

# RANDALL LIBRARY PRELIMINARY DESIGN SUMMARY

TOWN MEETING - 6/28/2023

CONSTRUCTION DOCUMENT WORKSHOP 6

STOW, MA



designLAB architects

G2 G2 COLLABORATIVE  
LANDSCAPE ARCHITECTURE



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TOWN MEETING - 6/28/2023

CONSTRUCTION DOCUMENT WORKSHOP 6

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

## **Introduction (10 min)**

- Review Work Plan + Process Updates

## **Design Development Exterior Summary + Updates (20 min)**

## **Design Development Interior Summary + Updates (20 min)**

## **Design Development Estimate Summary (20 min)**

- Estimate Review
- Value Management Strategies Discussion

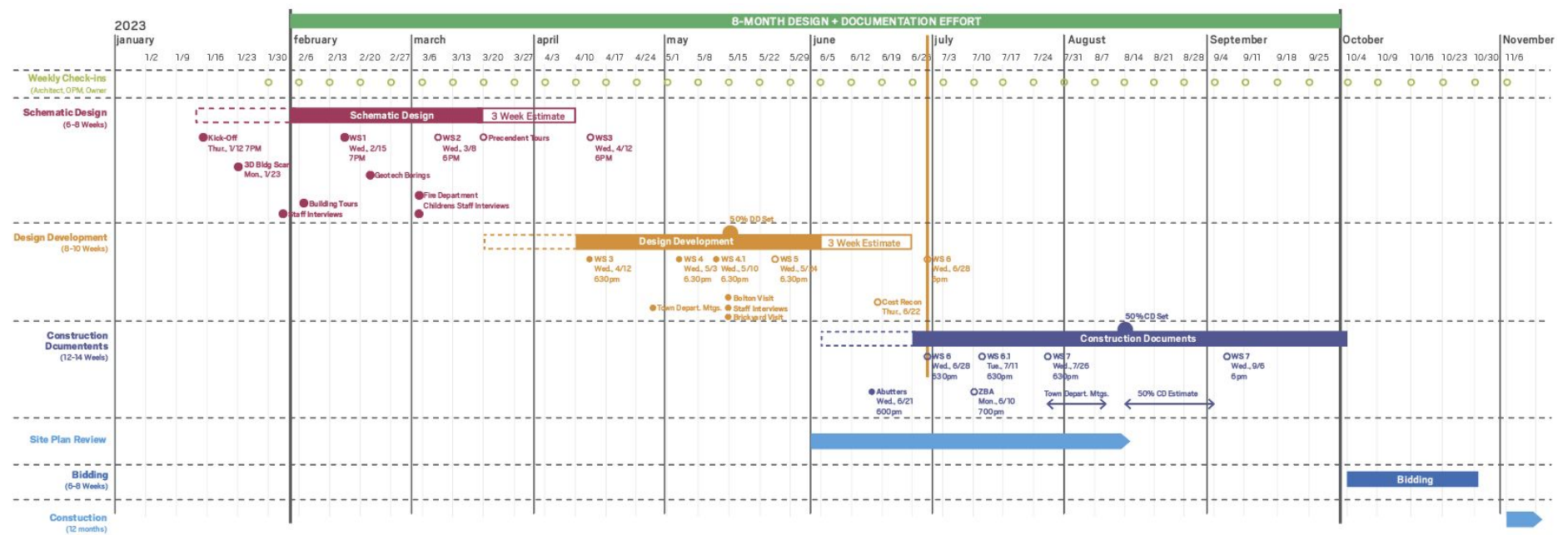
## **Building Systems Update (10 min)**

- Gas vs. Elec. Boiler
- Transformer

## **Discussion + Next Steps (15 min)**

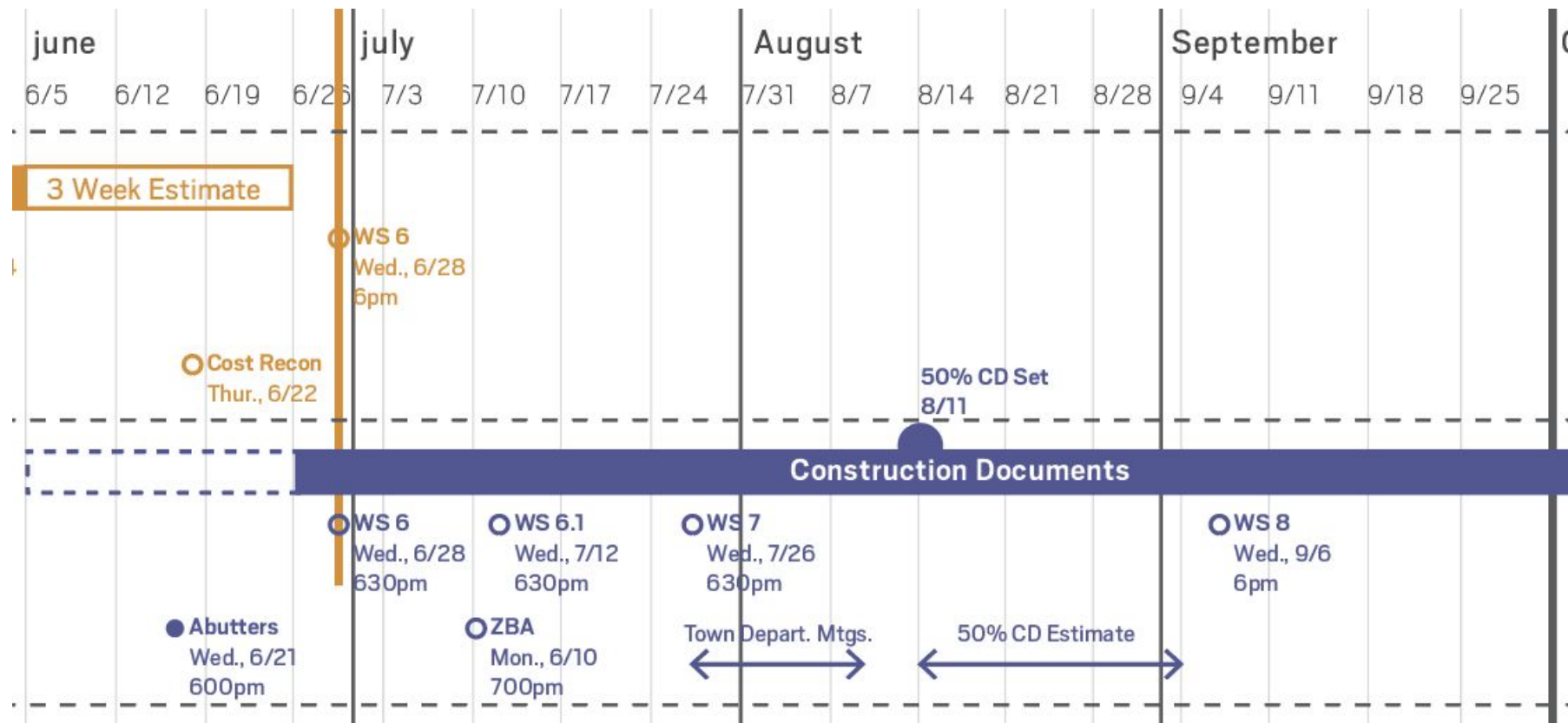


# SCHEDULE



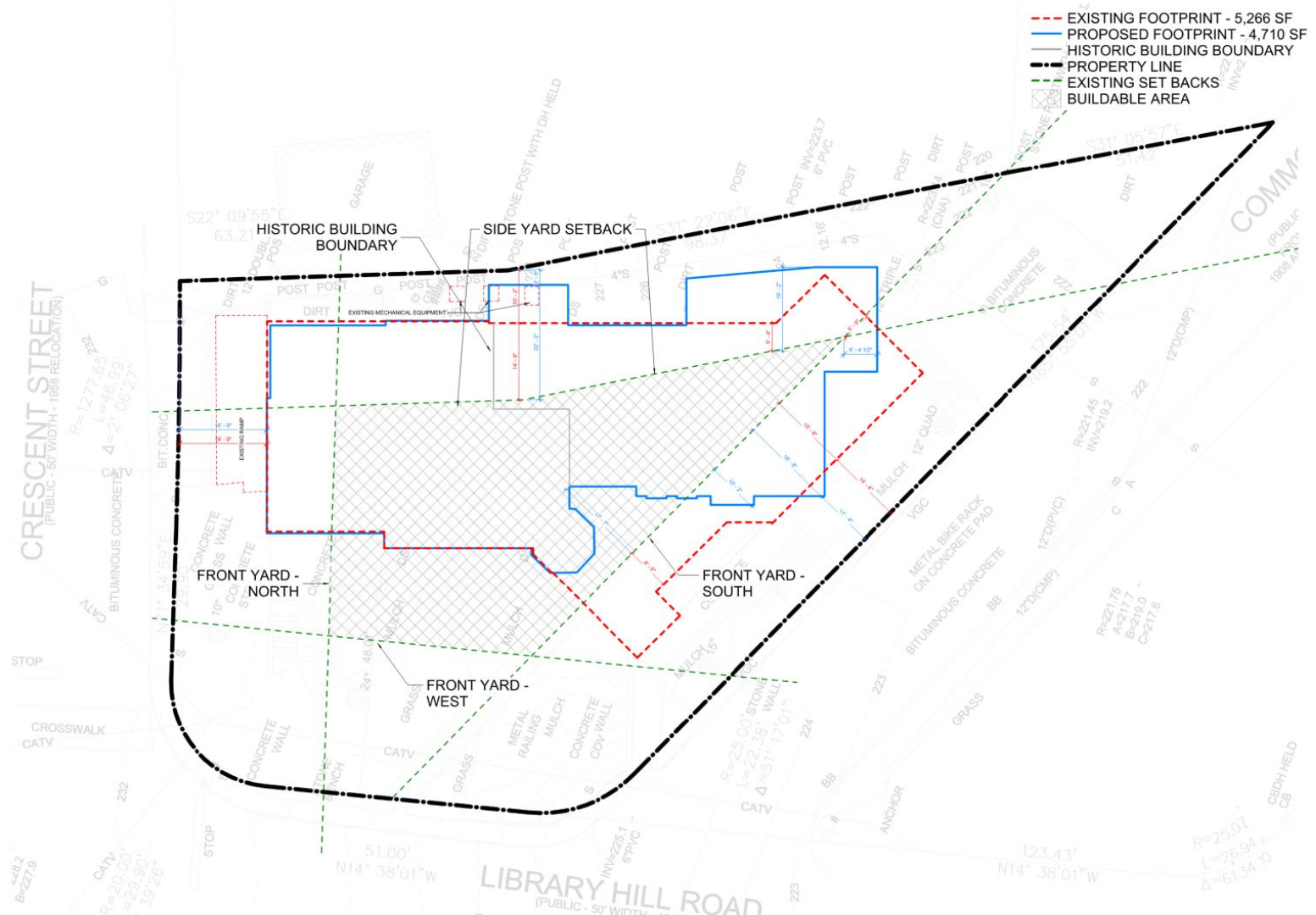


# SCHEDULE





# ZBA Application





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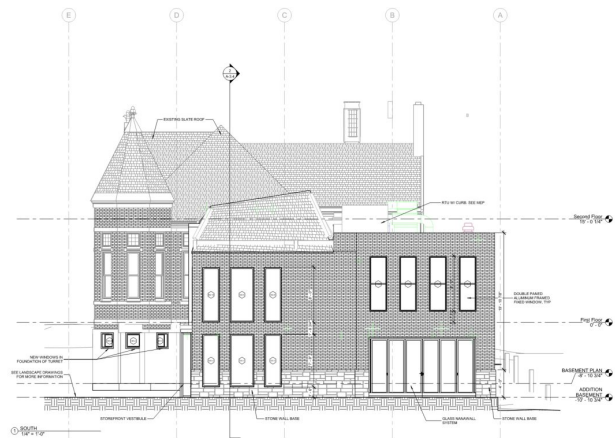
## **Discussion + Next Steps (15 min)**



# OVERALL SITE PLAN







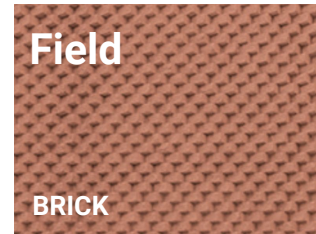
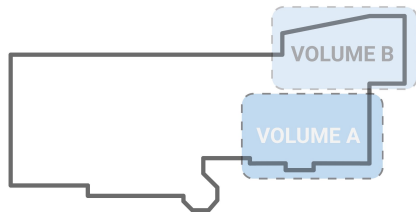
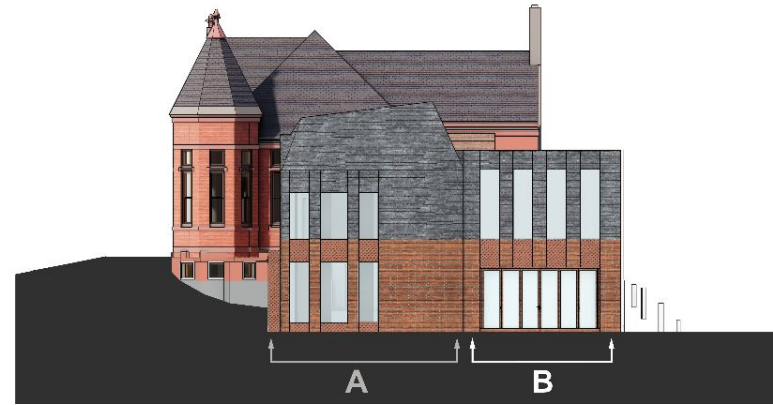
**HISTORIC CONTEXT**  
RANDALL COMPOSITION





## PREVIOUS STRATEGY 3: 2 DORMERS NO BASE

- Voted to move forward with roof and 2 dormers as a direction (with room for subtle articulation)
- Voted to move forward with slate cap and brick and stone field and base.
- More horizontal expression
- Keep cap on roof
- Back volume could have distinct materials



# MATERIAL PALETTE



CAP



FIELD



BASE



LANDSCAPE





# PRECEDENTS

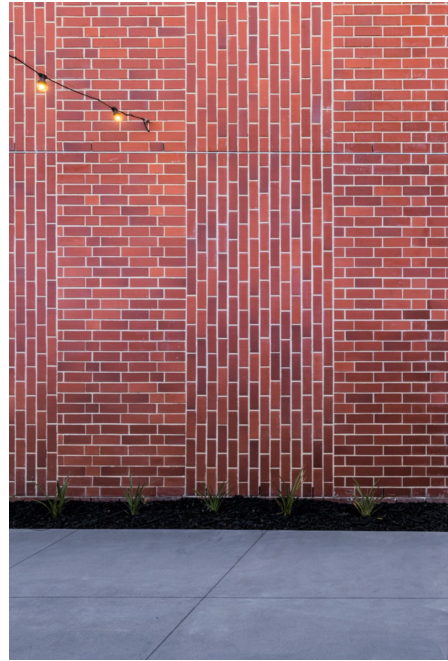
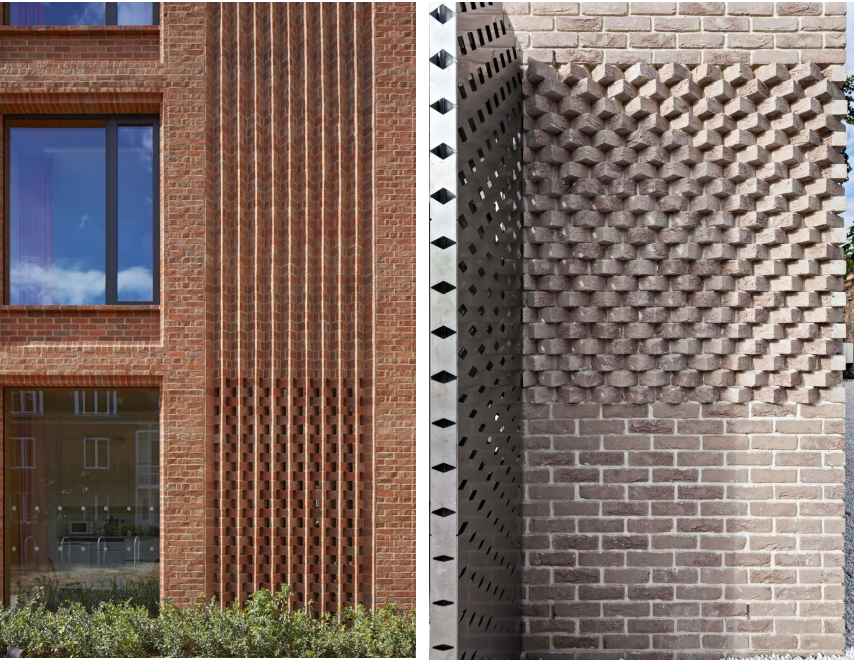


EXISTING BUILDING DETAIL

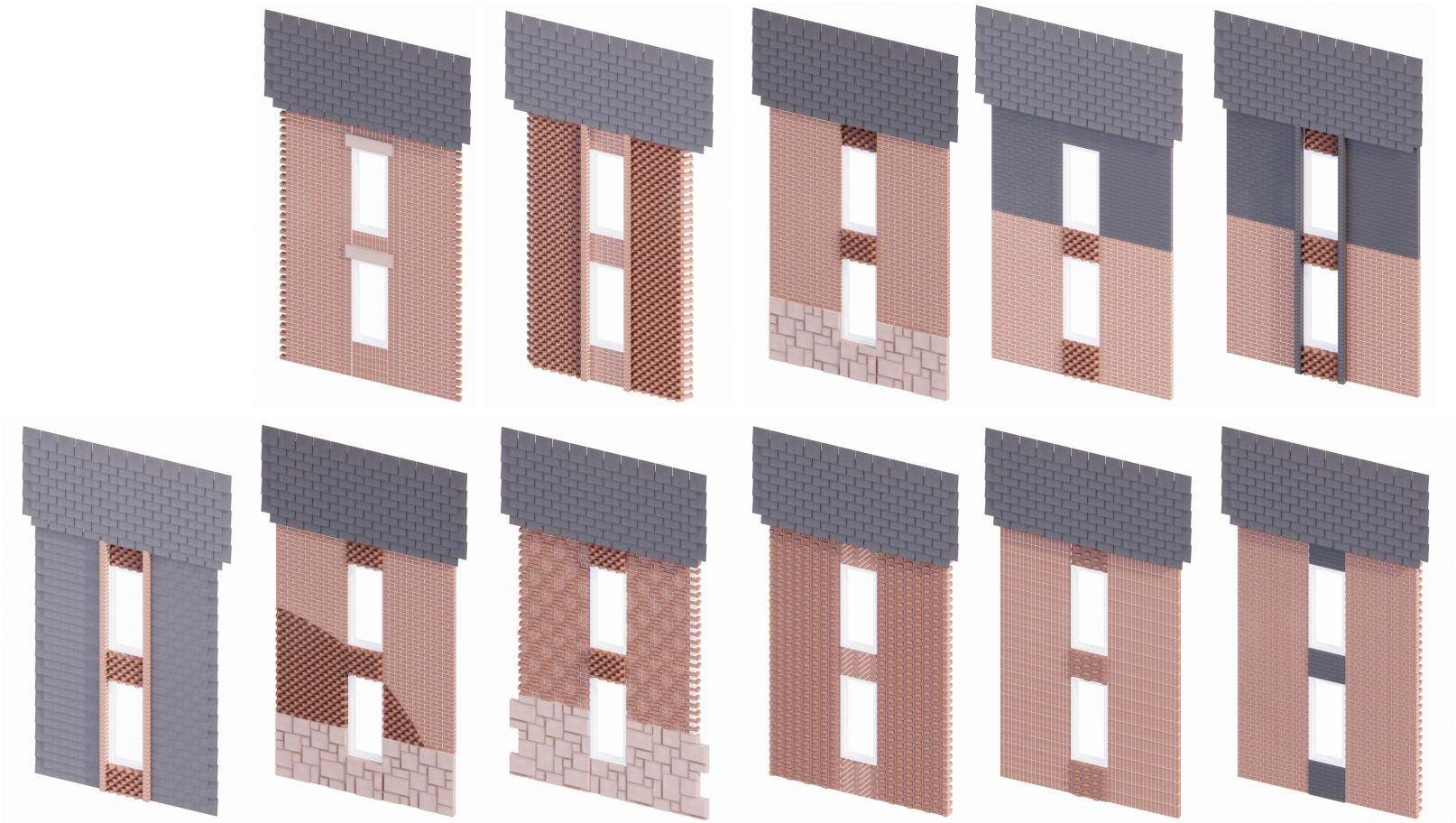




# RECOMMENDED PALETTE - POTENTIAL MASONRY DETAILING

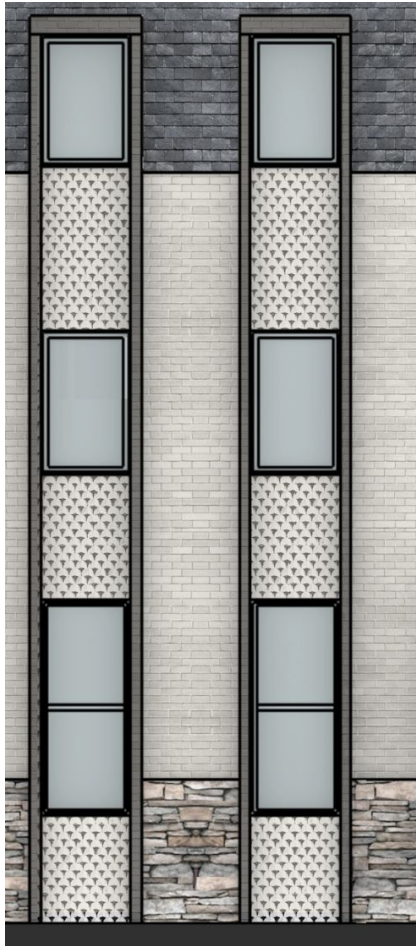


RECOMMENDED PALETTE -  
POTENTIAL MASONRY DETAILING

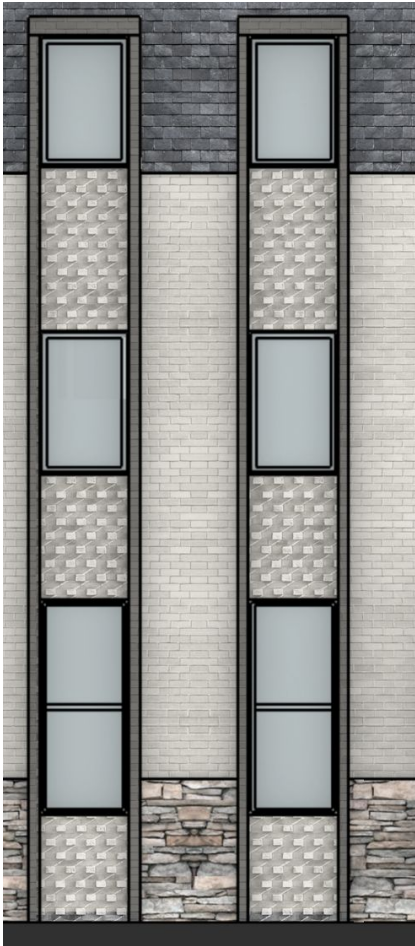




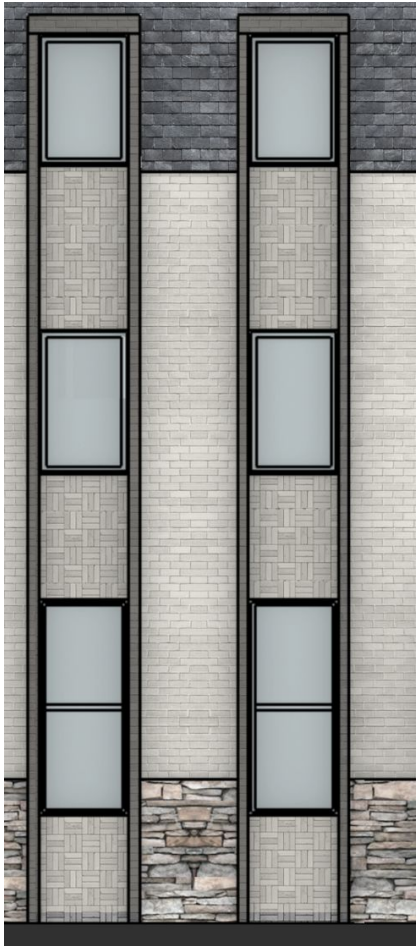
# POTENTIAL MASONRY DETAILING



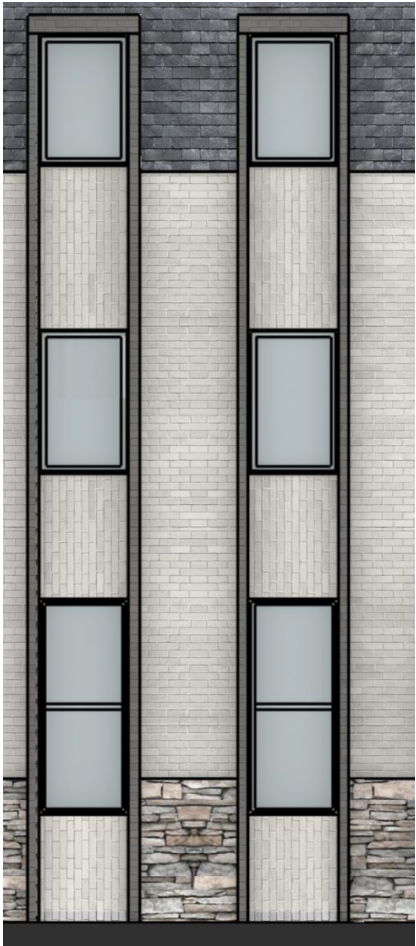
SAWTOOTH



PROTRUDING

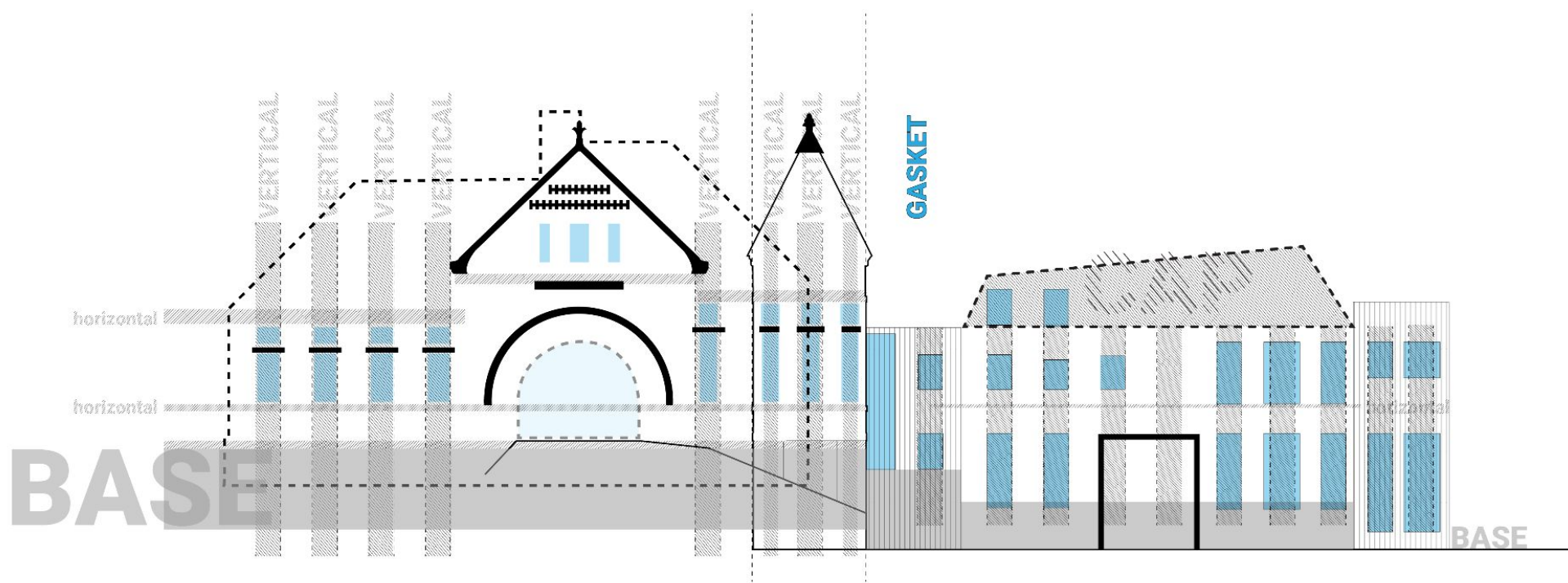


TRIPLE BASKET WEAVE



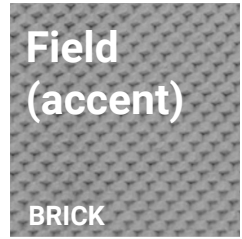
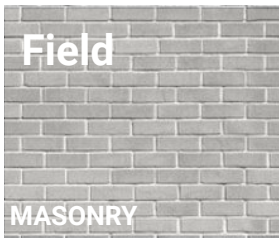
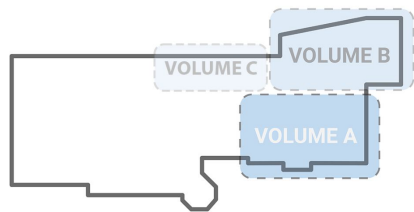
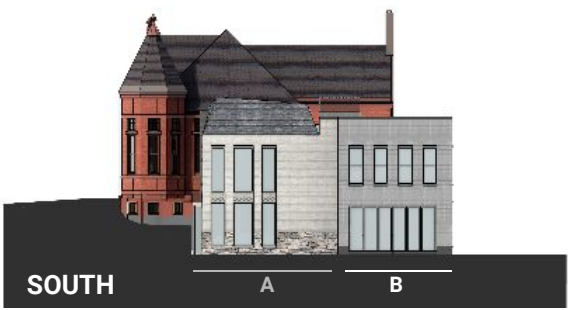
VERTICAL RUNNING BOND

# PROPOSED EXTERIOR ANALYSIS





# PROPOSED EXTERIOR COMPOSITION



WEST





SOUTH



EAST





# LOCATING PERSPECTIVE



# SOUTHWEST APPROACH









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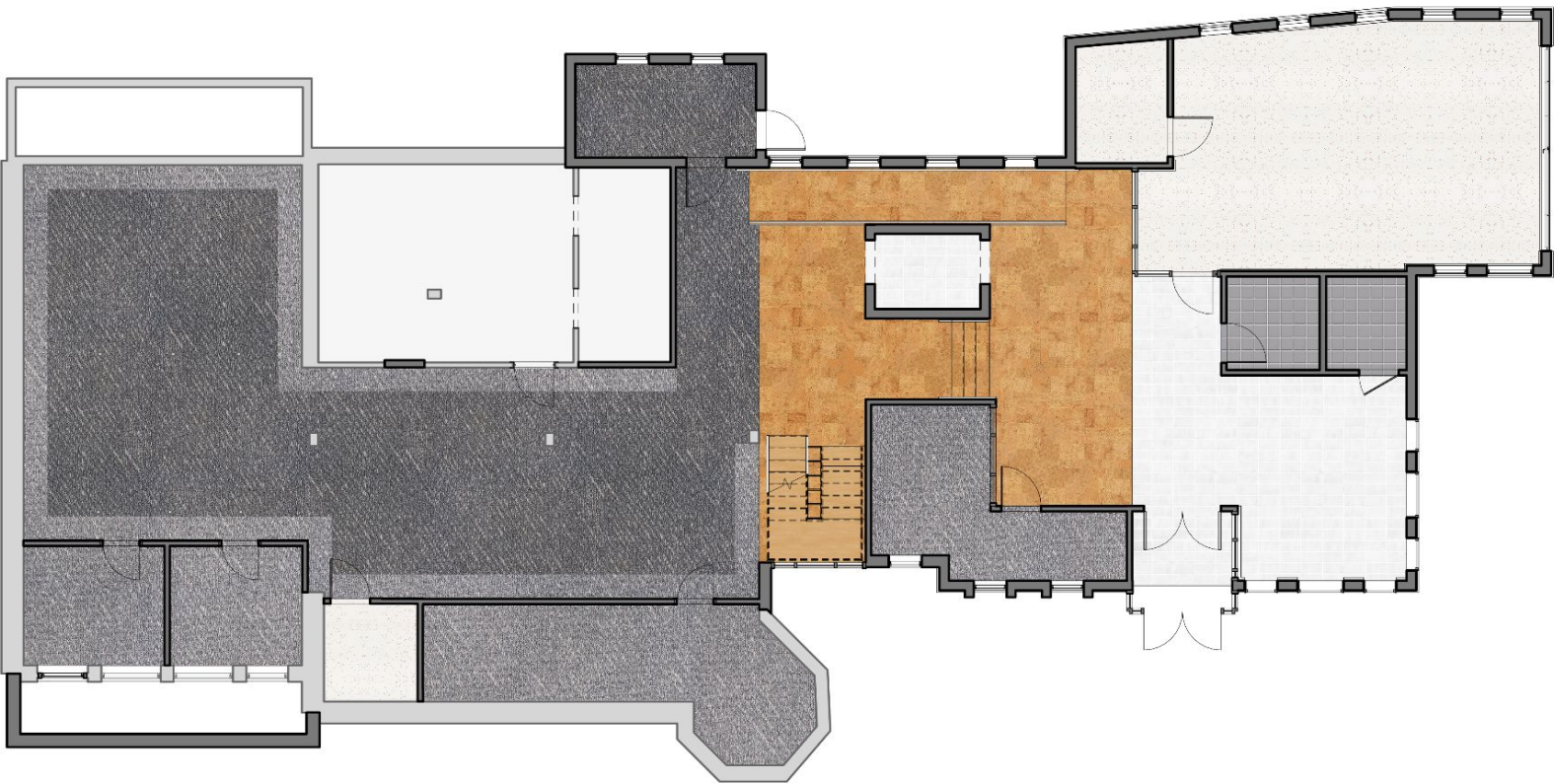
## **Discussion + Next Steps (15 min)**



# UPDATED PLAN - LOWER LEVEL

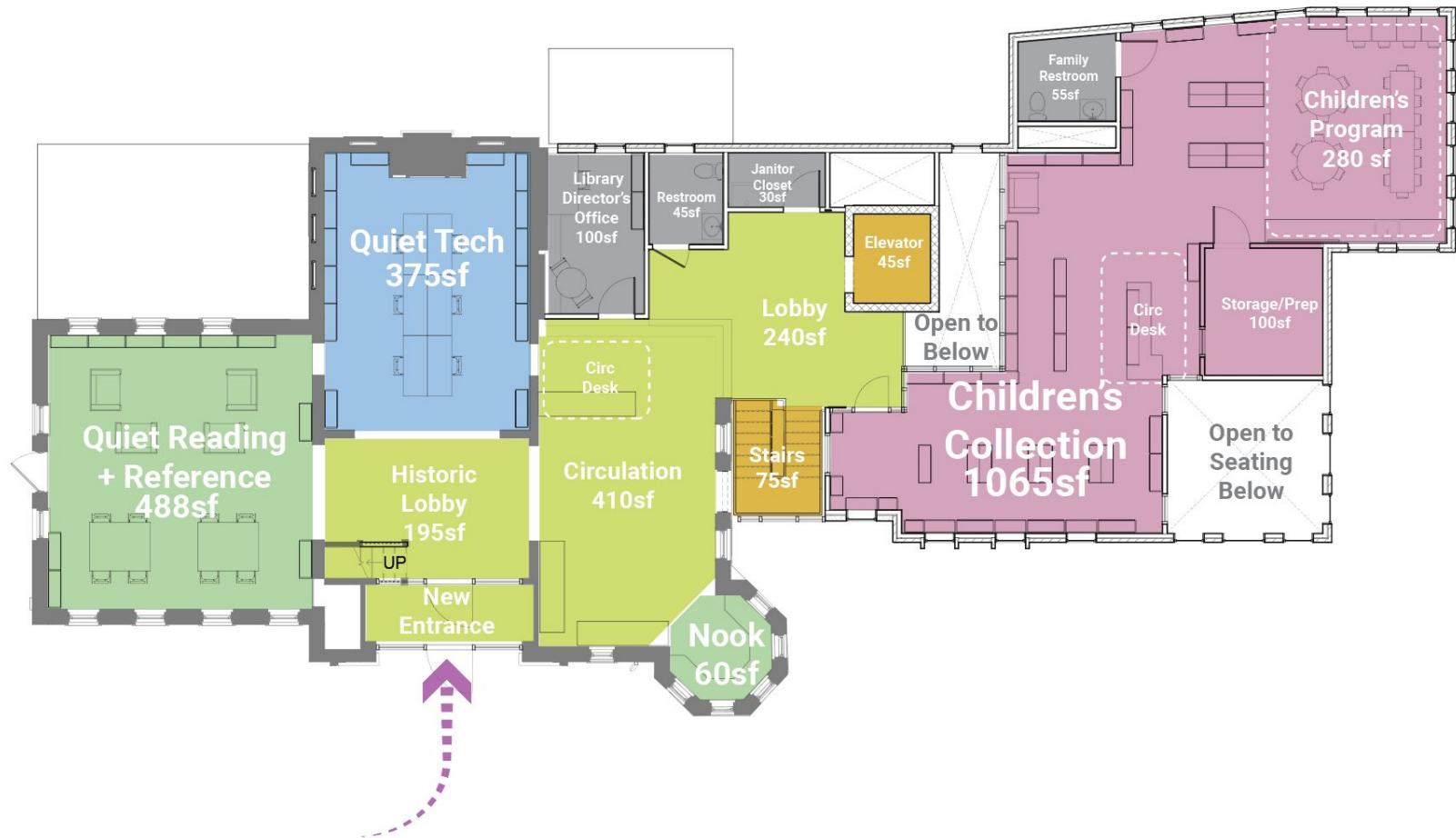


FINISH PLAN - LOWER LEVEL





# UPDATED PLAN - UPPER LEVEL



FINISH PLAN - UPPER LEVEL





# INTERIOR TURRET/COMMUNITY LIVING ROOM

CEILING



MILLWORK



WOOD PANELS



WOOD PANELS



WALL

FLOOR

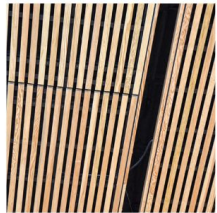
WOOD PANELS

LARGE FORMAT  
TILE

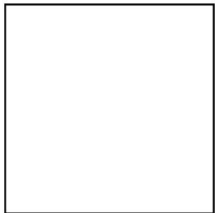


# BROWSING AND ARRIVAL

CEILING



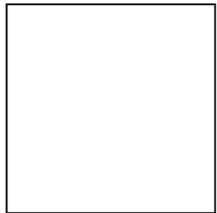
WALL



LINEAR WOOD  
CLOUD

PAINTED GYPSUM

CEILING

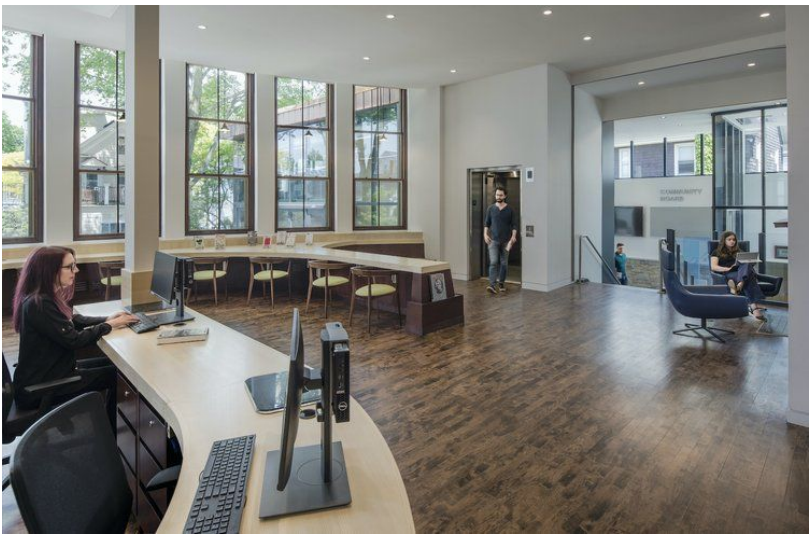


FLOOR



PAINTED GYPSUM

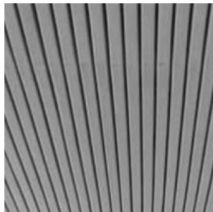
CORK FLOOR





# COMMUNITY FLEX ROOM

CEILING



WALL

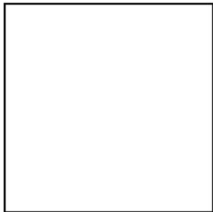


WAINSCOT



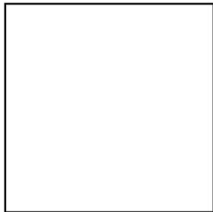
**LINEAR FELT  
CLOUD**

CEILING



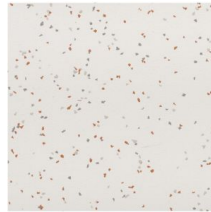
**INTERIOR  
STOREFRONT**

WALL



**WOOD PANELS**

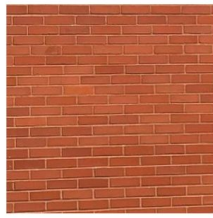
FLOOR



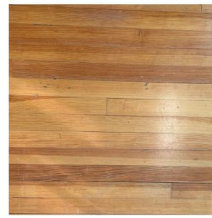
**PAINTED GYPSUM   PAINTED GYPSUM   RESILIENT TILE**

# CIRCULATION

WALL



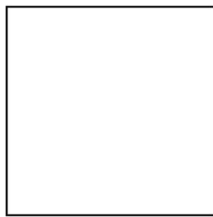
STAIRS



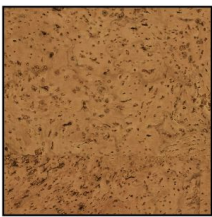
MILLWORK



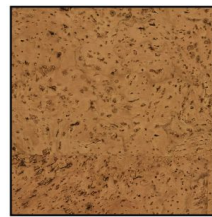
EXISTING BRICK WALL



EXISTING WOOD FLOOR



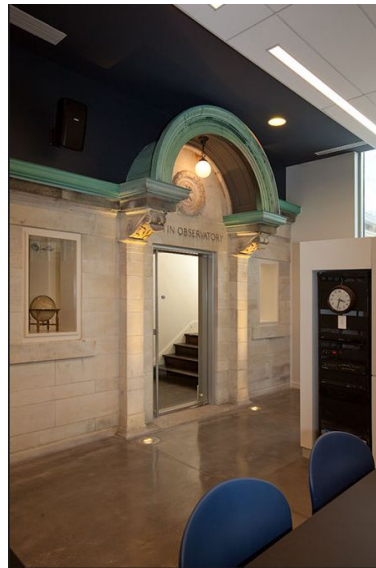
WOOD PANELS



PAINTED GYPSUM WITH VINYL GRAPHIC

CORK FLOOR

CORK FLOOR





# CIRCULATION DESK AREA



# CIRCULATION - ELEVATOR



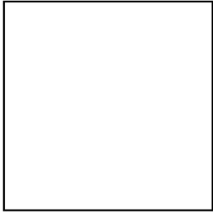


# CIRCULATION GASKET - LOWER LEVEL



# MEETING ROOMS/TEEN LOUNGE

CEILING



WALL



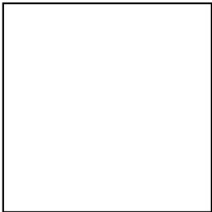
PAINTED GYPSUM

INTERIOR  
STOREFRONT

FLOOR



WALL



CARPET

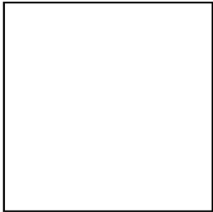
PAINTED GYPSUM





# COLLECTIONS

CEILING



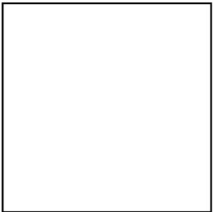
FLOOR



PAINTED GYPSUM

MAIN CARPET  
TILES

WALL



FLOOR



PAINTED GYPSUM

ACCENT CARPET



FINISH PLAN - UPPER LEVEL





# CIRCULATION GASKET - UPPER LEVEL



# CHILDREN'S SPACE

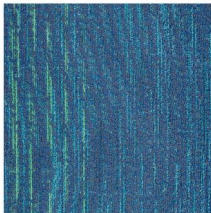
CEILING



WALL

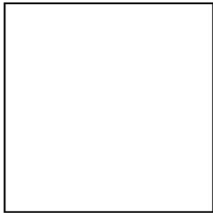


FLOOR



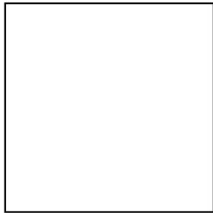
LINEAR WOOD  
CLOUD

CEILING



INTERIOR  
STOREFRONT

WALL

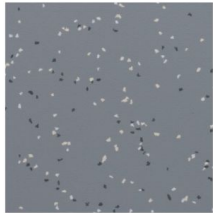


ACCENT CARPET  
TILES

FLOOR



FLOOR



PAINTED GYPSUM PAINTED GYPSUM

MAIN CARPET  
TILES

RESILIENT TILES



# CHILDREN'S COLLECTION



# HISTORIC ROOMS

MILLWORK



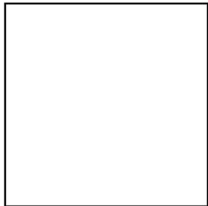
WALL



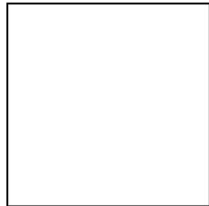
WOOD PANELS

EXISTING  
WAINSCOTTING

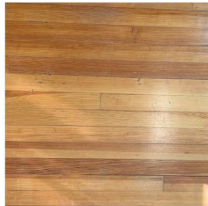
CEILING



WALL



FLOOR



PAINTED EXISTING  
PLASTER

PAINTED EXISTING  
PLASTER

EXISTING WOOD  
FLOOR





# DISCUSSION



# Today's Agenda

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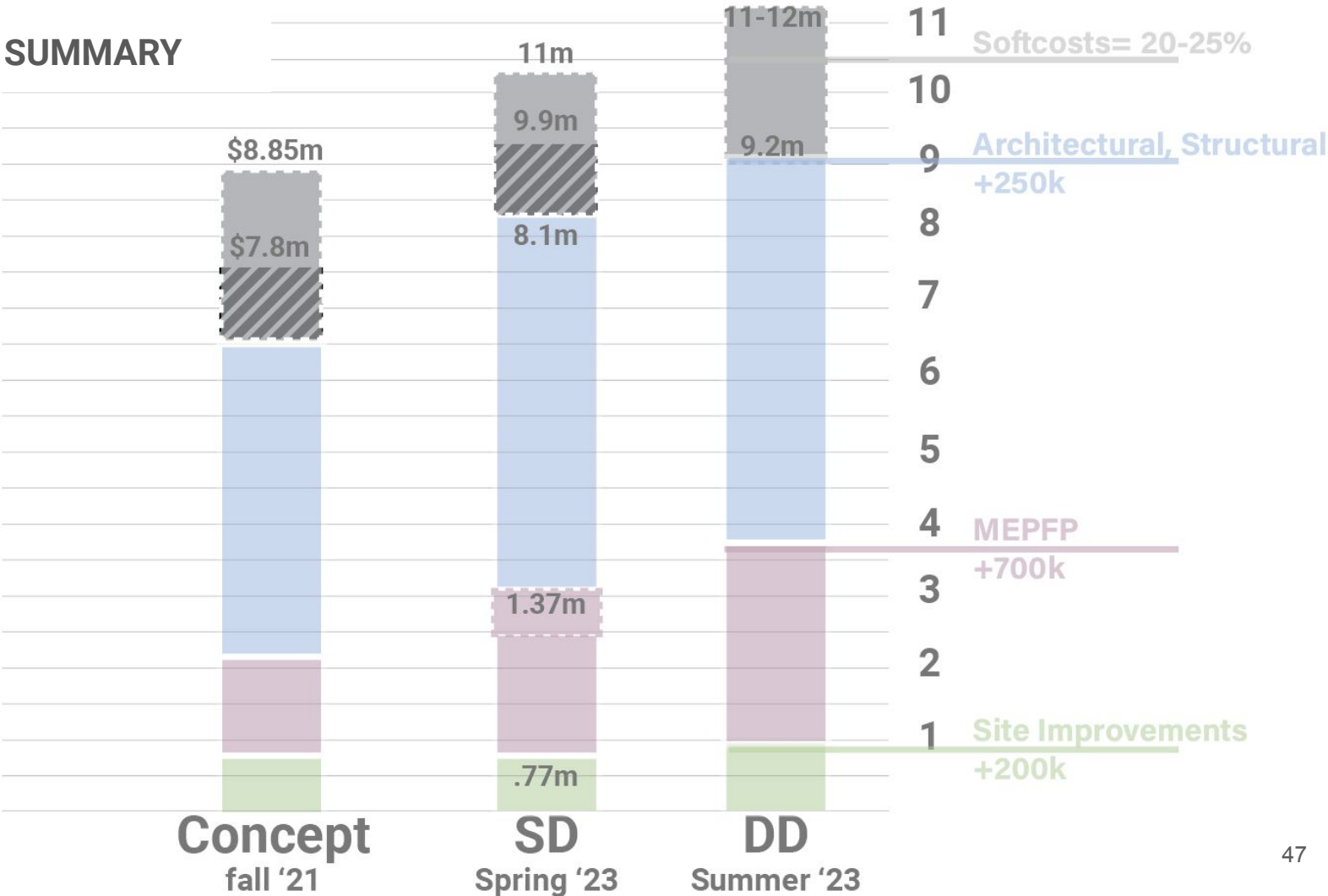
## **Building Systems Update (10 min)**

- Gas vs. Elec. Boiler
- Transformer

## **Discussion + Next Steps (15 min)**



# DD ESTIMATE SUMMARY



## SOFT COST SUMMARY

### SOFT COST COMPONENTS:

- Moving & Storage Expenses
- Fixtures, Furnishings/Shelving & Equipment (A/V, Security, etc.)
- Professional Service Fees (OPM, A/E Team)
  - Construction Utility Services
  - Building Commissioning Services
- Permitting, Legal Expenses, Bonding
  - Construction Material Testing
  - Owner's Contingency
  - Abatement Monitoring



## PRIMARY COST DRIVERS

### **COST DRIVERS:**

- Custom Air-Handling Unit (AHU)
  - Electrified HVAC System
- Hazardous Material Remediation
  - Increase in Building Size  
(approx. 500SF)
  - Longer Exterior Utility Runs
    - Sloped Roof Form
- More Defined Interior Finishes
  - More Defined Landscape  
Plantings + Materials

## VALUE MANAGEMENT STRATEGIES

### SIGNIFICANT VALUE:

- Alternate HVAC Strategy
- Alternate Cladding + Reduced Height of Community Room Volume
  - Reduce Building Footprint  
[Reduce Comm. Capacity / Eliminate Ramp]
- Simplify Roof Geometry/Framing
- Substitute Underpinning for Grade Beams
- Hydraulic Elev. Instead of Traction
  - Prefabricated Site Walls

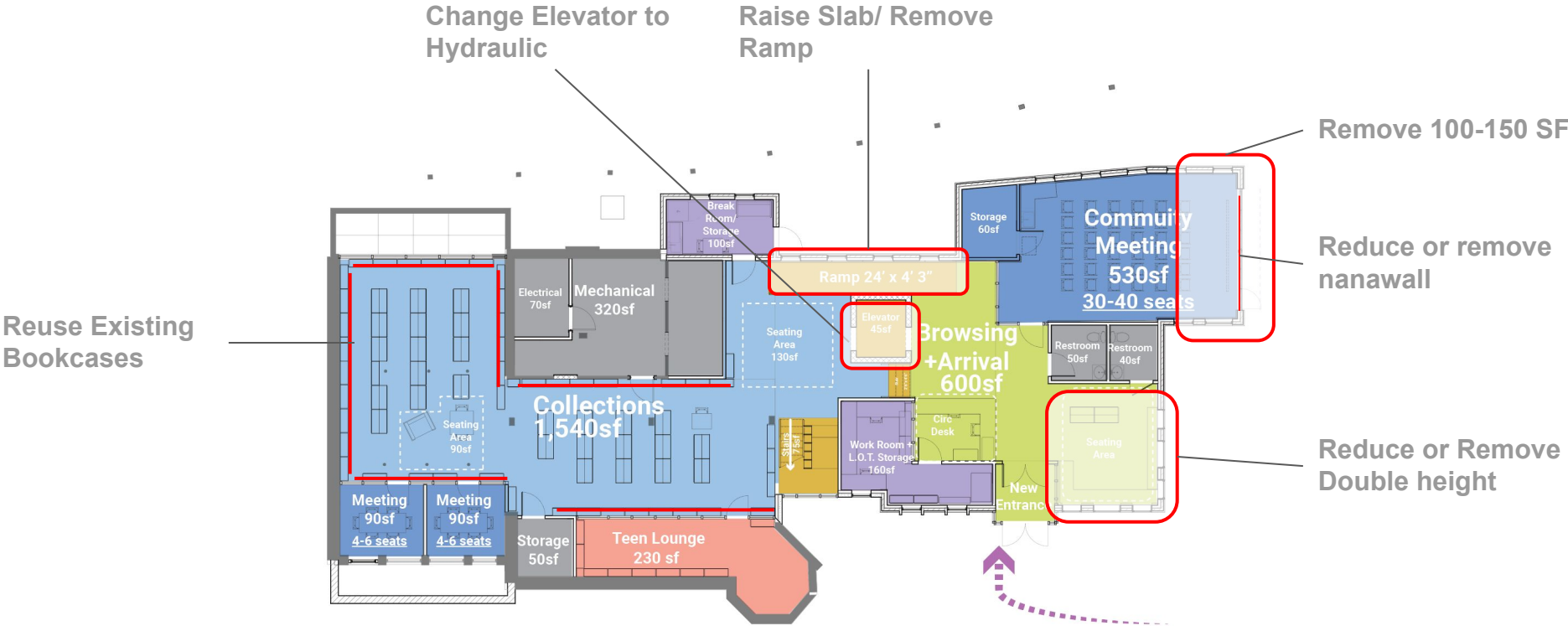
### MODERATE VALUE:

- Lighter Touch in Historic Spaces
- Interior + Exterior Material Choices
- Simplify Interior + Exterior Lighting
  - Reduce Landscape Plantings + Materials
- Maintain Existing Septic Tank
- Remove EV Charging Station
- Metal/Reuse Existing Shelving
- Reduce Double-Height Spaces

**TARGET REDUCTION: \$300K - \$600K**



# VALUE MANAGEMENT STRATEGIES



# OVERALL PLAN

Reduce  
Overall  
Plantings

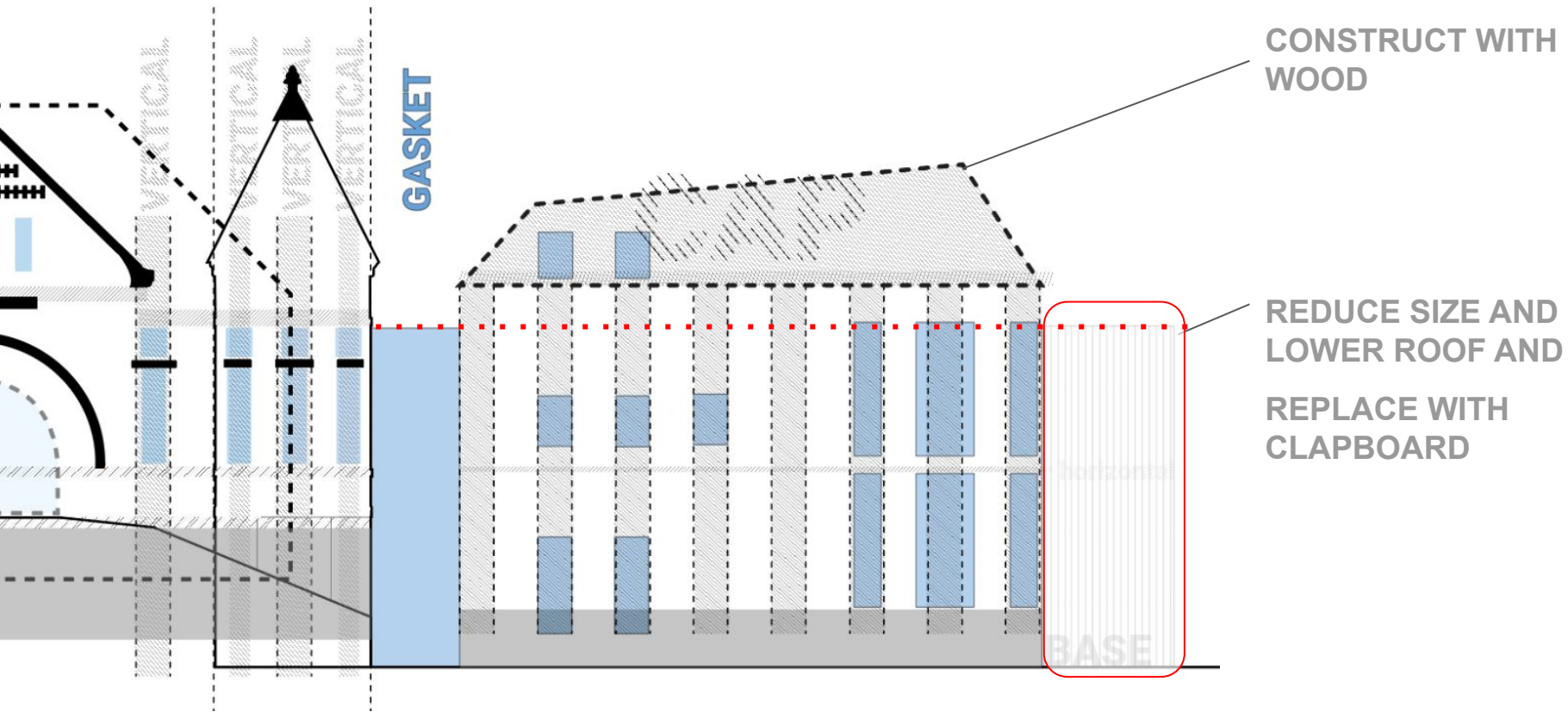
Reduce site  
lighting

Stone walls  
in lieu of  
granite



Prefab Stone  
walls





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# MECHANICAL SYSTEM OPTIONS

CRITERIA	NATURAL GAS FIRED BOILERS	ELECTRIC BOILERS
Capital expenditure		+ \$50,000
Maintenance costs	Yearly service \$200 - \$300	Yearly service \$200 - \$300
Possibility of receiving incentives (amounts unknown)	No	Yes Up to 500,000
Space need in the building	ELEC room is the same size for both options	ELEC room is the same size for both options
Electric service upgrade (existing 400A)	600A (800A Distribution board)	1000A (1200A Distribution board)
Equipment efficiency	90-95%	95-99%
Reliability	Very good	Very good
Life expectancy	20- 25 years	15-20 years
Possibility of converting into electric system after life ends	Yes (Provided power is available)	Not Applicable
Ability to heat the building in case of black out	A small generator could provide backup power to start the boilers	No backup power source. A large generator and complicated power connections are required

TRANSFORMER

Owner



Cost to project

NA

Yes

Lead time

Potentially 4 Years

1 - 2 Years



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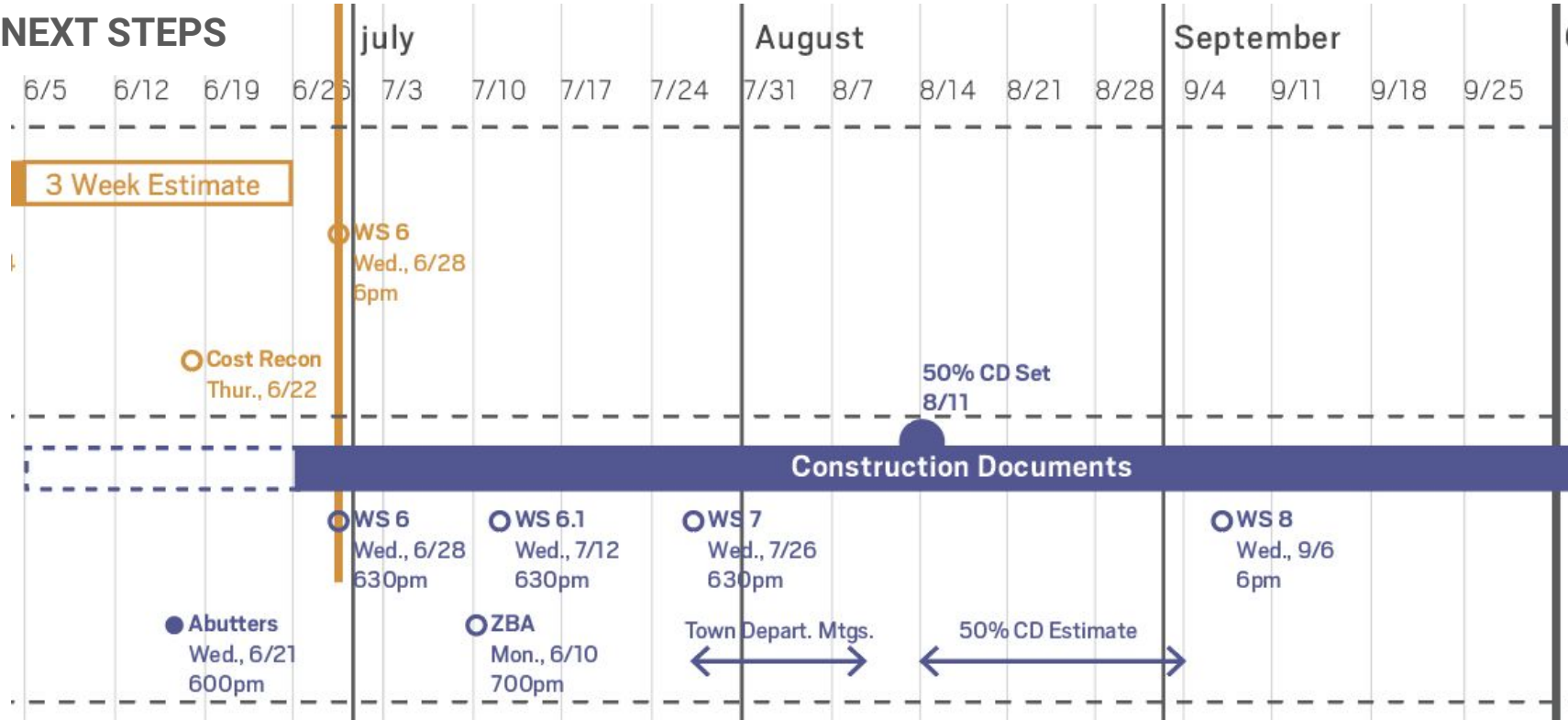
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NEXT STEPS



Upcoming Meetings:

- ZBA Hearing: Monday, 7/10
- WS6.1: Weds., 7/12
- 50% CD Submission: Friday, 8/11
- Town Department Meetings: Week of 7/24 and/or 7/31
- WS7: Weds., 7/26



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!!!



**End**

## BROWSING + ARRIVAL





# MEETING ROOM SUMMARY

- **2** Small Meeting Rooms for general use, tutors and clubs to meet simultaneously
  - 5-7 People
  - Knitting Club, Lego Club, Book Club, Puzzle Club, etc.
- **1** Large Flexible space for up to 30-40
  - Ghost, Trivia, Cookbook Club, etc.



# TEEN SPACE SUMMARY

- Acoustic Separation
- Visual Supervision
- 2:00-5:00, Arriving from middle school.  
May enter through upper level.
- Programs
  - Study
  - Hangout / Eat
  - Video games
- Two spaces:
  - Quiet space
  - Activity Space





# COMMUNITY ROOM





# CHILDREN'S COLLECTION

- Small storytime
- Prep staging and storage
- Table/craft space
- No separate program space
- No office required (initially)



# CHILDREN'S COLLECTION





# CHILDREN'S COLLECTION





# Historic Spaces

- Not adjacent to children's or YA
- Combine with reference
- Adjacent to computers
- Special Collections
- Audio
- Periodicals



# COMMUNITY LIVING ROOM





# CIRCULATION DESK AREA



# COLLECTION SUMMARY

- 30,000 Volumes
- 2,000 Video
- Library of Things
  - Requires storage and display
- Will remain approximately the same size (new acquisitions / regular purging)

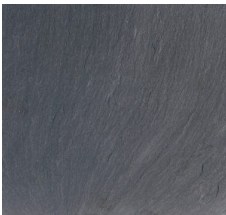




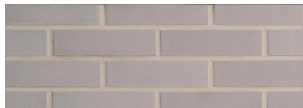
RECOMMENDED PALETTE



CAP



FIELD



BASE

