>



Preliminary Concept Sketch

New Freestanding Library Facility

- Two Levels + Partial Basement
- Approximately 29,900 sq. ft.
- \$16.9 Million



Designed For the Future of Southington

- Expanded Spaces for Children and Teens
- Meeting & Work Spaces for Individuals and Groups
- Acoustical Separation for Noisy and Quiet Spaces
- Fully Accessible
- Efficient Building Systems



THANK
you