

Summary of Sherborn Library Space Study Findings and Recommendations

5/20/2009

1. ADA Non-Compliance

- Lack of handicapped access to Mezzanine and Basement
 - Also affects: parents transporting small children in strollers
 - " senior citizens
- Bathroom facilities not in ADA compliance (Doors/Fixtures/Area)
- Inter-stack separation not in ADA compliance (36" required; 33" provided)
- Must comply with 521 CMR
- Applies to staff kitchen, children's bathrooms, circulation desk, and theatre.
- Existing handicapped parking exceeds ADA slope requirement
- ADA compliance difficult and expensive to achieve with existing building configuration

2. Roof, Skylights and Windows

- The shades for the skylights are inoperable. This leads to increased AC loads in the summer, and increased heating demands in the winter. Skylights are felt to cause significant energy loss.
- Ultraviolet light from the skylights and side windows accelerate fading of art, furnishings and collection covers
- Leaks from skylights over lobby & mezzanine corridor must be repaired (in progress 4/09).
- Several of the side window panels are fogged due to seal failure and must be replaced.
- Protection required against snow/ice slides from roof over front entrance (being addressed in spring 2009)

3. Furnishings and Cabinetry

- Conference Room tables need renovation or replacement
- Captains chairs at study tables and workstations need to be replaced
- Stacks need to be examined for stability and height reduction
- Children's area lacks adequate furnishings and age-appropriate ergonomics.

4. Lighting and Electrical

- Ceiling light fixtures are 30' above the floor and relamping via professional firm is expensive.
- In 2005 the Fire Department re-lamped the high fixtures at no charge but they should not be expected to continue to solve our re-lamping problems indefinitely
- Lighting in the alcove for the media collection is inadequate.
- The library exterior lighting needs to be improved.
- Basement lighting is inadequate throughout most of the basement area.
- A backup gas-powered generator for powering the furnace, emergency lighting, and other critical circuits during power outages shall be provided.

5. HVAC and Mechanical/Plumbing

- HVAC is old (~38 years) and inefficient. Should consider:
 - replacement and upgrade to achieve higher efficiency.
 - alternative energy systems (e.g. solar power)
 - green design/construction/maintenance principles
- Should consider increase oil tank capacity from 550 gallons to at least 1000 gallons to permit access to educational cooperative for volume purchasing.
- Consider use of heat pump technology for heating and cooling

- Basement ventilation is inadequate. Some evidence of mold grows on the walls of the children's storytime area.
- Should dismantle and remove the unused water cooling tower from the HVAC area. Also should remove other stored debris and junk from the HVAC area. The area should be cleaned and renovated to make the space available for more productive use. The unused water cooling tower may contain asbestos. If so, removal will require certified professional contractor.
- The library septic system consists of a 1000 gallon septic tank, distribution box and a leaching field located behind and below library. Engineering evaluation will be required to determine if system is adequate for expanded library use.
- Library water pressure is low in the summertime since construction of the new Police Station, and outdoor irrigation cannot be performed without interrupting the water supply at the Police Station. An engineering evaluation is required to determine remedies.

6. Lavatories and Staff Rooms

- Two public unisex bathrooms are provided on the main floor and a staff bathroom on the Mezzanine. None are ADA compliant.
- The public bathrooms need to be "child-proofed" due to instances where children have been unable to unlock the doors from within.
- The bathrooms do not provide a changing table.
- Noise from the public bathrooms intrudes into Library Director's office. Noise mitigation techniques should be employed to provide a professional working environment in the director's office.
- The director's office is not acoustically secure and cannot be used for confidential personnel reviews, etc.
- A "children-only" bathroom should be provided for child safety/security purposes.

7. Stairwells

- Concern has been expressed that the open stairs are not child-safe. Stair doors can be closed to protect wandering toddlers as an interim solution.

8. Parking and Maintenance

- Library parking consists of 8 spaces including one designated handicapped space. Overflow spaces are available at the Community Center and Town Hall. Overflow spaces are not convenient or safe for handicapped library patrons.
- Deliveries to the library come primarily via the front door at the main level. Items for the mezzanine are carried up the mezzanine stairs; items for the basement are carried down the basement stairs. Some deliveries to the basement can be made via the exterior steps to the basement entrance from Sanger St. Lack of an elevator complicates delivery of heavy or large-sized items.
- There is no parking designated for delivery vehicles. These vehicles often block library parking spaces while deliveries are being made
- Library trash accumulates in the basement for up to a year and often to a level blocking emergency doors and electrical panels.

9. Book Stacks

- Filled Beyond Capacity
- Some collections are stored on top of 7-foot stacks, well beyond reach of average person. Projections assume use of only the first six shelves of seven-shelf stacks.
- Adult collection requires an additional 4.5 stacks
- Pre-school & toddler collections require a total of 9 conventional shelving units.
- School-aged & adolescent collections require an additional 5.5 stacks.

10. Children's Area

- Noise intrudes on adult reading area
- Oversized adult stacks (7 ft.) currently used to accommodate school-aged collection
- Inadequate area for children's activities
 - current area 1,801 sq. ft.
 - projected need 5,066 sq. ft.
- Children should have their own age appropriate computer workstations with proper information and controls.

11. Security and Safety

- Protection against child predators has become an unfortunate necessity
- Should provide or consider feasibility:
 - closed circuit TV for monitoring remote areas of the library
 - motion detectors or other monitors connected to the police station for detection of off-hours activity within the library
 - smoke, fire, carbon monoxide detectors connected to the fire department
- An updated fire suppression system is required to meet current fire code.

12. Minuteman Library Network

- The Sherborn Library is the only public library in eastern Mass. that is not part of an automated resource sharing network
- Membership is expensive
- Additional library staff is required to process interlibrary transactions
- A docking/receiving/delivery facility would be required to handle the expected volume of transactions.

13. Basement

- Poor ventilation, marginal lighting. Modifications to permit improved utilization include:
 - improved ventilation
 - addition of window wells and windows to permit natural light access.
 - restroom
 - refreshments sink
 - janitor's sink
 - security monitors

14. Green Design/Construction/Maintenance

- Perform energy audit to assess energy loss sources
- Evaluate life cycle costs of alternative 'green' design approaches vs. conventional
- Evaluate life cycle costs of sustainable building products/materials
- Evaluate use of green maintenance products/procedures.

15. Environmental Testing

- Testing for radon gas has never been done. This test should be done before proceeding with expansion or renovation of the library.