

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 1/18/2018 By: Robin Eibye
Assigned CPC #2019 - 07]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last: Abraham First: Vanessa
2. Organization(s) (if appropriate) Groton Public Library
- b.) Regional Project: Yes? or No? If Yes, Town/Organization: No
3. Submission Date: Jan. 17, 2018
4. Applicant Address: St. 99 Main St
City/ State: Groton / MA ZIP: 01450
5. Ph. # 978-448-8000 Email: vabraham@gpl.org
6. CPA Purpose. Check all that apply:
Community Housing ☐ (Affordable Housing: ☐) Historic Preservation: ☒ Open Space: ☐
Recreation ☐
7. Town Committee or boards participating: Library Board of Trustees
8. Project Location/Address: 99 Main Street, Groton, MA
9. Project Name: 2018-07 Library Pocket Doors
10. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Board of Trustees, Chair David Zeiler	99 Main Street, Groton	978-448-3753	gpltrustees@gpl.org
Project Manager	Vanessa Abraham	99 Main Street, Groton	978-448-2652	vabraham@gpl.org
Lead Architect	Richard Smith, Adams & Smith, LLC	55 Thomas Rd, Swampscott, MA 01907	781-599-2070	rcsmitharch@verizon.net
Project Contractor	Platt Builders	31 Adams Ave., Groton	978-448-9963	info@plattbuilders.com
Project Consultants	Tom Delaney	Dept. of Public Works, Groton	978-448-1162	tdelaney@townofgroton.org
Other:				
Other				

11. As appropriate, indicate if proposal requires P&S agreement Deed ☐
Option agreement ☐ Other-describe: _____
12. a.) Assessor info. (map/ block/ lot id.(s)): 113 / 18 / 0 b.) Tax classification type: Government
13. Permits required: Zoning: _____ Historic Preservation: _____ Other: _____
14. Historic Commission Approval signoff (when required): _____ Date: _____
15. Funding: a.) Requested from CPC: \$ 9,500 b.) Committed from other sources: \$ 222,863
c.) Annual anticipated total income: \$ 885,682 d.) Annual anticipated total expense: \$ 885,682
d.) Anticipated net income (loss): \$ _____ e.) Estimator name/company: _____
16. CCP Objectives - use codes from **Section 5** to indicate all that apply: 5.1.1
17. Project Timelines: Proposed Start Date: July 1, 2018 Projected Complete Date: Oct. 31, 2018
18. Estimated Delivery Date of Completion Report to CPC: Dec. 31, 2018

19. Project description and explanation (attach additional sheets as needed): _____

As it was originally designed, the main floor of the historic 1893 library building had both Circulation and Reference Desks, Adult Fiction and Non-Fiction Collections, and a Reading Room. The Reading Room was protected from noise in the main area in by a set of solid oak paneled sliding pocket doors that closed off the 8' x 8' opening. In earlier times, silence was strictly adhered to in the library. While all public libraries have loosened the rules on silence in keeping with modern times, as a society we are losing quiet places for people to read, write, study, and/or reflect in a community space.

In response to the ever-evolving needs of our patrons, the Library Trustees and Staff – in collaboration with GPL Architect Richard Smith, our volunteer Art Committee, and several Library Consultants - have been in a multi-year process to evaluate and redesign our space in alignment with how use of the library has changed over time. Last month, we finally realized our top redesign priority when we moved our teen area from the middle/second floor to an all-new space (double the size!) on the top/third floor. This new space houses not only our Young Adult (YA) collection and the YA librarian's desk, but we added an all-new hang-out teen room for after-school activities. GPL already offers one of the best teen programs in the state (ranking first in our pop. group for # of teen attendees and # of programs offered for FOUR years in a row!), and now Groton's youth finally has a separate space to call their own and one equal to our outstanding teen programs, collections, and services!

The top/upper floor was the only area in the library with enough available space for a new teen area; but, as with all things in life, improving one situation often impacts others – and not always in a positive way. So, while we are now serving Groton's youth better, some needs of staff and patrons working on the top floor had to be sacrificed in the process – in particular, with regards to traffic, privacy, and noise. At the Reference Desk, librarians assist patrons of all ages with locating books, materials, resources, and information. Sometimes the inquiry is of a sensitive nature (e.g., medical, legal, etc.) and the ability to have a quiet and private conversation is of paramount importance. [Please see the attached floor layout plan included with this application as a guide.] On the other side of the top floor is our designated quiet area. Having a quiet place to work is a priority for many of our patrons. It has already proven challenging to maintain some measure of quiet in this area in the hours after school with the increase in teens using the public computers, getting tutored, or meeting with classmates to work on group projects. It will be even more challenging going forward to keep it reasonably quiet, with offering more activities on this level and attracting more teens upstairs.

When I addressed the CPC in December about this grant request, the teen space had yet to be moved upstairs, and the increase in noise was largely speculative. But now, having had the new YA area upstairs for only three weeks, I can confirm that there IS already greater traffic and noise on the top floor – even before we have gotten all the furniture and computers into the teen room and started offering organized activities in the space. There is serious concern from patrons and staff about our ability to protect their need for quiet and privacy.

We believe one of our best solutions to help mitigate the increase in noise, traffic, and lack of privacy is to fix the original pocket doors that were designed to effectively block noise from the foyer into the Reading Room. These are solid oak doors, beautifully paneled like all the millwork in the original building, and with gorgeous brass door handles. [Unfortunately, because the hardware is broken, the doors off the tracks, and because of how much they weigh, I am unable to provide you with a picture of them. However, I have included pictures of the original millwork in the area and the tiny parts of the doors that can be seen.] With the recent space renovations, now is the optimal time to get these doors functioning again, so we can use them today for the same purpose as in 1893: as a barrier to noise to protect the quiet reference and reading areas for patrons and staff.

Our multi-phase redesign project to maximize use of the library space has received funding support from the Town Trust Commissioners for the Library Trusts (quality contractors, materials, and labor), the GPL Endowment Trustees (furniture, art, supplies), the Library Board of Trustees with State Aid funds (architect's fees, shelving relocators, etc.), and the Town for capital improvements (carpeting, storm windows, etc.) and for all essential operational expenses that keep the library open, staffed, and maintained. The committed amount from all these sources combined for our Space Redesign Project alone comes to \$ 222,863. Despite such generous support, none of the above boards were interested in funding the new inner vestibule doors (so necessary for noise & temperature containment) until the CPC and Town voters approved our \$ 15,000 grant request last year. We are now in the same situation with restoring the historic pocket doors: they will not get repaired unless the CPC (and the Town voters) approve our grant application for \$ 9,500. But like the inner vestibule doors, we believe these will become a critical piece in optimizing library functionality for ALL our patrons.

The Groton Public Library is busier than it has ever been! With our expanded Sunday hours 1-5 pm (Sept-May), we are now open 6 days a week, 3 evenings until 9 pm, Fridays after 5 pm and all-day Saturdays – for a total of 52 hours a week (except June-August, when it is 48). This is a 21% increase in weekly hours since 2012, and we are serving more residents and in more ways than ever before! In 2017, 103,748 people visited GPL (our highest number ever!) - whether for books/materials, programs, meeting space, staff assistance, computers/equipment, to read/work/study alone or in small groups, or other purpose. Also in 2017, with the generous support of the GPL Endowment Trust, Town Trusts' Lecture Fund, Cultural Council Grants, local community colleges, and volunteers, we offered 720 programs (our greatest # yet!), which drew 10,512 participants! Computer use in 2017 (6,399) was the highest in 6 years; use of wireless internet in the building hit a new record since we started keeping count (3 years) at 11,657; and Reference and Readers' Advisory questions answered (6,515) was the highest in 15 years. In 2012 (before we joined the Merrimack Valley Library Consortium of 35 public libraries at the end of 2013), we borrowed 2,088 materials from other libraries for our patrons. In 2017, we borrowed 20,830 interlibrary loans for our patrons, an 898% increase! And this past year, our meeting rooms were booked at their highest point since we started collecting this statistic decades ago, with 1,799 bookings (which excludes staff use as well as patrons using the rooms on a drop-in basis when free.) The GPL is thriving, and we hope you will support our application request as an important reuse and preservation of Town-owned historic resources.

20. Feasibility: On a walk through the library with Architect Richard Smith and Halsey Platt in late 2014, both experts inspected the pocket doors and said that they need new hardware and to be re-hung and if this was done, they would be as good as new. This work would involve opening holes into the walls on both sides, installing the new hardware, rehanging the doors, and patching and plastering the walls back up. The hardware needed to fix the doors has not changed since 1893, and can still be purchased. At the time, Platt Builders gave a quote of \$ \$ 8,353 (which they re-affirmed as valid two months ago) and our painter, Peg Lorenz, would finish the space at an estimate of \$ 250. Together, the total comes to \$ 8,603, but it to always leave a small cushion above the estimate to cover any material increases or any unforeseen complications during the project. We are therefore asking for you to support this grant application for \$ 9,500, which includes a 10% contingency amount.

21. List of attachments:

1. Letter of Support from Interior Designer and Historic Districts Commission member, Maureen Giattino; 2. Original quote from Platt Builders, with a recent email confirming the estimate as still good; 3. Pictures of the historic foyer and area, as well as the very little of what can be seen of the pocket doors; 4. Picture of the layout of the top floor and the areas discussed and their relationship to each other; Letter of Support from the Groton History Center (forthcoming, after approval at their Feb. 5 meeting)

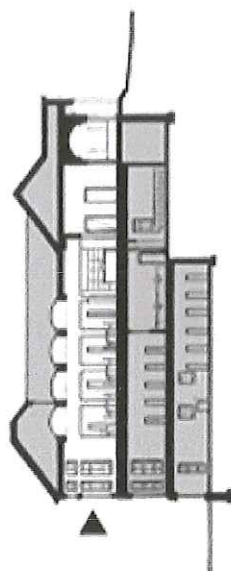
22. Additional Information:

23. Management Plan: Library Director Vanessa Abraham and key staff will manage the project, with the support and assistance of the Library Board of Trustees – particularly the Building & Equipment Committee Trustees, David Zeiler and Jane Allen.

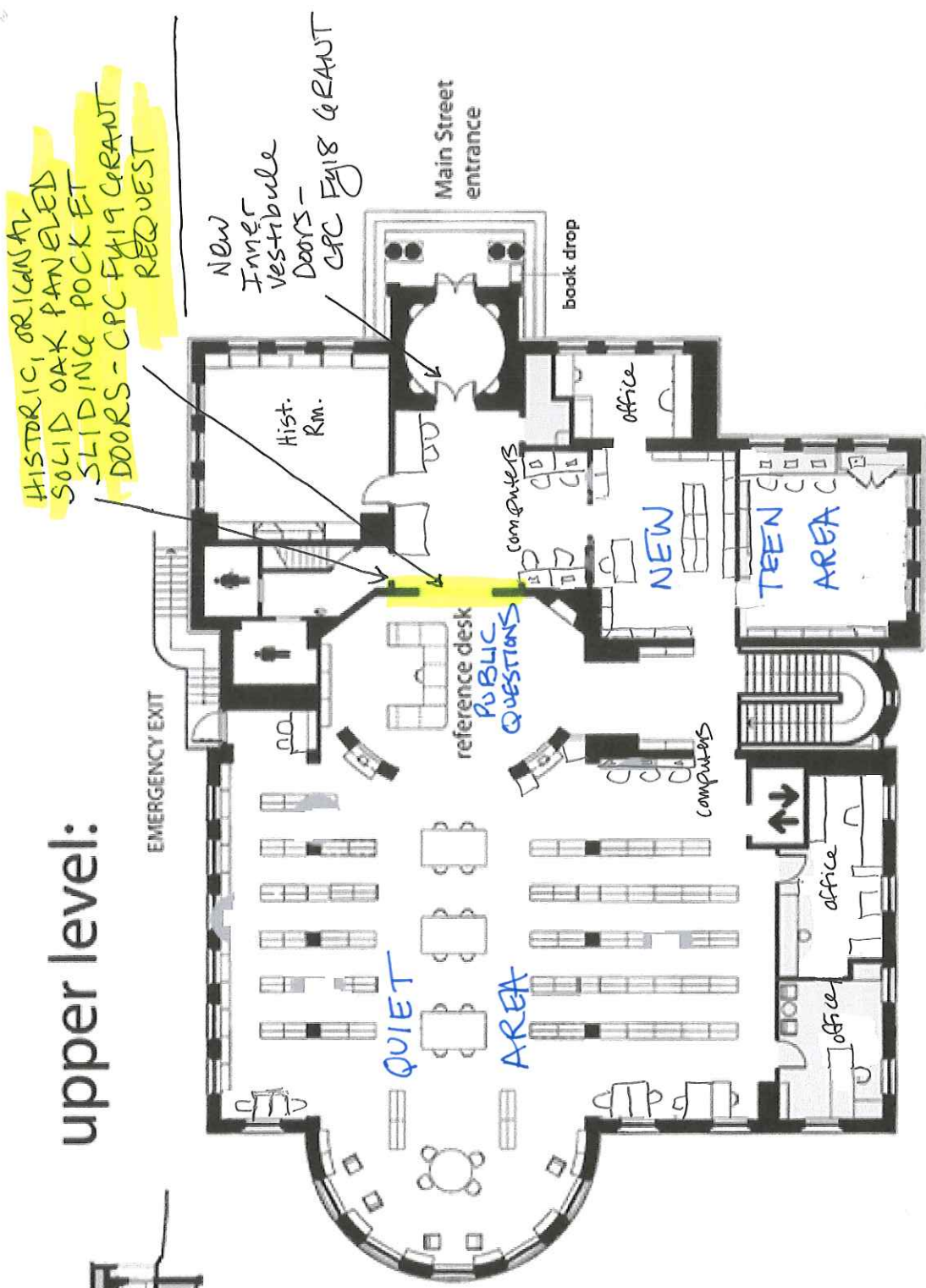
24. Applicant Signature: Vanessa Abraham Date: 1/17/18

25. Co Applicant Signature: David Zeiler Date: 1/17/18

Co Applicant Signature: _____ Date: _____



upper level:



November 6, 2014

Groton Public Library
99 Main Street
Groton, MA 01450



(9) Internal fixed arched storm windows - 5 week lead time

Screw shut the bottom sashes & remove the shade hardware	\$447
Templating for the internal storm panels (9 pieces)	\$995
Build & Install a curved paint grade stop for window to sit against	\$3,030
Painting will be done by the Library's regular painter - Peg Lorenz	\$0
Fabricate & install (9) interior storm panels	\$4,633
<i>3/4" aluminum frame, cream, tempered glass, handle on bottom</i>	
Total	\$9,105

Staff Room & Technical Services Room

Replace (1) broken glass panel	\$240
Supply & install (3) rectangular interior storm panels	\$1,400
Supply & install (6) rectangular interior storm panels	\$2,660
<i>3/4" aluminum frame, cream, tempered, handle on bottom</i>	
Total	\$4,300

Glass Doors at Entry - 9 week lead time

Custom build (2) 8'h x 2'4" 12-lite glass doors	\$10,610
Quarter sawn oak with 4-1/2" stile & 1-1/4" muntin bars	
Install the doors	\$2,176
Door hardware - natural brass (allowance) & hardware install	\$3,150
Finishing of the door by Peg Lorenz	\$0
Total	\$15,936

Pocket door

Remove existing pocket door & hardware, demo wall as needed	\$1,127
Installation of Hafele pocket door hardware	\$6,297
Plaster patching of two walls	\$930
Refinish of doors by Peg Lorenz (if needed)	\$0
Painting of the walls where patched by Peg Lorenz	\$0
Total \$	8,353

LH

Lawrence Howell <LHowell@plattbuilders.com>

Tue 10/24/2017, 1:00 PM

From: Lawrence Howell <LHowell@plattbuilders.com>

Sent: Tuesday, October 24, 2017 1:00 PM

To: Vanessa Abraham

Cc: Steve Adam

Subject: RE: Quote to fix original sliding oak doors in library

Hi Vanessa,

I checked back on the original quote for the sliding oak pocket door repair from 2014 and it looks Halsey had it at \$8,353. Assuming no significant changes since then that quote is still good.

Thanks,

Lawrence Howell

Project Manager

Platt Builders

978 735-9390

Mon 10/23/2017, 6:13 PM

Lawrence Howell <LHowell@plattbuilders.com>

Sent Items

Hi, Lawrence! We would like to apply for CPA funds to replace the broken hardware on the original sliding/pocket oak doors in the library. Halsey gave us a quote for the work a couple years ago, he said it would cost \$8,000 or so to open up the walls, install all new hardware, rehang the doors, and patch up the walls.

Would you mind giving me a current estimate for this job? The project summary requests to the Community Preservation Committee for 2017-18 are due soon.

Thank you!

Vanessa Abraham, Library Director

Groton Public Library

99 Main Street

Groton, MA 01450

978-448-2652

NOTICE: Inclement weather in North Carolina is delaying some shipments today.

HÄFELE

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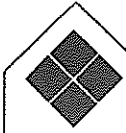


We Know More About Sliding Door
Hardware Than Anyone in the World

We are obsessed with the little things that your client will see and feel every day. In sliding door hardware, we are zealously focused on how smooth is the glide, how soft is the soft close and how seamless is the fit. From the strike to the lock we fixate on quality, material, function and design.

Your Search for Architectural Sliding Door Hardware end Here.

Know What You Want?



Community Preservation Committee
Groton, MA

January 8, 2018

Dear Committee Members,

Over the past few years the Groton Library has been working to repair and restore aspects of the library that have been long deferred; especially in relation to energy use and comfort. This year we are continuing to focus on the street level entrance and its interface with the library proper.

There is a pair of original sliding oak pocket doors between the inner vestibule and the library. It has been a long time since these doors have functioned. We would like to rehang the doors on new hardware, so they can be closed to limit the draft coming into the library. These beautiful doors are original to the building. Restoring their function would further preserve the historic nature of this building, while adding to the comfort of staff and patrons.

We hope you will continue to support our efforts to preserve and maintain this important building.

Sincerely,

Maureen Giattino

Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors



Let's take a walk through the historic library building. Here we are, entering from Main Street.

Please note the gorgeous new inner vestibule doors! (CPC Grant 2018-04!) The doors are done (completed 1/16/18), but we are waiting for hardware to come in and be installed.

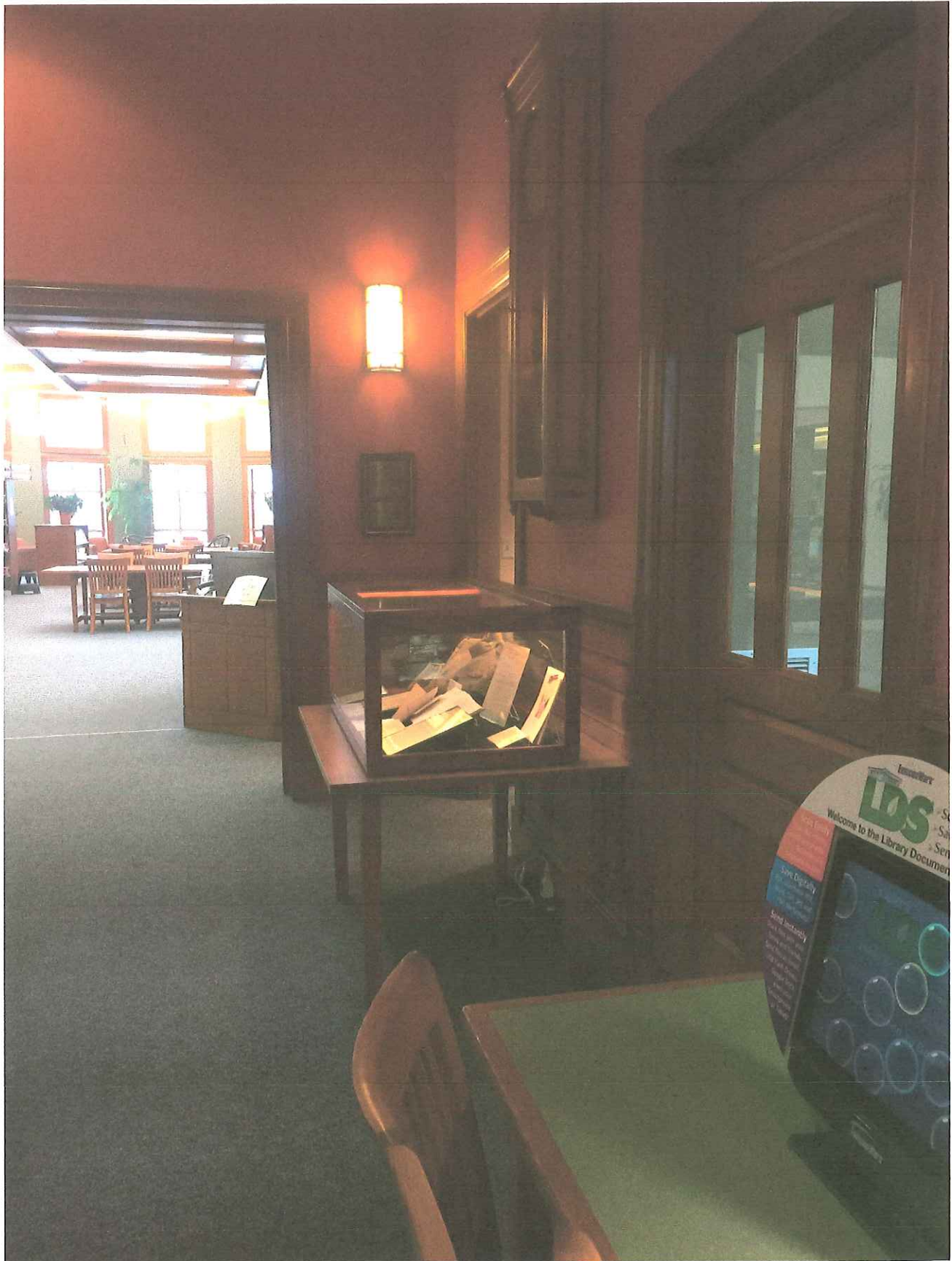
Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

Just through the vestibule, we enter the historic foyer. Straight ahead is a large, 8' x 8' opening. This is where our pocket doors are hiding.



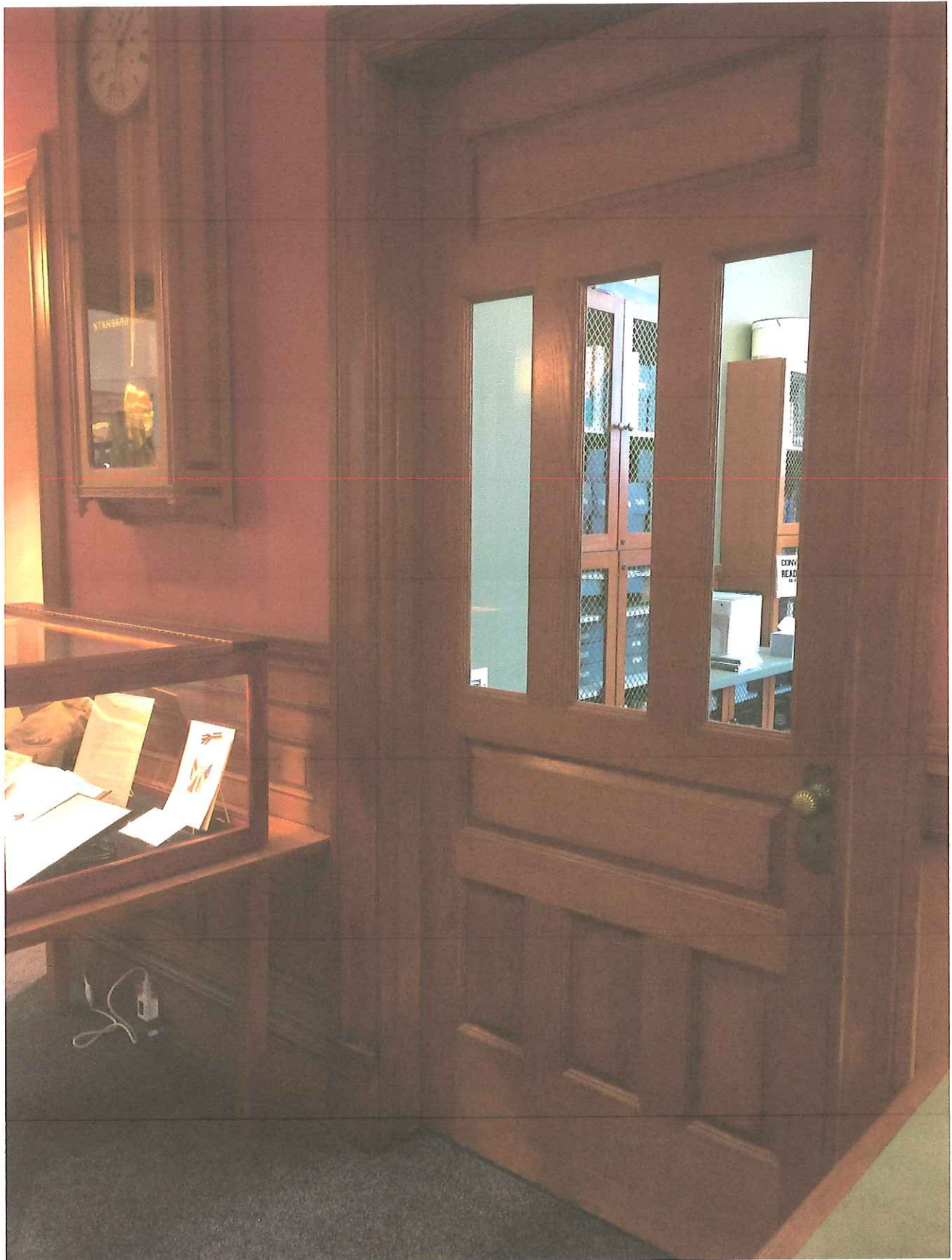
Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

Looking to the right side of the historic foyer, you see our scan/fax station, historic room door, Groton History Center display case, our 1897 clock, and rest room hall.



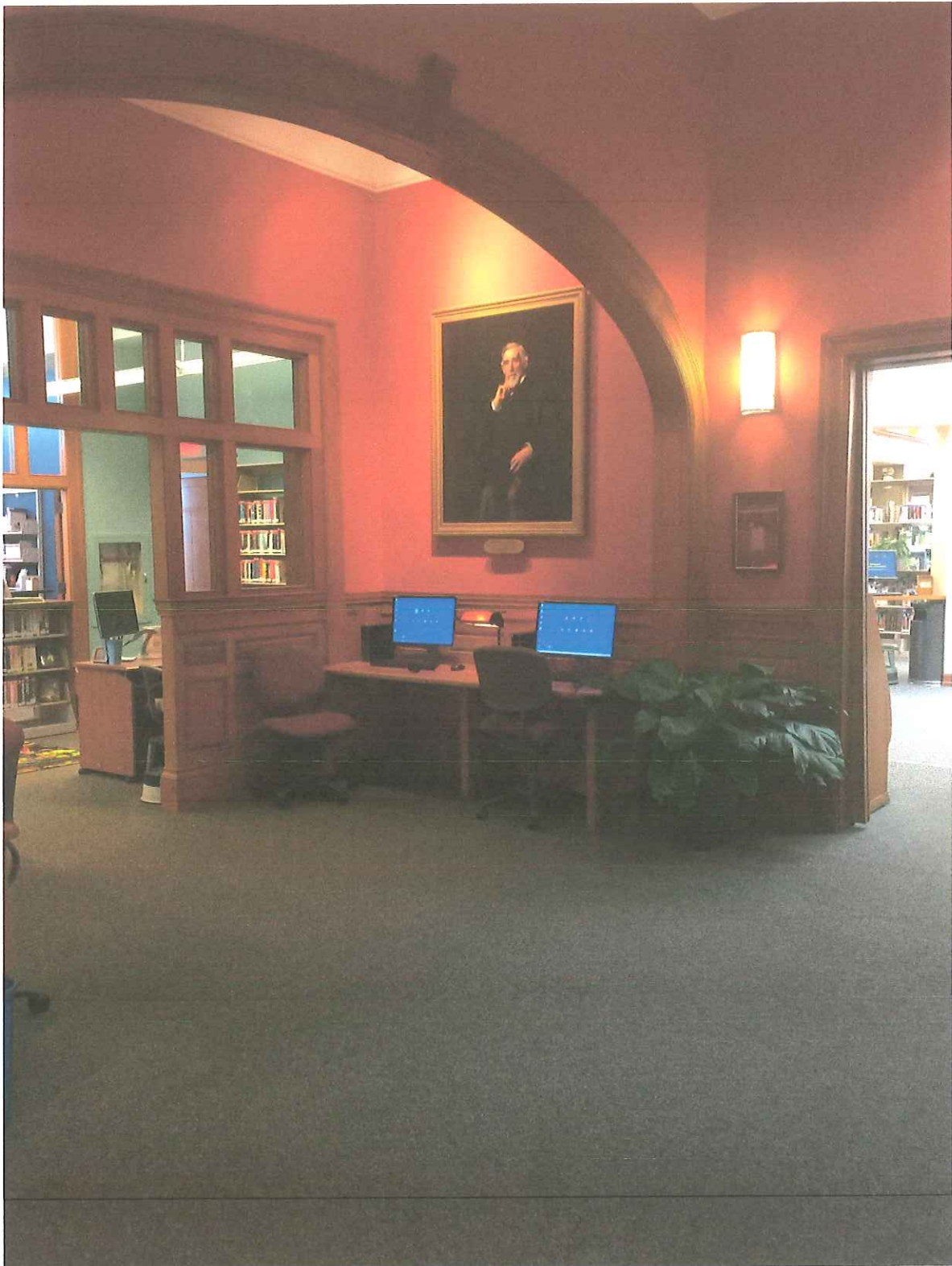
Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

Beautiful millwork on our Historic Room door; the pocket doors have similar paneling (although no glass windows.)



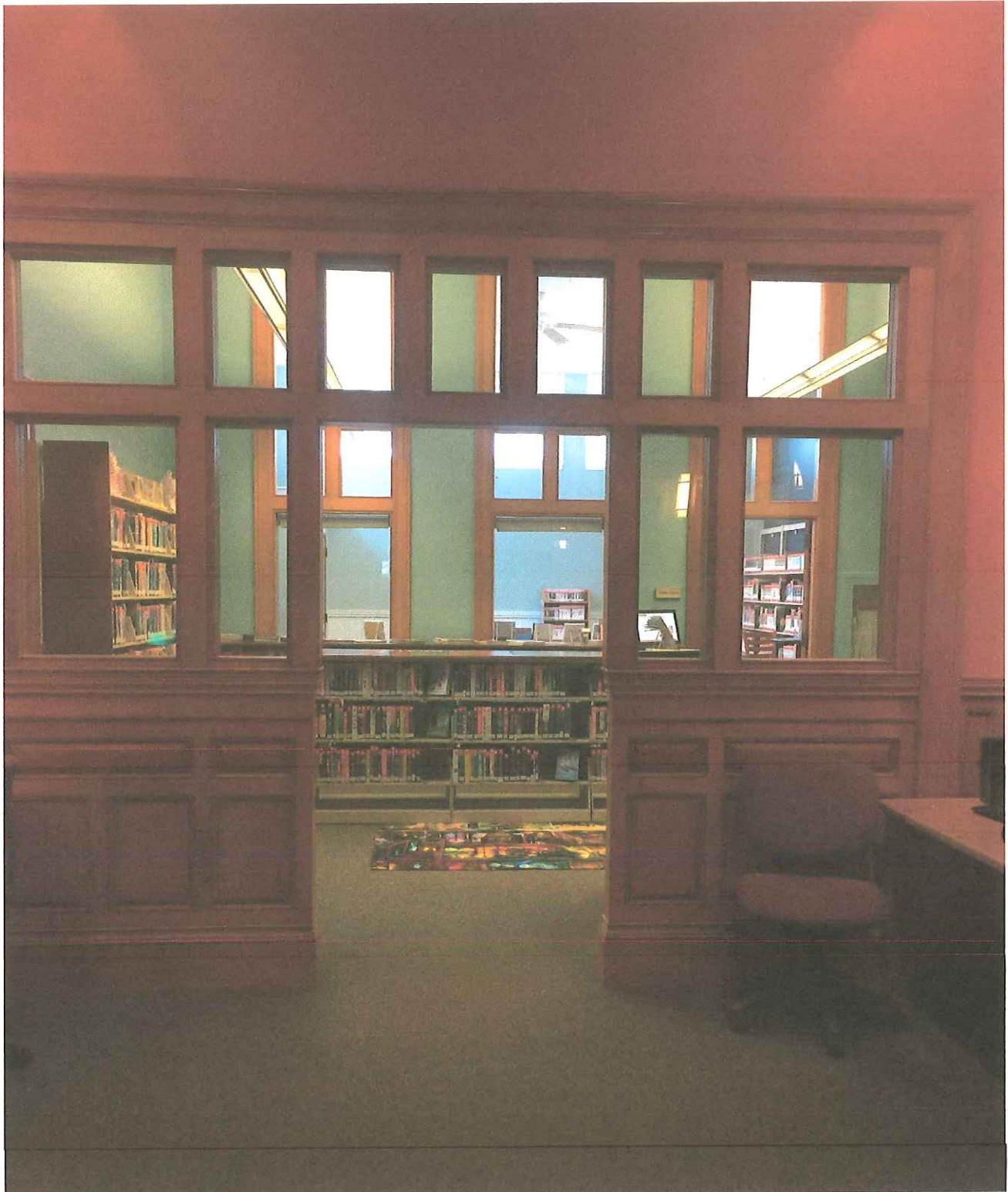
Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

Looking left, you see our beautiful millwork and the stunning portrait of Governor Boutwell by Frederic Porter Vinton, our new computer area, and the entrance to the new teen area on the left.



Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

Here we are looking into the new teen area from the foyer. The outer area houses most of the YA collection and the YA Librarian's Desk (the re-purposed original librarian's desk), and into the new teen activity room beyond.



Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

You've now crossed through the pocket doors opening into the Reference Area (the former Reading Room) and have turned around to look back towards the foyer and Main St. entrance. The Reference Desk staff work just inside the pocket doors from the foyer.



Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

If you look closely, you can see the pocket doors just peeking out, especially on the right side.



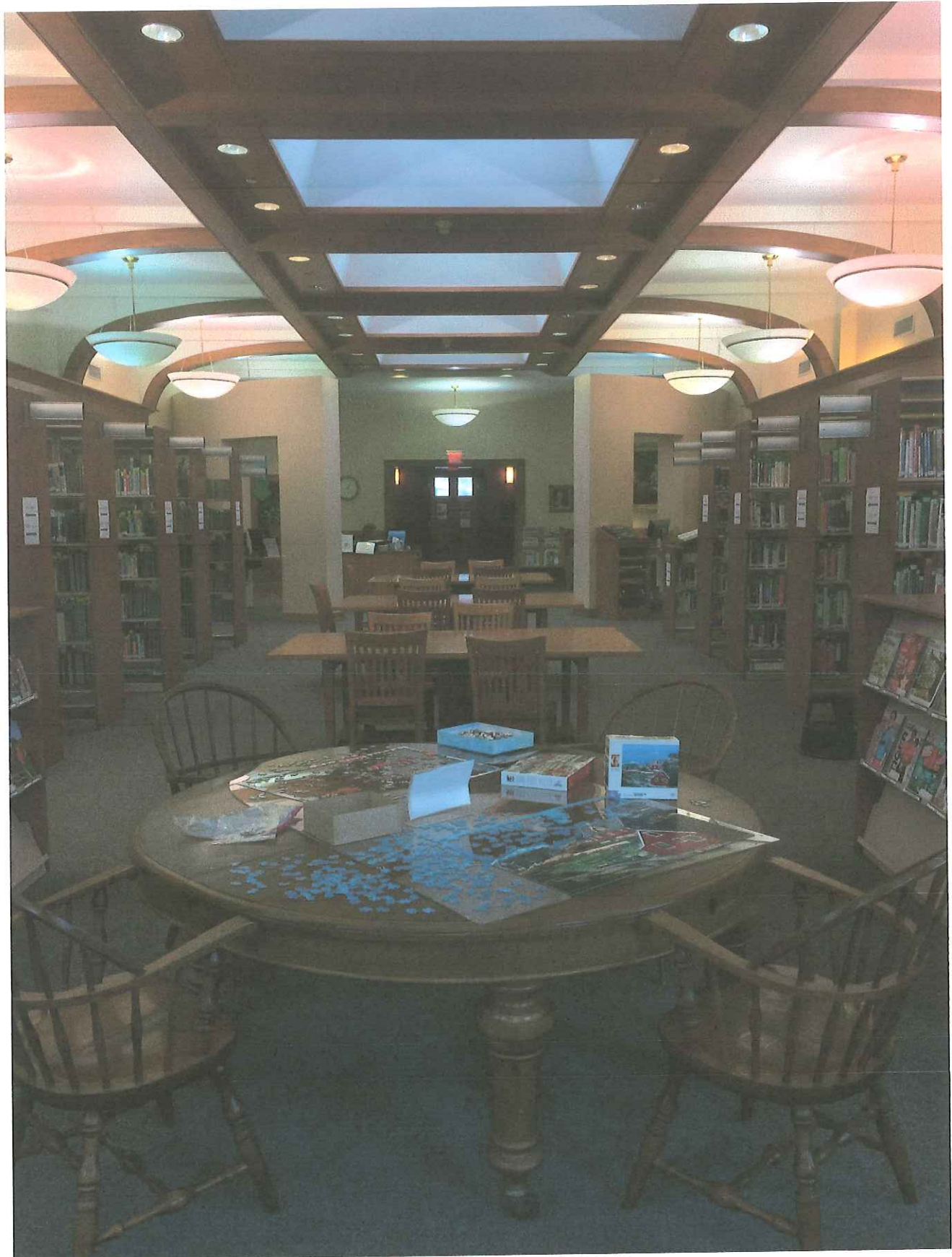
Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

This is the most of the pocket door I am able to photograph for you.



Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors

We've walked all the way to the back of the space and have turned around. We are in the Quiet Area looking towards the Reading tables, Reference Area, foyer, vestibule, and entrance. The space is wide open, making it hard to contain noise.



Pictures to Accompany GPL's CPC Application FY19 Library Pocket Doors



Here is a close-up of the pocket doors original hardware— note the shape exactly matches the other decorative hardware on the Historical Room door (which also matches the Main entrance door and librarian's office door hardware.)

Thanks for visiting our beautiful library and considering our grant application!