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August 16, 2019

Mayor Fred Horne  
Members of the City Council  
Board of Trustees, Friday Memorial Library  
City of New Richmond  
156 East First Street  
New Richmond, WI 54017

Re: Library Site Study

Dear Mayor Horne, Members of the City Council and Library Trustees;

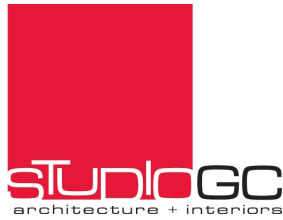
StudioGC is pleased to have been chosen as the architect for library upgrades for the Friday Memorial Library. Working with the Library and the City of New Richmond, we have devised a three-part strategy to help stakeholders make informed decisions that will shape the future of the library. Each of these phases has been designed to allow a high degree of participation by the public and to provide the opportunity for community input.

Part One: "What do we want the Friday Memorial Library to do?" In part One, we gave a number of community presentations outlining the many new things that public libraries are offering and followed up with polling. Data gathered during this process will help inform future design decisions regarding what amenities will be offered by the updated Friday Memorial Library.

During Part One, we contacted Fritz Friday as a representative of the Friday family that generously donated funds for the current library. We wanted to make certain that the Friday family understood that after nearly 60 years of service, there might be significant upgrades to, or even a replacement of the existing library. Mister Friday understood that libraries have changed much since the existing library was built and was supportive of the project.

In Part 2 StudioGC has been asked to evaluate two options; Option 1 is an expansion of the existing library building. Option 2 is a new-build library on the site of the former middle school between Arch Avenue and Green Avenue and adjacent to East 5th Street.

For the purposes of site evaluation, we are currently assuming a fixed project budget of approximately \$6,000,000. The budget will be finalized this fall.



### **Option 1**

The existing library is approximately 8,500 square feet in area and is a wood frame structure of residential-style construction with sloped roofs and dated infrastructure. The sloped roofs and residential design vocabulary make it challenging to expand the library and will tend to yield a final floor plan that is relatively fragmented, has poor sight lines and potentially increased staffing costs.

The existing site has no on-site parking. The challenges presented by the lack of parking will only increase if the library grows. Expansion of the existing library would also require that the existing building be brought up to current energy and accessibility codes - an expensive undertaking for a 60-year-old building.

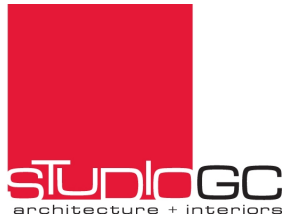
Site conditions also preclude any additional future expansion should Friday Memorial Library need to grow again to keep up with a growing community.

Given a fixed budget, Option 1 will result in a slightly larger library than would Option 2 as it makes use of existing square footage. This additional square footage comes at the cost of a relatively inflexible solution, no on-site parking and no room for future expansion.

### **Option 2**

The proposed site for Option 2 is sufficiently large for the new library, parking and future expansion. The freedom to choose an efficient building geometry for a new building would increase efficiency and allow Friday Memorial Library to operate more efficiently with a smaller staff than may be required for Option 1.

Given a fixed budget, Option 2 would yield a library that is several thousand square feet smaller than might be built under Option 1. The resulting library would however be more efficient and better able to adopt to future changes.

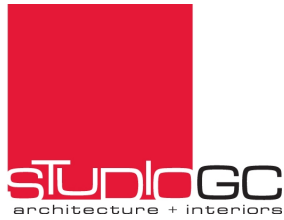


### Summary of Benefits and Challenges;

Benefits	Challenges
Larger initial size	No future expansion
Utilizes existing library	Minimal long-term flexibility
	No on-site parking
	Less efficient plan
	Increased staffing cost
	Disruption to library operations during construction
	Less energy efficient
	Existing library requires ADA upgrades
	Existing library must be brought up to current energy code
	Shorter term solution

### Option 2:

Benefits	Challenges
Potential for future expansion	Smaller initial size than Option 1 given a fixed budget
Adequate on-site parking	Future of existing library to be determined
More efficient plan	
Increased long term flexibility	
Minimal impact to staffing cost	
No disruption to library operations during construction	
Increased energy efficiency	



## Recommendations

StudioGC recommends that the City of New Richmond and the Trustees of Friday Memorial Library pursue Option 2 as the as the solution that will provide the best level of library service and enhanced flexibility at lowest long-term cost. Libraries are changing rapidly and designing for future flexibility is of paramount importance. Only Option 2 can provide this degree of flexibility.

Please feel free to contact us at any time if you have any questions or comments.

Sincerely

A handwritten signature in blue ink, appearing to read "Rick McCarthy", with a long horizontal flourish extending to the right.

Rick McCarthy AIA  
Library Team Leader  
StudioGC Inc