

COST COMPARISONS 1-26-17

BAR SCHEMES

ASSUMPTIONS: Existing Level 0 = 6,285SF – (523SF 1977 addition) = 5,762SF
Existing Level 1 = 6,520SF – (496SF 1977 addition) = 6,024SF
Existing Level 2 = 4,205SF – (496SF 1977 addition) = 3,709SF
Existing Level 3 = 1,328SF – (496SF 1977 addition) = 832SF

If we remove the 1977 addition (2,011SF), we need to add that amount to programmed 6,630SF for a total of **8,641SF new construction.**

BAR SCHEME RELATIVE COSTS:

New Construction:	8,641SF @ \$385/SF =	\$3,326,785
Renovation of Level 0:	5,762SF @ \$200/SF =	\$1,152,400
Renovation of Level 1:	6,024SF @ \$125/SF =	\$753,000
Renovation of Level 2:	3,709SF @ \$150/SF =	\$556,350
Renovation of Level 3:	832SF @ \$100/SF =	<u>\$83,200</u>
		\$5,871,735
Plaza:		\$200,000
Soft Costs @ 20%:		<u>\$1,214,347</u>
		\$7,286,082

COURTYARD SCHEMES

ASSUMPTIONS: Existing Level 0 = 6,285SF – (523SF 1977 addition + 3,075SF 1988 addition) = 2,687SF
Existing Level 1 = 6,520SF – (496SF 1977 addition + 3,075SF 1988 addition) = 2,949SF
Existing Level 2 = 4,205SF – (496SF 1977 addition + 2,395SF 1988 addition) = 1,314SF
Existing Level 3 = 1,328SF – (496SF 1977 addition) = 832SF

If we remove the 1977 and 1988 additions (2,011SF + 8,545SF = 10,556SF), we need to add that amount to programmed 6,630SF, for a total of **17,186SF new construction.**

COURTYARD SCHEME RELATIVE COSTS

New Construction:	17,186SF @ \$385/SF =	\$6,616,610
Renovation of Level 0:	2,687SF @ \$150/SF =	\$403,050
Renovation of Level 1:	2,949SF @ \$125/SF =	\$368,625
Renovation of Level 2:	1,314SF @ \$150/SF =	\$197,100
Renovation of Level 3:	832SF @ \$100/SF =	<u>\$83,200</u>
		\$7,668,585
Plaza:		\$200,000
Soft Costs @ 20%:		<u>\$1,573,717</u>
		\$9,442,302

NEW CONSTRUCTION OFF SITE

ASSUMPTIONS: If we replicate existing square footage (18,338SF) and programmed new space (6,630SF), we need to construct **24,968SF new.**

New Construction:	24,968SF @ \$385/SF = \$9,612,680
Plaza:	\$200,000
Soft Costs @ 20%:	<u>\$1,962,536</u>
	\$11,775,216*

**** plus site cost, site development, permitting, etc.**

September 13, 2017 Public Meeting: JF remarks

What are the **critical defects**, needs of Ilsley:

- I. **Children’s library must be moved out of the basement,**
 - a. Half below grade
 - b. Lacks natural light
 - c. Suffers from dampness and mold
 - d. No ventilating system.
 - e. Too small: lacks appropriate and adequate spaces -- preschoolers, elementary students, middle-schooners, teens
 - f. 15 heavy steel posts prevent staff and parents from observing children.
 - g. Shelves so tightly stuffed -- one book must be discarded to add another.
 - h. 17 steps from an unobserved entrance

- II. **Heating, ventilating, cooling**
 - a. Two systems: steam and hot water – both on last legs – will soon have to be replaced -- \$600,000 to \$700,000 in outmoded bldg.
 - b. Inefficient and ineffective – hot and cold spots
 - c. No mechanical ventilation
 - d. Windows don’t work
 - e. 10 undependable ACs – 15 years old
 - f. Constant repairs to both heat and AC

- III. **Community room**
 - a. Low ceiling – movie and video presentations
 - b. Hosts 12,000/year, but turns away 100s of others
 - c. Small
 - d. Inflexible – cannot be subdivided
 - e. Unobserved entrance
 - f. Dampness/mold from leaks in 1923

- IV. **Computers**
 - a. Location – interfere with quiet
 - b. Usable -- two at a time
 - c. No space for group instruction

- V. **Seniors**
 - a. 12 front stairs
 - b. End-of-life elevator – soon must be replaced – staff avoidance

- c. Restrooms
- d. Shelving -- too high – too low

VI. Safety

- a. Front stairs – seniors, strollers
- b. Side entrance – unobserved; 17 steps from children
- c. Leakage and mold – excavate and seal

VII. Restrooms

- a. None on 2nd or 3rd
- b. Two in basement – unmonitored; misused

How did we get here?

1. January 2014 talk SB Chair Dean George. Ilsley Trustees felt wanted SB know our needs, and interest in space w/in new municipal bldg.
2. Dean suggested committee to assess library space needs -- especially for children, teens, and computer users -- and to obtain preliminary design options and cost estimates, which is what we have done.
3. Two from SB” Nick Artim, Susan Shashok, and Victor Nuovo; two from IPL: Maria Graham and myself; three at-large: Dennis O’Brien, Christina Johnston, Peter DeGraff, and John McLeod; plus Kathleen and Kevin: and.
4. Met approximately 30 times over 3 /12 years All meetings were public.
5. Studied population and pupil projections and consulted with public schools and Ilsley staff.
6. Studied what happens in Ilsley – Not a book warehouse any longer! Lend not only books, but videos & audio discs; stream music FREE; teach classes and individuals; host programs for children from one to 19, and for adults. We are a place to read; relax; create; meet. explore; & learn.
 - **Did you know?** No architectural change or renovation in 30 years. 170,000 persons use Ilsley every year. That’s first in VT, compared to libraries with similar budgets -- in visits, circulation, program attendance, and public computer usage.
7. Held meeting with groups of seniors, elementary students, and teens to get input.
8. Studied the future of libraries and best practices.
 - **Did you know?** Despite the digitization of reading materials, IPL’s circulation has more than doubled since 1988. And we’ve assumed new responsibilities: For example: about half of Middlebury citizens lack computers, Internet connection, or printers. These are as essential to find employment, learn, and communicate -- as books, newspapers, and periodicals used to be. So Ilsley provides them and instruction in their usage.

10. Conducted lengthy, community survey – via both Internet and hard copies -- to gather ideas about our building. 300 persons completed surveys.
11. Meanwhile Trustees developed Long-Range Plan. It has guided the building committee and our architects.
12. Reviewed the previous study of IIsley's needs, which concluded – 10 years ago -- that the library needed 5500 additional square feet of space.
13. Hired engineers to assess the building and its systems: bldg. sound, but structurally so inflexible that it is extremely difficult to re-configure or move functions. Systems failing/outdated (heat, cooling, elec, technology, plumbing).
14. Toured five recently renovated libraries: Essex Junction, Manchester, Montpelier, Rockingham, and Hanover.
15. Sent RFQ to 15 architectural firms; interviewed four; selected Gossens Bachman of Montpelier.
16. Worked hard with architects to fit children into 1988 addition and could not find a way: Why?
 - 1988 3 floors -- all have very low ceilings that makes modification difficult – wiring heating and AC.
 - Basement: community room is below grade, damp, no windows; unobserved entrance.
 - If we could squeeze some children into the community room there, where could re-locate the community room and all its meetings?
 - 1st floor: Is about 800 square feet smaller than the already too small children's area in the basement. Complex steel trusses -- hidden between the rows of stacks – break this space into 10-foot wide strips. The costs and consequences of replacing the trusses are too high. If we wanted to fit some of the children here, where would we put the books and DVDs?
 - 2nd floor: Is not broken up by trusses. But is also 800 square feet smaller than existing children's.
 - If we were to move children to both the 1st and 2nd floors of 1988 addition, we'd still be 2000 square feet short of what they need. And we'd have to move more books.
17. 10 months ago, hosted packed public meeting. Tours of:
 - children's library,
 - entrances,
 - heating plant,
 - basement leaks,
 - community room,
 - public computer space,
 - adult stacks.

Discussion and prioritizing needs. HVAC system and children's library at top.
18. Garden.

The addition competes with the historic original building at the street, yet the ceilings in the addition are low and the spaces are cramped. T severely limit any potential improvements to library meeting spaces, building systems and infrastructure, internal flow, and staff monitoring.

1

DRAFT – October 19, 2015

Building Deficiencies

1) Insufficient parking

The upper lot, lower lot and Main Street parking are typically at capacity from noon-2pm, and near capacity from 10am-6pm. With the opening of new town offices next door and development of the EDI property imminent, adequate parking is of ongoing concern.

2)*Inaccessible, uninviting side entrance

The side entrance accounts for 65-70% of foot traffic into the building. It is unwelcoming, requires the use of stairs or an elevator, and cannot be adequately monitored for security purposes by staff. A level sidewalk entrance is preferable.

2

3)*Unsafe and insufficient bathrooms

Ilseley has two bathrooms on the lowest floor – both are individual and lockable, lacking “safety in numbers” for children and adult users alike. Custodial staff regularly finds drug paraphernalia in addition to unsanitary conditions in these restrooms. These are the only public restrooms for the building save those in the community room. A better restroom design would have multiple stalls per restroom with an additional family bathroom available.

4)*Lack of height appropriate shelving for books

In youth services, shelving is stuffed so tightly that, to store new books, old ones that still circulate must be removed. Books are being stacked on floors and

shelved on carts to cope with the lack of space available. Much of the shelving is also too high for young children. Shelving in the 1988 addition is both too high and too low for many patrons to reach, and its height blocks windows. Lower, more functional and attractive shelves that complement the lovely wood finishes elsewhere in the historic building would improve functionality and aesthetics.

3

5)*Lack of space for quiet and collaborative uses to coexist
Ilseley Library lacks quiet spaces for silent study, both for children and adults. Although the 2nd floor has been declared a quiet floor, teenagers and small groups meeting often occupy spaces meant for quiet reading because they have no other place to go in the building. This leads to conflict between these competing interests: ideally, the library could provide spaces for quiet and not-so-quiet uses far enough apart to accommodate both.

6)*Number and location of public computers
Many members of our community have no other access to computers. Public computers provide high demand software and printing, while wireless access allows patrons with their own devices to utilize the library's high-speed Internet connection and databases.

7)*Outdated, cramped public and staff space in Youth Services
Low ceilings, poor ventilation, exposed plumbing, numerous support-posts and inadequate natural light combine to make Youth Services space uninviting despite best efforts by librarians to provide a cheerful environment. Additionally, multiple staff members make due with a converted closet as both office and book processing space, resulting in significant overcrowding for staff.

4

8)*Lack of dedicated spaces for pre-literacy programs
Children need areas for story times, playgroups, and library programs. Spaces and furnishings that foster

imagination and discovery are needed to facilitate active learning, especially for pre-literate children. Currently, preliteracy play areas and story time spaces are interspersed with book stacks, leading to overcrowding. Children and parents looking for a place to read often have nowhere quiet to go.

9)*Lack of dedicated spaces for teens and tweens
Spaces for children ages 10-17 to study, socialize, and pursue appropriate leisure activities are grossly inadequate. As a result teenagers often occupy spaces meant for quiet reading because they have no other place to go. The library needs additional and/or reconfigured spaces to encourage the emotional, social, and intellectual development of teens and tweens and to help them build a sense of belonging, identity, community involvement, and understanding of library services.

5

10)*Limited storage areas for Youth Services
Storage areas for Youth Services are all shared spaces. The main craft supply closet shares space with the sprinkler system, leading to some spoilage of materials due to periodic moisture issues. The space is also very narrow and difficult to access. Youth services has very limited space in the youth services office, a set of shelves in the book drop closet and storytime pillow and instrument storage with the custodial equipment in the meeting room closet.

11)*No dedicated tech help/maker spaces
Digital technology and STEAM (Science/Tech/Engineering/Arts/Math) subjects are a staple in the lives of today's children. Students are expected to navigate and create digital media at a very young age, and yet the library has no dedicated space to help them learn these skills. Children are encouraged to create and explore but there is no space beyond a coloring table for children to work with physical materials.
On the other side of the spectrum, adults are constantly encountering new technology which they need help navigating. Reference questions dealing with technology have rising

drastically over the last 20 years, and current service desks aren't designed with the collaborative learning environment needed to successfully answer these queries.

6

12)Community room is overbooked and needs technology updates

The large number of events requested to be held at IIsley requires that librarians host programs throughout the building. In addition to the meeting room, the children's room, Vermont Room, lobby, computer area, and the second floor "nook" are all used. However, hosting programs throughout these spaces can interfere with other uses of these spaces, such as quiet reading.

The meeting room audio/video equipment is in need of an upgrade. The equipment does not adequately support digital projection standards found on newer laptops, such as HDMI. The screen is too also small and narrow for widescreen projection. Finally, the ceiling is too low to allow for comfortable view by audience members in the back of the building

13)*Lack of space for janitorial and maintenance supplies

IIsley's maintenance and janitorial closets are overfull, and often must share space with youth services storage (see #10 above). Without the ability to store an adequate supply of lightbulbs, paper products and cleaning supplies, operations are inefficient and more costly.

7

Additional building inadequacies

14)Inadequate and inefficient HVAC system

The HVAC system is piecemeal in nature, consisting of 10+ separate A/C units, two different heating systems (steam and dry ducted heat) and no building ventilation. The boiler is approaching its useful lifespan.

15)Outdated elevator in need of replacement

The current elevator is aging and unreliable. Modernization has been done in a piecemeal fashion, but many upgrades are needed to bring the elevator up to modern standards.

16)Main sewer line failure/backup

Over the past five years, the main sewer line has backed up into the building twice, necessitating costly cleanup and "snaking" of the main line leading to the town sewer connection. Installation of modern piping and a backflow preventer would help ensure that unsanitary conditions do not occur again.

17)Lighting substandard and inefficient

Fluorescent lighting in the book stacks is too harsh for reading, energy inefficient, and expensive to maintain. Additionally, natural light is scant in many parts of the building due to either basement conditions or book stacks that obstruct windows. Upgraded lighting, together with lowered shelves, would make for a brighter more welcoming environment

18)Safety and security challenges of a four-story building with three entrances

Ilsley has a heavily used side entrance and moderately used front and rear (meeting room) entrances. The library also has four floors occupied and in-use during regular business hours—the basement houses the children’s library and the attic houses MCTV and the Friends book sale work area. With multiple entrances and floors, ensuring the security and safety of all patrons is challenging. A limited number of staff are not able to see everyone entering or exiting the building, and cannot monitor activities on all floors at all times.

8

19)Icy/treacherous front steps in winter

The front steps to the library are treacherous in inclement, winter weather. Over the years, patrons and staff have fallen on these steps. In winter, ice and snow accumulate on the steps and staff must frequently shovel and spread salt.

20)Heavy/awkward front door difficult to open/access

The front door of the library is very heavy and difficult to open. For the elderly, or young or those carrying a full bag of books, it is a challenge to use this door.

21)Lack of outdoor space for programming

There is very little outdoor space available for programming. There is a small garden in the back of the building which has been used for summer storytimes. When the group outgrew the available space we utilized the lawn next door, a space that no longer exists. We also have no good space for larger-scale or highly-messy programs including science experiments, obstacle courses, learning fairs and more.

22)Internal and external signage

Signage throughout the building needs updating in order to meet current guidelines for ADA compliance and accessibility, and to provide flexibility as future building uses change.

* Deficiencies which require architectural modifications.

ILSLEY PRIMARY GOALS: 2016-2026 4/23/15

□ **_ACCESS:** (1) welcoming, safe at grade entrance – to replace or supplement existing side entrance; (2) additional parking within 50 yards of new entrance, especially to serve elderly persons and adults with young and/or special need children; (3) signage and/or layout improvement to increase patrons’ ability to find what interests them.

□ **_CHILDREN, TWEENS & TEENS:** Create two or three spaces that are age-appropriate, adequate in size, have good natural lighting, are free of posts or other obstructions which limit lines-of-sight, have adequate and appropriate shelving, computer technology, working spaces, and comfortable seating.

□ **_TECHNOLOGY:** Create space and wiring necessary for IPL – in conjunction with MCTV -- to be a dynamic community center for instruction about and/or creation of digital media, the Internet, computing devices, and software. Create adequate space for community members to use the library's equipment or their own without interfering with other patrons.

□ **_TOILETS:** Renovate and add toilets that serve two or more persons and discourage misuse.

□ **_QUIET SPACE:** Create a quiet space with free wi-fi to accommodate at least ten persons in comfortable chairs and working tables.

Potential IPL motto or tag line for letterhead, signage, etc.:

Ilsley Public Library: Discover • Create • Relax

SELECTBOARD REPORT – March 21, 2017

Three years ago this month, the Middlebury Selectboard and Ilsley Board of Trustees jointly established a seven-person Library Building Committee and charged it

With assessing Library space needs; especially for children, teens, and computer users of the Ilsley Library...[and stated that] if the committee determines that solutions may include building additions, or other structure changes, requests for proposals (RFP) should be obtained from qualified professionals for preliminary design options, and cost estimates for future implementation.

The following report summarizes the committee's findings and conclusions:

FINDINGS

- Ilsley Public Library is an architectural anchor and highlight of Main Street. And the degree to which its educational, cultural, and recreational programs, facilities, accessibility, collections, instruction, and staff meet the needs of our community is essential to the vigor of that community and deeply affects its ability to attract and retain businesses and families.
- Ilsley is one of the busiest libraries in Vermont. Compared to all Vermont libraries with comparable budgets, Ilsley ranks first in visits, circulation, program attendance, and public

computer usage. Nationally it ranks 59th of 1,395 comparable libraries. Every year 170,000 persons enter Ilsley. Money goes a long way here.

- There has been no architectural change to Ilsley in 30 years. Ilsley is made up of three pieces. The original structure was built ninety-four years ago, and modifications to its exterior and interior have detracted from its beauty and suffered from deterioration. The 1977 addition, which faces the new Municipal Building, consists mostly of an outdated elevator and staircase. The 1988 addition contains stacks for the adult collection, a community meeting room, a computer area, and a reference room with a large bowed window, facing Main Street. The upper and lower stacks are inaccessible to older users, the computer area should be relocated to place where its use does not disturb other library users, and where classes can be held, and the reference room is seriously underutilized.
- The original building suffers from groundwater penetration that affects not only the children's area on the lowest floor and half below grade, but also the community room. The entire perimeter of the original structure needs to be excavated and waterproofed.
- All three of Ilsley's parts are "cell like" and inefficient. Their fixed walls and stacks, low ceilings, and omnipresent support columns make reconfiguration difficult and expensive. Successful contemporary libraries are designed for flexibility -- unconstrained by lots of interior walls, fixed shelving, posts, and low ceilings -- so that they can accommodate multiple uses and changes in the future.
- . For control and safety a library should have a single point of entry and exit that is always within sight of a staff person. Ilsley has three entrances, and only one is within sight of staff person. 70% of our patrons use the side entrance, which is far-removed from staff and just steps from the children's library. Its elevator is past its useful life and sits far from the center of the building. Adults with infants and many seniors cannot climb the front steps, which are hazardous to all during the winter.
- The children's area suffers from groundwater leaks, mold, and a broken wastewater system that causes offensive odors. The area has little natural light; is cramped; lacks clear lines of sight that should enable staff and parents to see what children are doing; is located steps from an unobserved entrance and exit; and like the entire existing structure has no ventilating system. The children's library needs to be moved out of the basement and requires more space for pre-literate children, staff workspace, and storage. The shelves are so tightly filled that to add one book another must be removed. And there is NO space dedicated to the needs and interests of either teens or tweens. Every library we visited had wonderful areas for these age groups.
- Despite and because of the digitization of reading materials, demand for library services is growing. Many local citizens cannot afford computers, an Internet connection, or a printer. Although Ilsley anticipates having to warehouse fewer books, it must now supply audio and videodiscs, computers, Internet access, printers, digital instruction/assistance, and streaming. These offerings are simply the current version of Ilsley's original mission to provide free access to books, newspapers, and periodicals. While Ilsley has an adequate number of public computers for adults, they accommodate only a single user at a time, and are located where they interfere

with other patrons. They should be relocated and reconfigured.

- Ilsley has no mechanical ventilating system, which state law requires when undertaking a major renovation. The building has ten separate, often problematic A/C units, a boiler at the end of its lifespan, and two over-aged heating systems (steam and dry ducted heat) that continually need maintenance. Windows throughout the building cannot be readily opened, are inadequately insulated, and in many cases have sills that are rotted. The estimated cost of a new HVAC system alone is \$750,000.
- The community room hosts 12,000 users a year for library and non-library meetings and is so heavily scheduled that it cannot accommodate many requests for its use. The room lacks ventilation; suffers from wetness; and has no natural light. Its entrance is out of sight of the staff. Its ceiling is too low to show video and cinematic material effectively. Technological wiring in the room is out-of-date.
- Ilsley has only two public restrooms, both on the basement level. We should have more, especially on the 2nd and/or 3rd floors. Each existing restroom accommodates just a single user, which enables nefarious uses and vandalism. They should be reconfigured.
- Signage throughout the building needs updating to meet ADA guidelines and be more helpful to patrons.
- The entire building needs to be re-wired for technology – and probably electricity.
- Ilsley lacks sufficient quiet spaces with adequate lighting, ventilation, power supplies, and Internet access for silent study.
- The adult stacks are both too high and too low for many patrons to reach, and their height blocks natural light.

- Lighting throughout the building needs to be upgraded for effectiveness, efficiency, and reliability. Ilsley must stock 18 different kinds of light bulbs to feed its fixtures.
- A renovated and modernized library will attract more users. However, a shortage of parking already compromises access by the elderly and parents with young children. If a building were constructed in the parking lot behind Ilsley, parking will become even more limited.

CONCLUSIONS

The condition and configuration of the three parts that make up Ilsley Library pose liability issues, impede user access, and limit the library's ability to provide up-to-date services and meet the demands of its patrons.

Ilsley symbolizes the vigor and ambition of Middlebury. It offers superb educational and recreational programs for all members of the greater Middlebury community -- from preschoolers to the oldest senior citizens. It is their hub for creativity, life-long learning, digital media, public meetings, and quiet relaxation. The library is staffed by excellent professionals and countless volunteers. It is used by far more people than any other building in Addison County.

To fulfill its mission and meet the dynamic, fast-changing needs of the 21st century, Ilsley must be thoroughly renovated for safety, access, efficiency, flexibility, and the needs of children, teens, tweens, seniors, and staff. The computer area, children's library, and MCTV must be relocated within the building. New spaces for the designated use of teens and tweens need to be created. Stacks should be no more than four feet high and built on rollers so they can be moved to create space for more meetings. Approximately 6600 square feet of additional space should be adequate. The Library Building Committee concludes that both renovation and expansion are needed and that there are no acceptable ad hoc solutions to the Ilsley's spatial needs.

Working with its architects, the Library Building Committee focused on three concepts to renovate and increase space:

- (1) Remove the 1977 addition, renovate both the original and 1988 structures, and build a three-level, 8650 foot addition to the east of the '88 wing. Estimated cost: approximately \$8.4 million.
- (2) Build a one or two-story new library elsewhere in town -- perhaps near Mary Hogan School, the new gymnasium, or South Village. Estimated cost: approximately \$12 million.
- (3) Remove both the 1977 and 1988 additions, restore and renovate the original structure, and build a connected addition of 14,400 feet. Estimated cost: approximately \$10 million.

If no renovation or restoration were done -- leaving Ilsley's interior and entrances unchanged -- and only the prevention of leakage and the installation of a new HVAC system were accomplished, the estimated cost would be between \$1.5 and \$3 million.

At its meeting on March 16, the Library Building Committee unanimously agreed that Option #3 was by

far the wisest.

Here are some of the reasons why:

- A. Option #1 – the least expensive – would lack any accessible entry from Main Street; do little to display the beauty or prominence of the original building; require two elevators; consume some of Ilsley’s parking spaces; not increase ceiling heights, and hide the entrance to the community room. It would be separated from the existing building by a long hallway, and look like an inorganic add-on.
- B. By moving Ilsley out of downtown, Option #2 would alleviate the squeeze on downtown parking and be closer the schools and most residences. However, there was no enthusiasm for such a move, no idea of what to do with the existing building, and no expectation that this option would save the town money.
- C. Option #3 allows the children’s library to be expanded and moved out of the basement into the sunlight. Would probably relocate the computer area and MCTV to the basement, since neither needs much natural light. Accentuates the historic architecture of the 1928 building by removing the additions that detract from it and creates a welcoming, at-grade entrance from Main Street, thus reinforcing Ilsley’s downtown prominence. Adds an outdoor plaza and second attractive, at-grade entrance in the rear of the building. (Both that entrance and the one facing Main Street would lead patrons to the circulation desk and thus assure that all who enter or leave the building are within sight of staff.) Creates a larger, naturally lit community room with proper wiring and ceiling height; requires just one, centrally located elevator; and retains all parking. Furthermore, it provides a flexible building and floor plan for the future, is flooded with sunlight, and enables the continued usage of the fourth floor. For all of the above reasons, Option #3 seems most likely to attract significant donor support.

In conclusion, libraries are much more expensive to build than other public buildings. Everyone on the building committee was both surprised by the cost of this project, but nevertheless certain that lesser solutions would be “throwing good money after bad.” The committee has asked the library staff to thoroughly examine the preliminary design with the goal of reducing its square footage. The committee hopes to decrease the cost of Option #3 by ten percent.

Although the building committee was not charged with investigating how best to finance this project, it talked frequently about that. In general, our hope is that funds would come from three principal sources: a capital campaign, a town bond, and support from foundations and other non-profits. We may get some help from our Congressional delegation, but the days of “earmarks” are gone and other federal sources are very modest.

There seem to be two next steps to the process the Library Building Committee has been working on for the past three years: first, to flesh out the design and, second, for the Ilsley Trustees to undertake a feasibility study to assess the extent of private financial support for the project.