

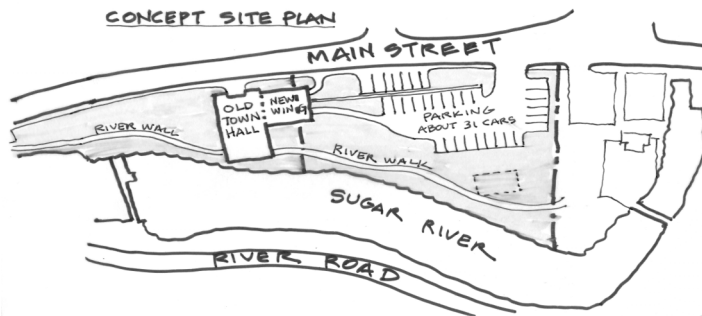
IT JUST MAKES SENSE

By combining projects, the town can meet multiple, important objectives.

- Provide residents with an efficient, up-to-date library for the 21st century
- Preserve Sunapee's Old Town Hall, one of the last large historic buildings in town
- Have community space for meetings, activities and classes
- Enhance Sunapee's Riverwalk and green space along the Sugar River

The library needs more space for collections and services, programs information technology (IT resources), and parking. This plan fulfills these needs.

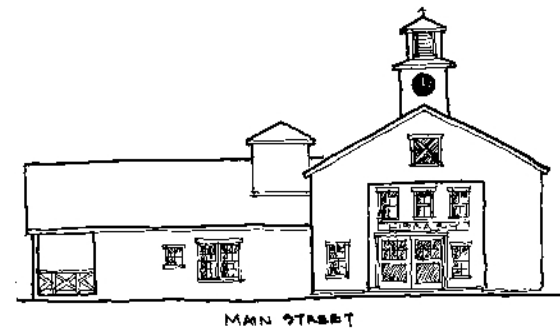
The goal is to preserve the Old Town Hall's historic features and make the building a vibrant center for community use: learning, enrichment, and enjoyment.



Printed by Sunapee supporters of the Old Town Hall-Library project.
Contact Barbara Sullivan or Email: OTHLibraryProject@gmail.com

With the help of Sunapee voters, a new library-community center can become a reality.

A COMMUNITY VISION: Build for the Future And Preserve the Past



Build a new library while preserving the Old Town Hall. Work together. Maximize resources.

Learn about the proposed project and the advisory warrant article to be voted upon at the 2010 Town Meeting.
Please see inside.

Above design: The concept plan for an Old Town Hall-Library, as seen from Main Street.

What is Town Warrant Article about?

The Library Trustees, Old Town Hall Committee, and Selectmen voted to put an article on the March 2010 Town Warrant to help determine the level of support for a joint project that would involve renovating the OTH for the library and other town uses. Warrant Article #23 asks:

“Do you favor expanding the previously approved library Harbor site to include the adjacent Old Town Hall property, renovating the Old Town Hall for a library while preserving the horse ramp and clock tower, reserving a portion of the building for other town uses, while continuing to seek private funding? This article is advisory only and is intended to provide the Library Trustees, the Old Town Hall Committee, and the Select Board with a sense of the voters’ opinions.”

Why alter the approved 2008 library plan?

This modifies the library plan by combining the approved Sunapee Harbor site (still to be used for green space, parking, and a portion of the building) with the adjacent Old Town Hall property, owned by the town. It would allow the town to build a new library, save the Old Town Hall, and create needed community space--in one collaborative project.

How would the Old Town Hall become the library?

The building would be shored up, foundation replaced, and remaining structure reinforced; the front section (along Main Street) would be replaced and set back about six feet from the road. The old police station wing would be replaced with a new wing about twice the size.

The building would get new windows, siding, roofing and state-of-the-art insulation for high-energy efficiency and low maintenance. A new elevator, electrical, sprinkler and mechanicals would be installed. New interior finishes would be consistent with the building’s historic features.

Old Town Hall features to be saved:

- The historic clock tower, originally donated by Moses Knowlton to the town for use on a library.
- The unique interior horse ramp used when the building served as a livery stable.
- The building’s general appearance, form, and size.

The Old Town Hall is on the New Hampshire Register of Historic Places and is one of NH’s Seven to Save, listed in 2008 by the NH Preservation Alliance.

More Details about the Conceptual Plan

Parking: There would be 31 on-site parking spaces, located by the main and lower entrances to the building.

Layout: The library would take in three floors, 10,600 sq. ft., the Main Street level, a mezzanine above, and a lower level.

Main Street level: Main entry, adult collection, reading areas, young adult collection, reading porch, circulation desk, elevator, stairs, restrooms, office, and workroom.

Mezzanine level (upper floor): History/meeting room, reading area, and access to the clock tower.

Lower level: Children’s collection, reading areas, craft room, meeting room with kitchenette, elevator, stairs, restrooms, storage and mechanical room. The design provides direct access to the community meeting room when the library is closed.

Riverwalk level: Reserved for other town uses. This area would **not** be part of the library and could be used for community recreational space, the thrift shop, farmer’s market, and other uses allowed by the town.

The Cost & Funding: November 2009 OTH-Library concept plan preliminary cost estimate:

Construction	\$2,077,000
Land cost	400,000*
Contingency	104,000
Inflation costs to 2012	214,000
Permits, fees, other	277,000
Furnishings, equipment	218,000

Total Concept Project: \$3,290,000 project cost in 2012

* Riverway stock donations could reduce land cost by \$200,000

Funding will come from a Capital Reserve Fund, in-kind contributions, private donations, and state and federal grants. The building’s proposed uses and historical designation enhances funding opportunities that includes grants for libraries/education, historic preservation and transportation enhancement projects, and green building.

For more information, please contact:

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