



Ilseley 100 Project Team

ENVISIONING OUR FUTURE PUBLIC LIBRARY

JANUARY 2023



TONIGHT'S AGENDA

- Quick project overview
- Review of options, pros and cons, and cost estimates
- Opportunity for community input and feedback
- Looking forward to next steps



Two young community members enjoying the library's iconic bathtub in the Children's Room.

OPTIONS: OVERVIEW

Ilsey 100 Project Team



OPTION A: RENOVATE CURRENT BUILDING



OPTION B: RENOVATE & EXPAND



OPTION C: RENOVATE & ADD ANNEX



OPTION D: BUILD NEW

LIBRARY BUILDING TIMELINE

Ilsley 100 Project Team

- 1924 Original building completed
- 1977 First addition (Town Offices side)
- 1988 Second addition (Marquis theater side)
- 2007 Library Trustees form committee to study possible solutions for space crunch
- 2013 Library Trustees request that plans for new Town Offices include space for library
- 2014 Selectboard and library Trustees form Library Building Committee to work with architects on new library design
- 2017 Gossens Bachman design concept and feasibility study
- 2017 Downtown rail/bridge/tunnel project begins
- 2020 Pandemic



2022-THE ILSLEY 100 PROJECT TEAM

Ilsley 100 Project Team

The Ilsley 100 Project Team

- Joe McVeigh, President, Ilsley Library Board of Trustees
- Amy Mincher, Ilsley Library Board of Trustees
- Dan Brown, Middlebury Selectboard
- Barbara Doyle-Wilch, community member
- Jim Gish, community member
- Ruth Hardy, Vermont State Senator
- Farhad Khan, Middlebury Selectboard
- Ken Perine, community member
- Judith Harris, Liaison to the Town Admin
- Dana Hart, Library Director



Members of the Ilsley 100 Project Team meet with community members at the 2022 Downtown Block Party

BUILDING DEFICIENCIES

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- A 30-year-old boiler, burning fuel oil, is unreliable and end-of-life
- The elevator is end of life and periodically stalls between floors, requiring the Middlebury Fire Department to rescue trapped library users
- Entrances are not welcoming; the front steps are deteriorated and present significant accessibility challenges
- Groundwater is leaking into the basement-level children's room



The library's aging boiler.

BUILDING DEFICIENCIES

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- Lack of an air circulation system degrades the health of the building and encourages mold growth during the winter months
- The building does not have enough space for programming and collections (40% of the building consists of unusable space—hallways, columns, mechanical spaces, etc.)
- Staff work areas and library operations are housed in cramped, make-do spaces
- Lack of sightlines post safety issues throughout the building, especially in the public restrooms
- MCTV's third-floor operation lacks a secondary egress



The cramped and crowded Youth Services Offices are located in a former stairwell.

VISION: A NEW LIBRARY BUILDING

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Ilseley Public Library will be:
a **welcoming, accessible, and safe**
community hub
with the **flexibility** and **sustainability**
to enrich community members' lives now
and into the future.



Preparing to celebrate 2023 at the library's "Happy Noon Year!" party.

VISION: MEETING COMMUNITY NEEDS

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- Multiple, modern meeting rooms for local groups and public events
- A safe and healthy environment for children and expanded youth services programming
- A safe and welcoming place for teens to gather after school
- Safe, family-oriented bathrooms
- Quiet study and reading areas with better noise-proofing and technology access
- Adequate staff and storage spaces
- Improved outdoor library space

VISION: NEW SPACES

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- Conference Room
- Community Living Room
- Library Activity Room
- Teen Room
- Public Restrooms, Family Restroom, and Lactation Room



Youth Program Room in the Baldwin Public Library in Birmingham MI

VISION: EXPANDED SPACES

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- Pre-K and Kindergarten Area
- Elementary School Area
- Middle School Area
- Community Meeting Room
- Staff and Storage Spaces



Youth Room in Clinton-Macomb MI Public Library

VISION: PUBLIC MEETINGS & COMMUNITY FEEDBACK

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- An overwhelming desire to make the library more accessible, especially for people with mobility issues.
- The critical role the library plays for children and teens and the need to design spaces that support these age groups.
- The necessity of designing a building that can accommodate changing technology for decades to come.
- The value of the library's partnership with Middlebury Community Television.
- The need for outdoor programming space, especially in light of the pandemic.
- A strong commitment to getting off fossil fuels and designing a more sustainable library building.

OPTIONS: OVERVIEW

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- To achieve our vision, the new library building needs 24,000 square feet.
- The Project Team identified and evaluated four different options for addressing the library's facilities needs, each of which would achieve the vision to various degrees.
- The Project Team carefully determined the scope of work for each option; considered the pros and cons; and worked with a professional estimator to obtain cost estimates



Young library patrons attending Storytime at Ilseley.

OPTIONS: OVERVIEW

Ilsey 100 Project Team



OPTION A: RENOVATE CURRENT BUILDING



OPTION B: RENOVATE & EXPAND



OPTION C: RENOVATE & ADD ANNEX



OPTION D: BUILD NEW

OPTIONS: ORDER OF MAGNITUDE ESTIMATES

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- All of the estimates are rough *order of magnitude* estimates, provided by Henry Erickson of Erickson Consulting LLC.
- These are estimates of a project's level of effort and cost to complete. **Order of magnitude estimates take place early in a project life cycle and guide strategy and planning choices. They are not a budget or a final project cost.**

OPTIONS: ORDER OF MAGNITUDE ESTIMATES

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All estimates include base construction costs (labor, material, etc.); fees and general conditions for the prime contractor, bonds and insurance for the contractor, contingency (to cover unexpected but necessary work); and escalation to cover the potential for inflation (over a one-year period); owner costs at 10%; and professional fees at 10%.

OPTIONS: OVERVIEW

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OPTION A: RENOVATE CURRENT BUILDING



OPTION C: RENOVATE & ADD ANNEX



OPTION B: RENOVATE & EXPAND



OPTION D: BUILD NEW

OPTION A: RENOVATE CURRENT BUILDING

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OVERVIEW

- Renovate and repair existing structure without expanding
- Bring building up to code: elevator, mechanical, electrical, sprinkler system
- 2nd means of egress for third level
- New HVAC system
- Some rearrangement of offices and study spaces
- New paint, flooring
- Add pavilion for outdoor programming



OPTION A: RENOVATE CURRENT BUILDING

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COST ESTIMATE.....\$5.5M



OPTION A: RENOVATE CURRENT BUILDING

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PROS

- Preserves the historic and beloved 1924 building and addresses deferred maintenance
- Relatively straightforward path to completion with few complexities
- Maintains space for a future addition



OPTION A: RENOVATE CURRENT BUILDING

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CONS

- Insufficient space for the proper functioning of existing or proposed library programs
- Would not fully resolve safety and accessibility challenges
- Current structure limits flexibility for future development
- Requires relocation during construction



OPTIONS: OVERVIEW

Ilsey 100 Project Team



OPTION A: RENOVATE CURRENT BUILDING



OPTION B: RENOVATE & EXPAND



OPTION C: RENOVATE & ADD ANNEX



OPTION D: BUILD NEW

OPTION C: RENOVATE & ADD ANNEX

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OVERVIEW

- Start with Option A (Renovate existing building)
- Purchase and renovate an additional property to create annex operation with additional square footage
- Ben Franklin building used for conceptual scoring



OPTION C: RENOVATE & ADD ANNEX

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COST OF ANNEX ONLY (based on Ben Franklin).....\$6.3M
ADD COST OF ILSLEY LIBRARY RENOVATION (OPTION A).....\$5.5M
ADD COST OF PROPERTY PURCHASE AND ABATEMENT.....\$0.9M
GRAND TOTAL for OPTION C.....\$12.7M



OPTION C: RENOVATE & ADD ANNEX

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PROS

- Preserves the historic and beloved 1924 building
- Provides sufficient space for the proposed program
- The Ben Franklin building is structurally relatively flexible, with the possibility to create large open spaces that could be reconfigured in the future
- The library might be able to operate out of one building while the other is renovated, lessening the need for rental space



OPTION C: RENOVATE & ADD ANNEX

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CONS

- Two separate buildings would segregate programs, resources, and services, dividing rather than uniting the community. Some services would require duplication
- Maintaining two aged buildings (1924 and 1909) means the town would incur an ongoing increase in both personnel costs and maintenance costs
- Land acquisition and abatement add complexity to the project, drawing out the timeline and increasing costs



OPTION C: RENOVATE & ADD ANNEX

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CONS (CONTINUED)

- Accessibility might be a challenge at the Ben Franklin building
- Possible closure of Bakery Lane during construction
- Would still require relocation during renovation and repair of current building
- Loss of property tax revenue from Ben Franklin
- Operations relating to books and materials being segregated into two locations would be difficult and costly to manage



OPTIONS: OVERVIEW

Ilsey 100 Project Team



OPTION A: RENOVATE CURRENT BUILDING



OPTION C: RENOVATE & ADD ANNEX



OPTION B: RENOVATE & EXPAND



OPTION D: BUILD NEW

OPTION B: RENOVATE & EXPAND

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OVERVIEW

- Renovate and repair original 1924 building while expanding with new construction to add square footage
- Might involve some demolition of the 1977 and 1988 additions – not decided
- More or less in current location – retains Main Street frontage



OPTION B: RENOVATE & EXPAND

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COST ESTIMATE.....\$14.8M



OPTION B: RENOVATE & EXPAND

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PROS

- Retains and improves the historic and beloved 1924 building
- Provides sufficient space for all elements of the proposed program. The community would benefit from new and expanded spaces including for youth services and a variety of community-access meeting spaces
- Provides adequate space for MCTV and the Friends of the Library



OPTION B: RENOVATE & EXPAND

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PROS (CONTINUED)

- Spaces could be designed with flexibility, ensuring a safe and accessible library building
- Relatively straightforward path to completion with few complexities



OPTION B: RENOVATE & EXPAND

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CONS

- The property footprint would be filled, leaving limited options for future growth
- Requires relocation during construction
- Reduces available space for outdoor programming



OPTIONS: OVERVIEW

Ilsey 100 Project Team



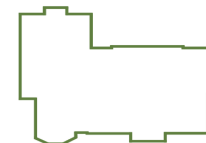
OPTION A: RENOVATE CURRENT BUILDING



OPTION B: RENOVATE & EXPAND



OPTION C: RENOVATE & ADD ANNEX



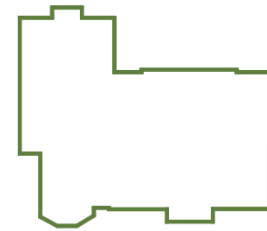
OPTION D: BUILD NEW

OPTION D: BUILD NEW

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OVERVIEW

- New construction on an alternative site (site in lower parking lot used for conceptual estimating)
- Possibility of collaboration with developer to include library plus alternate uses (commercial, housing)
- Estimate includes cost of parking garage
- Requires “adaptive reuse” of existing library building



OPTION D: BUILD NEW

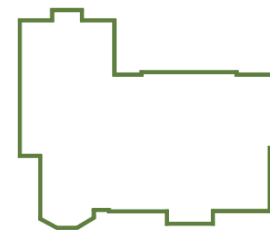
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OPTION D: Library only.....\$15.5M

OPTION D: Parking garage only.....\$7.6M

GRAND TOTAL for **OPTION D**.....**\$23.0M**

(library plus parking garage)

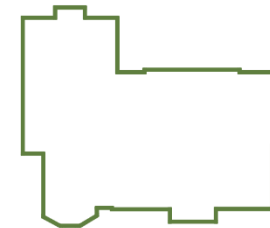


OPTION D: BUILD NEW

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PROS

- Provides sufficient space for the proposed program. The community would benefit from new and expanded spaces
- Spaces could be designed with maximum flexibility, ensuring a safe and accessible library building
- The library could continue operating out of the current building during construction, negating the need for rental or storage space, or a move

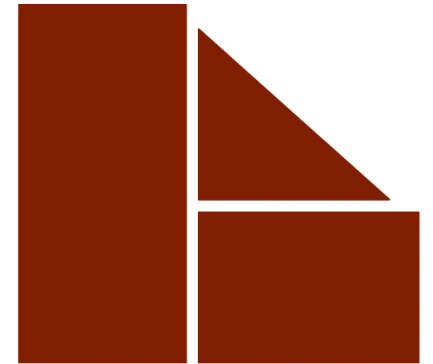
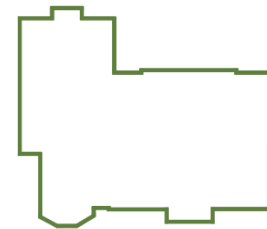


OPTION D: BUILD NEW

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PROS (CONTINUED)

- Space for outdoor programming could be increased
- There could possibly be space for future growth, if and when needed

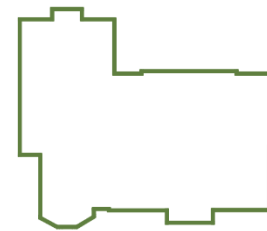


OPTION D: BUILD NEW

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CONS

- Letting go of the historic and beloved 1924 building would be difficult
- The existing library building would need to be leased, sold, or used by the town for another purpose

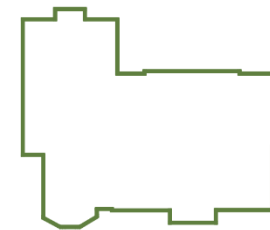


OPTION D: BUILD NEW

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CONS (CONTINUED)

- The possible need to find a partner for the new building and an adaptive reuse for the current building add complexity to the project and draw out the timeline significantly. Given the many urgent problems facing the current building this option might not be feasible from a timing standpoint



- Is the process used to research and evaluate these options clear?
Do you have questions about the process?
- What excites you about the two remaining options (B and D)?
What concerns do you have?
- Are there pros and cons, especially for Options B and D, that weren't included in our presentation that we should consider?

NEXT STEPS

Ilseley 100 Project Team

- Project Team gathers and reviews community input
- Project Team chooses which option to recommend
- Project Team recommends option to Selectboard
- Subsequent steps depend on which option is recommended and on Selectboard decisions



The adult fiction collection at Ilseley Public Library.

SHARE YOUR IDEAS

Ilsley 100 Project Team

If later you should suddenly think of something that you wish you had a chance to share but forgot during our meeting please email your thoughts to our library director, Dana Hart

dana.hart@ilsleypubliclibrary.org

LEARN MORE ABOUT THE ILSLEY 100 PROJECT

Ilsley 100 Project Team



ILSLEY PUBLIC LIBRARY HOURS:

MON – THURS: 8AM – 6PM

FRI: 8AM – 4PM

SAT: 9AM – 4PM

SUN: CLOSED



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Learn more about plans for the library's facilities and the Ilsley 100 Project Team!



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