



North Branford Public Libraries

Facilities Study

Schoenhardt Project # 05126.00
July 30, 2006



Schoenhardt

ARCHITECTURE + INTERIOR DESIGN

Two Tunxis Road Suite #116 Tariffville, CT 06081 tel 860.658.4496 fax 860.658.5280 schoenhardt.com

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Site Analysis

Zoning Summary

A review of the North Branford Zoning Regulations and Zoning Map indicates that both the Edward Smith Library and the Atwater Memorial Library are located within the Residence R-40 District. Town of North Branford Facilities, including libraries, are permitted in the R-40 District as a matter of right, subject to an administrative approval of a Site Development Plan by the Planning and Zoning Commission in accordance with the applicable standards of Section 41 of the Zoning Regulations. The Regulations also establish limitations on the area, location and bulk of all development within each specific zoning district. The following standards apply to the Residence R-40 District;

| | |
|---|-----------|
| Minimum lot area | 40,000 SF |
| Minimum lot area per multiple dwelling unit | 10,000 SF |
| Minimum dimensions of square on the lot | 150 FT |
| Minimum width of lot along building line | 150 FT |
| Minimum street frontage for each lot | 125 FT |
| Maximum number of stories of a building | 3 |
| Maximum height of a building or structure | 35 FT |
| Minimum setbacks; | |
| From street line | 50 FT |
| From rear property line | 30 FT |
| Accessory building from rear property line | 20 FT |
| From side or other property line | 15 FT |
| From Residence District boundary line | NA |
| Permitted projections | 3 FT |
| Maximum lot coverage by buildings as % of lot area | 10% |
| Maximum lot coverage by accessory buildings as % of lot area | 2% |
| Maximum floor area of buildings as % of lot area | 20% |
| Maximum lot coverage by buildings, storage, and paving as % of lot area | 30% |
| Minimum floor area: | |
| On ground floor for each dwelling | 900 SF |
| Each dwelling unit in a multiple dwelling | NA |

The Zoning Regulations also establish standards for parking and loading spaces which are required to be provided off of the street for any use of land, buildings or other structures in accordance with Section 53 of the North Branford Zoning Regulations. These spaces shall be permanently maintained and made available for the full duration of the use of said land, buildings and/or structures. A parking space shall be defined as a rectangular shape not less than nine feet in width by twenty feet in length, having a vertical clearance, access and slope capable of accommodating an automobile of a overall length of twenty feet. The Commission may, at its discretion, allow for compact car parking of not less than nine by fifteen feet in size. A loading space is defined as a rectangular shape not less than twelve feet in width and forty feet in length, having a vertical clearance of not less than fifteen feet with access and slope to accommodate a truck of forty feet in length. All off-street parking and loading spaces shall be suitably improved, graded, stabilized and maintained so as not to cause a nuisance or danger from dust or storm

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North Branford Public Libraries Facilities Study

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water flow onto any adjacent public way. For non-residential uses within residential districts, no parking space, access aisle or off-street loading space shall be located within the area required for setbacks. The North Branford Zoning Regulation also sets the minimum required number of parking spaces in accordance with specific use classifications; however the parking requirements for a municipal library use is not specifically indicated in the regulations. Therefore, the Planning and Zoning Commission shall set the requirement based on standards published by the Urban Land Institute, the Institute of Transportation Engineering and the National Recreation and Park Association.

The following table describes the maximum limitations for development at each of the two existing library sites based on the Town of North Branford Zoning Regulations for the Residence R-40 District as indicated above.

Edward Smith Library

| | |
|--|-----------|
| Existing Lot Area | 27,000 SF |
| Maximum allowable lot coverage by buildings | 2,700 SF |
| Maximum allowable lot coverage by accessory buildings | 540 SF |
| Maximum allowable floor area of buildings | 5,400 SF |
| Maximum allowable lot coverage by buildings, storage, and paving | 8,100 SF |

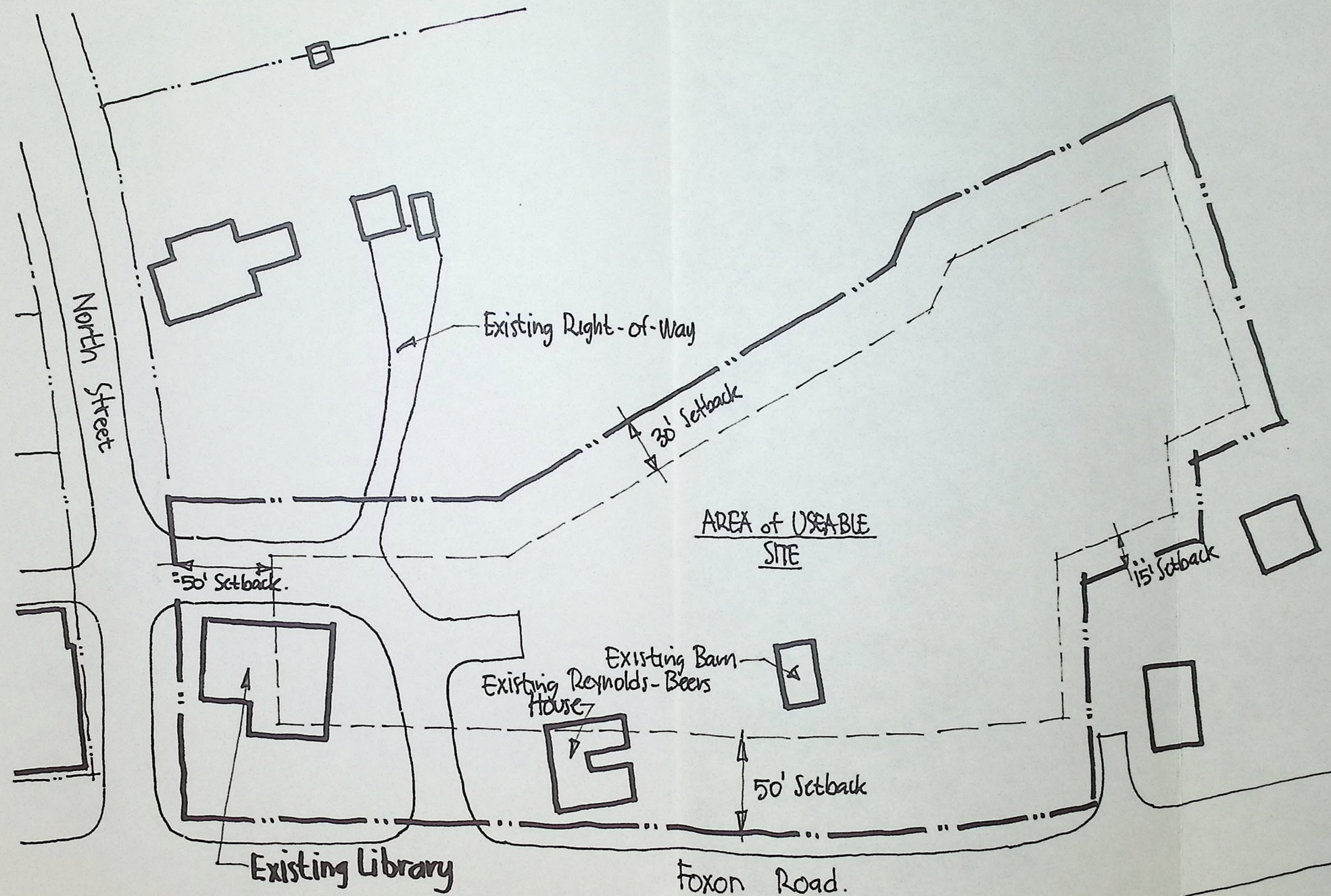
Atwater Memorial Library

| | |
|--|------------|
| Existing Lot Area | 129,000 SF |
| Maximum allowable lot coverage by buildings | 12,900 SF |
| Maximum allowable lot coverage by accessory buildings | 2,580 SF |
| Maximum allowable floor area of buildings | 25,800 SF |
| Maximum allowable lot coverage by buildings, storage, and paving | 38,700 SF |

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Existing Site Layout



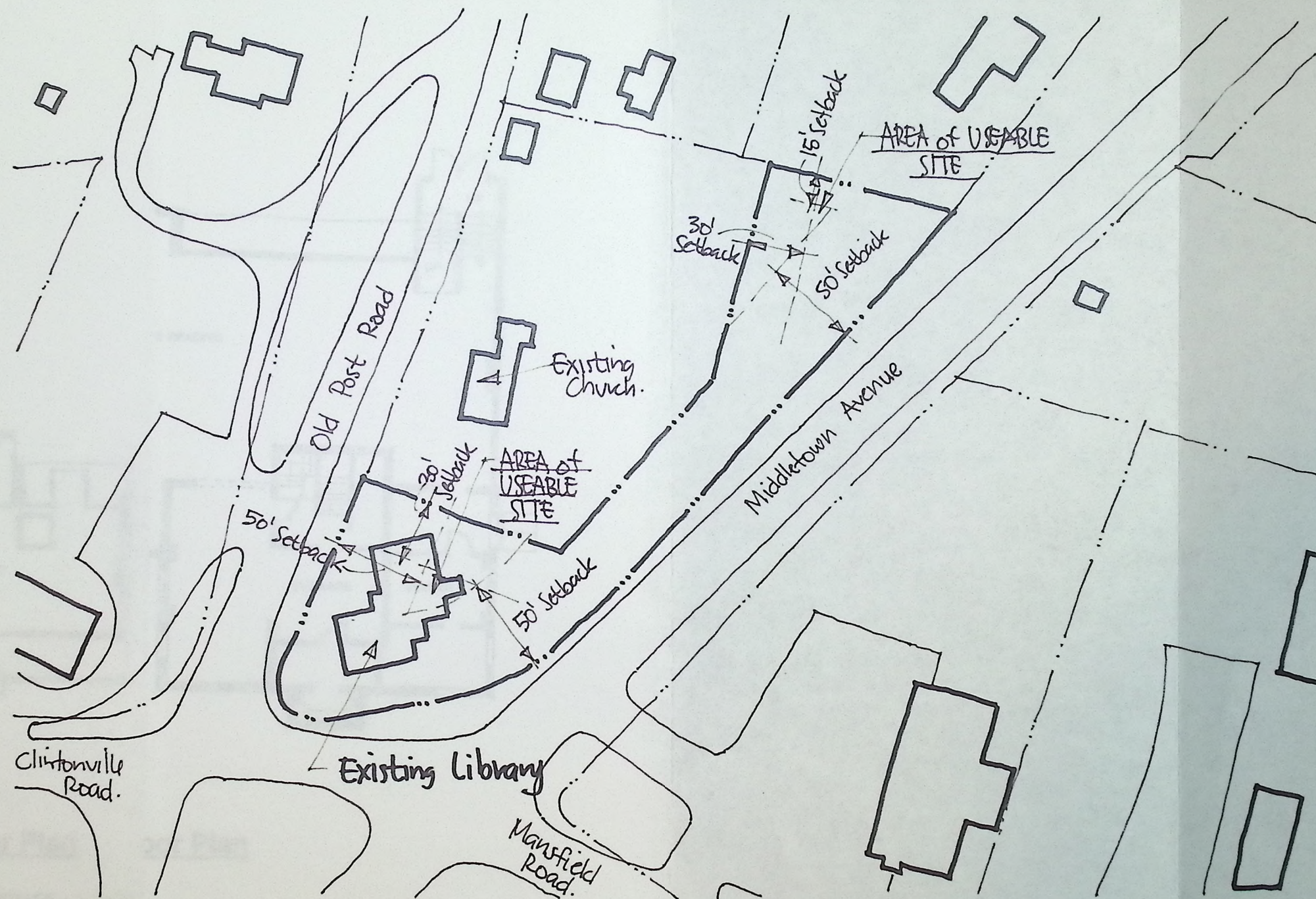
Atwater Library

1720 Foxon Road North
North Branford, Connecticut



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Existing Site Layout



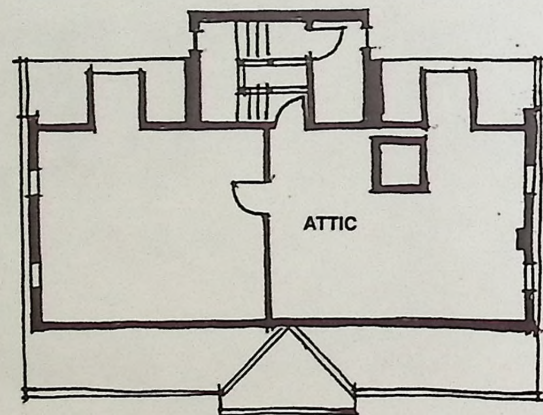
Smith Library

3 Old Post Road
North Branford, Connecticut



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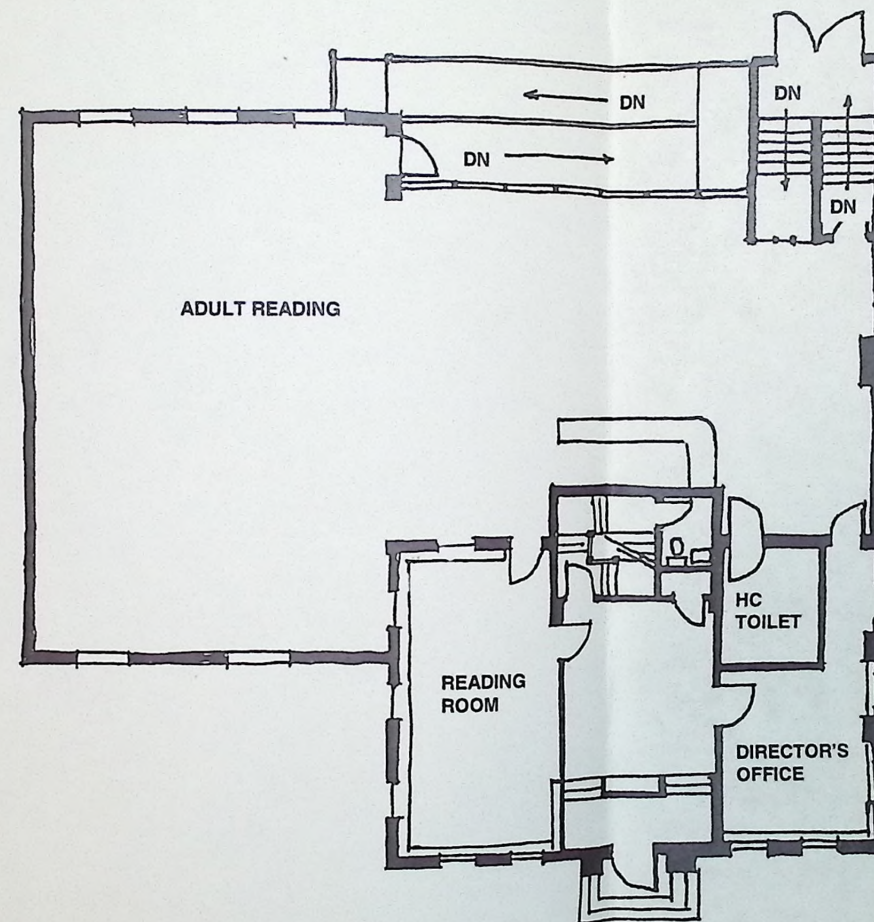
Existing Floor Plans



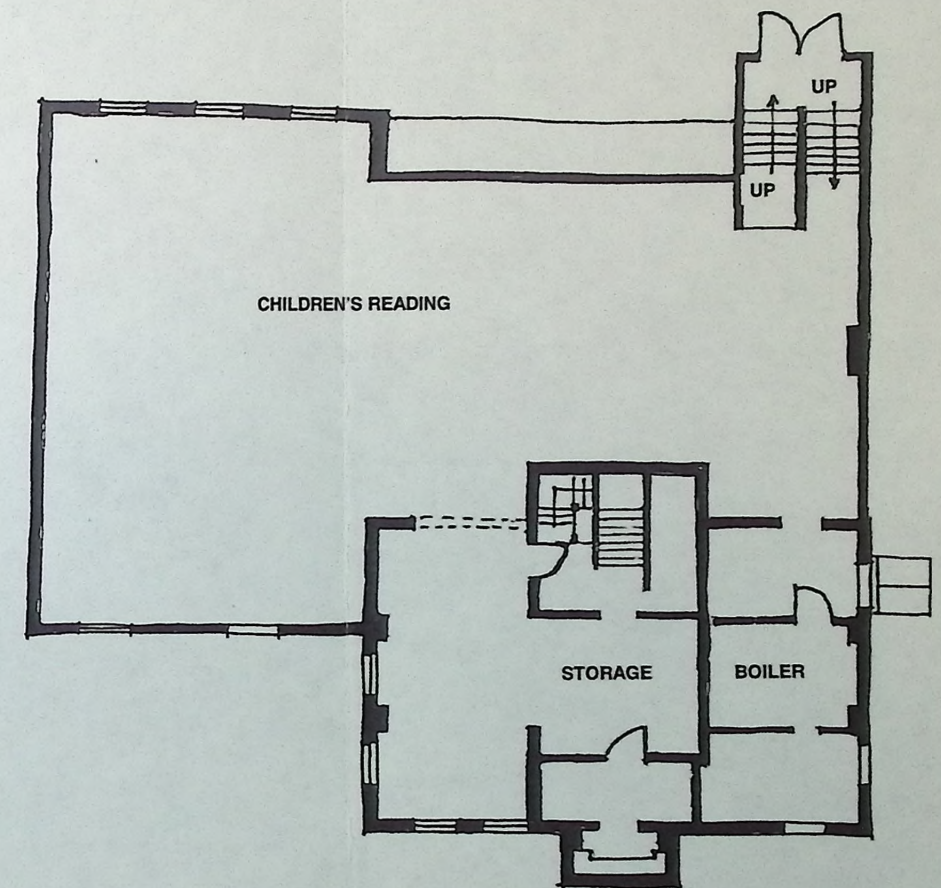
Attic Level Floor Plan

TOTAL GROSS SQUARE FOOTAGE = 7,777 SF

Atwater Library
1720 Foxon Road North
North Branford, Connecticut



Main Level Floor Plan

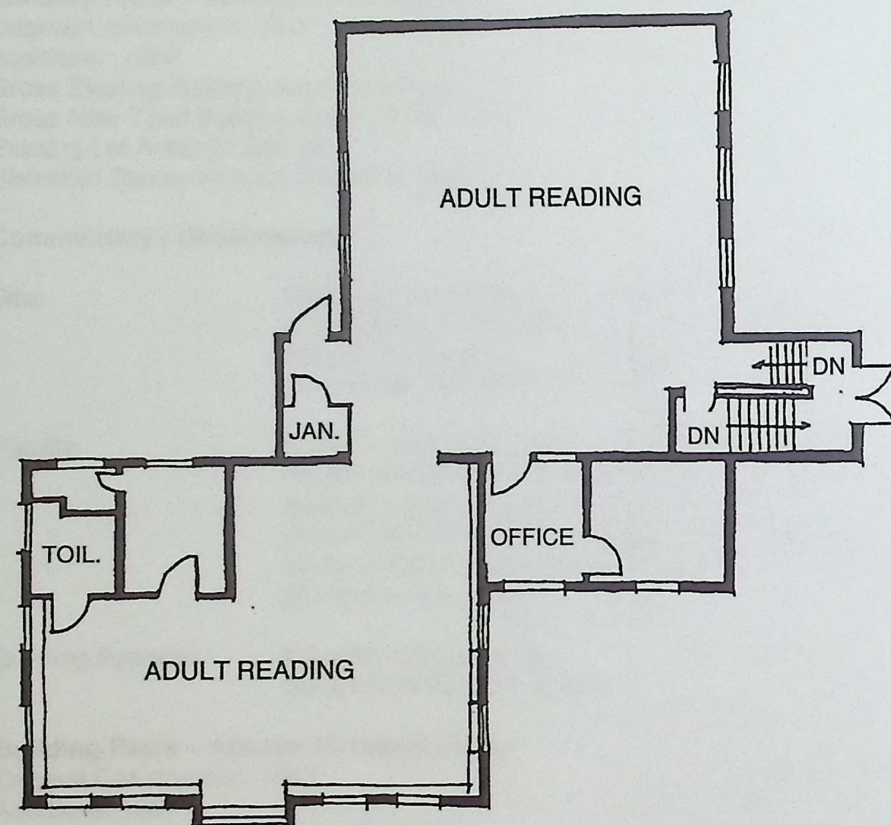


Lower Level Floor Plan



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Existing Floor Plans

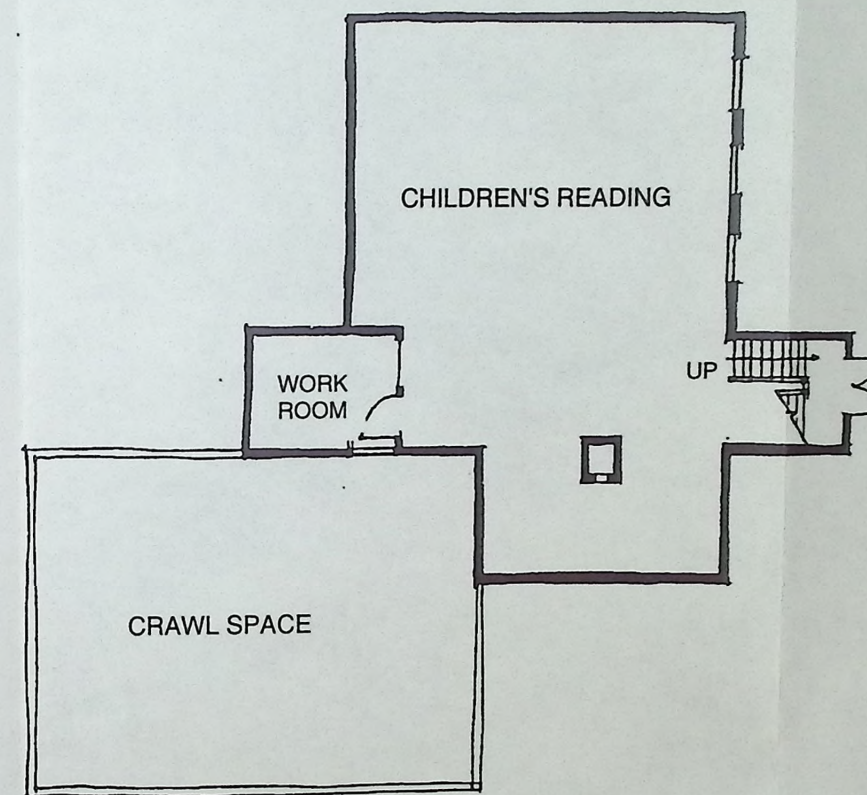


Main Level Floor Plan

TOTAL GROSS SQUARE FOOTAGE = 4,583 SF

Edward Smith Library

3 Old Post Road
North Branford, Connecticut



Lower Level Floor Plan



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**North Branford Public Libraries
Facilities Study**

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Building Assessment

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Building Facts – Edward Smith Library

Original Construction: 1956

Additions: 1967

Gross Existing Building Area: 4,583 SF

Gross New Total Building Area: 10,477 SF

Existing Lot Area: 27,000 SF

Historical Status: Borders Historical District

Commentary / Observations:

Site: Smith Library is located at the North end of town in a commercial district section of Northford. Parking only adequate for staff.
Parking inadequate for daily visitors or large gatherings/ events.
Very limited outdoor activity areas.

Facility: Entire building is carpeted except for storage rooms.
No elevator exists to allow lower area to be accessible.
Building does not contain community gathering space or classroom space
Public Toilet Rooms are inadequate and are inaccessible.
Existing stacks in original building are built-in at the perimeter.
Storage is very limited.

Building Systems: No central A/C System
No sprinklers system exists.

Building Facts – Atwater Memorial Library

Original Construction: 1943

Additions: 1967

Gross Existing Building Area: 7,777 SF

Gross New Total Building Area: 14,302 SF

Existing Lot Area: 129,000 SF

Historical Status: Is within the Historical District

Commentary / Observations:

Site: Atwater Library is located in the southern end of town also in a commercial district.

Facility: Entire building is carpeted except for storage rooms.
Building does not contain community gathering space or classroom space
Public Toilet Rooms are inadequate and are inaccessible.
Existing stacks in original building are built-in at the perimeter.
Storage is very limited.

Building Systems: No central A/C System
No sprinklers system exists.

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ATWATER MEMORIAL LIBRARY**EXPANSION STUDY**

North Branford, CT

SA# 05126

PRELIMINARY SPACE NEEDS PROGRAM**Schoenhardt**

| Room Type | Current Quantity | Future Qty | Current Volumes / Size | Size | Future Area Sq. Ftg | Station Type | Total New SF | Technology | Adjacencies/ Comments |
|--|------------------|------------|------------------------|---------|---------------------|--------------|--------------|------------|--|
| ENTRY - VESTIBULE | 1 | 1 | | 12 X 15 | 180 | | 180 | | |
| CIRCULATION DESK | 1 | 1 | | 12 X 15 | 180 | | 180 | | |
| - INFORMATION SERVICES | | 1 | | 6 x 6 | 36 | | 36 | | AT CIRC DESK BUT DISTINCTLY SEPARATE |
| - COMMUNITY DISPLAY | 1 | 1 | | 6 X 10 | 60 | | 60 | | |
| - COPY / SCAN - PUBLIC | | 1 | | 6 x 10 | 60 | | 60 | | |
| WORK AREA - PROCESSING & REPAIR | 1 | 1 | | 12 X 15 | 180 | | 180 | | |
| TECHNICAL SERVICES | 1 | 1 | | 12 X 12 | 144 | | 144 | | EASILY ACCESSIBLE TO PATRONS |
| DEPT. HEAD'S OFFICE | 1 | 1 | | 12 X 15 | 180 | | 180 | | TECH SERVICES OFFICE |
| STORAGE - OPERATING SUPPLIES | 0.5 | 1 | | 10 x 10 | 100 | | 100 | | |
| STORAGE - ARCHIVES | 1 | 1 | | 10 x 12 | 120 | | 120 | | |
| STAFF BREAK ROOM (4) - 25 SF PER SEAT +90SF, INCL. PERSONAL STORAGE | | 1 | | 10 X 19 | 190 | | 190 | | |
| CHILDREN'S AREA | | | | | | | | | |
| - STACKS, FICTION | 1 | 1 | 3000 | | | | 300 | | |
| - STACKS, NON-FICTION | 1 | 1 | 4300 | | | | 430 | | |
| - PICTURE BOOKS | 1 | 1 | 4400 | | | | 440 | | |
| - STACKS, MULTI-MEDIA | | 1 | 700 | | | | 70 | | |
| - REFERENCE | | 1 | 300 | | | | 30 | | |
| - READING - STORY TIME/ GROUP (10-30) 10SF P/P | 1 | 1 | | 2 X 5 | 250 | | 250 | | |
| - READING - FAMILY (4) | 1 | 4 | | 5 X 6 | 30 | | 120 | | |
| - COMPUTER STATIONS (4-5) | 2 | 4 | | 5 X 6 | 30 | | 120 | | |
| - PAC STATIONS | 2 | 2 | | 5 X 6 | 30 | | 60 | | |
| - CRAFTS / ACTIVITY AREA (24) 15 SF P/P | | 1 | | 12 X 20 | 240 | | 240 | | COULD BE PART OF COMMUNITY RM IF VISUAL CONNECTION, SINK HARD SURFACE FLOORING |

ATWATER MEMORIAL LIBRARY**EXPANSION STUDY**

North Branford, CT

SA# 05126

PRELIMINARY SPACE NEEDS PROGRAM**Schoenhardt**

| Room Type | Current Quantity | Future Qty | Current Volumes / Size | Size | Future Area Sq. Ftg | Station Type | Total New SF | Technology | Adjacencies/ Comments |
|-----------------------------------|------------------|------------|------------------------|---------|---------------------|--------------|--------------|------------|---|
| YOUNG ADULT | | | 800 | | 80 | | 80 | | |
| - STACKS, FICTION | 1 | 1 | | | | | | | |
| - STACKS, NON-FICTION | 1 | 1 | | | | | | | |
| - STACKS, PERIODICAL | 1 | 1 | | | | | | | |
| - STACKS, MULTI-MEDIA | 1 | 1 | | | | | 90 | | |
| - REFERENCE | 1 | 1 | 900 | | | | | | |
| - STUDY AREA - TABLES (6) | | | | | | | | | |
| 25 SF P/P | 1 | 1 | 10 x 15 | | 150 | | 150 | | |
| - READING AREA - LOUNGE (4) | 1 | 1 | 10 x 10 | | 100 | | 100 | | |
| - DISPLAY | 1 | 1 | 10 x 5 | | 50 | | 50 | | |
| - COMPUTERS | 2 | 4 | 5 x 6 | | 30 | | 120 | | |
| ADULT | | | | | | | | | |
| - STACKS, FICTION | 1 | 1 | 5600 | | | | 500 | | |
| - STACKS, NON-FICTION | 1 | 1 | 9800 | | | | 980 | | |
| - STACKS, PERIODICAL (105) | 1 | 1 | 88 | | | | 10 | | |
| - STACKS, MULTI-MEDIA | 1 | 1 | 2400 | | | | 240 | | |
| - LARGE PRINT | 1 | 1 | 500 | | | | 50 | | |
| - READING / STUDY AREA (10-12) | 1 | 1 | | 15 X 20 | 300 | | 300 | | |
| 25 SF P/P | | | | | | | | | |
| - READING / LOUNGE (4-6) | 1 | 1 | | | 150 | | 150 | | |
| - CARREL / AV STATIONS (2) | 1 | 2 | | 5 X 6 | 30 | | 60 | | |
| - PAC STATIONS / COMPUTER STATION | 2 | 2 | | 5 X 6 | 30 | | 60 | | |
| SPECIAL USE - MISC. MEDIA | | 1 | | | 400 | | 400 | | |
| SUPPORT | | | | | | | | | |
| SMALL MTG. / TUTORING ROOM | | 1 | | 10 X 12 | 120 | | 120 | | |
| HISTORICAL DISPLAYS | | 1 | | 9 X 12 | 108 | | 108 | | |
| COMMUNITY ROOM (50) | | 1 | | 20 X 25 | 500 | | 500 | | 50 SEATS, EXTERIOR ENTRANCE FOR AFTER HOURS USE, SINK |

ATWATER MEMORIAL LIBRARY**EXPANSION STUDY**

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PRELIMINARY SPACE NEEDS PROGRAM**Schoenhardt**

| Room Type | Current Quantity | Future Qty | Current Volumes / Size | Size | Future Area Sq. Ftg | Station Type | Total New SF | Technology | Adjacencies/ Comments |
|---------------------------------|------------------|------------|------------------------|---------|---------------------|--------------|----------------|----------------------|-----------------------|
| STORAGE | | 1 | | 6 X 12 | 72 | | 72 | | |
| VERTICAL CIRCULATION - STAIRS | 1 | 2 | | 10 X 16 | 160 | | 320 | | |
| VERTICAL CIRCULATION - ELEVATOR | | 1 | | 10 x 10 | 100 | | 100 | | |
| - ELEV. MACHINE RM | | 1 | | 8 X 8 | 80 | | 80 | | |
| TOILETS - MEN | 1 | 2 | | 8 x 10 | 80 | | 160 | | |
| TOILET - WOMEN | | 2 | | 8 x 10 | 80 | | 160 | | |
| TOILETS - STAFF | 1 | 1 | | 8 x 10 | 80 | | 80 | | |
| CUSTODIAL / MAINTENANCE | | 1 | | 5 X 10 | 50 | | 50 | | |
| MECHANICAL ROOM(S) | 1 | 1 | | 10 X 15 | 150 | | 150 | | |
| | | | | | | | 8730 | DEPT. AREA: | |
| | | | | | | | 2880.9 | + 33 % CIRC. | |
| | | | | | | | | DEPT. USF: | |
| | | | | | | | 11610.9 | Total Sq. Ft. | |

EDWARD SMITH LIBRARY

EXPANSION STUDY

North Branford, CT

SA# 05126

PRELIMINARY SPACE NEEDS PROGRAM

Schoenhardt

| Room Type | Current Quantity | Future Qty | Current Volume Size | Size | Area Sq. Ftg. | Station Type | Total SF | Technology | Adjacencies/ Comments |
|--|------------------|------------|---------------------|---------|---------------|--------------|----------|------------|---|
| ENTRY - VESTIBULE | 1 | 1 | | 12 X 15 | 180 | | 180 | | |
| CIRCULATION DESK | 1 | 1 | | 12 X 15 | 180 | | 180 | | |
| - INFORMATION SERVICES | | 1 | | 6 x 6 | 36 | | 36 | | AT CIRC DESK BUT DISTINCTLY SEPARATE |
| - COMMUNITY DISPLAY | 1 | 1 | | 6 X 10 | 60 | | 60 | | |
| - COPY / SCAN - PUBLIC | | 1 | | 6 x 10 | 60 | | 60 | | |
| WORK AREA - PROCESSING & REPAIR | | 1 | | 12 X 15 | 180 | | 180 | | |
| TECHNICAL SERVICES | | 1 | | 12 X 12 | 144 | | 144 | | |
| LIBRARIAN'S OFFICE | 1 | 1 | | 12 X 15 | 180 | | 180 | | EASILY ACCESSIBLE TO PATRONS |
| STORAGE - OPERATING SUPPLIES | .5 | .5 | | 10 x 10 | 50 | | 50 | | |
| STORAGE - ARCHIVES | .5 | .5 | | 10 X 10 | 50 | | 50 | | |
| STAFF BREAK ROOM (4) | | 1 | | 10 X 19 | 190 | | | | |
| - 25 SF PER SEAT +90SF, INCL. PERSONAL STORAGE | | | | | | | | | |
| CHILDREN'S AREA | | | | | | | | | |
| - STACKS, FICTION | 1 | 1 | 3500 | | 350 | | 350 | | |
| - STACKS, NON-FICTION | 1 | 1 | 3700 | | 370 | | 370 | | |
| - PICTURE BOOKS | 1 | 1 | 3900 | | 390 | | 390 | | |
| - STACKS, MULT-MEDIA | | 1 | 700 | | 70 | | 70 | | |
| - REFERENCE | | 1 | 300 | | 30 | | 30 | | |
| - READING - STORY TIME/ GROUP (10-30) | 1 | 2 | | 2 x 5 | 250 | | 250 | | |
| - READING - FAMILY (4) | 1 | 2 | | 5 X 6 | 30 | | 60 | | |
| - COMPUTER STATIONS (4) | 2 | 4 | | 5 X 6 | 30 | | 120 | | |
| - PAC STATIONS | 2 | 2 | | 5 X 6 | 30 | | 60 | | |
| - CRAFTS / ACTIVITY AREA | | 1 | | 12 X 20 | 240 | | 240 | | COULD BE PART OF COMMUNITY RM IF VISUAL CONNECTION, SINK HARD SURFACE |

EDWARD SMITH LIBRARY**EXPANSION STUDY**

North Branford, CT

SA# 05126

PRELIMINARY SPACE NEEDS PROGRAM

Schoenhardt

| Room Type | Current Quantity | Future Qty | Current Volume Size | Size | Area Sq. Ftg. | Station Type | Total SF | Technology | Adjacencies/ Comments |
|-----------------------------------|------------------|------------|---------------------|---------|---------------|--------------|----------|------------|-----------------------|
| YOUNG ADULT | | | | | | | | | |
| - STACKS, FICTION | | 1 | 1000 | | 100 | | 100 | | |
| - STACKS, NON-FICTION | | | | | | | | | |
| - STACKS, PERIODICAL | | | | | | | | | |
| - STACKS, MULTI-MEDIA | | | | | | | | | |
| - REFERENCE | | 1 | 700 | | 70 | | 70 | | |
| - STUDY AREA - TABLES (6) | | | | | | | | | |
| 25 SF P/P | 1 | 10 x 15 | 1 | | 150 | | 150 | | |
| - READING AREA - LOUNGE (4) | 1 | 10 x 10 | 1 | | 100 | | 100 | | |
| - DISPLAY | 1 | 10 x 5 | 1 | | 50 | | 50 | | |
| - COMPUTERS | 2 | 5 x 6 | 4 | | 30 | | 120 | | |
| ADULT | | | | | | | | | |
| - STACKS, FICTION | 1 | | 5900 | | 590 | | 590 | | |
| - STACKS, NON-FICTION | 1 | | 8900 | | 890 | | 890 | | |
| - STACKS, PERIODICAL (40-50) | 1 | | | | | | | | |
| - STACKS, MULTI-MEDIA | 1 | | 2400 | | 240 | | 240 | | |
| - LARGE PRINT | 1 | | 500 | | 50 | | 50 | | |
| - READING / STUDY AREA (10-12) | 1 | 15 X 20 | 1 | | 300 | | 300 | | |
| 25 SF P/P | | | | | | | | | |
| - READING / LOUNGE (4-6) | 1 | | 1 | | 150 | | 150 | | |
| - CARREL / AV STATIONS (2) | 1 | 5 x 6 | 2 | | 30 | | 60 | | |
| - PAC STATIONS / COMPUTER STATION | 2 | 5 x 6 | 2 | | 30 | | 60 | | |
| SPECIAL USE - MISC. MEDIA | 1 | | 1 | | 400 | | 400 | | |
| SUPPORT | | | | | | | | | |
| SMALL MTG. / TUTORING ROOM | | 1 | | 10 X 12 | 120 | | 120 | | |
| HISTORICAL DISPLAYS | | 1 | | 9 x 12 | 108 | | 108 | | |

EDWARD SMITH LIBRARY**EXPANSION STUDY**

North Branford, CT

Schoenhardt

SA# 05126

PRELIMINARY SPACE NEEDS PROGRAM

| Room Type | Current Quantity | Future Qty | Current Volume Size | Size | Area Sq. Ftg. | Station Type | Total SF | Technology | Adjacencies/ Comments |
|---------------------------------|------------------|------------|---------------------|---------|---------------|--------------|----------|---------------|---|
| COMMUNITY ROOM (50) | | 1 | | 20 X 25 | 500 | | 500 | | 50 SEATS, EXTERIOR ENTRANCE FOR AFTER HOURS USE, SINK |
| STORAGE | | 1 | | 6 X 12 | 72 | | 72 | | |
| VERTICAL CIRCULATION - STAIRS | 1 | 2 | | 10 X 16 | 160 | | 320 | | |
| VERTICAL CIRCULATION - ELEVATOR | | 1 | | 10 X 10 | 100 | | 100 | | |
| - ELEV. MACHINE RM | | | 1 | 8 X 8 | 80 | | 80 | | |
| TOILETS - MEN | 1 | 2 | | 8 X 10 | 80 | | 160 | | |
| TOILET - WOMEN | | 2 | | 8 X 10 | 80 | | 160 | | |
| TOILETS - MEN STAFF | | 1 | | 8 X 10 | 80 | | 80 | | |
| CUSTODIAL / MAINTENANCE | | 1 | | 5 X 10 | 50 | | 50 | | |
| MECHANICAL ROOM(S) | 1 | 1 | | 10 X 15 | 150 | | 150 | | |
| | | | | | | | 8290 | DEPT. AREA: | |
| | | | | | | | 2735.7 | + 33 % CIRC. | |
| | | | | | | | | DEPT. USF: | |
| | | | | | | | 11025.7 | Total Sq. Ft. | |

North Branford Public Libraries
Facilities Study
Schoenhardt Project # 05126.00

Recommendation Phase

Executive Summary

***Atwater Library
Proposed Site Plan
Proposed Floor Plans***

***Edward Smith Library
Proposed Site Plan
Proposed Site Plan - 2
Proposed Floor Plans***

Cost Analysis

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Executive Summary

In November of 2005, the Town of North Branford commissioned Schoenhardt Architecture + Interior Design to study the Town's two libraries. The charge of study was to establish the feasibility of expanding each library in ways that would equalize them in program offerings, thus enabling patrons from both ends of town to enjoy the same services. This included calculating how State Grants would apply, accessing the capacity for each site and establishing an acceptable program. The study is general in nature and does not identify the specific detailed needs of whether a particular room or area requires a certain number of outlets or if a specific piece of mechanical or electrical equipment needs to be replaced. Further comprehensive analysis should be completed before any recommendation in this study is implemented.

To accomplish this task the facility study process was broken into three distinct phases, *investigation*, *recommendation* and *analysis* each phase relying on the completion of the preceding before work could commence and the next or before conclusions could be drawn.

Investigation Phase

The investigation phase of the study, by virtue of its title was the point in which information was gathered about each library. Neither building had updated architectural drawings to document their conditions so both facilities were reviewed for the accuracy of their layouts and dimensions were confirmed. Detailed review of their building systems including HVAC and electrical services was not part of this study, however both buildings are in good condition. There are no current Hazardous Materials studies for either Library.

As one might expect they could of course each benefit from upgrades like window replacement to aid in energy conservation, sprinkler systems for added safety, air conditioning to meet contemporary environmental standards and updated communication and technology systems. In addition, both are in need of various updates to address ADA requirements including additions and modifications to toilet facilities and the addition of an elevator to make both the main and lower levels accessible. The third floor in the original Atwater library that has housed the Technical Services department and other miscellaneous staff space is also not accessible.

Review of space standards as recommended by the State Guidelines and Grants requirements indicate that both facilities are undersized based on current and future population counts. Currently as new books come in older ones must be discarded to make room. This situation is exacerbated by the fact that a growing number of patrons from surrounding towns also come to use these two libraries.

Strong and active Children's Departments at both libraries are significantly undersized especially due to the fact that neither has a craft / activity room or appropriate storage space to support them. The school age and /or young adult areas are in need of ways to encourage the use of multi-media at the libraries.

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Executive Summary

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Both sites have land available to expand their parking; however the current paved areas are not adequate. Each Library can generally accommodate the daily parking needs; however frequent special programs generate more cars than each site can handle. The Atwater site is adjacent to the Reynolds-Beers House and both are included in the local Historic District. There is a gate access to an adjacent residence to the backside of the Atwater site. The Smith site borders the Historical District in that area of town. The purchase of the property adjacent to Smith Library which is currently owned by the church but is under negotiation. This will allow further options regarding site layout for parking and outside gathering spaces.

The investigation phase of the study concluded with review by the Building Official, Fire Marshal and Town Manager.

Recommendation Phase

This phase of the study focused on formulating recommendation scenarios addressing the various issues that were identified during the investigative phase. Additional meetings were held with the Library Director, key staff and the Town Manager to more clearly understand space needs and town objectives. It is also our intent to work cooperatively with the Historical Society and other relative Town Officials to produce successful solutions for both library sites.

A program was defined and compared to the State Grants guidelines finding both to be very much in agreement. Based on number of current and projected patrons, collections in all departments needed to be expanded to accommodate growth for the next twenty years. Young Adult areas need to be better defined and equipped with more up to date technologies. As more and more media becomes available this way and multiple technologies are made available at the schools, students are being asked to produce reports using these varied media. Making these resources available at the library will emphasize the town's commitment and understanding to keeping up to date with the changing media.

Neither has a community room and both are in need of updated toilet facilities to address ADA requirements. In addition, each could greatly benefit from the addition of a crafts / activity room. These community type spaces were located in such a way to allow secure after hours access to them and supporting toilet facilities by the public.

As noted earlier, both facilities are generally in good condition; however HVAC and electrical services will need to be enhanced and expanded to accommodate the increased square footage and to meet current code requirements including energy conservation, fire & safety, and communication & technology systems.

Schoenhardt developed schematic solutions which were presented to the Library Director, key staff and the Town manager for review.

ARCHITECTURE + INTERIOR DESIGN

Two Tunxis Road Suite #116 Tariffville, CT 06081 tel 860.658.4496 fax 860.658.5280 schoenhardt.com



Schoenhardt

North Branford Public Libraries

Facilities Study

Schoenhardt Project #05126.00

Executive Summary

Page 4 of 4

The main level of the original Atwater Library lends itself to creating more intimate reading and seminar rooms for the adults. The lower levels of the original building will continue to work well for staff work and Break rooms.

All areas of the libraries will need to meet the ADA regulations allowing access for patrons with disabilities.

Analysis

The study was to prove or disprove that each site could be expanded to meet the current population counts and requirements outlined by the library staff and Town. The review of Grant regulations, Site Assessment and additional drawings reveal that additions can be made to both libraries to offer equal services that will meet guidelines for the next 20 years.

Site Analysis

Smith is located at the North end of town in a commercial district section of Northford. Atwater is located in the southern end of town also in a commercial district.

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North Branford Public Libraries
Facilities Study
Schoenhardt Project # 05126.00

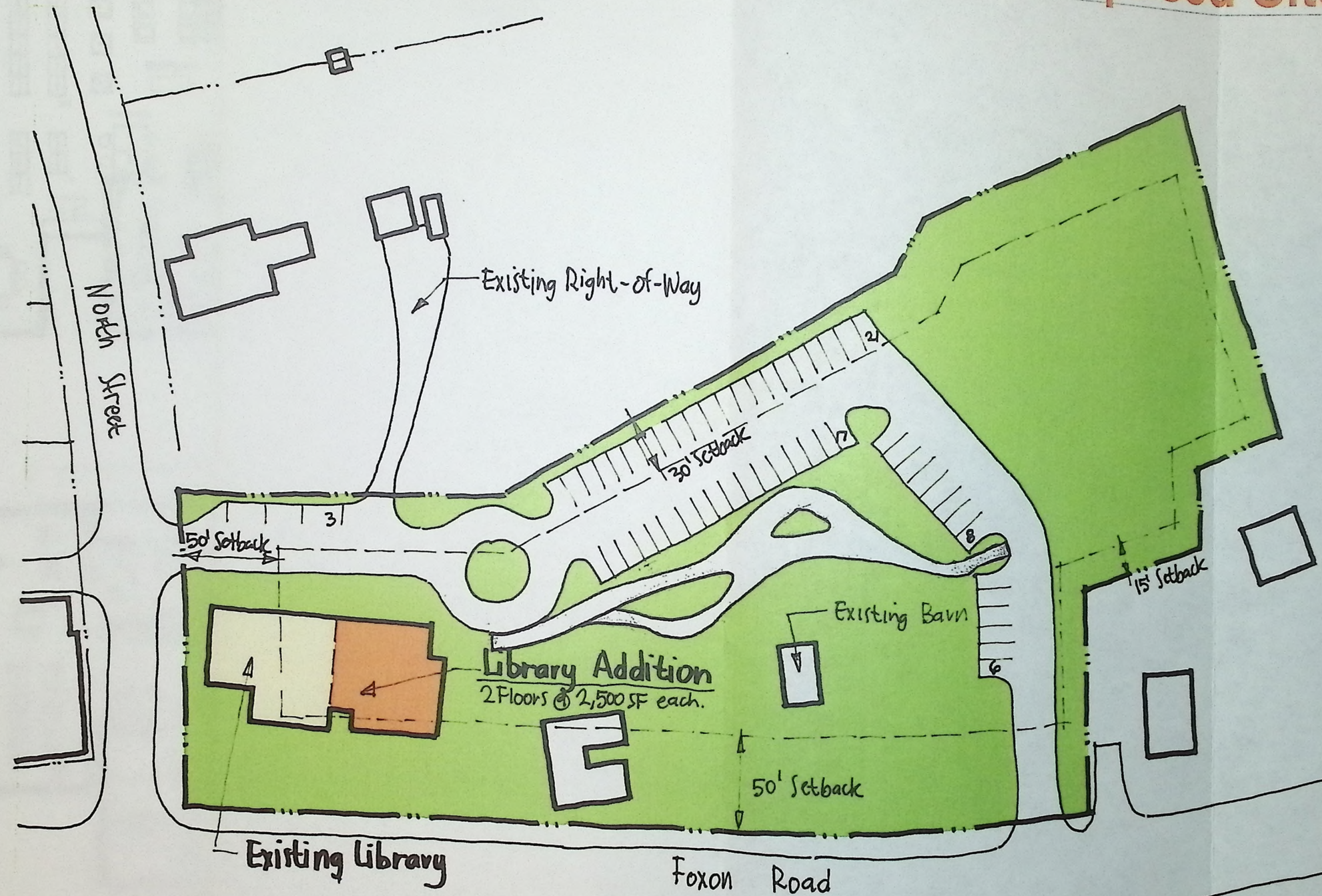
Atwater Library
1720 Foxon Road
North Branford, CT 06071

ARCHITECTURE + INTERIOR DESIGN

Two Tunxis Road Suite #116 Tariffville, CT 06081 tel 860.658.4496 fax 860.658.5280 schoenhardt.com

Proposed Site Layout

7-30-06



Atwater Library

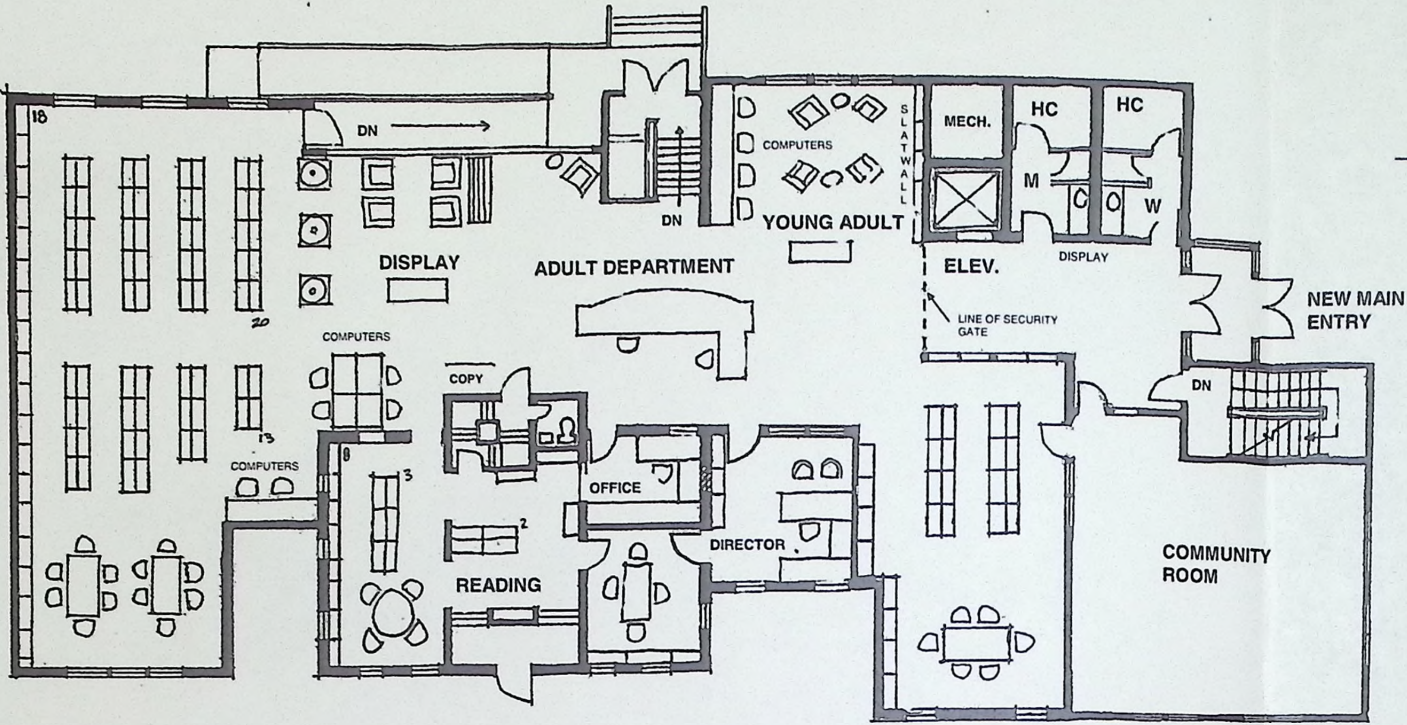
1720 Foxon Road North
North Branford, Connecticut



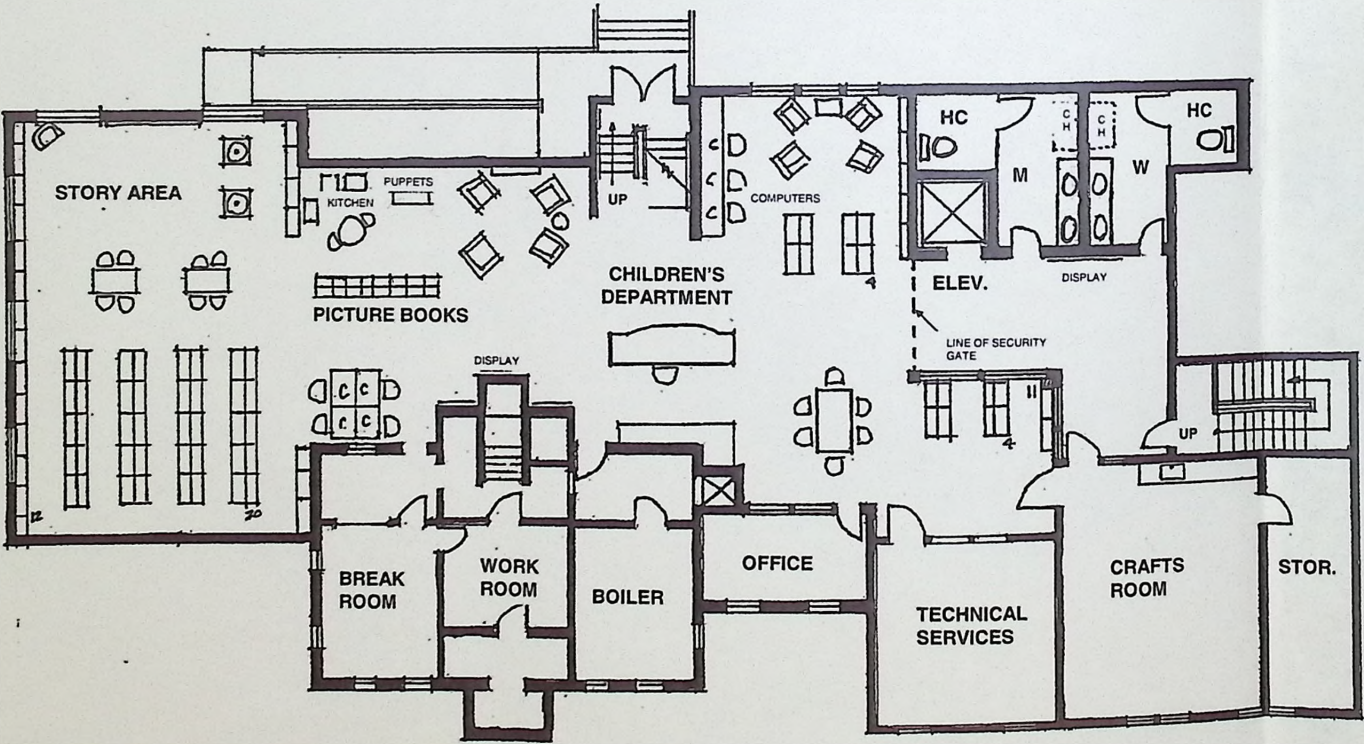
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Proposed Floor Plans

7-30-06



Main Level Floor Plan



Lower Level Floor Plan

TOTAL GROSS SQUARE FOOTAGE = 14,302 SF

Atwater Library
1720 Foxon Road North
North Branford, Connecticut



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Facilities Study
Schoenhardt Project # 05126.00

Edward Smith Library
3 Old Post Road
North Branford, CT 06072

ARCHITECTURE + INTERIOR DESIGN

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Proposed Site Layout

7-30-06



Edward Smith Library

3 Old Post Road
North Branford, Connecticut



Schoenhardt

Proposed Site Layout - 2

7-30-06



Edward Smith Library

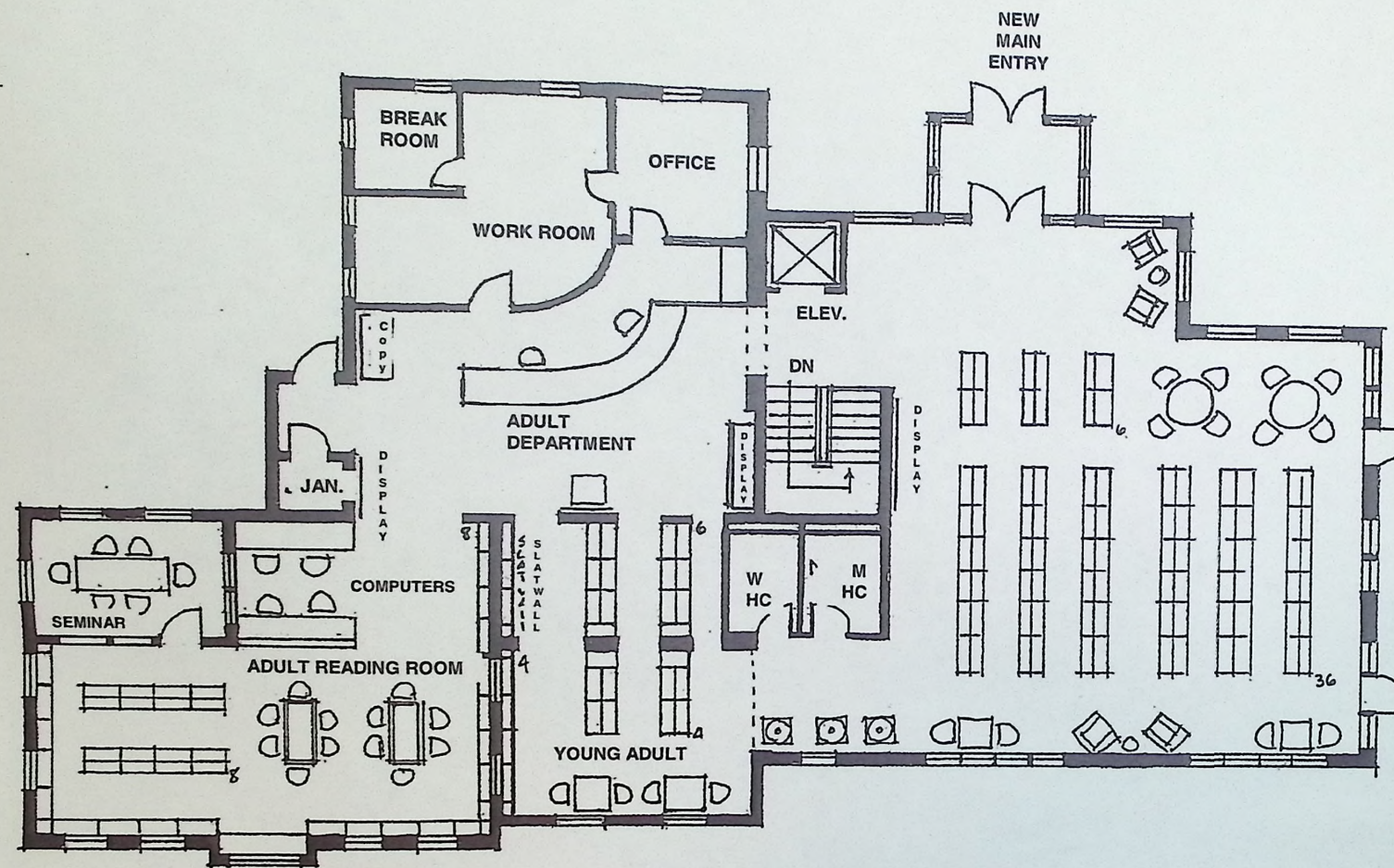
3 Old Post Road
North Branford, Connecticut



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Proposed Floor Plans

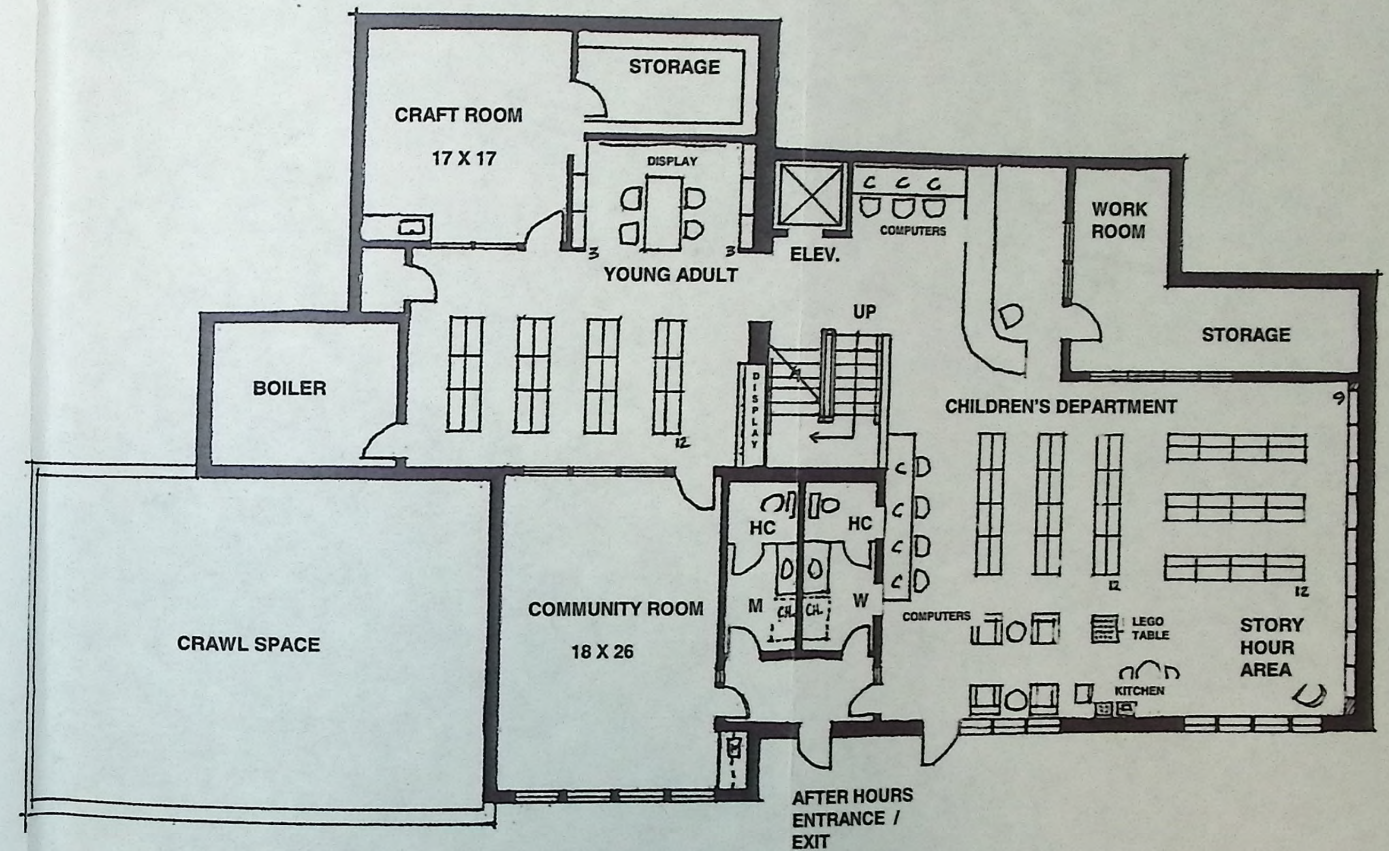
7-30-06



Main Level Floor Plan

TOTAL GROSS SQUARE FOOTAGE = 10,477 SF

Edward Smith Library
 3 Old Post Road
 North Branford, Connecticut



Lower Level Floor Plan



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**North Branford Public Libraries
Facilities Study**

Schoenhardt Project #05126.00

Preliminary Statement of Probable Cost

July 30, 2006

Project Description

The following estimate is based upon the program dated June 16, 2006 and sketches proposed site and floor plans, dated April 25, 2006. The basic work includes additions and renovations to the Atwater Memorial and Edward Smith Libraries as indicated. Site improvements correspond to the needs of the program and limitations of the sites. The detail of the estimate is consistent with the preliminary nature of the plans with contingencies to cover design details as the work progresses and unknown or unforeseen construction situations.

Costing Process

Preliminary estimates of Probable Construction Costs are based upon historical costs, current cost for similar construction and project type, input for general contractors familiar with project type and current costs, current understanding of existing building conditions. The accuracy is limited by the preliminary nature of "study documents". Contingencies, both design and construction are at a level consistent with the preliminary nature of the documents. These figures should be adjusted as greater detail is developed. The Fee estimate is based upon full design services for the major renovation/addition scope, for this project type, size and complexity.

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North Branford Public Libraries Facilities Study

Schoenhardt Project #05126.00

Preliminary Statement of Probable Cost

July 30, 2006

Page 2 of 2

Cost Summary

Atwater Memorial Library - Construction

| Item | Quantity | Unit | Total |
|------------------|----------|----------|-------------------|
| Minor Renovation | 4,011sf | \$ 65/sf | \$ 260,715 |
| Major Renovation | 2,705sf | \$140/sf | \$ 378,700 |
| New Site | 7,582sf | \$250/sf | \$1,895,500 |
| | | | <u>\$ 350,000</u> |
| | | | \$2,884,015 |

Edward Smith - Construction

| Item | Quantity | Unit | Total |
|------------------|----------|----------|--------------------|
| Minor Renovation | 3,056sf | \$ 65/sf | \$ 199,940 |
| Major Renovation | 2,153sf | \$140/sf | \$ 301,420 |
| New Site | 5444sf | \$250/sf | \$1,361,000 |
| | | | <u>\$ 250,000</u> |
| | | | \$2,112,360 |
| SubTotal | | | \$4,997,275 |

| | | | |
|---------------|----------------------------|-----|------------|
| Contingencies | Design (\$4,997,275) | 10% | \$ 499,730 |
| | Construction (\$5,497,005) | 15% | \$ 824,550 |

| | | | |
|------|--------------------|--|------------|
| Fees | 12% of \$4,997,275 | | \$ 599,675 |
|------|--------------------|--|------------|

| | | | |
|----------------|--------------------|--|------------|
| Administrative | 10% or \$5,497,000 | | \$ 549,700 |
|----------------|--------------------|--|------------|

Town
Bonding
Fees/Changes
Land boundary, utility and topographic Surveys
Boring, subsurface investigation
Hazardous Materials Surveys
Misc.

| | | | |
|----------|--|--|------------|
| FF and E | Fixtures, Furniture and Equipment Including Design Fees (No computers / electronics) | | \$ 550,000 |
|----------|--|--|------------|

Project Total

\$8,020,930

Not Included –

Land Purchase
Moving/Storage
Haz Mat Removal – VAT tile under carpet – \$3.50 to \$4.50/sf

ARCHITECTURE + INTERIOR DESIGN

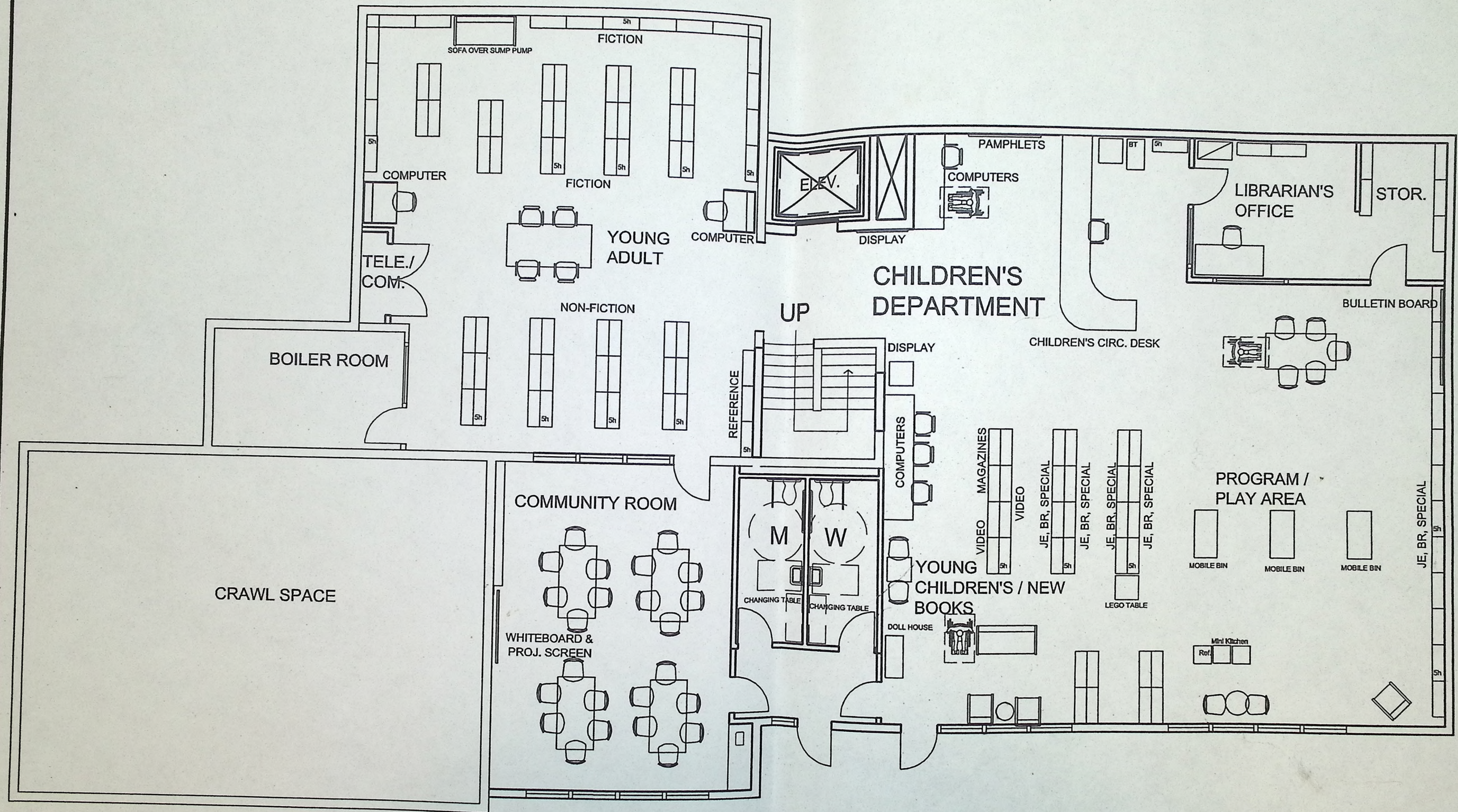
Schoenhardt

Architecture + Interior Design

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Tariffville, CT 06081

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schoenhardt.com



LOWER LEVEL FURNITURE PLAN

1/8" = 1'-0"

