

Tuftonboro Free Library Building Project Timeline as of November 7, 2008

December, 2003	Librarians identify growing space needs. Trustees discuss setting up a Capital Reserve Fund for (near) future library expansion.
September, 2004	Trustees request that Selectmen establish a Capital Reserve Fund. Instead, Selectmen offer \$5,000 in addition to TLF's proposed 2005 operating budget, to pay for a professional space needs assessment and preliminary architectural plans.
March, 2005	\$5,000 appropriated.
May, 2005	Grants from Bald Peak Colony Club Community Fund and the Friends of the Library provide for installation of over 150 linear feet of new shelving for adult fiction and the NH Collection, which is not enough to meet the need, but all that will fit. Seven foot stacks block light/air/oversight.
June, 2005	Tuftonboro Master Plan Survey respondents rank library higher than any other Town service.
July, 2005	Site visit by Upcountry Consultants/Space & Strategic Planning for Small Public Libraries. Professional assessment confirms that "the library is clearly out of space," and, among a long list of other deficiencies, "no longer meets the accessibility requirements of the Americans with Disabilities Act (ADA)."
August, 2005	Trustees contract with architect (Tom Wallace of Tennant/Wallace) to develop preliminary schematic designs for an addition. Librarians begin work on a detailed, written Building Program, prioritizing resource and service space needs.
October, 2005	Trustees approve TFL Building Program. Architect begins work on preliminary drawings.
December, 2005	Trustees select preferred expansion plan from three proposals.
January, 2006	Architect provides additional elevations for the selected plan.
February, 2006	2/6 Trustees present building expansion plans to Selectmen and request \$250,000 Capital Reserve Fund. That evening, Selectman Albee calls Trustee Chair Sundquist to offer \$100,000 this year and full funding for the project in 2007. 2/7 Trustees meet with Budget Committee, who approve the \$100,000 recommended by the Selectmen. 2/8 Selectman Weeks suggests to Trustee Chair Sundquist that we consider a new building instead of an addition. 2/9 C. Sundquist meets again with Selectmen. Albee and Weeks support a new library building, to be constructed on land adjacent to the Town Office, which is on the 2006 Town Warrant for purchase for cemetery and Town Office expansion. Carolyn calls special Trustees meeting. Trustees have concerns about new building, but agree to pursue the idea, with the understanding that the \$100,000 slated for Town Meeting approval could be used on this project if it works out.

March, 2006 As new building plans are extremely tentative and hinge on as-yet-unapproved land purchase, Trustees instead present preliminary plans for an addition, and request \$100,000 in a non-lapsing fund to continue developing building plans. Barbara Wood proposes an amendment to limit expenditure of these funds to the current site. Unfortunately, her motion passes, but the money is appropriated.

April, 2006 4/3 Trustees meet with Selectmen to “clear the air” after Town Meeting. Decision: move ahead with wetlands survey at present library location; get letter of opinion from Architect re whether new Town Office lot would be an appropriate site for a new library. Report back to Selectmen in May.

4/13 Architect and Trustees walk the proposed site for a new building adjacent to the Town Office. There is not adequate room for parking, and no room at all for future expansion. Also, the building would probably have to be on two levels.

May, 2006 5/1 Trustees meet with Selectmen to present Architect’s negative site evaluation, and discuss possibility of a new building on Town-owned land behind the current building, instead of next to the Town Office. Selectmen approve proposed land use.

5/11 Trustees authorize Greg Howard to perform wetlands delineation on new site, and White Mountain Survey to do topographical mapping.

June, 2006 6/15 Selectmen meet with Trustees at the library, and advise that they will fully support a new library building, located behind the present building and funded through bonding. They suggested that all surveys be completed asap, and provided names of engineers. Based on this meeting, the Trustees voted unanimously to proceed with plans for a new building.

6/28 Completed wetlands delineation reveals wetlands areas behind the current building, which the originally proposed addition (and expanded parking) would have run into.

July, 2006 Architect, Trustees, and topo surveyor (Jim Rines) walked the back property to ascertain suitable location for new building. Friends (Bob Theve) weedwhack a path to the proposed site.

Ranges of adult fiction moved to meeting room. Smaller book sale shelves installed.

August, 2006 Revised Architect contract signed.

October, 2006 Topographical mapping by White Mountain Survey completed.

December, 2006 Architect presents 3 alternative plans for a new building. Trustees accept plan #3 (everyone’s second favorite but also the least expensive). Trustees begin planning for a promotional mailing and Valentine’s Open House to present plans, answer questions, address concerns before Town Meeting.

Polar Express attendance limited by ticket for the first time ever.

February, 2007 Selectmen approve, but Budget Committee votes against library bond issue for new building, then reverses that vote at the public hearing.

March, 2007 Library bond vote defeated at Town Meeting.

April, 2007 Trustees host open community forum to discuss “what next?” and possible re-uses for old library building. Top suggestions: community/day care center or police station. TFL Building Team recruited from among participants.

June, 2007 Trustees authorize Peter Cooperdock to proceed with a septic design for the new building that will incorporate the old building as well.

July, 2007 Library Building Fund receives anonymous pledge of \$10,000, contingent on project approval at Town Meeting.

August, 2007 Architect presents proposed site engineering costs, and requests clarification on septic placement.

Friends/Building Team host wine & cheese event at Dan & Cindy Barnard’s, with building presentation and Q&A by Trustees

Friends/Building Team host ice cream social at the library, with guided tours of the proposed new building site.

September, 2007 Architect presents revised cost estimate of \$2,056,600 for 9,475 sq. ft. Construction costs have increased 5% since original estimate, but the contingency fee is lower as we are further along in the process.

Friends/Building Team host wine & cheese event at Gil & Linda MacDonald’s.

CIP Committee recommends that the library defer Warrant Article for a new building until 2009, so that public safety capital needs can begin to be addressed in 2008. First payment of a 15-year bond would be due in 2010. CIP recommends that TFL fundraise the first payment. Trustees agree.

October, 2007 Friends/Building Team host cider and donuts at the library, with guided tours of the proposed new building site.

March, 2008 Selectmen approve the use of Dearborn garage as storage for sale books and library furniture.

April, 2008 Yard Sale Fundraiser at the library.

May, 2008 Librarians attend a seminar on Green Buildings.

CIP Committee meets with Selectmen. Selectmen recommend appropriations to a capital reserve fund for library to begin in 2009.

June, 2008 Plant Sale Fundraiser at the library.

July, 2008 FOL Book & Bake Sale at the Dearborn’s AND at the library.

Architect Tom Wallace retires—Trustees meet with his partner and replacement, LEED certified architect Peter Tennant. Peter and Tufonboro Energy Committee suggest net zero energy costs for new building may be achieved by means of a tradeoff wind turbine at the Transfer Station, to be included in new building budget. Trustees agree in principle.

August, 2008

FOL Auction Fundraiser at the Todaro Center.

Trustees meet with CIP Committee to discuss capital reserve appropriations of \$300,000 in 2009, 2010, and 2011, rather than bonding in 2009. CIP recommends consideration of presenting the building plan for funding in 2009, with 15-year bank financing. This approach would be less expensive than the capital reserve approach, and the new library would be built in 2010. Minimum of first two biannual payments to be made through fundraising, so no cost to taxpayers until 2011. Trustees will contact Jack Widmer and consider this approach.

September, 2008

Quilt Raffle Fundraiser. FOL present \$12,000 to Building Fund.

Trustees meet with Town Treasurer Jack Widmer to review bank financing options.

CIP Committee submits revised capital project schedule to Selectmen, including new funding formula for library building approval in 2009, with 15-year bank financing. Project to start in fall of 2009 or spring of 2010, with first payment 6 months after start date. Trustees and FOL reaffirm commitment to covering first two bi-annual payments, or reducing the total amount borrowed by at least \$200,000.

October, 2008

FOL Benefit Concert at the Old White Church.

Custom label Black Bear coffee and mugs go on sale at the library to benefit the Building Fund.

Trustees meet with Selectmen to discuss the library's placement on the 2009 Warrant. Meeting inconclusive. Trustees invite Selectmen to their November meeting, to continue the discussion.

November, 2008

Library is now 30% over capacity. Plans for 2009 include installation of additional shelving in the meeting room, which will further curtail meeting space for library programs and local groups.