

# TRACY MEMORIAL LIBRARY

304 Main Street

New London, New Hampshire 03257

**TO:** Town of New London Board of Selectmen & Budget Committee  
**FROM:** Crystal Schimpf, Library Director  
**DATE:** December 26, 2023  
**RE:** FY2025 Library Bond Request

On Wednesday, December 20, 2023, the Tracy Memorial Library Board of Trustees voted to approve a request for a \$375,000 bond in FY2025 to fund roof replacement, roof repairs, and exterior repairs.

This request includes roof replacement, repairs, and improved snow diversion (\$288,000), exterior repairs to damaged windows, trim, and doors (\$50,000), and an 11% contingency (\$37,000). These costs were calculated based on estimates available at the time of approval and will be revised if new information becomes available.

An updated roof inspection (dated 12/15/2023) from the Library's roofing contractor revealed that a large portion of the Library's roof (slate and membrane) will need to be replaced in Fall 2024, and that the current roof is at risk of failure. The total area of roof needing replacement is estimated at 4,538 square feet. Roughly 75% of the replacement area is slate.

These repairs and replacements were previously projected for FY2026 and FY2028, but this most recent inspection indicates that there has been greater wear on the roof than previously expected. If the roof is not repaired, the Library and Town are at risk for a significant roof leak that could result major damage to the interior of the Library and the collection.

In addition to the repairs and replacement, the Library has been looking at the need for improved snow diversion over emergency exit pathways, and specifically over the old main street door. This area of the building accumulates moisture and ice, which creates a slick safety hazard at this emergency exit, and also may be contributing to damage to the door and surrounding trim.

The need for exterior repairs were noted in a building assessment completed in 2022. Additionally, some areas needing exterior repair also were noted as areas

with a bad seal allowing mold and allergens to enter the building. The exterior repairs include curved windows, trim along the roof, the old main street door, and areas along the edge of the foundation. One interior wall adjacent to the Main Street Door seems to have been affected by moisture that has seeped into the building and requires further exploration. Many exterior areas have been patched and painted over the years, but it is now necessary to fully rebuild and repair these areas.

As a result of this bond, the Library Board of Trustees has also submitted a revised FY2025 Capital Reserve request with notable reductions based on the request for a bond. The revised FY2025 Capital Reserve Budget has already been submitted to the Town for inclusion in the remaining budget hearings.