

Laurens County Capital Project Sales Tax Project Proposal

CLINTON REGIONAL LIBRARY



Submitted by
The Laurens County Board of Trustees
John W. Womack, M. D., Chair
Ann R. Szypulski, Director

May 7, 2020



Statement of Project Submission and Support

Dear Capital Sales Tax Committee:

The proposal for the Clinton Regional Library is a cooperative project involving the Laurens County Library Board, Laurens County and the City of Clinton. Because the Library Board is established and chiefly funded by Laurens County pursuant to SC Section 4-9-35 and 4-9-36 of the SC Code of Laws, the project would be owned by Laurens County for the lifetime of CPST.

The County will revise the scope of this project to match the available funds.

The library would be funded and maintained within the budget of the Laurens County Library System, as funded with county, state and other monies. The City of Clinton has agreed to continue to provide pay for the library's utility costs as it has in the present temporary location.

Sincerely,

A handwritten signature in blue ink that reads "John W. Womack, MD".

John W. Womack, MD

Chair, Laurens County Board of Trustees

A handwritten signature in blue ink that reads "Ann R. Szyplski".

Ann R. Szyplski

Director, Laurens County Library

LAURENS LIBRARY

1017 West Main Street
Laurens, SC 29360
864-681-7323 (READ)
Fax: 864-681-0598

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Supporting.**

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CLINTON LIBRARY

107 Jacobs Highway
Clinton, SC 29325
864-833-1853
Fax: 864-833-9666

Project Description

Background and Need

The Clinton Library has been in a temporary storefront location since 2002 when the library on N. Broad Street had to be closed because of structural issues. The library is well used despite the limitations of its location and building. In 2019, 35,557 visits were made to the Clinton Library and almost 30,000 books and other items were checked out. Visitors logged onto the public access computers 8,076 times and spent a total of 4353 hours at the computers and user printed, scanned or copied over 40,000 pages during the course of the year. Children's services include story times, summer reading programs and quarterly special family programs. Almost 12,000 children's books were checked out in 2019.



During community meetings, small group and one-on-one conversations, citizens have asked for a new, permanent Clinton Library. A better children's space, more convenient computer and technology space, meeting rooms and small group study rooms were just some of the features requested. In addition to specific needs, citizens expressed that a more versatile, up-to-date and inspiring library would demonstrate and support the values and needs of the city and the county. A recent Gallop Poll Study showed that libraries are used by people of all ages and economic categories but found that libraries are most used nationally by 30 to 49 year olds: the very type of people that communities wish to attract. A new library in Clinton is needed not only for individuals but for the community as a whole and is part of a pathway to economic growth.



(rendering of a possible design from David R. Moore II, FAIA, of MacMillan, Pazdan, Smith)

The Project: Clinton Regional Library at 304 W. Pitts St. or other city-owned property in Clinton

A 12,000 sq. ft. regional library will serve the 22,000 citizens of Laurens County that live in the School District 56 area. It will be an attractive space that families and individuals will want to visit and spend time in. The building will reflect the community and will be a place that people would be proud to have.

It will be a place that reflects the values of the community:

A place for children and families for learning and entertainment. In addition to books and computers a new library would add:

- Story time area
- Plenty of room for self-directed learning activities targeted at different ages
- Comfortable areas for parents and caregivers to observe or interact with children
- Teen area with passive programming and place to gather
- Small study rooms for tutors and homework help



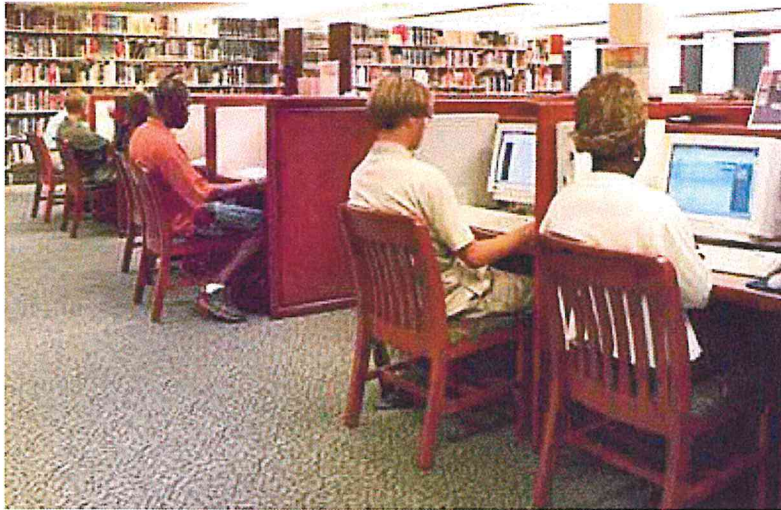
A place for community gathering and collaboration

- Meeting room to seat 65 to use for library programming and also be available for use by the public and local organizations
- Collaboration room for use as a training lab, study room, and other small group activities
- Smaller rooms (up to 4 people) that can be used for meetings and appointments
- Display areas for local artists, students and businesses
- Comfortable seating or possibly a “quiet room”
- Design of floor plan and furniture to provide accessibility and comfort for senior citizens



A place for technology access and assistance

- Public computer area but also room for patrons to plug in their laptops and devices
- Room and wiring for emerging technology. A few possibilities: 3D printing, videoconferencing, virtual reality, robotics, tech lending library.



A place for books – still a core function of libraries but instead of quantity of books, emphasis is on quality and accessibility.

- Space to more logically organize and spotlight collections
- ADA compliant and friendly space with plenty of good light



Design Objectives

Location: The location at 304 W. Pitts St. in Clinton meets all of the Library Board's requirements. It will be a safe and well-lit area with ample space for parking and other outdoor requirements. It is near other community spaces such as the downtown area, the municipal building, and a proposed park. It is also next door to, and within a block of overflow parking availability. It is located near major roads for easy access, but still has a neighborhood feeling with sidewalks and bike access.

Exterior Design: Whether traditional or contemporary, design will fit in well with the community and will be a place of pride. Access from the parking lot to building will be convenient and safe with space for 35 parking spaces and an additional 45 spaces for overflow within one block. A drive through window will allow convenient book drop off and pick up. A back door will allow easy access to several staff parking spaces and room for convenient transfer of crates of books.

Interior Design: The Library will be one story and have good sight lines throughout. The library will include a meeting room for 65 with a separate outside door and access to a small kitchen or prep area. Staff space will include a manager's office, counter workspace and a small break area adjacent to the kitchen. At least three study or conference rooms will be included. Flexibility in design with features such as raised floor, multipurpose rooms, and multipurpose work areas and stations will be part of the design.

Specific Portion of Code:

Code Section 4-10-330(A)(1)(b) specifically includes libraries.



Site Acquisition and Preparation Budgeting

a) Tax map is attached.

(b) The property at 304 W. Pitts St. is owned by Clinton Rentals LLC, TNB Financial Services, PO Box 1215, Clinton, SC 29325. The City of Clinton has agreed to purchase this or other property for the library.

(c) Preliminary plans are to have two access points to be used by the public, both onto W. Pitts St. No encroachment permits or turning lanes will be necessary.

(d) Water, electricity, sanitary sewer, storm sewerage will be required and will be provided by City of Clinton Utilities. Utility provider has sufficient capacity and willingness to see the project. Costs incurred in connecting to required utilities is covered in Construction budget.

(e) The topography is flat. Cost estimates for all clearing, grading, drainage, permits and other site preparation expense is covered in site preparation budget of \$400,000.

(f) No Phase One Environmental Site Assessment has been completed. Any environmental costs associated with developing the property for this project will be paid for out of the construction budget. Pre-design site survey allowance is \$25,000. Geotechnical testing is budgeted at \$20,000 and code required special inspections at \$20,000.

(g) The property is zoned General Commercial, which permits civic buildings and use. There are no unanticipated setbacks, easements or other restrictions. Prevailing land use is mixed; the property is bounded by the Clinton Utilities Office, a church, and at the rear of the property, an apartment complex. No negative spillover effects are expected.

(h) As an estimate, on a daily basis 60 vehicles will access the area in an eleven hour time frame between 9:00 am and 8:00 pm. Daily peak time will be in the afternoon between 3:00 and 6:00 pm and an estimated 25 vehicles and 60 people will visit during that three hour time. Absolute peak use will be during special programs and is estimated at 65 vehicles and 120 people for a two to three hour time frame. This would occur 10 – 15 times per year.

(i) No future expansions of the intended use are expected.

Construction Planning and Budgeting

- (a) A library with wood framing or metal studs and with brick veneer will be built on the property. It would be approximately 12,000 square feet. Estimated construction cost, including sitework is \$3,022,500, or approximately \$250 per square foot.
- (b) Estimated costs for engineering/designing and construction management is \$450,000.
- (c) Costs for exterior lighting, fencing, security systems, utility connections and landscaping are included in the sitework estimate of \$400,000.
- (d) Furnishing, fixtures and equipment for the library is estimated at \$457,500. This includes standard equipment and fixtures, furniture, shelving, service desks, office furniture, computers, flat screens for meeting and collaboration rooms and interior security equipment. It also includes RFID self check-out and material security.
- (e) If the voters approve the referendum and funding is available, design work would take approximately six months. It would then take approximately a year to complete construction.

Project Cost Summary

Site Acquisition	None – donated by city of Clinton
Clearing/Grading/Drainage Site Preparation	\$400,000
Paving	Included in above
Construction	\$2,622,500
Engineering/Design/Construction Management	\$450,000
Testing/Geotechnical	\$65,000
Permits	\$5000
Landscaping	Including in sitework
Fencing	Included in sitework
Exterior Lighting	Included in sitework
Fiber/Connectivity	SC Schools and Library E-rate consortium
Furnishings/Equipment/Computers	\$457,500
Project contingencies	\$300,000
Total	\$4,300,000





CLINTON
South Carolina

Bob McLean, Mayor

May 7, 2020

Ms. Ann Szypulski
Director
Laurens County Library
1017 W. Main St.
Laurens, SC 29360

Dear Ms. Szypulski,

Per our vote during the February 3, 2020 City Council Meeting, the City Council is in full support of the Laurens County Library CPST Proposal. In addition to the City of Clinton's commitment in offering a purchase option on property for a library location, please consider this as letter of our full support of the proposal.

Very truly yours,

A handwritten signature in blue ink that reads 'Bob McLean'.

Bob McLean
Mayor
City of Clinton, SC

Office of the Mayor
City of Clinton, South Carolina
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