

RANDALL LIBRARY BUILDING COMMITTEE MEETING

01/08/2024

Redesign Workshop 1

STOW, MA



designLAB architects

G2 G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

RANDALL LIBRARY BUILDING COMMITTEE MEETING

BUILDING COMMITTEE MEETING
STOW, MA

designLAB architects Team:

Ben Youtz, Partner
Andrew Brookes, Architect
Audrey Scanlon, Designer

G2 Collaborative Team:

Gigi Saltonstall
Alison Goyer

Consultants:

Fitzmeyer + Tocci Associates
RGE Structural Engineers
Nitsch Engineers



designLAB architects



G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

Today's Agenda

The background image shows the exterior of the Randall Library, a brick building with a prominent arched entrance and a small tower on the right. The entire image is covered with a semi-transparent teal filter. A white rectangular box highlights the 'Cost & Bid Summary Recap' item in the agenda.

Introduction

Cost & Bid Summary Recap

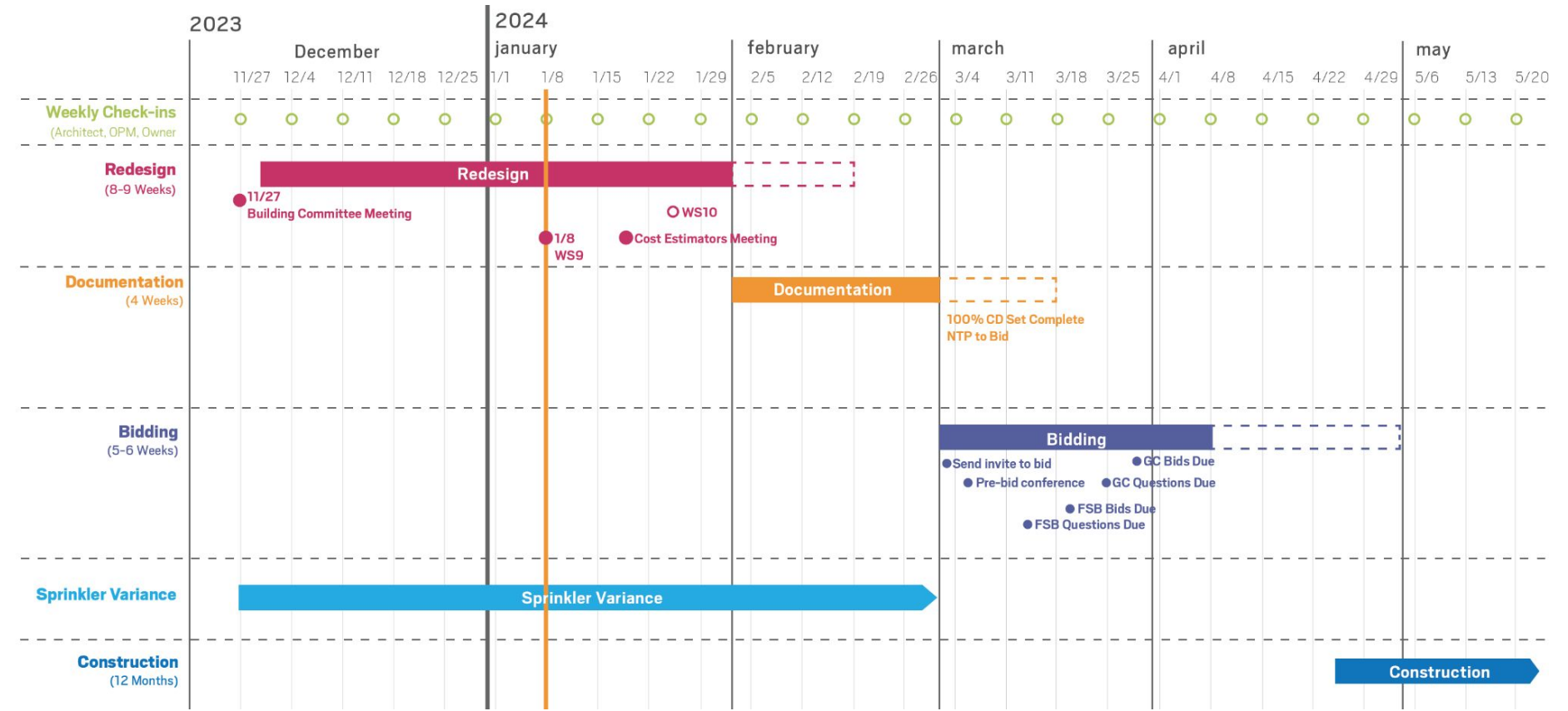
Plan Options

Landscape Options

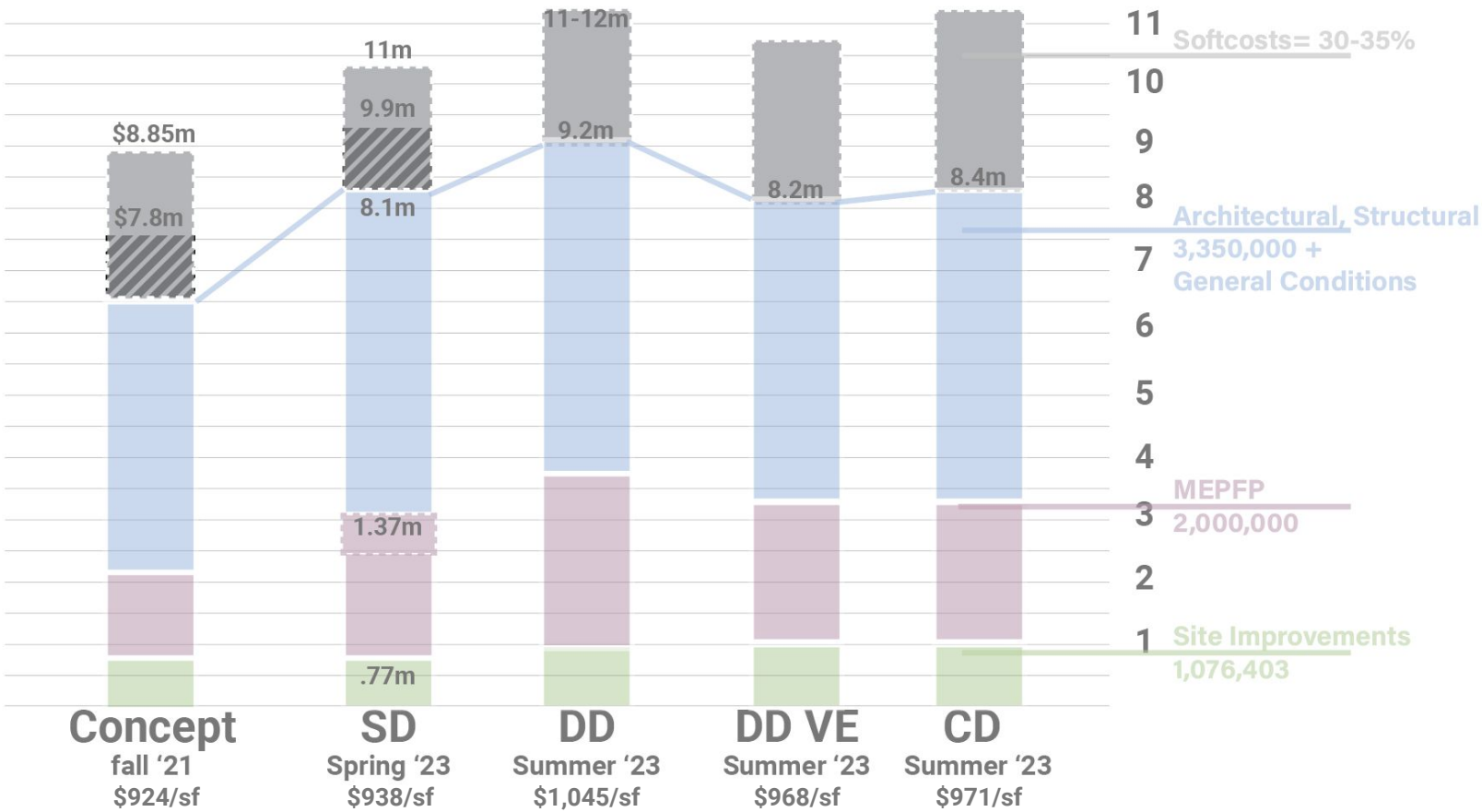
Building Systems Options

Discussion + Next Steps

SCHEDULE



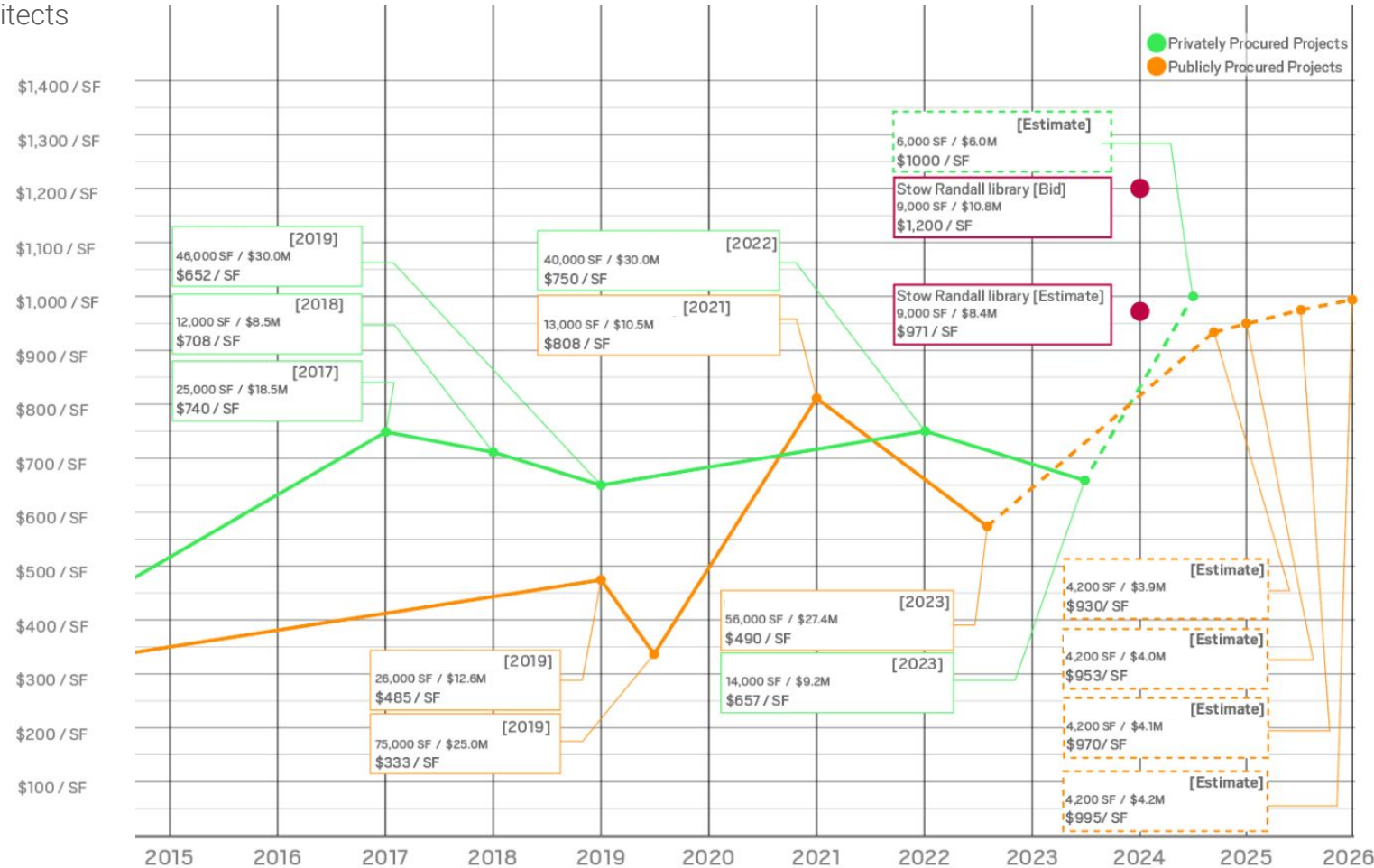
Estimate Summaries



Lowest Bidder - Hutter Construction: **\$10,819,410** (\$1,200/sf)

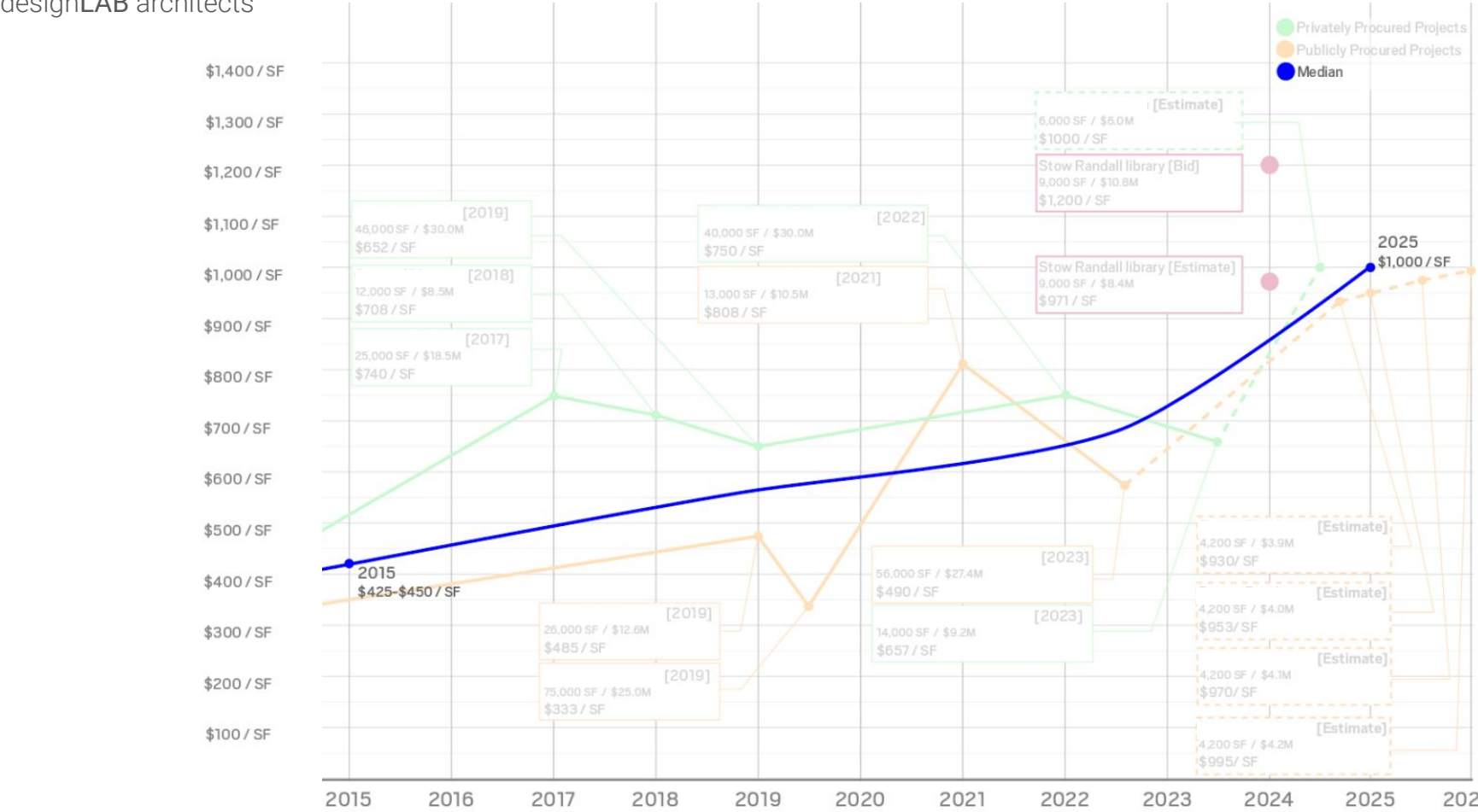
Summary of Project Costs

designLAB architects



Summary of Project Costs

designLAB architects



General Bid Summary

General Contractors			
Estimate	Bids	Bidder	Delta
\$8,424,234	\$10,819,410	Hutter Construction	-\$2,395,176
	\$11,221,331	Seaver Construction	-\$2,797,097
	\$11,797,483	Mill City Construction	-\$3,373,249
	\$14,185,000	G.V.W.	-\$5,760,766

Filed-Sub-Bid Summary

040200 Masonry				093000 Tile				210000 Fire Protection			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$306,161	\$425,000	Cenedella Masonry	-\$118,839	\$26,670	\$51,598	Capital Carpet*	-\$24,928	\$263,900	\$992,335	Carlysle	-\$728,435
050100 Misc. Metal				095000 Acoustical Tile				220000 Plumbing			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$158,467	\$210,000	Tim's Fabrications	-\$51,533	\$38,743	\$54,455	Cheviot	-\$15,712	\$346,770	\$193,337	Charles M. Moran	\$153,433
071000 Waterproofing / Dampproofing / Caulking				096500 Resilient Floors				230000 HVAC			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$91,174	\$129,000	Folan	-\$37,826	\$20,000	\$34,488	Santangelo	-\$14,488	\$836,849	\$859,600	Davison	-\$22,751
075000 Roofing & Flashing				099000 Painting				260000 Electrical			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$247,940	\$503,500	Stanley Roofing	-\$255,560	\$72,679	\$95,000	MG Painting	-\$22,321	\$889,216	\$793,000	Systems Contracting	\$96,216
088000 Glass + Glazing				140000 Elevators				Totals			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	\$3,573,955	\$4,579,538		-\$1,040,969
\$20,000	\$33,225	Kapiloff's Glass	-\$13,225	\$220,000	\$205,000	Delta Beckwith	\$15,000				

BIDDING SUMMARY

- **4 out of 11 Prequalified GC Bidders Submitted Bids:**
 - Backlog of Work Results in Selective Bidding
- **Limited Filed-Sub-Bid Coverage:**
 - (4) Filed-Sub-Bids Only Had 1 or 2 Bidders
- **Biggest Factors on Cost:**
 - **Selective Bidding:**
 - Small Project Size: Limited Economy of Scale
 - Historic Building / Renovation
 - Limited Labor Pool
 - Specialized Mist Fire Protection System
 - Complex Sitework / Grading (Retaining Walls, Ramps, etc.)
 - Historic Building Restoration (Roof / Masonry Repairs)
 - Millwork / Finishes

STRATEGIES TO MOVE FORWARD

Architectural:

- **Simplify Massing (one volume vs. primary and secondary volumes)**
- Eliminate all Double-Height Spaces
- Simplify Stair Millwork
- Reduce and/or Remove Millwork Paneling
- Reconsider Ramp + 3-Stop Elevator
- Simplify and/or Reduce Masonry and Stone
- Reevaluate Roof Form
 - Use Synthetic Slate in Lieu of Natural Slate
- Eliminate Vegetated Roof
- Reevaluate Extent of Existing Envelope Repairs (Opportunity to Defer Noncritical Envelope Issues)

Landscape:

- Reduce Planting
- Simplify Hardscape:
 - Reduce Courtyard Size
 - Reevaluate Seating/Site Walls
 - Reevaluate Retaining Walls (Concrete vs. Stone)
 - Reconsider Two Entrances

Programmatic:

- **Reevaluate/Combine Community Living Room and Community Flex spaces**
- Consider Opportunity to Combine Quiet Tech and Quiet Reading Spaces?
- Strategize Opportunities for More Flexible/Multi-use Spaces
- Reduce Children's Office/Storage Space
- Reconsider Small Meeting Rooms (1 vs. 2)
- Consider Reducing Collection
- Repurpose Historic Circulation/Lobby Space

Soft Cost:

- Move Metal Shelving to Soft cost
- Fundraise for Furniture (\$350k)
- Replace Small Meeting Room with Furniture Solution

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Plan Options

Landscape Options

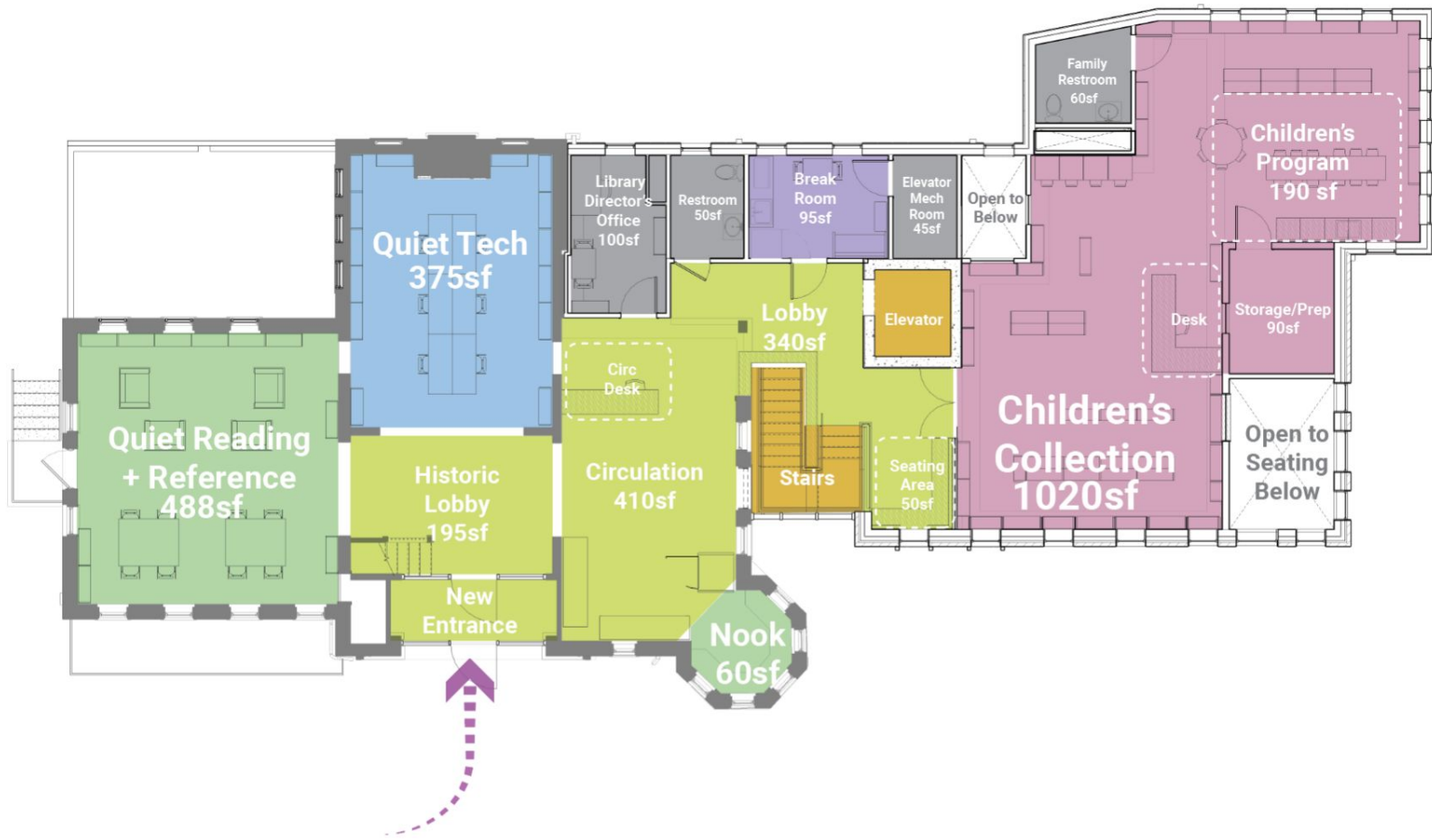
Building Systems Options

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BID DESIGN LOWER LEVEL PLAN



BID DESIGN UPPER LEVEL PLAN



REDUCED FOOTPRINT OPTIONS

Existing Gross Area ~ 9,400sf
Bid Documents Gross Area ~ 9,560sf

BASELINE CHANGES

- **Remove** all Double-Height Spaces
- **Remove** ramp and consolidate vertical circulation
- **Remove** one restroom (reduced to 3)
 - **Move** Breakroom to lower level
- **Reduce** Children's, Children's Program, Storage/Prep
- **Replace** one small meeting room with furniture piece

REDUCED FOOTPRINT OPTIONS

Existing Gross Area ~ 9,400sf
Bid Documents Gross Area ~ 9,560sf

Option 1 ~ 8,440sf
(reduces ~ 1,120sf)



Option 2 ~ 8,300sf
(reduces ~ 1,260sf)



Option 3 ~ 7,420sf
(reduces ~ 2,140sf)



REDUCED FOOTPRINT OPTIONS

Existing Gross Area ~ 9,400sf
Bid Documents Gross Area ~ 9,560sf

BASELINE CHANGES

- **Remove** all Double-Height Spaces
- **Remove** ramp and consolidate vertical circulation
- **Remove** one restroom (reduced to 3)
 - **Move** Breakroom to lower level
- **Reduce** Children's, Children's Program, Storage/Prep
- **Replace** one small meeting room with furniture piece

Option 1 ~ 8,440sf

(reduces ~ 1,120sf/ 560sf per floor)

- **Move** computers to Circulation, quiet tech becomes flex space
- **Combine** Flex Meeting with Community Living Room

Option 2 ~ 8,300sf

(reduces ~ 1,260sf/ 630sf per floor)

- **Move** computers to Circulation, quiet tech becomes flex space
- **Change** Quiet Reading to be Flex Community room
- **Change** Quiet Tech to be Quiet Reading
- **Remove** Flex Meeting space from lower level

Option 3 ~ 7,420sf

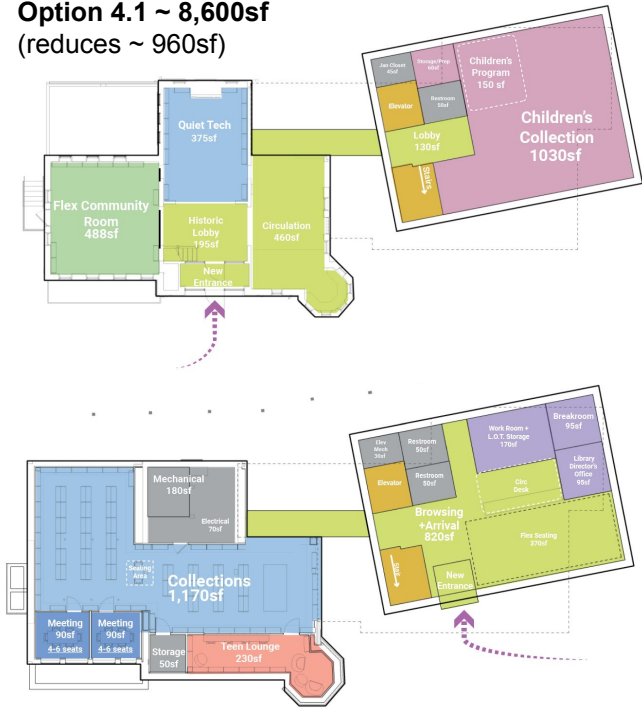
(reduces ~ 2,140sf/ 1,070sf per floor)

- **Move** Library Director's Office to lower level
- **Remove** Flex Meeting space from lower level
- **Reduce** Teen Lounge space
- **Change** Quiet Reading to be Flex Community room
- **Change** Quiet Tech to be Children's Program Space
- **Reduce** Circulation Space
- **Add** Children's reading area in Circulation space
- **Remove** dedicated Children's Storage/Prep room

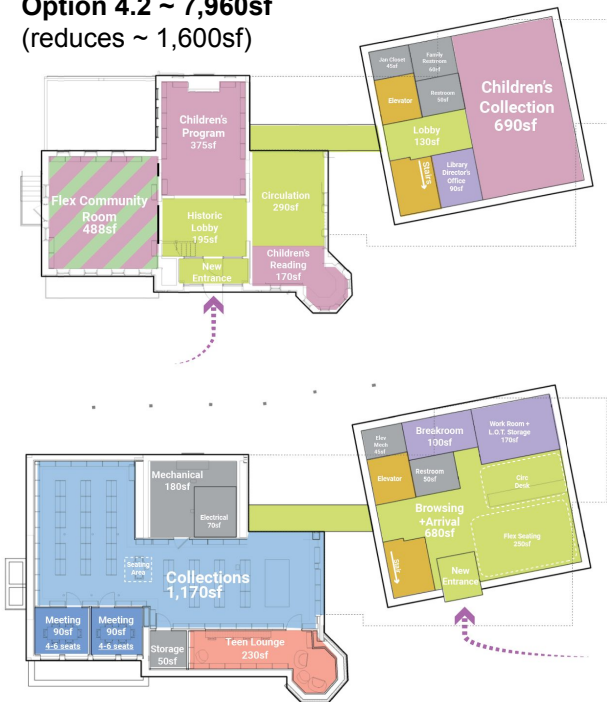
CODE SEPARATED OPTIONS

Existing Gross Area ~ 9,400sf
Bid Documents Gross Area ~ 9,560sf

Option 4.1 ~ 8,600sf
(reduces ~ 960sf)



Option 4.2 ~ 7,960sf
(reduces ~ 1,600sf)



CODE SEPARATED OPTIONS

Existing Gross Area ~ 9,400sf
Bid Documents Gross Area ~ 9,560sf

BASELINE CHANGES

- **Remove** all Double-Height Spaces
- 2 Separate Buildings with an enclosed walkway
 - **Remove** sprinkler system
- **Remove** ramp and consolidate vertical circulation
 - **Remove** one restroom (reduced to 3)
 - **Move** Breakroom to lower level
- **Combine** Flex Meeting with Community Living Room
 - **Move** public computers to Collection Space
- **Change** Quiet Reading to be Flex Community room

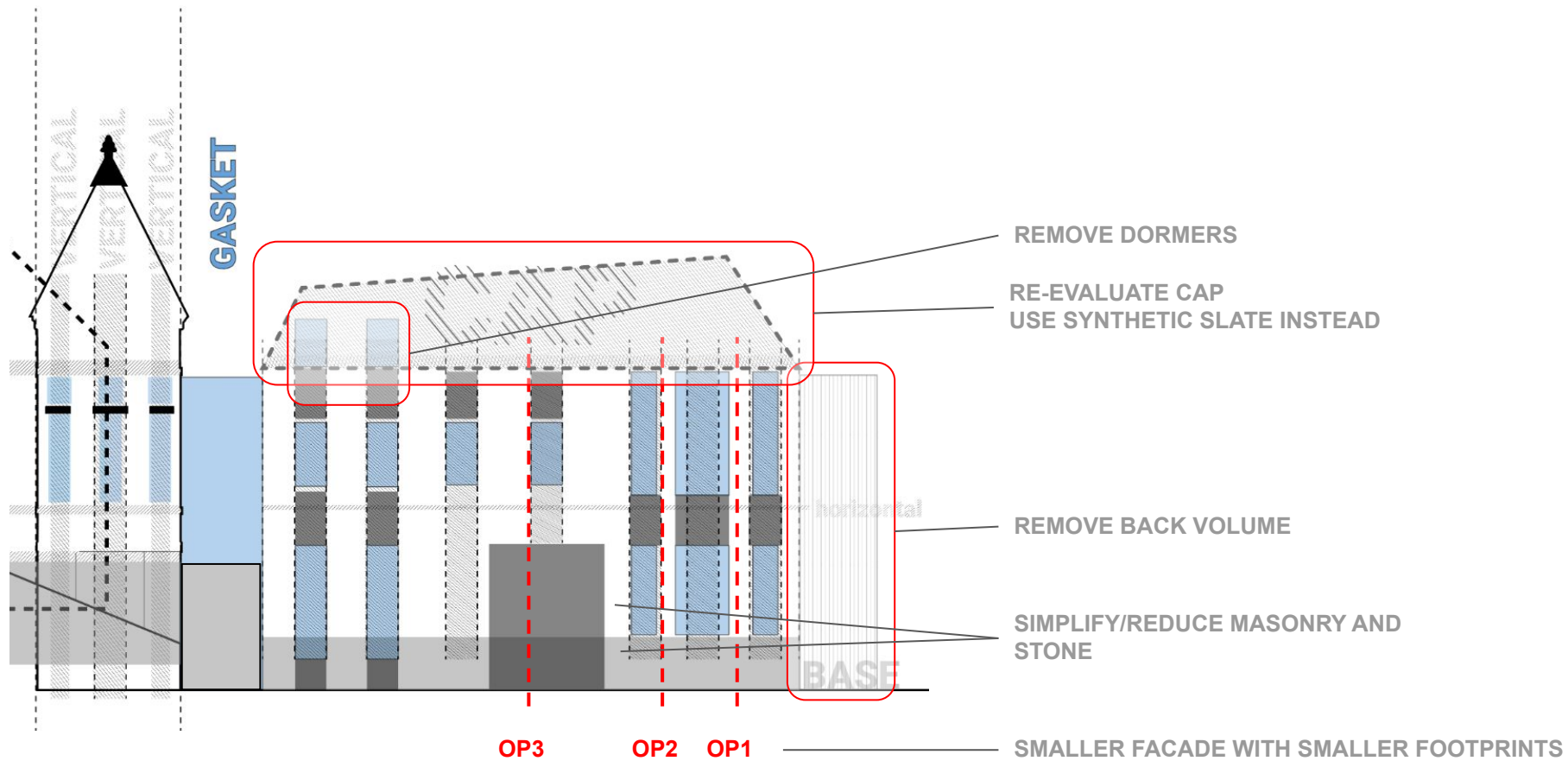
Option 4.1 ~ 8,600sf
(reduces ~ 960sf/ 480sf per floor)

- **Reduce** Children's Storage/Prep
- **Move** Library Director's Office to lower level

Option 4.2 ~ 7,960sf
(reduces ~ 1,600sf/ 800sf per floor)

- **Change** Quiet Tech to be Children's Program Space
- **Reduce** Circulation Space
- **Add** Children's reading area in Circulation space
- **Reduce** Children's Space, Children's Program, and Storage/Prep

PROPOSED EXTERIOR REDUCTIONS



Today's Agenda

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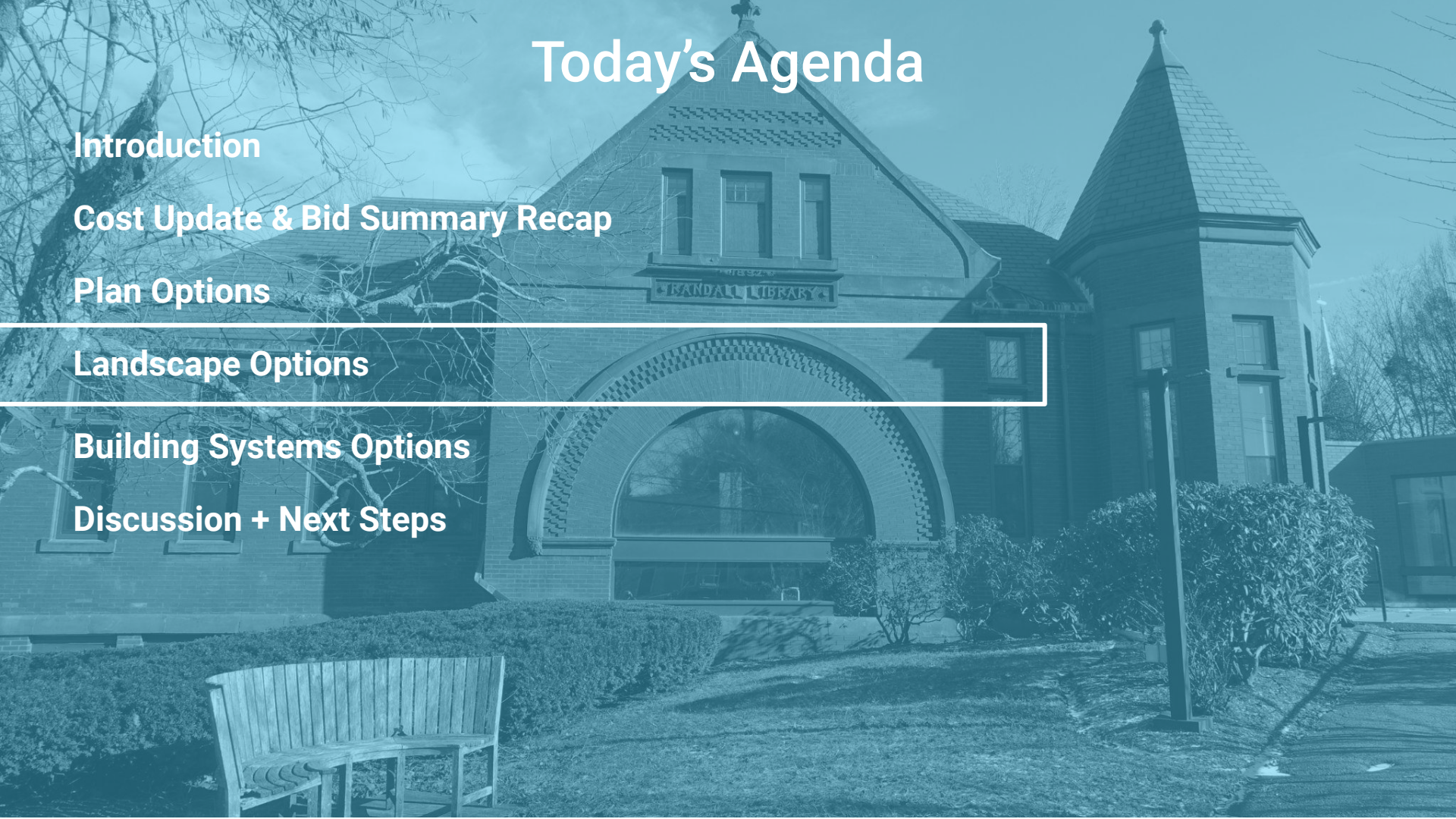
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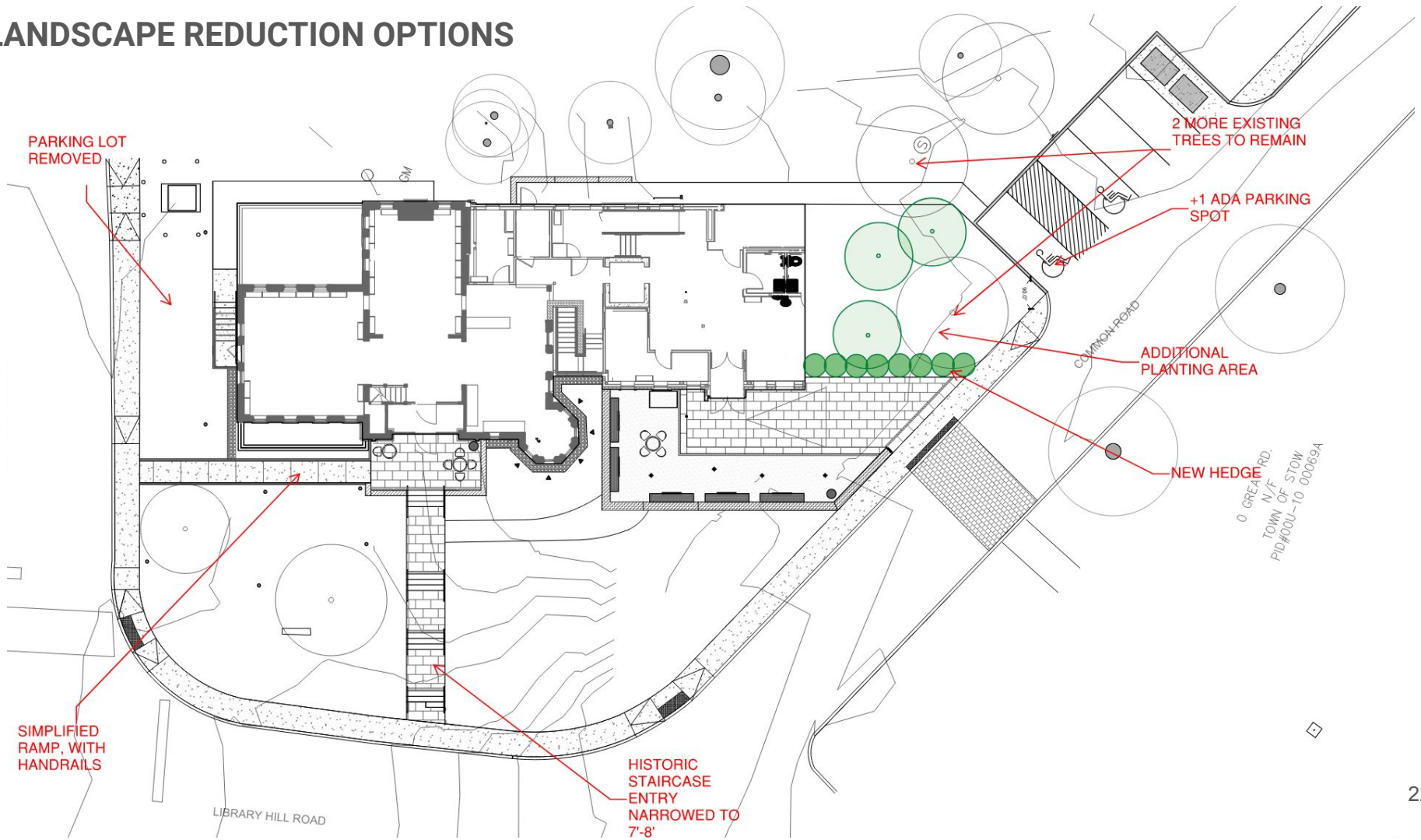
Discussion + Next Steps



BID DESIGN SITE PLAN



LANDSCAPE REDUCTION OPTIONS



Today's Agenda

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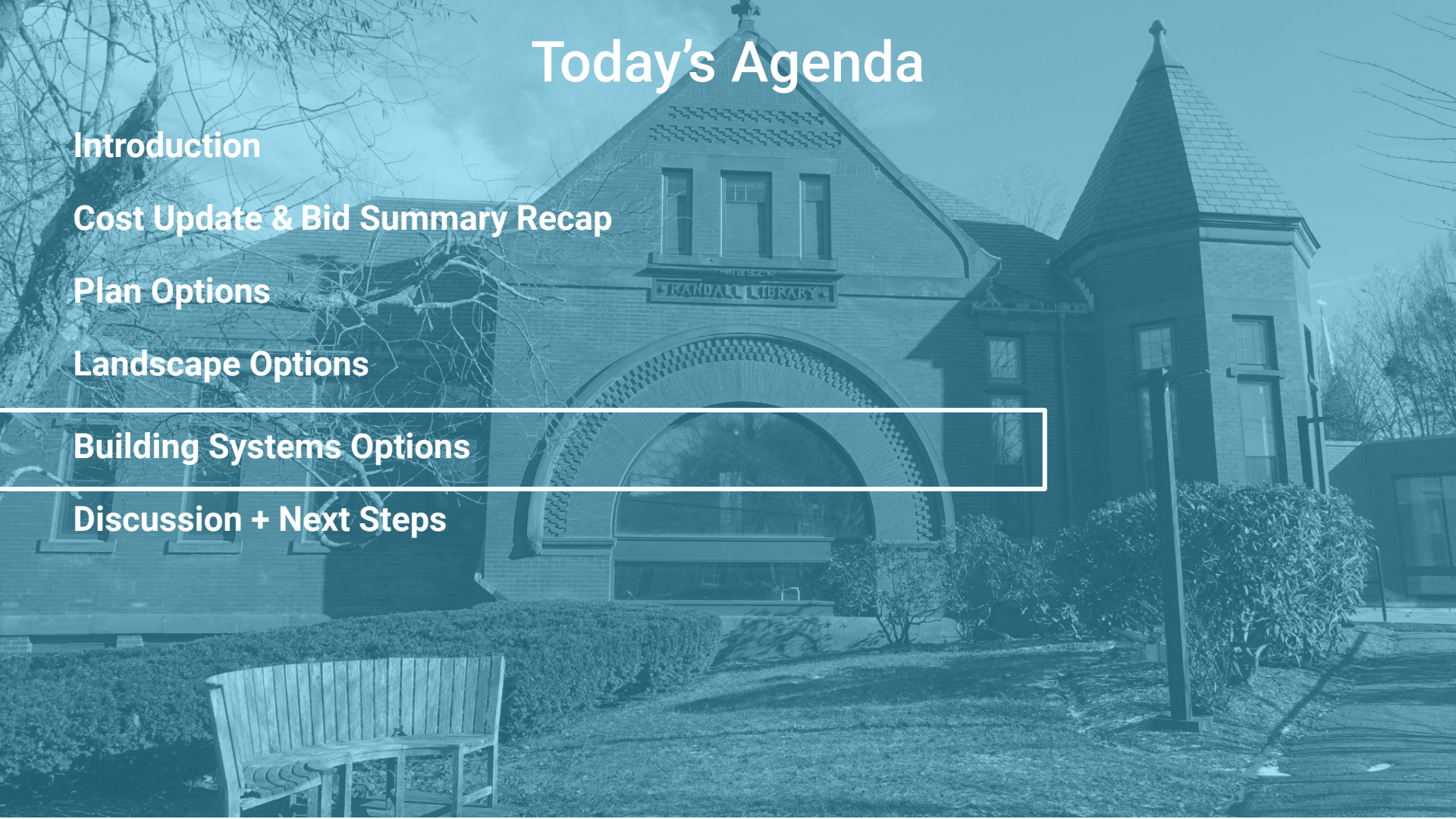
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STRATEGIES TO MOVE FORWARD

Mechanical/Electrical/Plumbing:

- Use gas fired dual zoned air handling units
- Opt out of the specialized stretch code both related to heating/ventilation and electrical equipment
- Consolidate interior plumbing fixtures and move closer to Mechanical Room
- Remove fire protection system with appeal

Structural:

- Replace some moment frames with brace frames
- Remove the parapet framing and go to a flat roof
- Eliminate or shift windows to allow for braced frames along grid lines D and M, which would result in the elimination of moment frames.
- Simplify the foundations and formwork.

Civil:

- Reducing hardscape could reduce need for storm water retention
- Reducing site drains would reduce pipe runs through site

Landscape:

- Replace all non-retaining site walls with hedges
- Reduce hardscape
- Simplify ramp to historic entry
- Remove/reduce stairs to historic entry
- Remove upper parking spaces
- Prioritize plantings, use lawn for the majority

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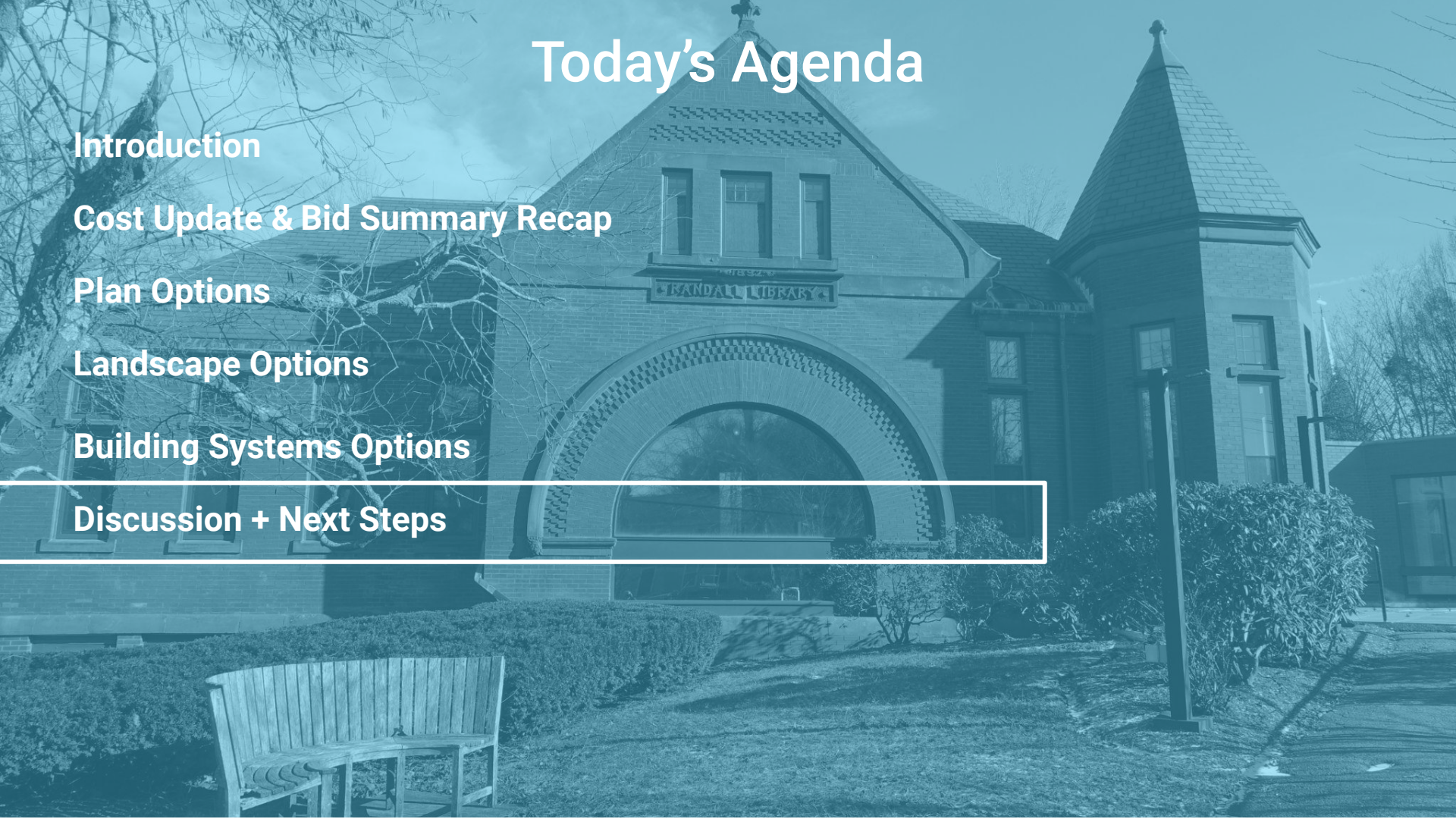
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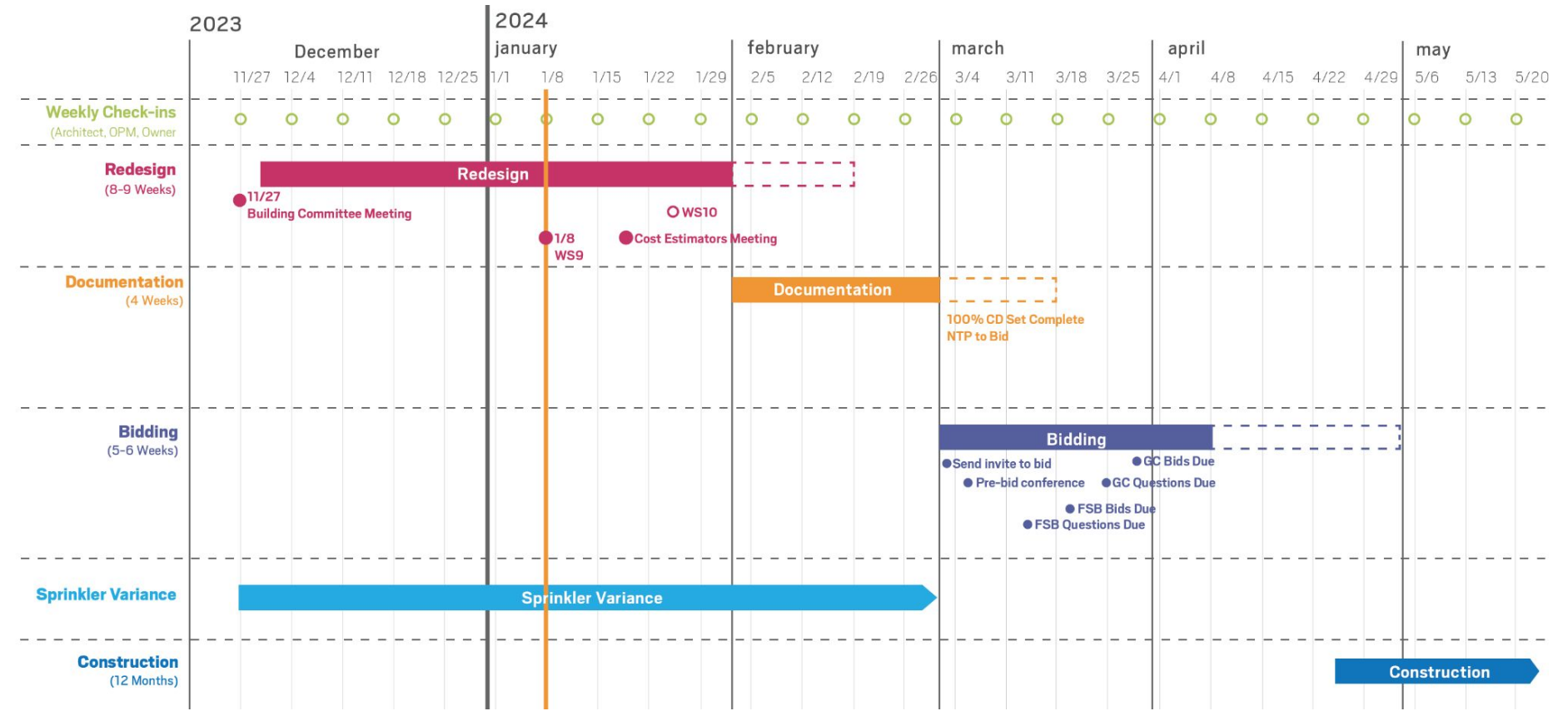
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SCHEDULE



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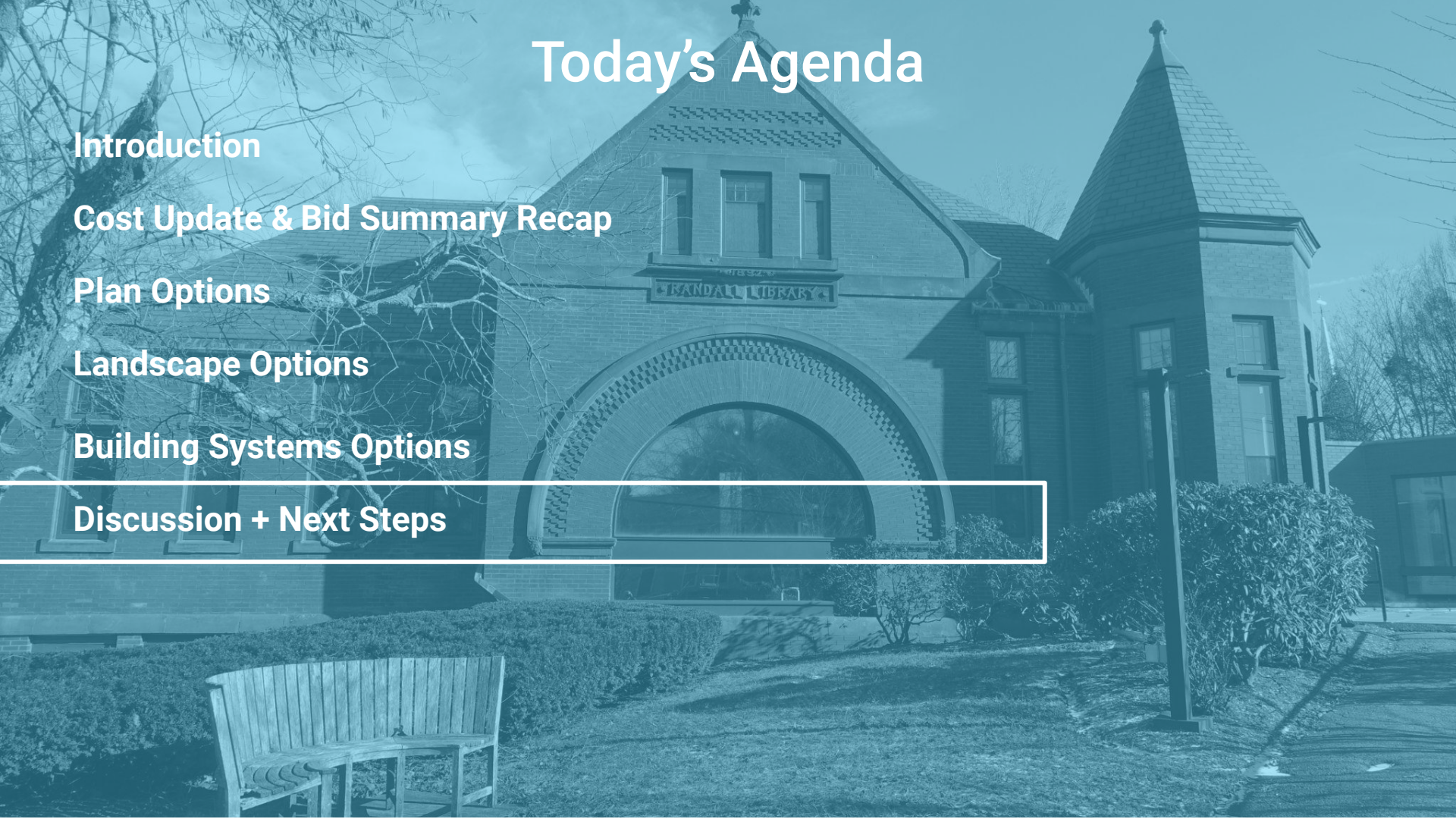
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A photograph of a brick building, identified as the Randal Library, featuring a large arched window and a sign above it. The image is overlaid with a teal color and the text 'THANK YOU!!!'.

THANK YOU!!!