A photograph of the Shrewsbury Public Library building, a three-story stone structure with arched windows and a prominent entrance. A large, leafless tree branch hangs over the building from the left. The building is set on a grassy lawn under a clear blue sky.

**Library Building
Committee
Members:**

Joan Barry

Robert A. Cox

Ellen Dolan

Michael Lapomardo

Francis Mannella

Moira Miller

Daniel J. Morgado

Bridgid Rubin

Clay Benjamin Smook

Shrewsbury Public Library

Public Hearing 9 May 2013



Shrewsbury Public
Library



LAMOUREUX • PAGANO
ARCHITECTS PROJECT MANAGERS

Library Development Options

Option 1:

Repairs to existing Library building only (Assumed MBLC Grant Non-Eligible)

Option 2:

Study feasibility of incorporating the existing Credit Union building as a viable MBLC Grant Eligible option

Option 3:

Study feasibility of reducing the program area by 10% to make the option MBLC Grant Eligible

MBLC Grant

Deadline extension: December 2013



10 YEAR COMPARISON (2002-2012)

	2002	2012	
Population	30,885 *	34,395 *	+11.36% *Reflects voter list census
Circulation	266,159	462,142	+73.63%
Attendance	182,250	254,162	+39.46%
Inter-Library Activity	9,637	65,862	+683.43%
Program Attendance (including children, teen, and adult prog.)	2,673	13,485	+504.49%
Computer Use (hardwired computers only- no WiFi)	6,552 (2003)	16,810	+256.56%





Early Literacy Skills Development



Public Wi-Fi



Technology Instruction



Safe Teen Gathering

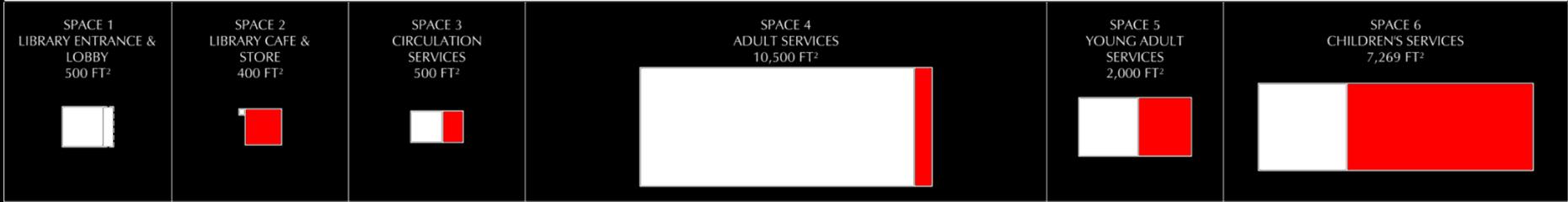


English Conversion



PROGRAM SPACE REQUIREMENTS

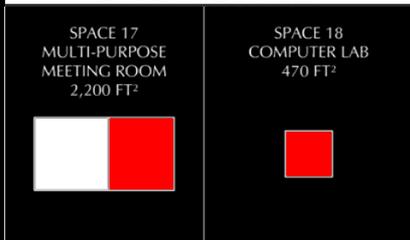
PUBLIC SPACES



STAFF SPACES



GATHERING SPACES



SUPPORT SPACES



	TOTAL BUILDING AREA EXISTING	25,464 S.F.
	PROPOSED ADDITIONAL SPACE	13,136 S.F.
<hr/>		
	TOTAL BUILDING AREA	38,600 S.F.



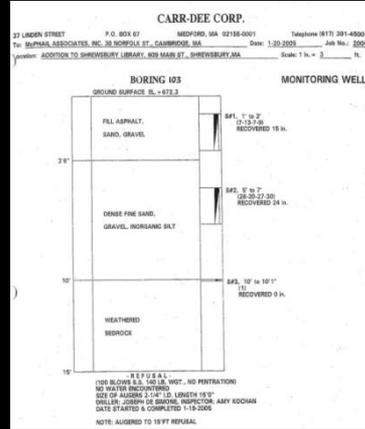
EXISTING CONDITIONS



SITE ISSUES AND FEATURES



Site drainage



Test borings indicate presence of ledge



Outdoor courtyard



Veterans War Memorial



Book and media drops at entry



Katsura specimen tree



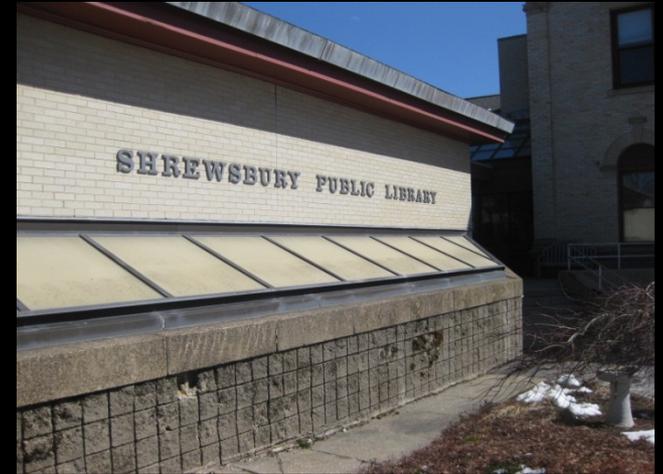
EXTERIOR ENVELOPE FEATURES AND ISSUES



Masonry and windows at 1903
Howe Memorial Library



Stained glass window at
1903 main stair landing



Deteriorated split-faced CMU and
leaking skylight at 1979 Addition



Deteriorated windows at
1979 Addition



Open joints at
1923 brick
veneer



Water infiltration at 1979
Addition skylight



Chronic malfunction at
North entry vestibule doors





Carpeting and stained wood finishes at 1979 Addition



Sun control shutter at 1979 Addition



1903 Reading Room



1903 wood paneling



Tall book stacks create physical and visual obstructions



Masonry walls and low ceilings at 1903 Children's Room



Lack of supervision at Adult Toilet Rooms next to Children's Area



Combination of historical and worn/outdated furniture



Poor sightlines at Children's Area



Antiquated security system at Main Lobby

ACCESSIBILITY NON-COMPLIANCE ISSUES



Designated accessible parking exceeds 2% slope; water and ice collect at curb cut



Non-compliant signage and door clearances



Non-compliant stair railings



Non-compliant elevator cab size



Young Adult Loft level is inaccessible to the public

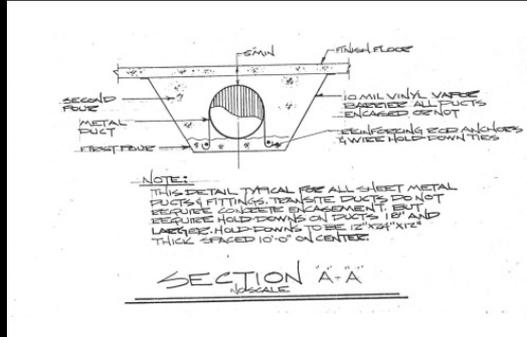




Inefficient domestic electric water heater, lack of tempering valve or backflow prevention



Lack of water-conserving fixtures



Water infiltration of below-grade transite ducts (asbestos) at 1979 addition



17 year old cooling tower supports inefficient water source heat pump system



Storage areas utilized for plenum return



Inoperable fan coil unit



Water damage at electrical panel



Inefficient lighting fixtures



Inadequate power and data



Antiquated fire alarm annunciator panel



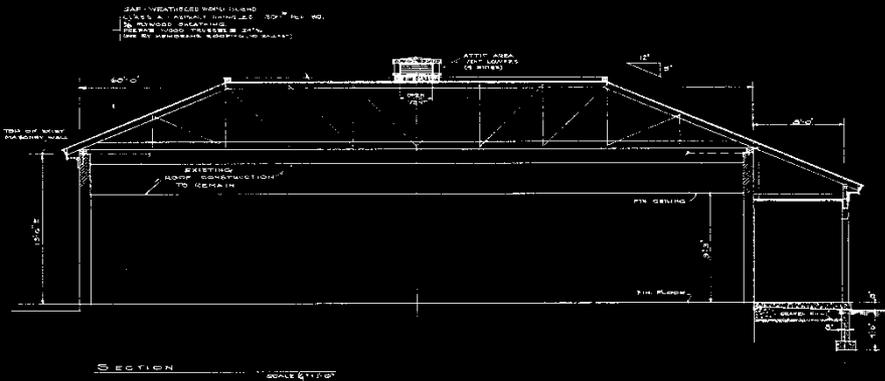
Unorganized electrical components and wiring



Exterior view from parking area



Gas-fired air furnace and DX cooling mechanical system



Building section showing original steel joists and retrofit wood truss roof structure



Interior slab-on-grade space

- Options developed from program and existing conditions analysis
- Option 1 scope for repair/code upgrades used as a bench mark for other options as appropriate
- Order of magnitude budgets as a comparative tool for the options
- As design progresses, starting in Schematic Design, the cost estimates will be continually refined
- Criteria for options analysis included:
 - MBLC grant eligibility
 - Budget
 - Effectiveness to meet program goals
 - Effectiveness to meet parking goals



CONCEPTUAL DESIGN OPTION 1 (Renovation/Code Upgrades)

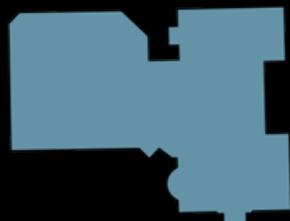
Total Area: 25,500 sqft
Recommended Budget: \$11,375,000
MBLC Grant: Non-Eligible

Merits:

- Addresses code upgrades and repairs
- Credit Union available for lease income

Limitations:

- 100% Town funded
- Current Library program deficiencies not addressed
- Only maintains existing [48] parking spaces; Credit Union parking for off hours only
- 1979 addition requires extensive scope and budget for remediation



Lower Level



Upper Level



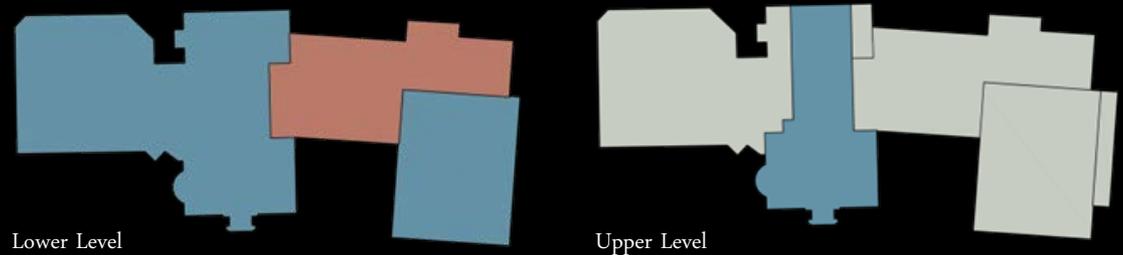
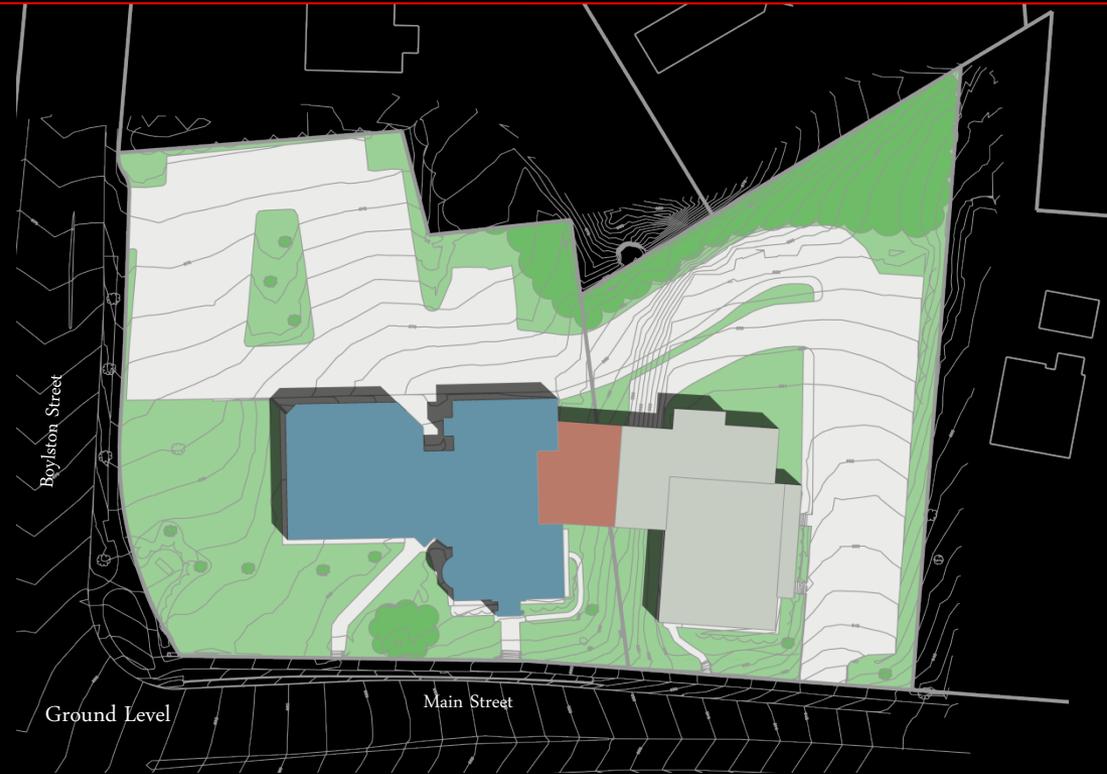
Total Area: 39,500 sqft
Recommended Budget: \$19,750,000
MBLC Grant: TBD

Merits:

- Addresses Code Upgrades and repairs
- Increased parking capabilities [60-70 spaces]
- Meets Library program requirements
- Least expensive option for the Town [if MBLC grant approved]

Limitations:

- Multiple floor levels results in inefficiencies
- Layout may compromise programmatic objectives and parking objective
- 1979 addition requires extensive scope and budget for remediation



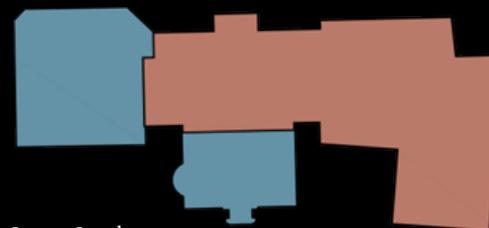
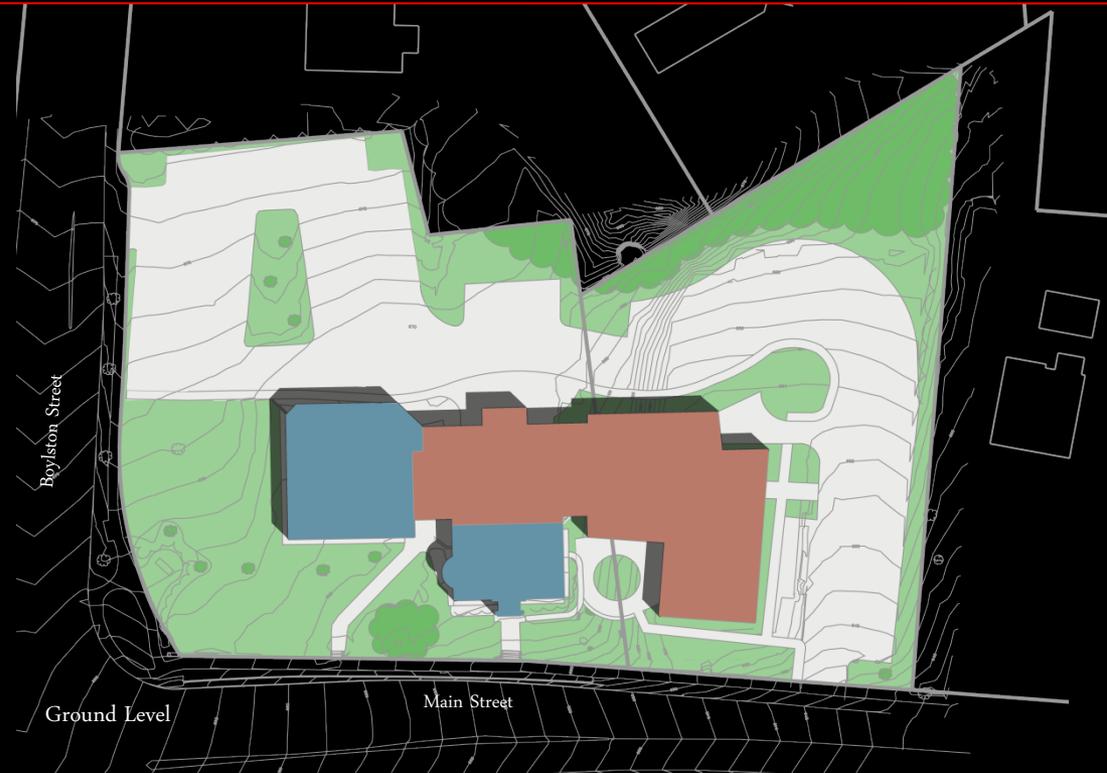
Total Area: 38,600 sqft
Recommended Budget: \$21,250,000
MBLC Grant: TBD

Merits:

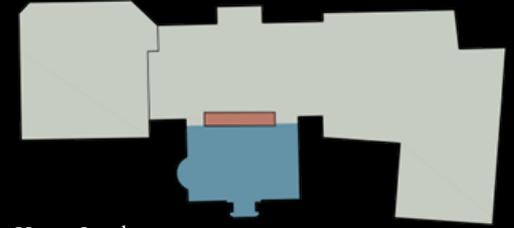
- Addresses Code Upgrades and repairs
- Site opportunities to meet 100 parking spaces objective
- Allows for greater programmatic efficiencies
- Budget close to Option 2A

Limitations:

- Low headroom at existing lower level limits re-use options
- 1979 addition requires extensive scope and budget for remediation
- Multiple floor levels at Lower Level



Lower Level



Upper Level



CONCEPTUAL DESIGN OPTION 3 (Addition to Original 1903 Library)

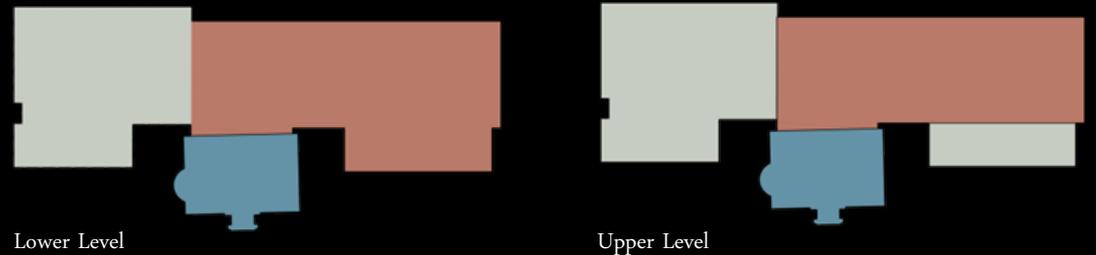
Total Area: 38,600 sqft
Recommended Budget: \$23,150,000
MBLC Grant: Eligible

Merits:

- Addresses Code Upgrades and repairs
- Site opportunities to meet 100 parking spaces objective
- Greatest opportunity to meet programmatic objectives
- Maintains the portion of the library in the best condition; limits expensive renovations
- Greatest return on investment for long term

Limitations:

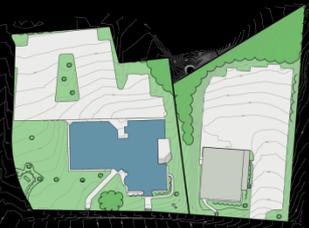
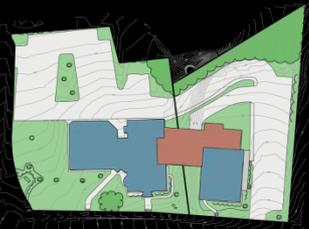
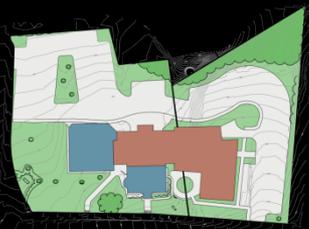
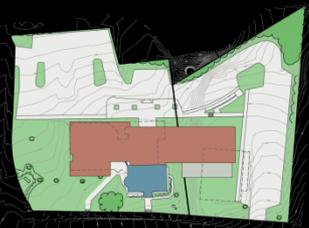
- Most expensive option for the Town



○ = Poor

◐ = Moderate

● = Excellent

		Order of Magnitude Budget	MBLC Grant	Program Objectives	Parking Objectives	Return on Investment
 <p>Option 1 Repair</p>		11.375m	NO	○	○	○
 <p>Option 2A Inc. Credit Union</p>		19.750m	TBD	◐	◐	◐
 <p>Option 2B Inc. 1903/1979</p>		21.250m	TBD	◐	●	◐
 <p>Option 3 Inc. 1903</p>		23.150m	YES	●	●	●

Annual Town Meeting

20 May 2013

LBC presentation of Preferred Option and appropriation of funds for Schematic Design Phase

Schematic Design Phase

June 2013 to October 2013

Special Town Meeting

October 2013

Appropriation of funds for Design and Construction Phases

MBLC Grant Deadline

December 2013

