

First Steps to Getting Turners Falls a New Library

The Next Ten Months
August 1, 2023 to May 31, 2024

Why am I here?

- **As a Director I wrote a Building Program Statement**
- **As a Director I've seen a Building Project from start to finish**
- **I believe You need a better facility**
- **I believe Your community can be one of the ten successful applicants**

- **I've managed libraries for over thirty years**
- **I've been aware of the Massachusetts Board of Library Commissioners' Massachusetts Public Library Construction Program since its inception in 1986**
- **I served as Trustee on a project that failed to get funding the first time around, but succeeded 10 years later**

What WE Need to Accomplish

Complete the Building Program Statement by
5/31/24

What the MBLC Requires

For the Massachusetts Public Library Construction Program

The Library Building Program must include:

- a concise history of the library and the community;
- community analysis with demographics and a 30 year population projection
- the library's mission, values, and service roles;
- previous and current facility and organizational planning efforts, if applicable, including strategic plan and/or master plan excerpts involving facility improvement goals;
- description of the existing building;
- analysis of current collections, services, and programs;
- pertinent trends and statistics, including staffing and public use;
- a Needs Assessment
- site & exterior considerations;

Suggested

Montague Visits
Add 2 older libraries
Westminster (addition to Carnegie-like building (1997)) and Sunderland New Construction

MPLCP projects completed or under construction 2013-2023

updated 2/8/2023

	New Construction			Addition/Renovation			
	Opening date	Library/Municipality	GSF	Opening date	Original structure	Library/Municipality	GSF
Small (under 15,000 gsf)	2013	Boston (East Boston Br.)	14,870	2015	1889	Everett (Shute Memorial Br)	8,590
	2019	Cambridge (Valente Br.)	10,088	2019	1931	Monterey	3,728
	2020	Dartmouth (N. Dartmouth Br.)	14,854	2014	1993	West Tisbury	13,312
	2016	Edgartown	14,630				
	2020	Erving	7,695				
	2014	Granby	12,170				
	2021	Hadley	11,805				
Medium (15,000-30,000 gsf)	2016	Framingham (McAuliffe Br)	16,822	2014	1918	Athol	18,954
	2022	Grafton	25,987	2021	1978	Boston (Roxbury Br.)	27,260
	2023 (est)*	Greenfield	26,800	2016	1898	Eastham	16,933
	2021	Littleton	22,800	2017	1905	Hopkinton	25,492
	2024 (est)*	Melrose	26,635	2019	1895	Leicester	16,044
	2021	Norwell	22,300	2023	1970	Sherborn	25,355
	2019	Springfield (E. Forest Park Br.)	17,000				
	2015	Salisbury	16,614				
	2014	South Hadley	23,111				
	2018	Webster	21,371				
Large (over 30,000 gsf)	2022	Medford	44,912	2014	1967	Foxborough (Boyden Lib)	35,600
	2013	Westwood	31,975	2013	1902	Holyoke	39,566
	2020	Weymouth (Tufts Library)	50,296	2023 (est)*	1904	Marlborough	38,306
				2016	1896	Reading	38,924
				2017	1978	Scituate	33,710
				2016	1903	Shrewsbury	42,767
				2018	1969	Stoughton	38,737
				2016	1916	West Springfield	36,680
				2019	1878	Woburn	50,200

*(est) indicates a library that is under construction as of February 2023

- area descriptions including primary services/functions, seating capacity, collection capacity, occupancy, furniture and equipment, architectural or other considerations, adjacencies, and net square footages; for shared building public library projects, area descriptions of any proposed shared spaces must be included;
- preliminary total gross square footage figure based on all area descriptions and guidelines from the publications Library Space: A Planning Resource for Librarians and Building Blocks for Planning Functional Library Space and including at least 30% allowance for unassigned space;
- energy-related goals for the library/community;
- diversity, equity, and inclusion priorities for the new building and how this program addresses them;
- special circumstances for the library and/or the community not included elsewhere in the building prog

- requirements for:
 - sustainability
 - accessibility
 - security
 - acoustics
 - data & telecommunications
 - lighting & electrical
 - furniture, fixtures & equipment
 - ergonomics
 - signage;
- evidence of community engagement efforts in creating the Library Building Program;
- photographs with descriptive captions (site, building exterior, building interior) of existing facility as well as potential new locations, as applicable.

What do grants cover?

- acquisition of land
- planning, design, and engineering services
- project management services
- site preparation
- installation of utilities
- construction
- fixed capital equipment
- mobile shelving
- mobile/modular service desks

Grant funds do not pay for furniture, computers, landscaping, paving, and other ineligible costs as defined in [605 CMR 6.00](#).

What We Know Today

A Quick Look at the Current Building



While no formal record of the status of Carnegie libraries exists, Wiegand believes that **less than half of the buildings remain in use as libraries**. Some were razed or converted to other uses, like a junior college in Huntington, W.Va., or a city hall in Osage, Iowa



Carnegie is quoted as saying that he viewed a free library as "the best gift which can be given to a community."







The Other Possibility

New Construction





The ideal space allocation for a library building site includes:

- Structure **10%**
- Parking, Driveways, etc. **30%**
- Landscaping, Setbacks, Amenities, etc. **60%**

The number of parking spaces required is set by your local town or city authorities; however, 1 space per 400 sf of building area is recommended.

For example, if your needs assessment determines that you need a building of 12,000 square feet to serve your community, you would require:

General Site Requirements			
	Percentage of total	Square Footage	Acreage
Building	10%	12,000 sf	.27 acres
Driveways and parking	30%	36,000	.83 acres
Landscaping, setbacks, amenities	60%	62,000	1.65 acres
Total	100%	120,000	2.75 acres

Important considerations for site selection:

- Visibility from street
- Access: pedestrian, auto, public transport
- Parking
- Soils & geotech
- Safety & security
- Maintenance
- Deliveries
- Garbage cans/dumpsters
- Bike racks
- Outbuildings
- Exterior service and programming areas
- Room for future expansion

What Every Library Director Needs in addition to a Complete Library Building Program

Three Dedicated Groups committed to meeting for at least 4 years

- Trustees
- Building Committee
- Friends of the Library

Three Important functions that need to be considered

- Publicity
- Fundraising
- Garnering Support for Town Meeting and at the Ballot Box

Questions?