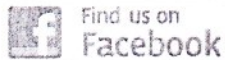




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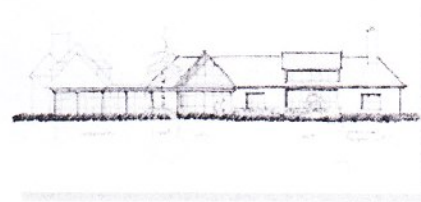
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Library News

Library Building Project

On Monday November 8th, Doug Bencks, Chair of the Library Board of Trustees, and Tom Madden, Durham Public Library Director, had the opportunity to discuss the progress that has been made on the library building project thus far and our expectations for the future. Items discussed included our work with a library consultant, fundraising, the hiring of a design/build team, and building size.



Our intent is to include the Council, and the residents of Durham, in the process by keeping them informed from the earliest stages of this project and soliciting their questions and feedback. Meeting with the Council was a great opportunity to begin that conversation and it can be viewed on DVD, produced by DCAT and available at the library.

We would like to share the same information we presented to the Council with the general public. Following is an outline of what was discussed.

Purpose of the Discussion

We wish to inform the Council of the work that has been done since the purchase of the property at 49 Madbury Road by the town, using funds raised by the Library Trustees, for the express purpose of building a freestanding public library building. The property was purchased on September 1, 2010 and much has happened since then. This presentation will include a discussion of the library building program, space considerations, the design/build team, project financing, fundraising, Capital Improvement Program, and next steps. At this stage, we would like the input and guidance of the Council before we advance too far into the process.

The Need for a Library Building Program

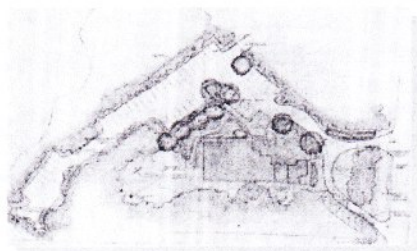
The library building program is essentially a space and needs analysis for the future Durham Public Library. It is a determination of the types of rooms, spaces, features, and fixtures needed to serve the needs of the community that will ultimately serve as the basis for the architect's building design. Bencks and Madden had drafted a program in 2006 using standards set by the Connecticut and Wisconsin State Libraries that recommended a library of 12,500 gross square feet. This figure comported with earlier assessments performed by previous library boards, but we realized the importance of getting an objective perspective - from an expert in the field - on the size library Durham requires.

Bencks and Madden sent RFPs to library consultants throughout New England. We received proposals from five consultants, three of whom we interviewed. We selected a well-known, highly respected and experienced consultant, Nolan Lushington of Hartford, CT. Nolan stood out from the rest because of his extensive experience:

- He has served as a library consultant for over 30 years.

- Nolan has written building programs and long ranges plans for scores of libraries throughout New England as well as nationally.
- Most of his work has been with small and medium-sized libraries similar to Durham.
- He was the Director of the Greenwich Public Library, CT for 27 years.
- He taught library science at Southern Connecticut State University and library design workshops at the Harvard University Graduate School of Design.
- He is the author of "Libraries Designed for Users", "Libraries Designed for Kids", and co-authored "How to Use the Library".

We were impressed by how forward-thinking Nolan is. He recognizes the shifting nature of library services and understands the impact that has on design.



Building Program

The first step in developing a building program is gathering information. To familiarize Nolan with the state of the library and the nature of the community, we provided him with a library history, a description of the present facility, a description of Durham and its demographics, a strategy for the new library, public input via a suggestion box, and data on comparator libraries in New Hampshire.

Having digested the information received, Nolan visited Durham twice to solicit information, opinions, suggestions, and recommendations from focus groups drawn from various community constituencies. He met twice with staff and Trustees, and one time each with representatives from the Town Council, and a group of community members including representatives from Oyster River Parents of Preschoolers, Durham Historic Association, and the DCAT committee, as well as citizens with an interest in the library. Each group provided great insights that will be factored into the building program.

The program, as drafted by Mr. Lushington, includes three components:

- Functional area spreadsheet
- Narrative overview
- Detailed narrative

The functional area spreadsheet determines space needs using formulas that factor in:

- Shelving
- Staff work areas
- Large community room - 100 people
- Conference room - 20 people
- Small study rooms - 4 people
- Reading areas with comfortable seating
- Children's activity space
- Electronic work stations - computers throughout the library
- Café

Factoring the items above, as well as non-assignable space, resulted in a draft recommendation for a library with gross square footage of 14,365. An initial revision scaled down the size of the collection and some of the rooms lowering that number to 13,364 s.f. with approximately 10,000 net usable square feet. One third of this space would house the collection, two thirds would be "people space" for patrons and staff, which falls in line with the way we view the facility - as a community space. A final revision of the functional area spreadsheet is due in the next few weeks.

The draft narrative includes a general overview of library spaces and rooms, describing the nature of its contents and its services and functions. That is followed by a detailed breakdown of individual features in each area of the library, with an explanation of their purpose, function, and considerations for use and layout within the room (i.e. workstations in the children's room - how many, where should they be located, what is their footprint). The narrative will also address the need for flexibility in design as the nature of public libraries continues to evolve.

Staff received draft versions of the building program and spreadsheet, and will have yet another opportunity to make recommendations. The design/build team will soon have the opportunity to review the program along with a Building Committee composed of representatives from the library as well as a Council member.

Design/Build Team

Design/build is one team that includes both the designers and the building contractor. We've chosen design/build because it will give us very good value, with a team that can not only design, but give us accurate cost information, with a single contract rather than two or more in the traditional fashion, giving us accountability that easier to manage through design, construction, move in, and warranties.

The selection process for a design/build team involved a selection committee, comprising Trustees, a Council member, and interested members of the public, who sent out a public notice and advertisements that yielded eight responses from very qualified teams. We selected the top four for interviews and requested detailed proposals that described their approach to this project, but not detailed designs (that comes later when we fully engage them).

All four teams have extensive experience working with New Hampshire communities on a wide range of projects. Some had more library experience than others, but all were very capable of doing this work. They demonstrated that there are various ways the library can work with the house and the site, and helped us to better understand the challenges and the opportunities that are in front of us.

From the four design/build teams, we selected Sheerr McChrystal Palson Architecture (SMP) and Bauen Corporation. These two firms have extensive experience working together including a number of public libraries in New Hampshire, and demonstrated a creative flair while remaining sensitive to cost and the community. We have already engaged them and will be meeting with the team, the library consultant, and the Building Committee in November.

Design Process

We are prepared to begin the design process by engaging our Citizens Library Building Review Committee that has over 20 people of various backgrounds, ages, and perspectives. In addition, our Building Committee will be working regularly with the design/build team to provide more detailed guidance. When it is appropriate we'll have an open public session to show the community the possibilities and get further feedback, and we'll keep the Town Council updated as we move forward.

Fundraising

We are beginning the first steps in fundraising, identifying key members of our community who can help us the most, and beginning conversations with those people. Over the next year we'll be working hard to get major contributors to make a commitment to this project, so that by this time next year we can talk with the Town Council about the possibility of a bond referendum in March 2012. We have a significant challenge in front of us raising the money necessary for this project, but we are extremely optimistic that we will be able to show people a facility we all can be proud of, that will offer everyone in the community something meaningful and worthwhile. We know that there are other important capital initiatives this community needs. They are typically pragmatic ones like roads and sewers, or necessities like fire services we hope we never need. The library project is about creating a place where

we are all welcome, where people of all ages can come together in a community living room all year round. A place to share art, writing, discussions, local issues, and dreams. A place for books and reading, but so much more.

November 18, 2010



Library Consultant Facilitates Focus Groups

The Library Board of Trustees have contracted with consultant Nolan Lushington to prepare a library building program for the new facility being planned for the recently purchased property at 49 Madbury Road. Mr. Lushington visited the Durham Public Library on the weekend of October 1-3 to facilitate four focus groups and tour the property .

Mr. Lushington held separate discussions with members of the library staff, Library Trustees, Durham Town Council members, and representatives from various constituencies throughout the community. Discussions were lively and the participants engaged. The goal was to elicit ideas from the public regarding what they feel are important elements that should be incorporated into a new library building. Suggestions included lower shelving for children, a sufficient number of conference, study and meeting rooms, an archive and a café, sustainability, functional design, and landscaping and green space, among many other suggestions.

Information gathered at these meetings will inform the library building program which is a detailed description of specific spaces and features the new facility will contain. The program, to be completed in November, will serve as the basis of design for the architects to ensure that we get a building that functions efficiently for staff and serves the needs of the community.

Nolan Lushington lives in Hartford, CT and has served as a library consultant for nearly three decades. He is the former Director of the Greenwich Public Library, CT, former Library Science Professor at Southern Connecticut University, and author of "Libraries Designed for Users", and "Libraries Designed for Kids". Mr. Lushington has planned over 200 small and medium-sized libraries.

October 7, 2010

Future Library Site Acquired - Dimambro Property at 49 Madbury Road

From Friday Updates 9/3/10

Earlier this summer the Town of Durham and Mr. Arthur DiMambro entered into a Purchase and Sale Agreement (P&S Agreement) for Mr. DiMambro's property at 49 Madbury Road as the potential future site for the Durham Public Library. The P&S Agreement was contingent upon a thorough due diligence analysis by the Town as well as the receipt of a \$100,000 donation from an anonymous donor to be put toward the purchase price of the



Closing Ceremony for DiMambro Parcel at 11 a.m. on 9/3/10.

property. The Library Board of Trustees engaged the services of Durham resident and licensed architect Nick Isaak, AIA, LEED AP, to undertake the due diligence.

The DiMambro parcel is a 2.84 acre site with existing access from Madbury Road and surrounded by residential properties. There are currently three structures on the property, including a two story wood framed brick veneer home, a one story utility structure, and a clay tennis court. The original home was built in 1935 in a distinctive French chateau style and has been renovated and well maintained. The most significant renovation occurred in the early 1980's and consists of two, one story shallow pitched additions on the rear (West) side of the home consisting of a kitchen and painting studio. It is the intention of the Library committee to make every effort to preserve the original structure and incorporate it into the overall design of a new building.

It was ultimately the professional opinion of the due diligence team that "the property is well suited for adaptive re-use as a public library. The addition of a new wing with additional fire stairs and elevator that can be shared by the existing building will dramatically improve the safety and accessibility as well as over-all functionality of the building."

The Library Board of Trustees also received a \$100,000 private donation toward the \$600,000 purchase price for the property.

With these P&S Agreement contingencies met as approved by the Town Council, the Administrator moved the property to closing at 11:00 a.m., September 3, 2010. At this time, the Town of Durham has taken ownership of the DiMambro site.

Town Council Approves Purchase of 49 Madbury Rd. for Library

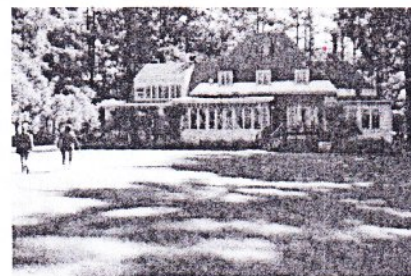


Street view of the house.

The Town Council unanimously approved a motion to support the Durham Public Library Board of Trustees purchase of the property at 49 Madbury Road for the purpose of building a new public library.

The vote was taken on Monday July 12th following a public hearing where community members spoke eloquently about the desirability of the site, presently owned by Dr. Dimambro, for a public library. They touched on the fact that it is close to the central business core, the middle school, and a number of neighborhoods, that at three acres the site is more than adequate to contain a library and parking lot, that the house, which would be incorporated into the facility, presents an attractive façade for a library.

Before purchasing the property, the Trustees have hired consultants to perform due diligence including site analysis, building analysis, and a hazardous materials report. Following a satisfactory outcome, the purchase is set to take place September 1, 2010. Thank you to everyone who has supported the Durham Public Library over the years in our effort to find a permanent home. This is an exciting time for both the library and the community.



View from the backyard.

July 13, 2010

EXCITING NEWS -Town to Purchase Site for New Library!

DURHAM — A decade in the works, the town this week announced it has agreed to purchase land on Madbury Road for a new library. The \$600,000 transaction will be paid with private donations raised by the Durham Public Library Board of Trustees.

The three-acre site at 49 Madbury Road includes a private home with a brick facade that will be integrated into the new building. It is within walking distance of downtown and Oyster River Middle School.



Trustees, Friends, library staff, Council members, and supporters visit the Dimambro property.

The current library is located in the Mill Plaza, where it has been in operation since its split from the University of New Hampshire Library in 1997.

"More than a decade ago, the town decided it needed its own library, separate from the university, to serve a broader array of community interests," said Town Administrator Todd Selig, in a statement. "A good town library is an invaluable asset both to residents and businesses."

The home was owned by Arthur DiMambro, a retired physician and artist. Town officials said he will donate several paintings for the new building.

"This is an exciting development for the Town," said board Chairman Doug Bencks, in a statement. "We've been searching for years for an ideal site that is close to the schools and to the downtown business area, has plenty of parking, and is large enough for a library. This site meets all those criteria and more."

The money paid for the site includes \$100,000 from an anonymous donor.

Within the next few weeks, the property will undergo a "due diligence" inspection to ensure there are no impediments to construction. As that work progresses, the Town Council will hold a public hearing.

Bencks said the next steps are to commission a design and begin an intensive fundraising campaign to help pay for construction.

What is Your Public Library Worth to You?

Libraries throughout New Hampshire offer a variety of entertainment and educational materials at a very economical rate.

The average New Hampshire taxpayer contributes about \$26 in taxes per year to fund public libraries and their services. But how much would you need to pay out-of-pocket if you had to purchase books, movies and other library services?

[Click here to find out.](#)

<http://www.durhampubliclibrary.org/events.html>

Durham Public Library