

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** April 3, 2006

**SUBJECT:** Tuxedo/Green River Branch Library Update

**ATTACHMENTS:**

- 1) Library Board of Trustees Recommendations
- 2) 2 January, 2006 Letter from Stuart Stepp, AIA
- 3) 10 February, 2006 Letter from Stuart Stepp, AIA

**SUMMARY OF REQUEST:**

As requested during the March 15, 2006 meeting of the Board of Commissioners, Mr. Bill Snyder, Henderson County Library Director, will provide an update concerning the possible expansion/relocation of the Tuxedo/Green River Branch Library. Attached is a document that details the recommendations of the Library Board of Trustees along with correspondence from Mr. Stuart Stepp, AIA.

**COUNTY MANAGER RECOMMENDATION/BOARD ACTION REQUESTED:**

No specific action is recommended at this time. However, based on Mr. Snyder's presentation and Board discussion, the Board may wish to provide general guidance to staff.

## Library Board of Trustees Recommendations

### SIZE:

The Library Board recommends a facility of 3,700 square feet. This recommendation is based on the service population living within four miles of Tuxedo. The Planning Department estimates that currently 7,278 persons live within this service area. By 2010 this number will increase to 9,367 and by 2020 to 11,456. The current library circulates 16,500 items per year. This is 27% more than the circulation of the Edneyville Library prior to its expansion.

Library Standards in the surrounding states recommend library facilities of .6 sq. ft. per capita (Florida, South Carolina, Virginia) to .75 sq. ft. (Tennessee). The North Carolina Standard is .65 sq. ft. per capita. A simple mathematical calculation yields a recommended library size based on year 2020 population projections of 6,874 to 8,600 sq. ft.

The Library Administration is comfortable with a smaller facility, 3,700 sq. ft. at this time. Of course, any facility should be designed to accommodate future growth. The Board of Trustees endorses this recommendation.

### SITE OPTION:

At present there are two options available.

#### 1. Expansion of current library owned by the Green Family.

This library consists of 1,075 sq. ft. An added wing 50' x 55' will provide a total size of 3,825 sq. ft. The expansion will require some additional drain fields for the septic system as the restrooms facilities will have to be resized. The Environmental Health Department does not view this as a problem.

The land available limits options for siting an addition. The attached letter from Stuart Stepp, AIA outlines some concerns and presents a project budget of \$493,250 including architectural fees and a 5% contingency.

The Friends of the Library have offered to provide additional library furniture and equipment.

The Green Family is willing to execute a 99-year lease on the property. This includes property to the south of the driveway for building expansion and some property to the north for parking. No expansion east or west is possible due to Green family plans and geography.

#### 2. The former Company Store on Highway 225 in Tuxedo.

This facility totals 3,600 square feet on one acre at level ground. Site work will be minimal. The existing septic system is adequate and community water is available.

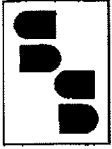
Stuart Stepp, AIA suggests a budget of \$200,00 for this site. This includes restrooms, new windows, HVAC reworking, electrical, paint and carpet.

The county has an appraisal prepared by Ben Beasley that suggests a fair market value of \$293,00 for the property. It remains to be seen if the property could be purchased for this amount.

### CONCLUSION:

The Green River Support Group and Library Board prefer the Company Store site. However, each site is acceptable.

The total cost for either project is approximately \$495,000.



STUART STEPP, AIA, ARCHITECT

*2 January 2006*

*Henderson County Public Library  
Attn: Mr. Bill Snyder*

*Re: Tuxedo Branch @ Existing Company Store  
Tuxedo, NC*

*Dear Bill,*

*Thanks again for calling us regarding this project.*

*You plan to use the 50'x72' existing building as new Branch Library at Tuxedo with a community room, new handicap toilet locations and spaces required for Library.*

*Building shell looks like it's in great shape - electrical and hvac and roof have been recently updated.*

*We'll still need to have new thermal energy efficient windows and storefront at existing single pane windows and doors. We'll need to look at existing handicap access. You'll need to review locations at main entry, community room entrance.*

*We'll revise existing HVAC and lighting locations. (There are 4 existing units.) We'll probably need new display and task lighting.*

*We'll need new floor finishes, new painted walls and revise and redo ceilings.*

*We'll have our structural engineer check some existing non-load bearing walls that you want to remove and you'll be adding some other partitions.*

*There is a partial basement which may help on relocating plumbing.*

*Project is on existing septic system and community well.*

*You anticipate very little site work initially. We'll need to make handicap spaces and you may overlay existing paving.*

*You plan to keep existing front elevation for appearance with awnings, etc.*

**PAGE 1 OF 2**

**Mr. Bill Snyder**

**Page 2**

**2 January 2006**

***You anticipate starting construction July 1 and we think we'll be into informal bidding process.***

***For basic budget purposes, I'd use \$50/SF.***

***\$50 x 3600 = \$180,000 for this work***

***Your library furnishings and shelving, etc. will be under separate budget.***

***I'd plug in 6% for Architectural/Engineering fees and keep at least a 5% contingency for existing building work.***

***Please call if you have any questions.***

***Sincerely,***

  
\_\_\_\_\_  
***Stuart Stepp, Architect***

***SS/fm***



STUART STEPP, AIA, ARCHITECT

*10 February 2006*

*Henderson County Public Library  
Attn: Mr. Bill Snyder*

*Re: Tuxedo Branch Library Addition &  
Renovation @ Existing Site  
50 Green River Road  
Tuxedo, NC*

*Dear Bill,*

*Thanks again for calling us on this project.*

*If branch stays at this existing site, you plan to add approximately 2750 SF to the approximate 1075 SF existing building for a total of 3825 SF.*

*The existing building is less than 15 years old and serves well for site it is now functioning, etc.*

*This site has some conditions which are not conducive to a large addition. There is a steep bank that slopes down to the Old Greenville Highway (not Old 25). The site slopes gently forward but with a lot of grade change towards Green River Road. The existing parking is north of existing building on higher portion of lot but will need to be expanded. There is a service road to Convenience Store that swings around in front of the branch that also serves as road to branch and parking, creating some cross-traffic with branch users and service trucks.*

*The existing septic/sewer drainfield is to south of existing building (cleanout is visible) and this is under the new building footprint. You've already contacted the Henderson County Health Department but we have no data yet at this time as to what the new location would be. You'd need to plug in some numbers for this.*

*Page 1 of 2*

**Bill Snyder**  
**Page 2**  
**10 February 2006**

*To make the flow work inside well with a new library addition after expansion, the new addition (proposed 50' to 55', would go to the south and extend close up to the bank as well as be only a few feet from the service road. Due to slope of site, to keep finish floor elevations the same you'll end up with a 4'-5' high wall at end of addition to grade. We would need any new required exit doors to be handicap accessible and this could be a challenge with this high of difference. We would have to develop legal ramps (1:12) to go from exit door to parking lot.*

*I think I'd plug in a sitework number also for new parking to be enlarged so this is more than few spaces allotted now.*

*For basic budget purposes, I'd use \$50/SF for remodeling existing building (this includes new handicap and larger toilets than existing ones).*

	<i>1075 SF x \$50 =</i>	<i>\$ 53,750</i>
<i>New addition</i>	<i>2750 SF x \$130 =</i>	<i>\$357,500</i>
<i>Septic/Drainfield &amp; Utilities Allowance</i>		<i>\$ 8,000</i>
<i>New Parking Lot Additions</i>		<i>\$ 25,000</i>
		<hr/>
		<i>\$444,250</i>

*Your library furnishings and shelving, etc. will be under separate budget.*

*I'd plug in 6% for Architectural/Engineering fees and keep at least a 5% contingency for existing building work.*

*Please call if you have any questions.*

*Sincerely,*

  
*Stuart Stepp, Architect*  
*SS/fm*