

Proposed Mendon Public Library



Reuse of St. Michael's Church

Problems with the current building

- Too small for collections
- Too small for programs
- Too small for patrons served
- Building and collection not accessible
- Potential liability to town until ADA compliant

The following slides show examples of a few of these problems

Crowded Children's Program



Crowded Children's Program



Crowded Children's Activities



Children's Groups Limited by Building



Office, Storage, Deliveries, Sorting.....



Barely Space to Move Around



Barriers to Building Access



In conjunction with the ramped sidewalk and entrance steps this is a difficult building for many people to get into and use.

Barely Space to Move Around



The only stair between the floors is narrow, steep and difficult to use.

Barely Space to Move Around



Floor area is so limited that the collection has to be stored higher than many users can reach.

Our Architect

Ken Best, AIA Principal
Drummey Rosane Anderson, Inc.

Over 70 completed library projects
throughout New England and New York



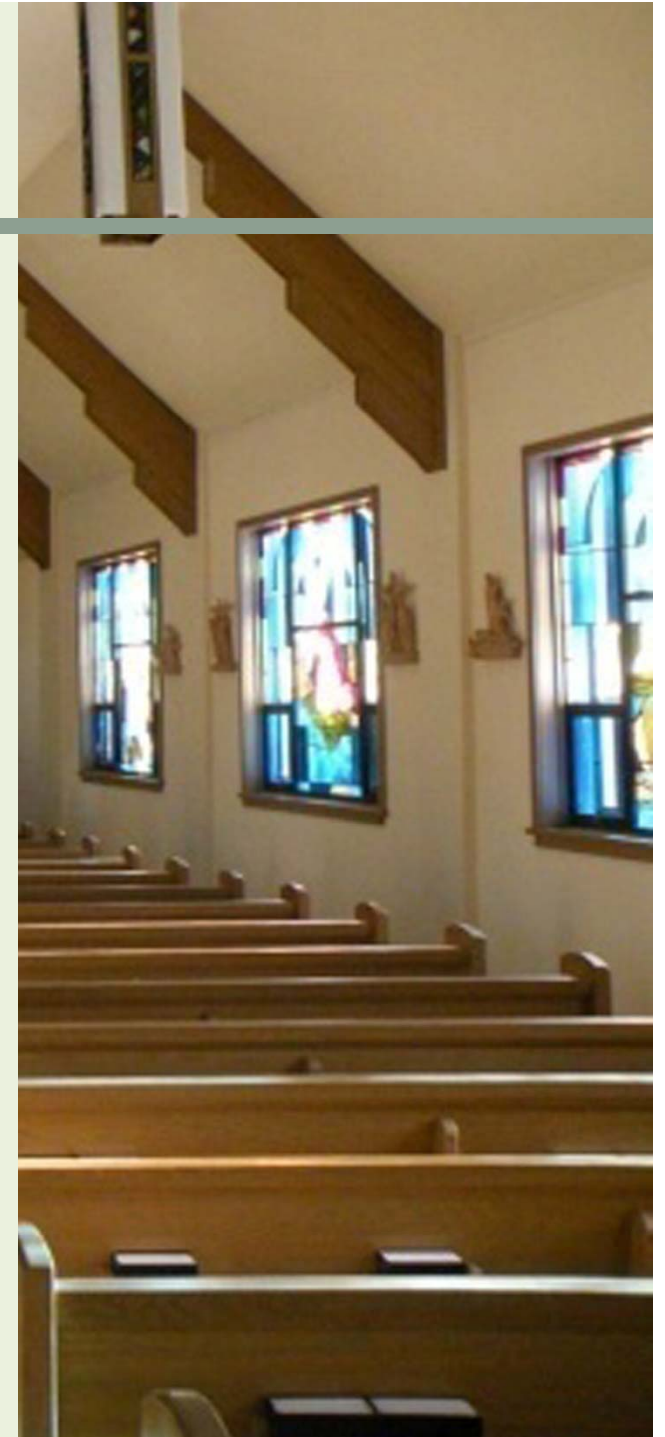
Wellesley Weston Norfolk Duxbury Ludlow North Adams Pittsfield Southampton
Agawam Braintree Springfield Fairfield Woods Westbrook Essex Windsor Stonington
Brockton Shrub Oak Stratford Bridgeport Windsor Locks Windsor Granby Avon
East Granby Woodbridge Old Lyme Hollis Canton Danbury Hillsdale Marlborough

Experience Examples



Design Goals

- More Space for Collections and Seating
- Handicapped Accessibility
- Code Compliance
- Flexibility for uses and future change
- Best value for project cost



Potential Solutions

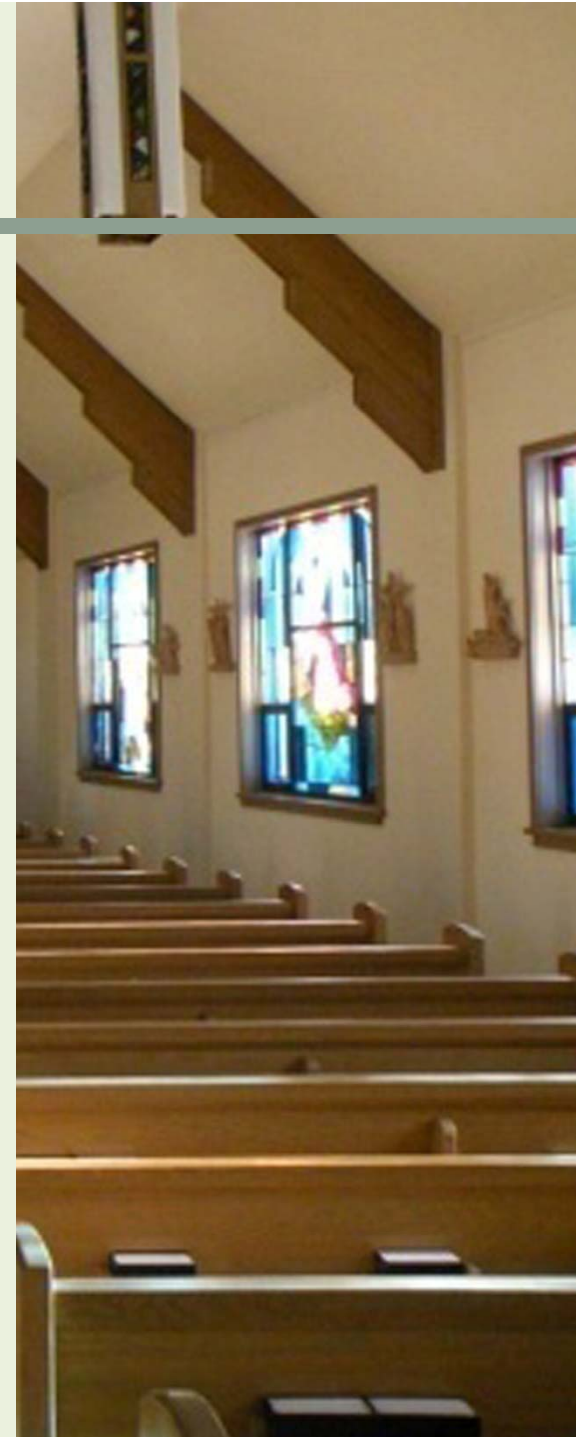
Option	Cost	Size	Result
Make Taft Library ADA compliant	In excess of \$500,000	2,200 sf	Less space for collection and programs.
North Avenue	\$3.5 million	6,000 sf	New construction on town land
North Avenue (with grant money)	\$4.0 million (after grant)	12,000+ sf	Grants uncertain, extended process, higher operating budget
Addition to Taft Library	\$3 – 3.5 million	6,000 sf	Almost as expensive as North Ave.
Taft Library + Police building	No estimate for renovation	2,200 sf + 2,400 sf	50 to 100% increase in staffing costs, ADA repair work remains

Recommended Option:

St. Michael's Church	\$2.1 million or less	6,000 sf	Least expensive option with the most benefits
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Advantages of St Michael's

- Lowest Construction Cost
- Temporary space not required
- New Roof
- New Septic System
- Plenty of Parking
- Safer Driveway Entrance and Exit
- Lawn Space for Outdoor Functions
- Rectory – Potential Town Uses
- Large Open Spaces for Flexible Design
- Higher Ceilings than Taft



The Property

Plenty of Parking

Library Building

Rectory

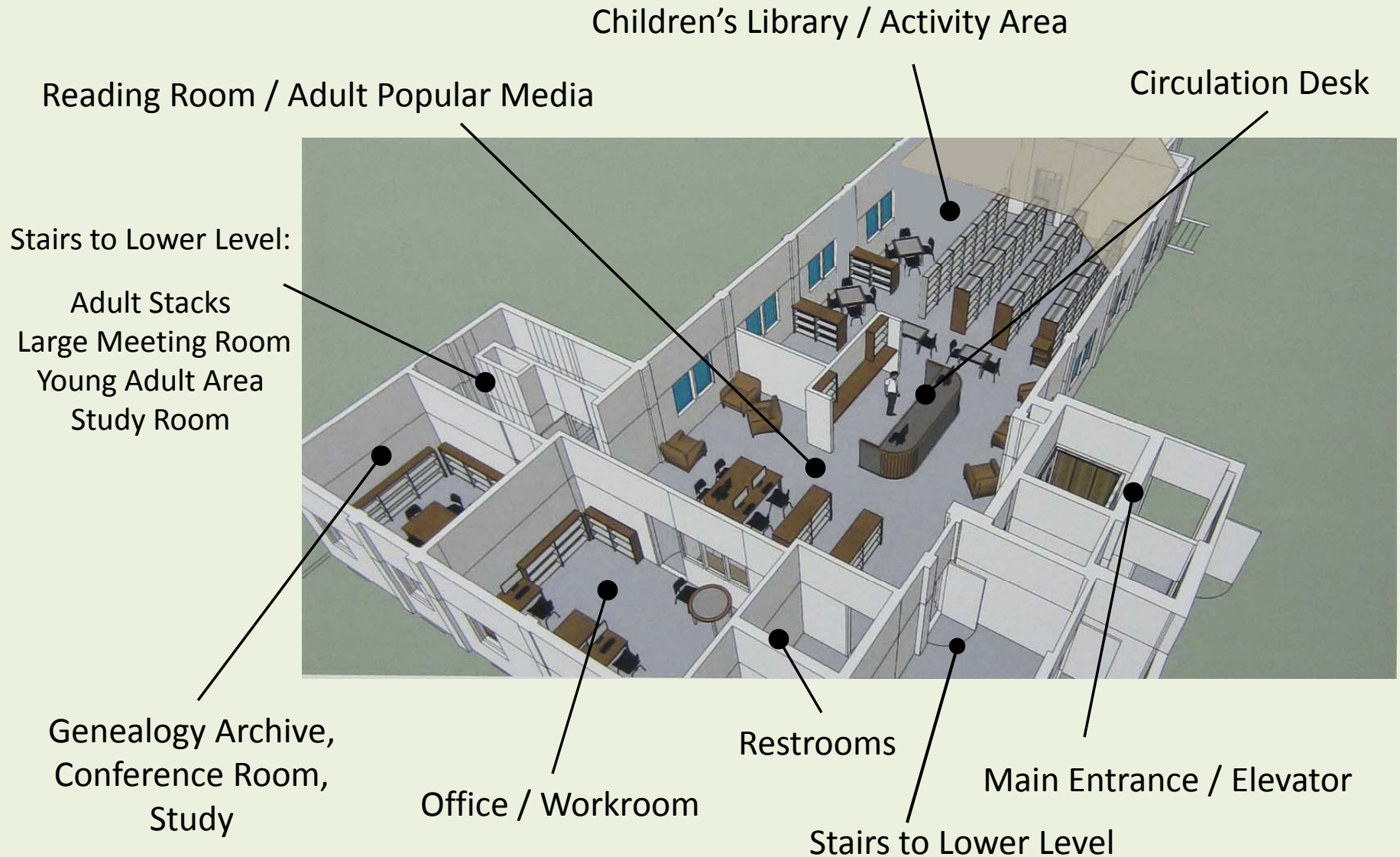
Outdoor Activity

Loop Driveway

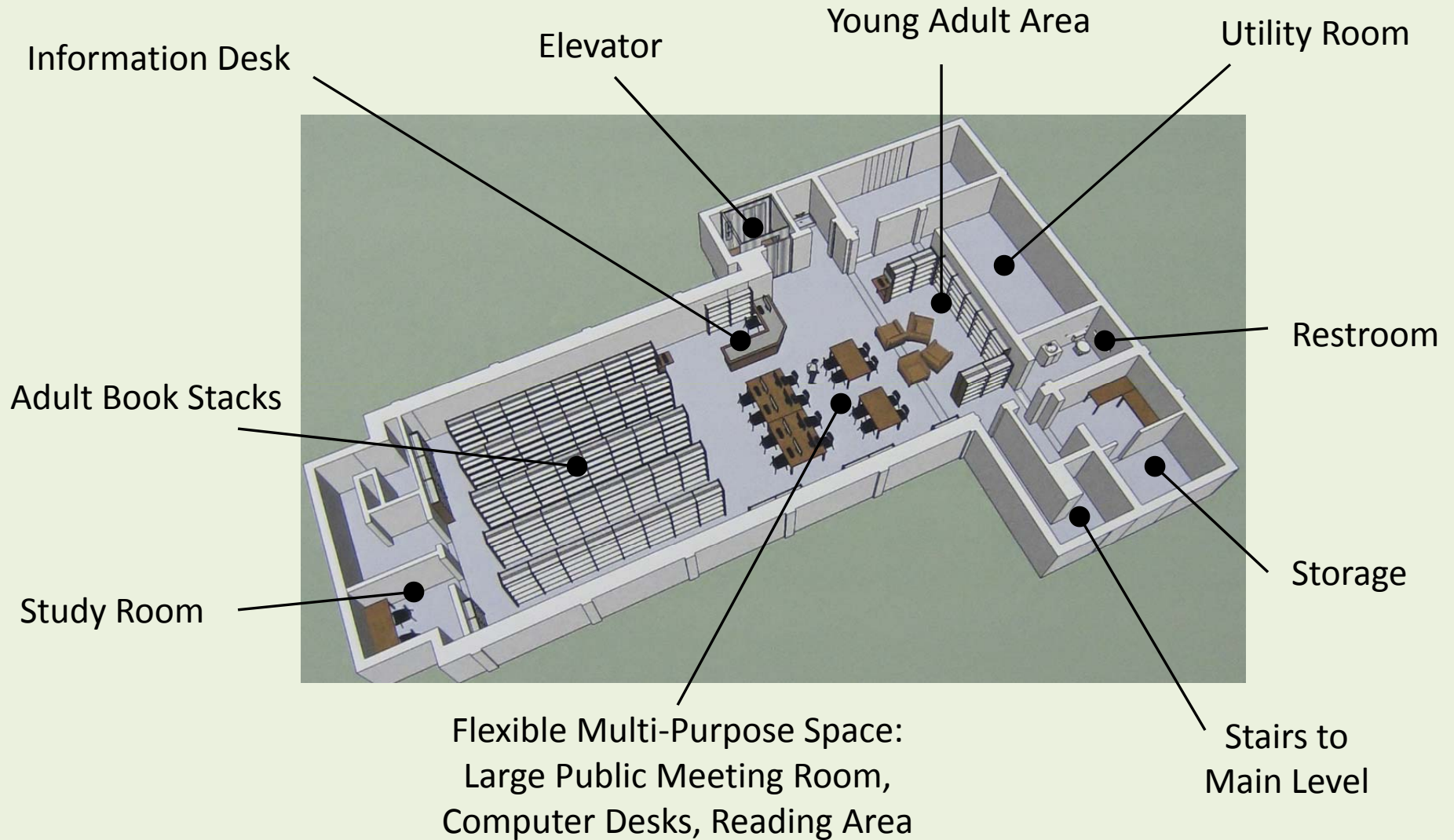
Clear Sightlines



Main Floor Design: Taft Library at St. Michael's property

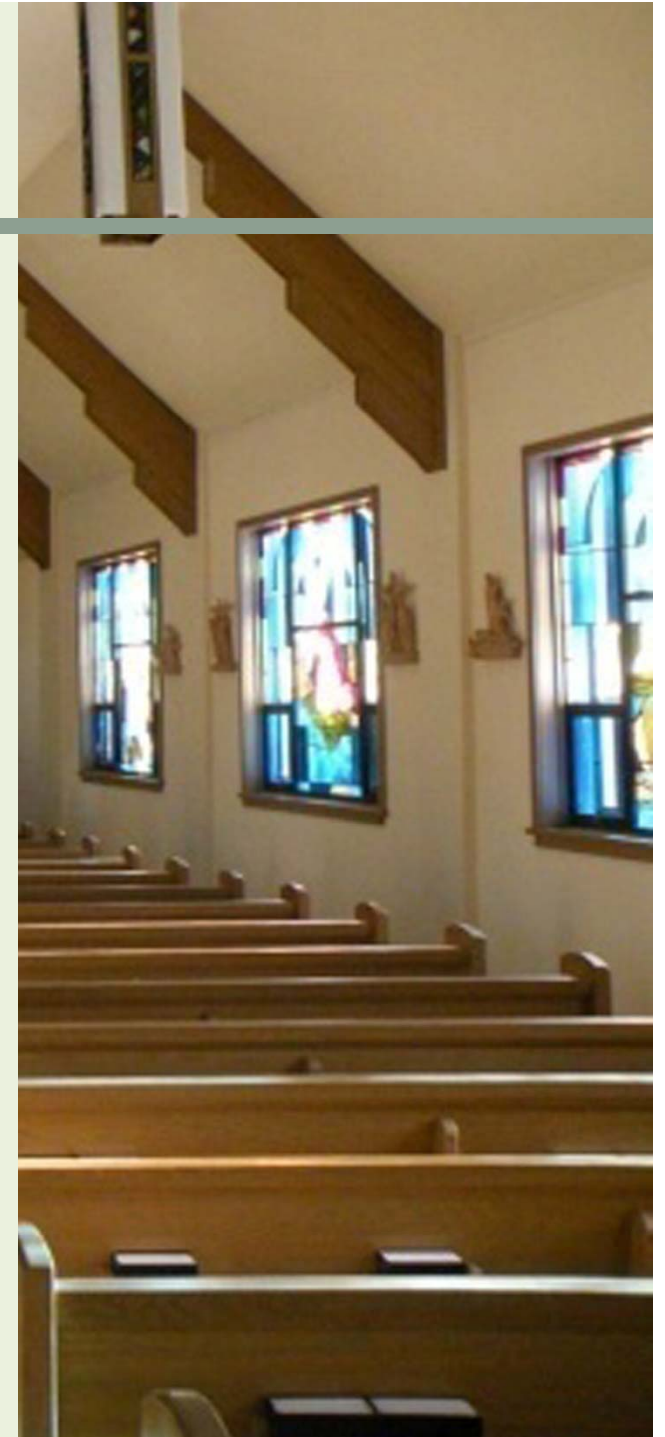


Lower Level Design: Taft Library at St. Michael's property



What is in the Budget?

- General Improvements to the Building
- Library Use Improvements
- Handicapped Accessibility
- Mechanical & Electrical Improvements
- Site-work
- Fees and Expenses



Budget Detail

- Hard Costs:

Renovations	\$ 1,081,870.
Addition	\$ 200,419.
Site Improvements	\$ 65,757.
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Sub-Total	\$ 1,348,046.

•Soft Costs	\$ 351,954.
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•Total	\$ 1,700,000.

Plus Building Purchase Price \$ 360,000

Cost Impact

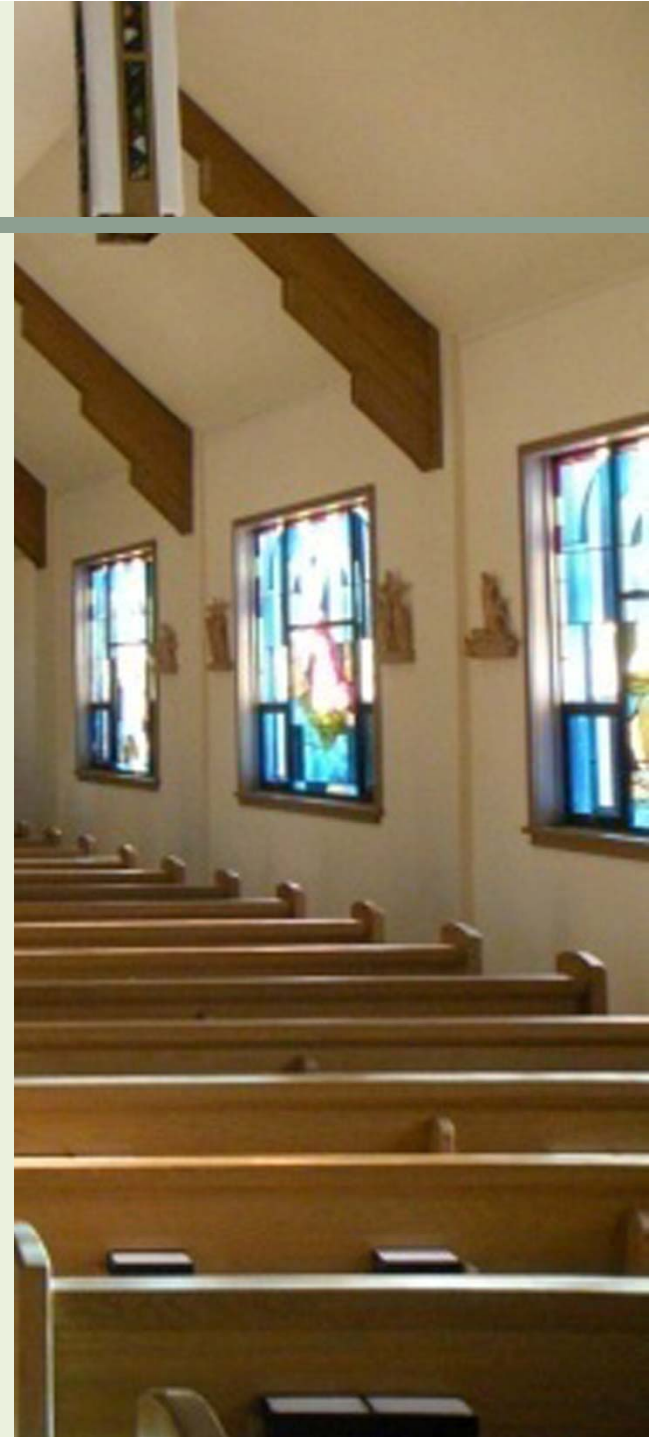
Purchase Price \$ 360,000.
\$13 / year for Average Home

Renovation Cost \$ 1,700,000.
\$59 / year for Average Home

Total: \$72 / year for Average Home

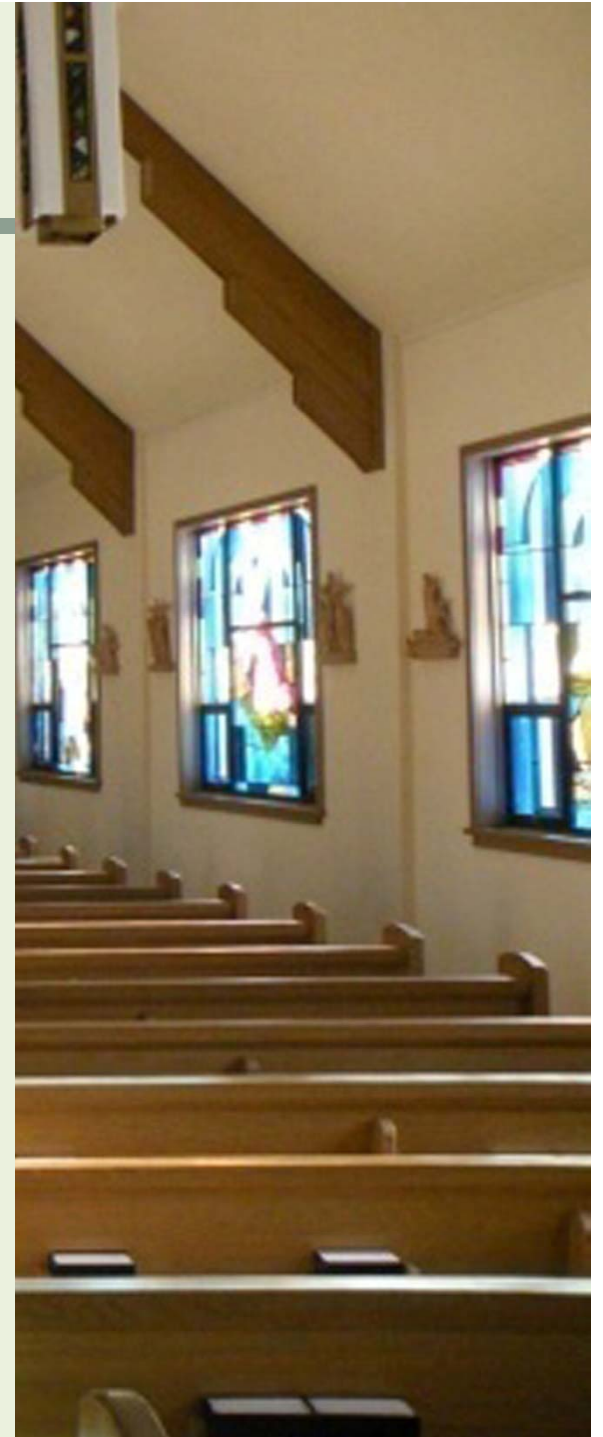
Financial Options Explored

- MBLC grant
- ADA grants
- Blackstone Valley Tech
- Lower Interest Rate
- Debt Load Forecast



St. Michael's the Best Solution

- Cost
- Location
- Program Space
- Outdoor Space
- Traffic and Parking
- No Increase in Staffing Budget



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For More Information:

www.taftpubliclibrary.org