



ASHLAND TOWN LIBRARY VOTERS' GUIDE 2022 TOWN WARRANT



ARTICLE 14

Estimated Tax Impact is \$0.10

Shall the Town of Ashland vote to raise and appropriate the sum of \$25,000 to be deposited into the Ashland Library Building Capital Reserve Fund established in 2015 for the purpose of purchasing, building and/or renovating a facility (including furnishings and equipment) for the Ashland Town Library? (Majority vote required)

Explanation: Passage of this article will continue the funding of the capital reserve fund to be used for purchasing, building, or renovating a facility for the Ashland Town Library. The Trustees of the Library have considered two options for the future of the Library.

- Option One: the complete renovation and modernization of the current building, and a modest addition. This process would bring the building up to current code requirements and make the building handicapped accessible. A preliminary estimate for that option is over \$1,000,000.**
- Option Two: purchase the former elementary school property at 41 School Street, currently owned by Tri County Community Action Program, for \$400,000. See Warrant Article #25 below.**

ARTICLE 25

BY PETITION No Tax Impact

We the undersigned registered voters of the Town of Ashland, New Hampshire, do hereby petition the Board of Selectmen of the Town of Ashland to place this article on the warrant for the 2022 Annual Town Meeting.

To see if the Town will vote to raise and appropriate the sum of \$400,000 for the purchase of the former elementary school property at 41 School Street, from Tri County Community Action Program, for the use of the Ashland Town Library, using the sum of \$400,000 anonymously donated for that purpose to the Ashland Town Library Trustees (with no money to be raised by taxation for the purchase), said building to be named the Elaine Vaillant Library Building according to the terms of the donation? (Majority vote required)

Explanation: The Ashland Town Library Trustees have received an anonymous donation of \$400,000 to purchase the former elementary school building at 41 School. TCCAP has indicated that they will accept \$400,000 for the purchase of the Historic School. The building meets all fire, HVAC, life safety and handicapped codes. The donation can only be used for purchase of this building and must be used by December 31, 2023 or be returned to the donor.

AGREEMENT BETWEEN
THE ASHLAND TOWN LIBRARY TRUSTEES
AND _____
A CONFIDENTIAL DOCUMENT

This agreement is made between the Ashland Town Library Trustees of Ashland, New Hampshire and _____ of _____ hereinafter referred to as “the Donor”.

Whereas the Donor has transferred \$400,000 to the Ashland Town Library Trustees, and those funds are now being held in a savings account at the Meredith Village Savings Bank, known as the “TCCAP Building Purchase Fund”, the Ashland Town Library Trustees and the Donor agree to the following.

The donated funds and any interest they earn while deposited may only be used to purchase the former elementary school building property at 41 School Street in Ashland, New Hampshire, now owned by Tri-County Community Action Program, for use by the Ashland Town Library, and may not be used for any other purpose. Per NH State law (RSA 202-A:6), the property shall be controlled by the Ashland Town Library Trustees. The Library Trustees may, at their discretion, allow portions of the property to be used at times for other public purposes.

The building shall be known as the Elaine Vaillant Library Building.

The Library Trustees shall maintain the anonymity of the Donor until December 31, 2031 or until the Donor decides to reveal his identity. If the Library Trustees are forced to disclose this confidential document under RSA 91-A, the signature and identity of the donor will be redacted.

If the donated funds are not used for the above stated purpose by December 31, 2023, those funds and any interest the funds have earned while deposited, shall be returned to the Donor, his heirs or assigns.

Signed _____
signing on behalf of the Ashland Town Library Trustees date

_____ the Donor date



ASHLAND TOWN LIBRARY

FREQUENTLY ASKED QUESTIONS (FAQ'S)

about the

HISTORIC SCHOOL

What benefits will be gained by moving the library to the Historic School?

- The building has enough space for the current library program.
- The building meets fire, HVAC, and life safety codes. The entire building is sprinklered.
- All floors are handicapped accessible (elevator).
- Space will allow shelving and furniture to be spread out further for better access.
- Space for more library shelving will satisfy collection growth and patron usage.
- Space for tables and chairs will provide more working space for patrons.
- Quiet areas and active areas can be flexible.
- Age-related groups and activities can be separate or joined when relevant (children, teens, adults).
- Location near school can facilitate collaboration with school and Park/Rec after-school program.
- Small library programs and activities can be accommodated on the first and second floors.
- Larger library and community programs can be offered on the third floor, with handicapped access, even if the library itself is closed.

What will the Historic School cost to purchase?

- TCCAP has indicated that they will accept \$400,000 for the purchase of the Historic School.
- An anonymous donor has provided the \$400,000 to purchase the building, to be named the Elaine Vaillant Library Building.
- The donation cannot be used for any other purpose and must be used by December 31, 2023 or be returned to the donor.

What will be the additional ongoing costs of the new library?

- Ongoing building maintenance costs will include heat, electric, water, sewer and annual costs associated with elevator and security inspection and monitoring.
- Based on estimates from TCCAP's previous expenses, this will be about \$21,000 annually, above the current library's cost.
- Additional staffing (26 hours per week) will range from \$17,000 to \$19,000.

What modifications do we have to make to the Historic School?

- The bathroom in the former Head Start classroom will be modified and fully enclosed.
- A circulation desk area and security doors will be added inside the first-floor entrance to the building.
- The new circulation area will also involve removing a kitchen, re-finishing a portion of the ceiling, wall and floor, and electrical work.
- Samyn-D'Elia Architects has created concept drawings for those changes. They estimate that the cost of those changes might be \$50,000 to \$75,000.

What one-time costs will be needed to outfit the building as a library?

- We will purchase library shelving and furniture (tables, chairs, desks) for the library.
- The 2013 estimate of \$78,000 for the shelving and beginning furniture is being updated. Grants and donations will also be explored for these items.

What money has been raised so far for purchasing the building, making interior modifications, and furnishing the building?

- \$400,000 in an anonymous donation has been offered for the purchase of the building.
- \$136,000 (by the end of 2021) Library Capital Reserve Fund
- \$11,000 has been raised by donations to the library's own building fund.
- Additional sources of funding will be researched. Grants will be applied for and donations will be accepted.



ASHLAND TOWN LIBRARY **FREQUENTLY ASKED QUESTIONS (FAQ'S)** **about the** **SCRIBNER MEMORIAL BUILDING**

What are the problems with the current library building?

- Library needs and services have significantly changed in the 82 years since this building has been the library.
- This 150-year-old house is inadequate for a library.
- The shelving is full and there is no more room to add shelving for books and other materials.
- The shelves extend too high and too low for comfortable reaching, especially for those with mobility issues.
- The aisles between the shelves and spaces around other furniture are too narrow for those with walkers or wheelchairs.
- There is no quiet area for people to read and work.
- There is only 1 worktable with limited seating.
- There are only 2 chairs for relaxed seating, in a high traffic area.
- There is no space to add quiet areas, or to add more seats, tables or computers.
- Programs either take up all the space around the single table or require moving furniture out of the children's room.
- The upstairs is only rated for an occupancy level of 12 people. There is no handicapped access and there is only one exit.
- The library is difficult to enter for anyone who has difficulty with walking. The front granite steps and the side walkway both lead to more steps at the front door. The back walkway's narrowness and steepness are also inadequate, but they do lead to a ramp at the back door.

Can the current library building be modified or be expanded?

- The current building needs renovations to bring it up to code and modernize the inside.
- Re-arranging or removing walls inside the building will not add any space.
- The size of the lot could accommodate an addition to the current building.
- The Library Trustees have been working this year with Samyn-D'Elia Architects to evaluate the condition of the current building, to prepare an estimate for repairing and upgrading the building, and to propose a modest addition.

- The preliminary list (October 18, 2021) of repairs and upgrades that are needed includes lead and asbestos mitigation, foundation repair, insulation of roof and walls, siding replacement, relocation of stairway, attic ceiling repair, installation of fire sprinkler system, replacement heating system, replacement lighting fixtures, repair or replacement of windows, install limited use 2-story elevator.
- Other recommendations include a modest 16 x 30 addition and site work to include a small, accessible parking lot.
- On October 26, 2021, we received a preliminary estimated budget of \$1,290,915 to accomplish all the recommendations. [*Conneston Construction, Inc.*]
 - \$1,087,585 for repair and upgrades to the existing building. These upgrades are needed for however the building is used.
 - \$203,330 for the proposed addition, parking lot and site upgrades.
- Additional work with Samyn-D'Elia Architects is still needed to provide exact specifications for changes to the interior and for an addition, with a detailed budget.

What money is available for improving the current library building?

- \$102,000 is available in the Scribner Building & Park Trust Fund, which can only be used for the existing building and grounds.
- \$136,000 (by the end of 2021) has been raised by the voters in our town library capital reserve fund. This can be used for the library at the current location or at another location.
- \$11,000 has been raised by donations to the library's own building fund.
- The remainder of funds needed for renovation would have to be raised by the voters at a future town meeting or through donations and grants.

FACILITY NEEDS ASSESSMENT

Project Name: Ashland Library

Location: 41 Main Street, Ashland NH

Date: 10-18-2021

Building Name: Ashland Town Library

Existing conditions:

Size: 4368 SF Number of Stories: 3 + BASEMENT

Heating system: radiators -steam

Electrical system: 200 AMP

Water system: town water

Exterior Materials: vinyl siding

aluminum wrapped trim

asphalt shingle + roll roofing

replacement windows

Interior Materials: plaster walls – paper / paint

plaster ceilings – paint

carpet floor

Other features: Many exterior brick foundations do not align with original stone foundations.

Shed has wood siding

Major upgrades required:

1. Lead and asbestos mitigation as required
2. New parking 8-10 spaces with curb cut, relocate flag pole and bench, lighting for both, drainage
3. Rework irrigation as required
4. Repair foundation – brick and stone
5. Repoint chimney/cap
6. Replace underground oil tank with propane
7. Structural retrofit as required – 1st & 2nd level for books
8. Add Alt - Swap kitchen and bath for ADA bath
9. Relocate stair to be code compliant
10. Misc. partition relocation
11. Rebuild deck, ramp and railing with foundation piers
12. Front desk millwork
13. Insulate walls with cellulose from outside - 4"
14. Insulate roof with spray foam from inside - 8"
15. Replace old vinyl siding with new vinyl siding over 1 1/2" XPS and strapping
16. Replace window and door trim with PVC
17. Re-roof existing building asphalt shingle and roll roofing/membrane
18. Replace basement / attic / bathroom windows
19. Add Alt - replace all windows – see schedule
20. Replace interior finishes – main floor carpet tile, entry, bath and kitchen LVT, walls paint, ceiling paint
21. Replace attic ceiling w/ GWB after insulating

- 22. Provide window shades
- 23. A/V, Data and Power needs - Allowance
- 24. Maintain / extend security system
- 25. Fire sprinkler system
- 26. Replace cast iron radiators with hydronic baseboard radiators
- 27. Replace oil boiler with propane boiler
- 28. New Air conditioning system, high velocity
- 29. Replace lighting fixtures
- 30. Add alt - 30 x 16 addition, 1 floor, high ceiling, sky light (480 sq ft w/ crawl space)
- 31. LULA addition – serving 2 floors
- 32. Refurbish shed

LULA = limited use/limited application elevator

Exterior photos:



Conneston Construction, Inc.
ASHLAND TOWN LIBRARY
ADDITIONS & RENOVATIONS
PRELIMINARY SQUARE FOOT BUDGET

File Name: ASHLANDLIBRARY

(Total Project SF = 4,911 SF)

10/26/21

ITEM	VALUE	COST/SF
RENOVATIONS (4,431 SF) & Additions (480 SF) - Total SF = 4,911		
Unfinished Basement (755 SF)	\$104,945.00	\$139.00
Level 1 to 2 (2,850 SF)	\$706,800.00	\$248.00
Level 3 storage (455 SF)	\$67,340.00	\$148.00
LULA & Addition (144 SF)	\$89,300.00	\$620.14
One story addition (480 SF)	\$119,060.00	\$248.04
Shed (227 SF)	\$22,800.00	\$100.44
Abatement & testing allowance	\$27,500.00	\$5.60
Casework & shelving allowance	\$68,900.00	\$14.03
Sub-total	\$1,206,645.00	\$245.70
Site Development:		
New eight car parking lot	\$39,100.00	\$7.96
Oil tank removal & cleaning allowance	\$11,070.00	\$2.25
Water service up-grade for sprinkler system	\$18,100.00	\$3.69
Landscape & walk allowance	\$10,900.00	\$2.22
Site lighting/base allowance	\$5,100.00	\$1.04
Sub-total	\$84,270.00	\$17.16
Total Construction Cost Estimate	\$1,290,915.00	\$262.86

General Notes & Clarifications:

* The above budget was established based on the preliminary architectural drawings & scope compiled by SDA Architects dated 10/18/21 and was established using square foot cost data from similar projects recently completed by CCI.

* The owner should budget the following list of items not included in the above Square Foot Estimate:

- Architectural & engineering fees.
- Boundary line survey & civil engineering fees.
- Reception desk, casework & shelving - see allowance.
- Equipment, appliances, window treatments & furnishings.
- Hazardous waste survey & removal (Asbestos & Lead) - see allowance.
- Landscaping & brick walkways (see allowance).
- Data/security/AV & technology
- Power company fees.
- Blasting & ledge removal.
- Contingency funds, Builder's Risk Insurance, inflation & bonds.

* Construction schedule assumes summer of 2022.