

The Campaign for Tilton, Deerfield's Public Library

FREQUENTLY ASKED QUESTIONS

December 14, 2016

Why do we need a public library in the digital age?

People still read books and today's libraries still lend books. They also provide other services to the community such as free access to computers, story times for children, language classes to immigrants and where space allows, technology training for everyone. The digital age has not made traditional books obsolete. EBook sales initially peaked in 2012, then decreased and leveled out. Meanwhile, paper books did the reverse, initially dropping in sales and then steadily rising. Children's books and adult trade books continue to increase their sales.

Today's modern library, especially one in a small town, still needs to serve the preferences of the "traditional book reader." At the same time, town residents have come to expect more than a traditional service model for its library. In addition to reading and research, users now expect services to include creating, computing, learning, and socializing. When these services aren't available, Deerfield residents travel to other towns with updated libraries that meet the requirements of today's modern library.

In this digital age, access to trained librarians is more important than ever. Librarians are the people who assist patrons in getting the most out of the Internet. The more complex digitized information becomes, the more library users need librarians to help them find their way.

What services does Tilton Library currently offer to the town of Deerfield?

- Loans of books, eBooks, audiobooks, music CDs, DVDs, and museum passes from the Tilton collection, and interlibrary loans from Central/Western Massachusetts Automated Resource Sharing consortium (C/W MARS, Inc.) comprising 8.5 million items from over 150 member libraries.
- Use of the C/W MARS on-line catalog, with a link to the Commonwealth Catalog, which includes millions of items from libraries throughout Massachusetts.
- Access to the Internet through the Library's Wi-Fi network
- Assistance finding books and other information on-line
- Assistance using electronic library resources
- Use of desk top and lap top computers and tablets inside the Library
- Use of color printer, photocopiers, fax services
- Seating at common work table and in individual reading chairs
- Library programs for adults including book group discussions, author talks, craft workshops, English conversation group, and parent discussion group
- Library programs for children including story time and Summer Reading program

What are the current Library's unmet needs?

- Space to shelve new books (for every new book added to the Library's collection, another book has to come off the shelf)

- Separate space for Library programs and events so they won't interfere with other patron's use of the Library
- Separate space for teens to gather after school and on weekends and holidays
- Separate space for quiet work and study
- Larger meeting space for special events and large meetings
- More bathrooms
- More computer terminals and work space
- Separate space for Trustees and Friends of the Library to meet that doesn't interfere with other patron's use
- Separate space for processing new books and interlibrary loan materials
- Separate space to organize fund raising activities

What is the status of the current building?

- Tilton Library was built in 1916 with funds from the Chauncey Tilton estate. At that time, the population of Deerfield was 2,500; since then, the population has doubled to approximately 5,250 today. The original building is 3,600 square feet. A 700 square foot addition was added in 1997 to provide handicapped access.
- The Library is open 35 hours per week, Monday through Saturday, with hours during the day and evening.

What are the features of the Library expansion design?

The schematic design calls for the removal of the 700 square foot addition on the south side of the library, the construction of a 9,100 square foot two-story addition, and the renovation of the original space. The total size of the Library will be expanded from 4,300 square feet to 12,700 square feet.

The south side of the building will be restored to the way it looked before the 700 square foot addition was added, and the original arched windows will be reinstalled. The distinctive windows will be replicated in the addition.

The new addition incorporates and reflects the historic design of the original building for both the exterior and the interior. The intent is to have the Library continue to be a stunning focal point at the center of town. The original building will be renovated and modernized but will look and "feel" the same.

The proposed project will be an energy efficient and environmentally friendly building with adaptable and flexible space capable of meeting the needs of residents for at least the next 20 years. Besides nearly three times the space for people, books and programs, the proposed project includes a meeting room, small group activity rooms, expanded children's room with flexible parent/play and story time areas and appropriately sized reading areas. Reading and conversation will return to the original reading room in the 1916 space and two quiet study areas and a self-service business center will be in the addition. A separate space for teens to study, use a computer and socialize will include space for four times as many books as currently available for this age group. Computer stations will increase from three to fourteen. Adult books and

other materials will be stored on mobile shelving and will allow the collection to increase in both depth and breadth and the space to remain adaptable.

How will the Town of Deerfield benefit from a renovated and expanded library?

An expanded library, with more space, will be able to provide all the services of a modern public library that town residents want. Currently, town residents have to drive to other towns to look for books and other materials and to attend programs and activities that our library cannot provide because of space limitations.

The Library will have space for town residents to go to use the Internet, to work or study in a quiet and comfortable place, to enjoy the air-conditioning in summer, and to meet in small or large groups. It will have space for children to experience books and storytelling, for teens to be together in a safe environment after school, and for seniors to attend classes or join discussion groups.

The expanded library will continue to anchor the village of South Deerfield: it will preserve, restore, and modernize one of the town's most historic buildings; it will add to the visual character of the town; and it will boost community pride. It will make the Town of Deerfield a more desirable place to live.

How does this project further meet the needs of Deerfield's seniors?

Library resources, events, and programs are intended to serve all of Deerfield's residents, including seniors. Some programs may be offered during the day that are geared more towards seniors, such as a computer class or craft workshop, but would be open to all.

The new addition will have a modern elevator making it much easier for people with less mobility to access the entire building, and there will also be bathroom on each floor.

How has the Library expansion project developed?

A Planning Committee has been working for over two years (Fall 2015 – current) to assess the needs of the current Library and to direct an architect in developing a schematic design for an addition to the Library that will serve the needs to Deerfield residents for at least the next 20 years.

In January 2017, the Library will submit an application to the Massachusetts Board of Library Commissioners (MBLC) for a grant to pay for approximately half the cost of the addition. In July 2017, the MBLC will announce whether Tilton Library has received a grant and, if so, in which fiscal year it will be funded. After the state funds have been allocated, the Library has 6 months to raise the remainder of the funds with contributions from the Town of Deerfield and from the Trustees' capital campaign.

What is the probable project cost?

Construction (GC) Costs	5,025,791
Escalation @ 20%	853,674
FF & E (Furniture, Fixtures, IT)	360,600
Designer, OPM, Clerk of the Works	990,890
Other: Testing, PCBC, Moving	155,500
Project Contingencies	485,662
Total Project Cost in 2020	7,872,117
Total Projected MBLC grant	3,952,863
Amount to raise from Town of Deerfield and Trustees' Capital Campaign	3,919,253

Why does this need to happen now? Can we wait and apply for state funding next year or the year after?

The Massachusetts Public Library Construction Program is funded by the state legislature in 7-10 year cycles. To apply for a grant in the current round, we must submit our application in January 2017. The projects that are selected in this round will be funded over a period of four years, beginning in 2017. If we do not apply for a grant in this cycle, we will have to wait until the next round is announced, which is not likely to be before 2022 and that funding would not likely start until 2024.

Will it cost the Town of Deerfield more to operate the new library structure?

Right now, we do not know exactly how much more it will cost to operate a larger building. We do know that it will be less than three times the current costs because a portion of the current building will be removed, the current building will be renovated and the new portion will be much more energy efficient.

Will CPA funds be used?

The project will qualify for Community Preservation Act (CPA) funds to preserve and restore the original historic building. In other towns, CPA committees have allowed funds to be used for restoration of historic buildings and for addressing accessibility issues in historic buildings. As with any other CPA project, the library would have to apply to Deerfield's CPA committee for the funds.

Why not tear down the current building?

It would probably cost less to tear down the current building and replace it with an entirely new structure than it will cost to renovate the current building and attach an addition. However, there has been no interest expressed by any town officials or residents in pursuing this option. The

project's Planning Committee, library patrons, and town residents have all expressed a strong desire to maintain the current, historic building.

Are there any other sites that could be used for a new building?

The Library is a beautiful historic building that is situated on a centrally located plot within walking distance to the town offices, the elementary school, the high school, the senior center, and village businesses. The expansion project is designed to be sympathetic with the historic character of the current 100-year-old building. There are no other sites that have these attributes.

How will the building meet the requirements of the Americans with Disabilities Act?

The building will be fully accessible. The main entrance at the side of the building leads to a lobby with an elevator to the main floor. There will be two accessible bathrooms on the ground floor and two on the main floor.

Will the project be energy efficient?

Yes. The building will be designed so that it will have LEED certification when it is completed. The current building will be renovated to increase its energy efficiency and all aspects of the new addition will be designed and built to be energy efficient. The roof on the addition will be equipped with solar panels. We expect that the energy components of the project will exceed code requirements.

Will the use of glass panels at the main entrance reduce the energy efficiency of the project?

The majority of the glass seen in the section of the schematic design connecting the original building with the new construction is spandrel glass which has an insulated wall behind it and is not see-through. Spandrel glass is designed to be opaque in order to hide features such as vents, wires, slab ends and mechanical equipment.

Will any of the trees surrounding the library have to be removed to make room for the expansion?

Many town residents and patrons have indicated that the trees on the library property are very important focal points. It is anticipated that the smaller tree behind the Library would sustain root damage during construction and will need to be cut down but the larger tree will remain standing. Efforts will be made to see if the wood from the smaller tree that is cut down could be used in the building or as a component of the furnishings. If so, the wood would need to be salvaged and seasoned.

Will the front entrance be used?

The main entrance to the library will still be on the side of the building, adjacent to the parking lot, as it is now. The front entrance at the top of the marble stairs will continue to be used an exit, as it is now, but it will not be handicapped accessible.

Will the character of the building be lost?

The proposed project will include renovation of the current building with an eye to maintaining the hallmark architectural features including paneling, windows and, we hope, the current Circulation Desk for which many patrons have a great deal of nostalgia.

Why not tear down the current building and do all new construction?

Tilton Library is one of the best-maintained historic buildings in South Deerfield. It is structurally sound and reflects the Town's deep history and pride in that history.

Will the library continue to operate during construction?

Yes. Because our current building will be a construction zone, we can't maintain services in the structure, so we will operate out of a temporary site for the duration of the construction. We have not yet identified that site but are hopeful to find a fully accessible building that is conveniently located.

What is size and the purpose of the large meeting room?

This room will be able to accommodate 80 people. It is located on the ground level adjacent to the main Library entrance and to two bathrooms. The night lobby can close off access to the rest of the Library so that the room can be utilized when the Library is not open.

The meeting room will be the primary place for all library programs which require a space larger than the planned story time and book discussion areas. It will serve as the venue for author talks, cooking demonstrations, concerts, films, lectures, public meetings, community programs, classes, art exhibitions and fund raising activities.

Will there be a parking lot?

Yes. There will be a parking lot for 30 vehicles on the south side of the building between the Library and the Congregational Church.

When can changes be made to the building design?

Once the funding has been obtained, a Library Expansion Building Committee will be appointed that will, oversee components of the project which include the hiring of the architect and program manager for the construction phase of the project. When the architect is hired, there will be a thorough review of the schematic by the Library Expansion Building Committee and

the architect, and changes will be made as needed. Once the project has gone out for bid and a contractor has been hired, it is much more costly to make changes. There will continue to be specified opportunities for community input.

What will happen during the construction phase?

The current space will be closed during construction. However, the library will remain open and will move to a leased space within the town where it can still provide vital services.

What actions has Deerfield Town Meeting taken on this project?

- In April 2014, the Annual Town Meeting voted to authorize the Trustees to proceed with a feasibility study to examine options for expanding the Library and voted to allow the Trustees to apply for a planning and design grant from the Massachusetts Board of Library Commissioners.
- In June 2016, the Special Town Meeting voted to accept the schematic design developed by the Planning Committee and voted to allow the Trustees to apply for a construction grant from the MBLC.
- A third Town Meeting vote is required to expend Town funds for this project after the MBLC notifies the Town that the grant application has been approved.

What is the timeline for completion of this project?

- January 2017: Application for grant to cover half of the building costs is submitted to the Massachusetts Board of Library Commissioners (MBLC)
- July 2017: MBLC notifies the Library if its application has been granted and in which fiscal year the funds will be appropriated
- January 2018: If we are in the first round of grants, we have 6 months to obtain the rest of the funding from the Trustees' capital campaign and from Deerfield Town Meeting. If we are in the second round of grants, it would be one year later (January 2019), etc.
- After obtaining the rest of the funding, an Architect and Project Manager are hired and the project goes out for bid. Once construction starts, it is likely to take a year to finish.