

RANDALL LIBRARY BUILDING COMMITTEE MEETING

02/07/2024

Redesign Workshop 10
STOW, MA



designLAB architects

G2 G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

RANDALL LIBRARY BUILDING COMMITTEE MEETING

02/07/2024

Redesign Workshop 10
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 overlaid with a teal color. A white rectangular box highlights the 'Schedule Update' item in the agenda list.

Introduction

Schedule Update

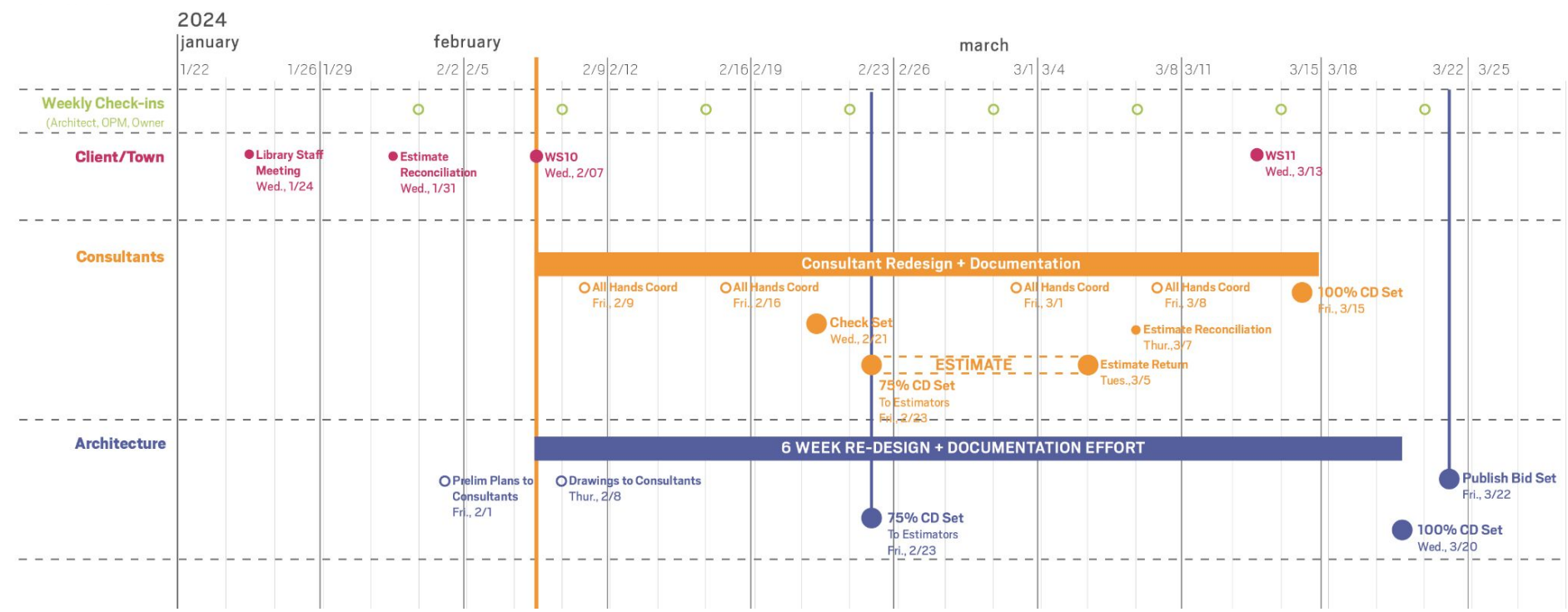
Plan Update

Exterior Update

Landscape Update

Discussion + Next Steps

SCHEDULE



Today's Agenda

Introduction

Schedule Update

Plan Update

Exterior Update

Landscape Update

Discussion + Next Steps



BID DESIGN LOWER LEVEL PLAN



BID DESIGN UPPER LEVEL PLAN



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

REDUCED ADDITION OPTIONS

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

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



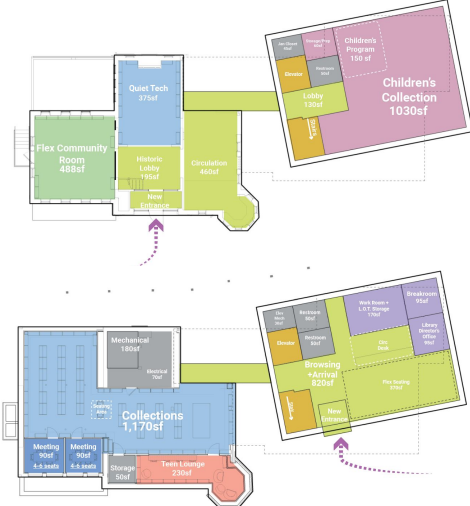
Option 1B ~ 8,300sf
(reduces ~ 1,260sf)



Option 1C ~ 7,730sf
(reduces ~ 1,830sf)



Option 2A ~ 8,600sf
(reduces ~ 960sf)



OPTION SUMMARIES

Existing Gross Area ~ 9,400sf

Bid Documents Gross Area ~ 9,560sf

		Reduced Addition Footprint			Code Separated
	All Options	Option 1A	Option 1B	Option 1C	Option 2A
Square Foot		8,440sf (reduces ~1,120sf)	8,300sf (reduces ~1,260sf)	7,730sf (reduces ~1,830sf)	8,600sf (reduces ~960sf)
Enclosure	Simplify masonry detailing. Simplify roof form.	Reduces 41 lf (943sf)	Reduces 46 lf (1,058sf)	Reduces 59 lf (1,357sf)	Increases 10 lf (230sf)
Miscellaneous	Remove all double height spaces. Reduce millwork. Reduce restrooms to 3.	Remove Ramp .	Remove Ramp .	Remove Ramp .	Ramp moves to upper level. 2 buildings are separated by an Enclosed Walkway .
Workroom/Staff Spaces		Breakroom replaces one of the small Meeting Rooms on the lower level and reduces size. Library Director's Office and Workroom remain relatively the same.	Breakroom replaces one of the small Meeting Rooms on the lower level and reduces size. Library Director's Office and Workroom remain relatively the same.	Breakroom moves to the back of the Collection space on the lower level. Library Director's Office moves to lower level. Workroom remains relatively the same.	Staff spaces are consolidated with the Workroom , Breakroom , and Library Director's Office located together on the lower level.
Children's Spaces		All Children's Spaces remain together, however they reduce size	All Children's Spaces remain together, however they reduce size	Children's Spaces separate. Children's Program space moves to the original building. Children's Collection reduces size.	All Children's Spaces remain together.
		Children's Collection -110sf Children's Program -30sf Children's Storage/Prep -35sf	Children's Collection -100sf Children's Program -10sf Children's Storage/Prep -30sf	Children's Collection -300sf Children's Storage/Prep -30sf	Children's Collection +10sf Children's Program -40sf Children's Storage/Prep -30sf
Teen Space		Teen Lounge remains the same.	Teen Lounge remains the same.	Teen Lounge reduces size.	Teen Lounge remains the same.
				Teen Lounge -30sf	
Small Meeting Spaces		Replace one small Meeting Room with furniture piece.	Replace one small Meeting Room with furniture piece.	Replace one small Meeting Room with furniture piece.	Small Meeting Rooms remain the same.
Flex Meeting Space		Enclosed Flex Meeting Space on Lower Level.	Flex Meeting Space replaces Quiet Reading Room on upper level.	Flex Meeting Space combines with Children's Program on upper level.	Open Flex Meeting Space on Lower Level.
		Flex Meeting Space -210sf	Flex Meeting Space +18sf	Flex Meeting Space +18sf	Flex Meeting Space -100sf
Quiet Tech		Quiet Tech is replaced with Quiet Reading/Flex Meeting Space . Public computers move to Circulation Space on upper level.	Quiet Tech is replaced with Quiet Reading . Public computers move to Circulation Space on upper level.	Quiet Tech is replaced with Quiet Reading . Public computers stay in Quiet Reading on upper level.	Quiet Tech remains the same.

OPTION SUMMARIES

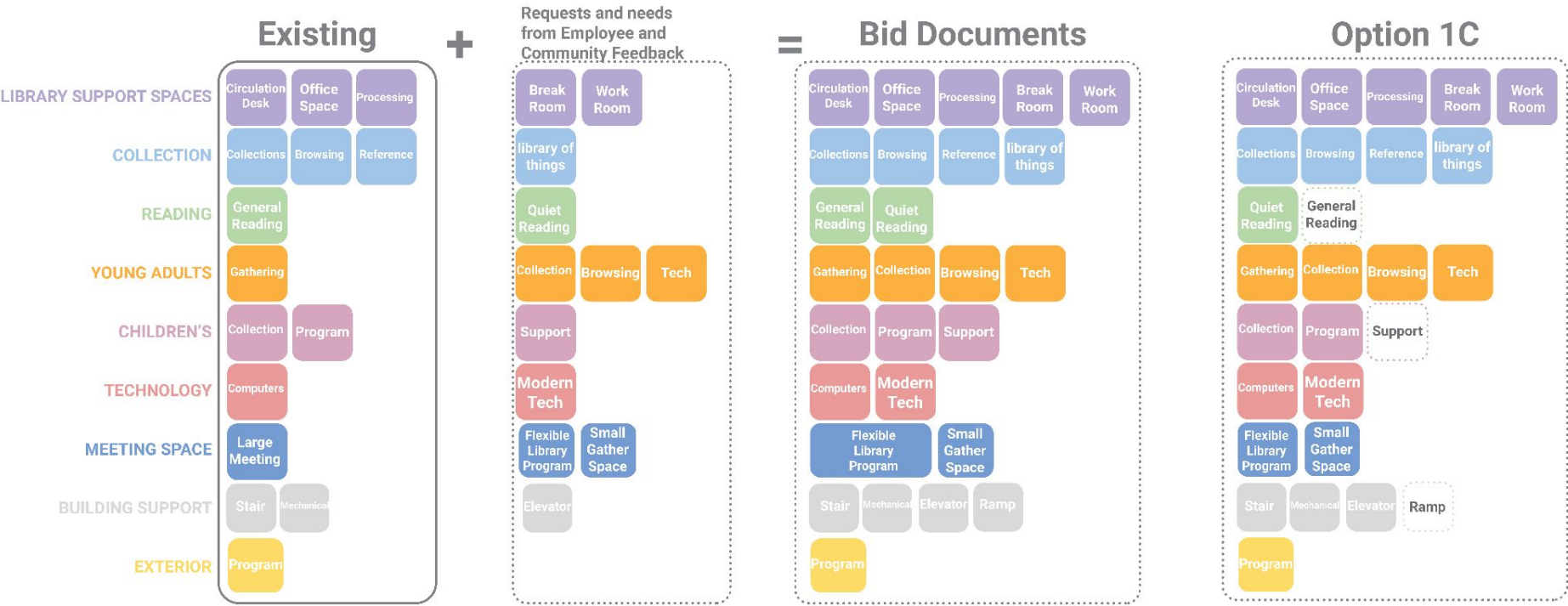
Existing Gross Area ~ 9,400sf
Bid Documents Gross Area ~ 9,560sf

Estimate Reconciliation Meeting Key Takeaways:

- Reducing square footage will likely make the \$/SF higher as it exacerbates the limited economy of scale
- Reduced square footage does not directly correlate to the same \$/SF reduction.
- Option 2A creates more exterior envelope in proportion to interior space. Therefore, it would not reduce the cost as much as other schemes
- Option 1C would be a simpler addition with simpler/easier structure
- Option 1C has the most potential to hit target construction budget
- Continue with mist system rather than conventional sprinkler system with cistern

		Reduced Addition Footprint			Code Separated
	All Options	Option 1A	Option 1B	Option 1C	Option 2A
Square Foot		8,440sf (reduces ~1,120sf)	8,300sf (reduces ~1,260sf)	7,730sf (reduces ~1,830sf)	8,600sf (reduces ~960sf)
Enclosure	Simplify masonry detailing. Simplify roof form.	Reduces 41 lf (943sf)	Reduces 46 lf (1,058sf)	Reduces 59 lf (1,357sf)	Increases 10 lf (230sf)
Miscellaneous	Remove all double height spaces. Reduce millwork. Reduce restrooms to 3.	Remove Ramp.	Remove Ramp.	Remove Ramp.	Ramp moves to upper level. 2 buildings are separated by an enclosed Walkway.
Workroom/Staff Spaces		Breakroom replaces one of the small Meeting Rooms on the lower level and reduces size. Library Director's Office and Workroom remain relatively the same.	Breakroom replaces one of the small Meeting Rooms on the lower level and reduces size. Library Director's Office and Workroom remain relatively the same.	Breakroom moves to the back of the Collection space on the lower level. Library Director's Office moves to lower level. Workroom remains relatively the same.	Staff spaces are consolidated with the Workroom, Breakroom, and Library Director's Office located together in the lower level.
Children's Spaces		All Children's Spaces remain together, however they reduce size	All Children's Spaces remain together, however they reduce size	Children's Spaces separate. Children's Program space moves to the original building. Children's Collection reduces size.	All Children's Spaces remain together.
		Children's Collection -110sf Children's Program -30sf Children's Storage/Prep -35sf	Children's Collection -100sf Children's Program -10sf Children's Storage/Prep -30sf	Children's Collection -300sf Children's Storage/Prep -30sf	Children's Collection +10sf Children's Program -40sf Children's Storage/Prep -30sf
Teen Space		Teen Lounge remains the same.	Teen Lounge remains the same.	Teen Lounge reduces size.	Teen Lounge remains the same.
				Teen Lounge -30sf	
Small Meeting Spaces		Replace one small Meeting Room with furniture piece.	Replace one small Meeting Room with furniture piece.	Replace one small Meeting Room with furniture piece.	Small Meeting Rooms remain the same.
Flex Meeting Space		Enclosed Flex Meeting Space on Lower Level.	Flex Meeting Space replaces Quiet Reading Room on upper level.	Flex Meeting Space combines with Children's Program on upper level.	Open Flex Meeting Space on Lower Level.
		Flex Meeting Space -210sf	Flex Meeting Space +18sf	Flex Meeting Space +18sf	Flex Meeting Space -100sf
Quiet Tech		Quiet Tech is replaced with Quiet Reading/Flex Meeting Space. Public computers move to Circulation Space on upper level.	Quiet Tech is replaced with Quiet Reading. Public computers move to Circulation Space on upper level.	Quiet Tech is replaced with Quiet Reading. Public computers stay in Quiet Reading on upper level.	Quiet Tech remains the same.

PROGRAM CHANGES



BUILDING IMPROVEMENTS

Existing Usable Area: approx. 4,700sf

Option 1C Usable Area: approx. 5,100sf

Usable SF increase: approx. 10-15%

Program Improvements:

- Dedicated Spaces:
 - Community Room / Flexible-Use
 - Children's Room
 - Teen Space
 - Small Meeting Room
 - Staff Break Room
- Acoustically Separated Spaces
- Right-Sized Spaces with Appropriate Adjacencies
- More Efficient Layout and Use of Space

Equitable Spaces:

- Fully Accessible Building + Landscape
- Welcoming Lobby
- Restored Historic Entry
- Variety of Environments for Different Users

Infrastructure:

- Modernized Building Systems (MEFPF)
- New Sprinkler System
- Fully Electric Building (No Gas)
- Specialized Energy Code Compliant Envelope (Addition)
- Restored Envelope (Historic)

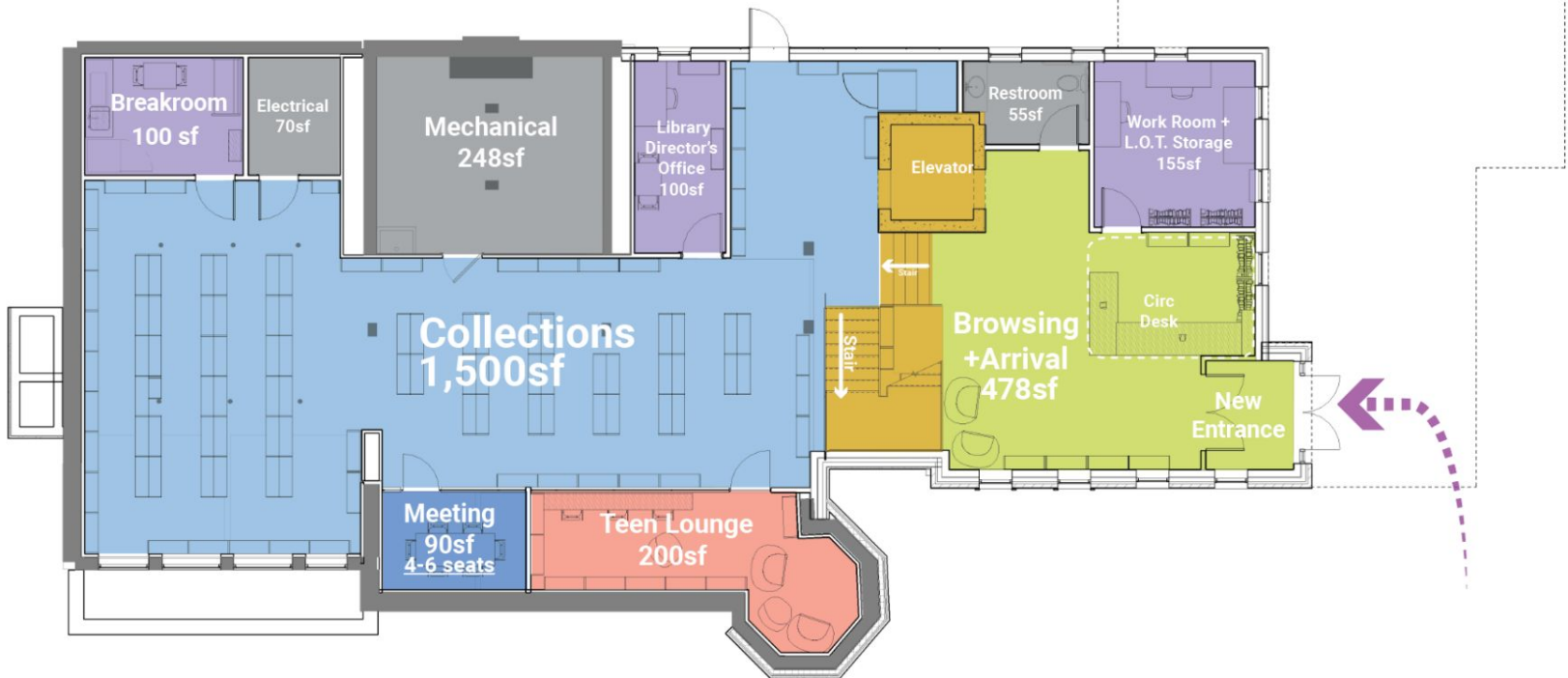
Site + Landscape:

- Renewed and Activated Landscape
- Connection to Town Common
- Dedicated Properly Sized Parking Spaces
- Stormwater Management System

OPTION 1C
LOWER LEVEL PLAN

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

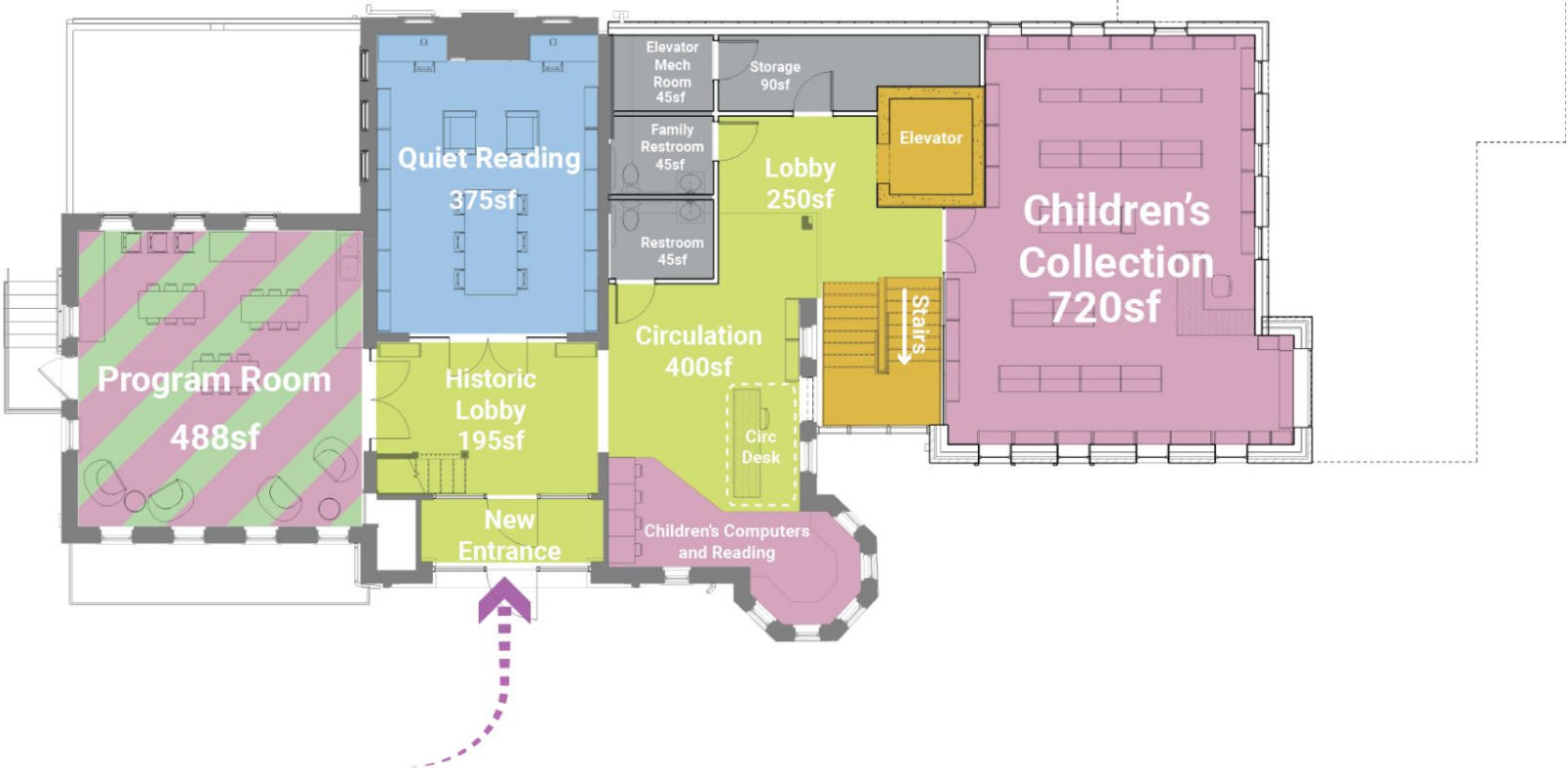
Option 1C ~ 7,730sf
(reduces ~ 1,830sf)



OPTION 1C
UPPER LEVEL PLAN

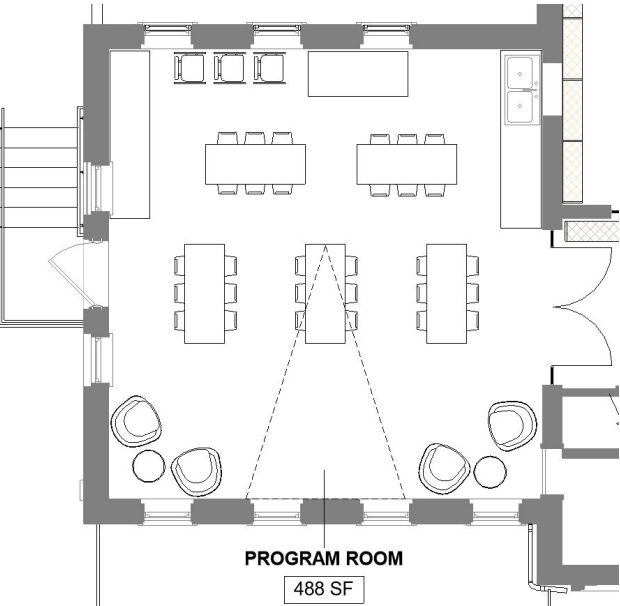
Existing Gross Area ~ 9,400sf
Bid Documents Gross Area ~ 9,560sf

Option 1C ~ 7,730sf
(reduces ~ 1,830sf)

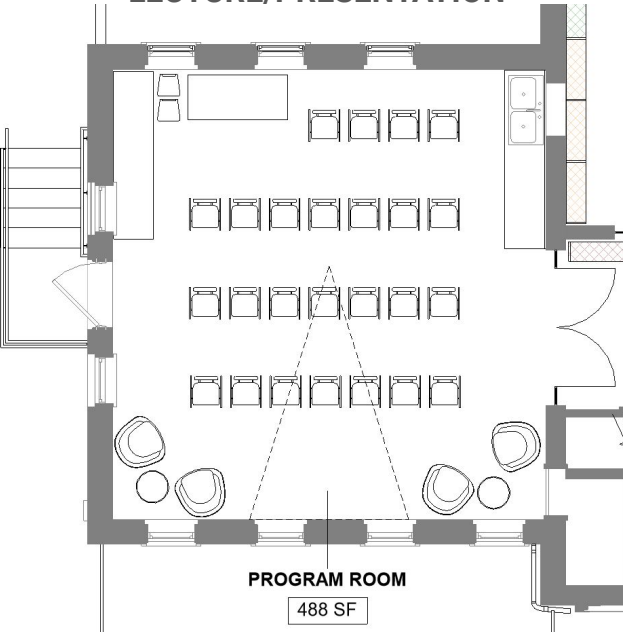


OPTION 1C
PROGRAM SPACE LAYOUTS

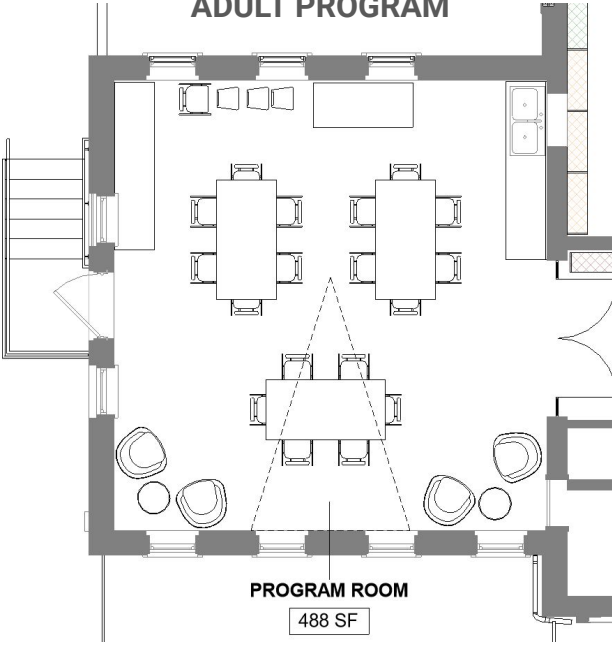
CHILDREN'S PROGRAM



LECTURE/PRESENTATION



ADULT PROGRAM



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 'Exterior Update' item in the agenda list on the left.

Introduction

Schedule Update

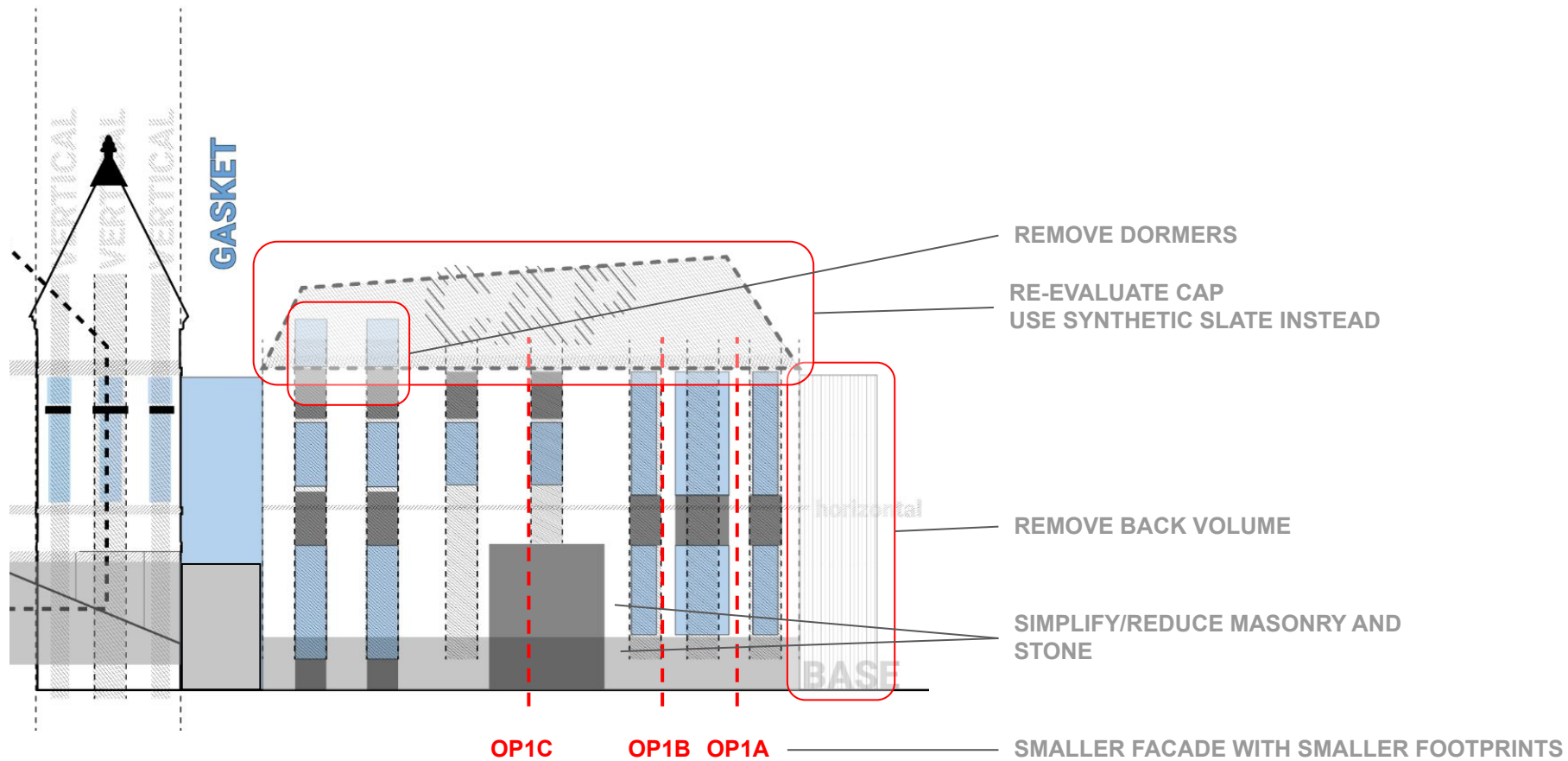
Plan Update

Exterior Update

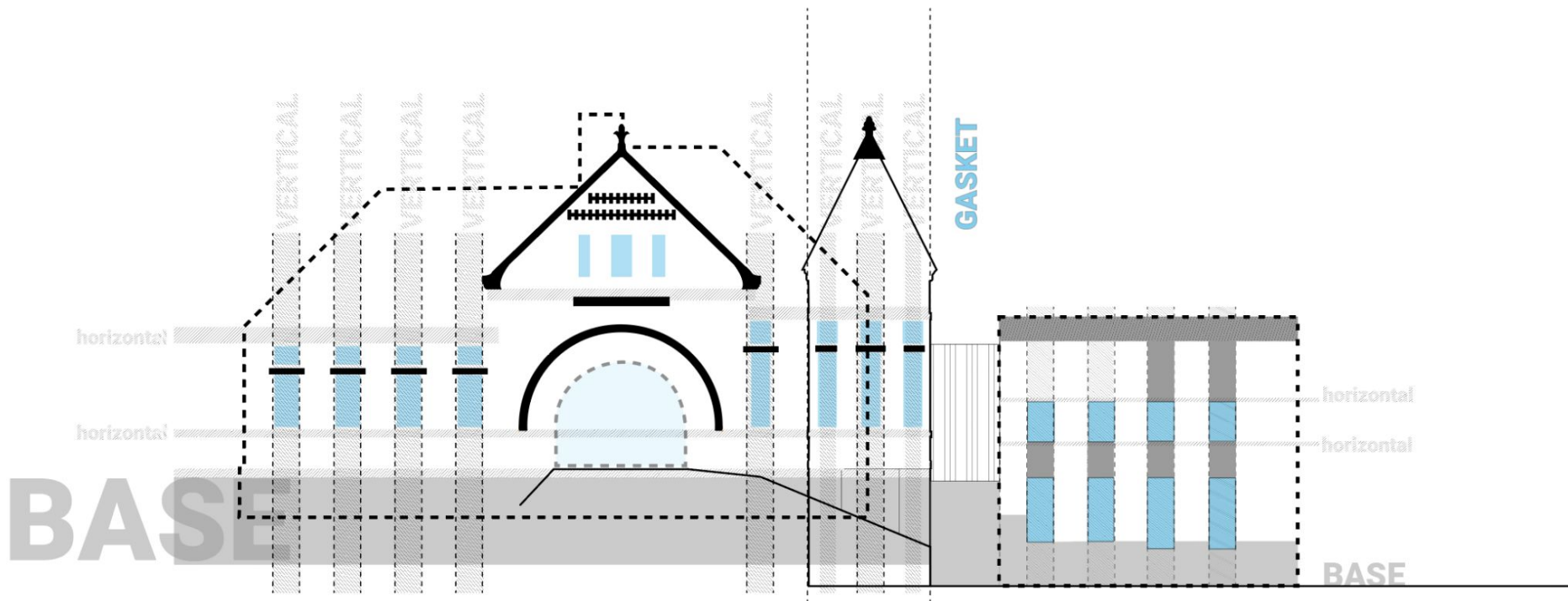
Landscape Update

Discussion + Next Steps

PROPOSED EXTERIOR REDUCTIONS

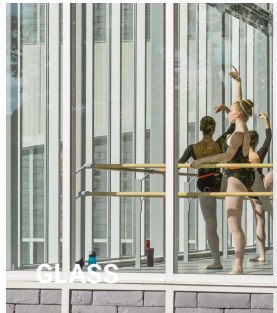


OPTION 1C EXTERIOR ANALYSIS

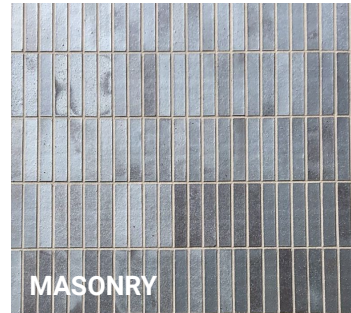


HISTORIC CONTEXT

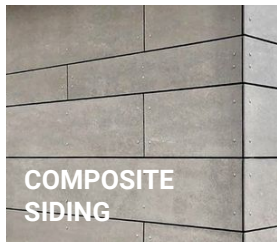
RANDALL COMPOSITION



GLASS



MASONRY



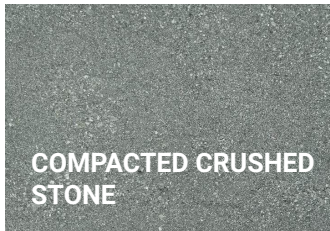
COMPOSITE SIDING



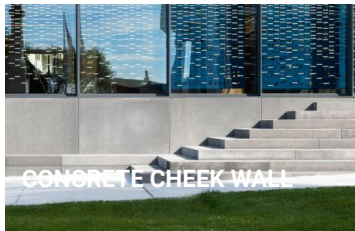
MASONRY



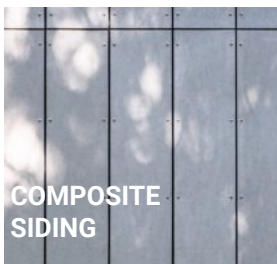
STACKED STONE



COMPACTED CRUSHED STONE



CONCRETE CHEEK WALL



COMPOSITE SIDING



MASONRY

OPTION 1C EXTERIOR COMPOSITION



Today's Agenda

Introduction

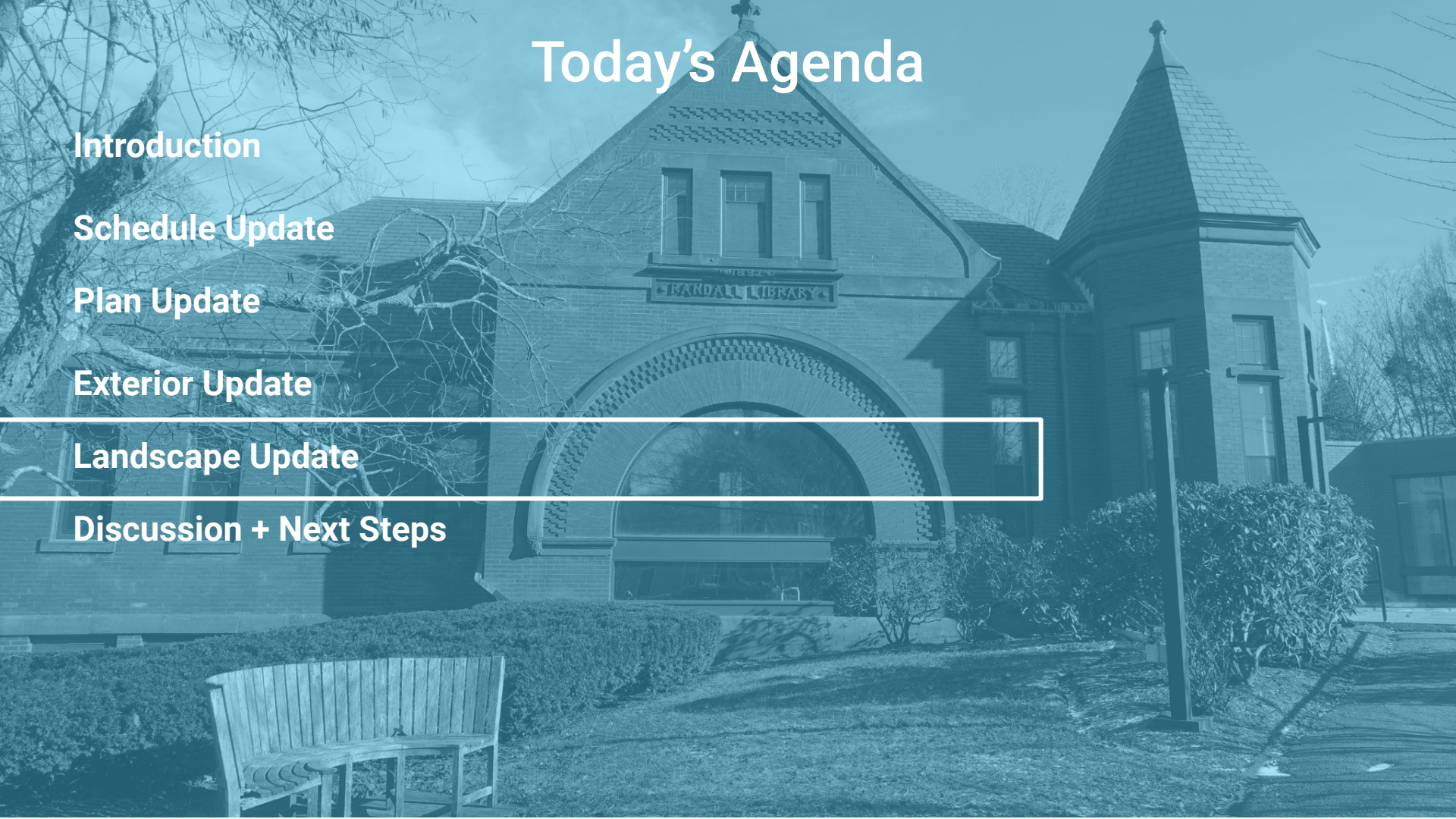
Schedule Update

Plan Update

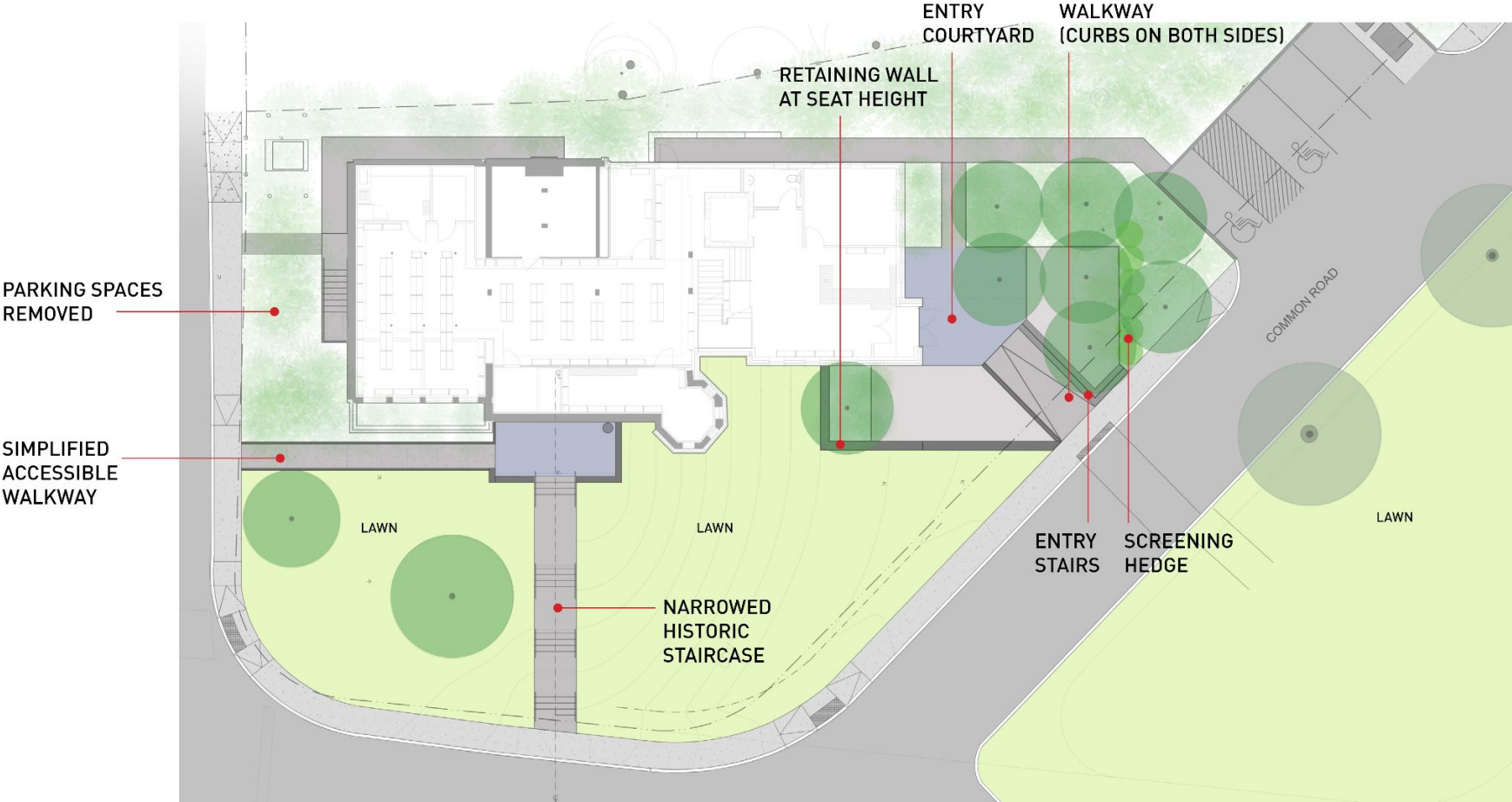
Exterior Update

Landscape Update

Discussion + Next Steps



REDESIGNED SITE PLAN



Today's Agenda

Introduction

Schedule Update

Plan Update

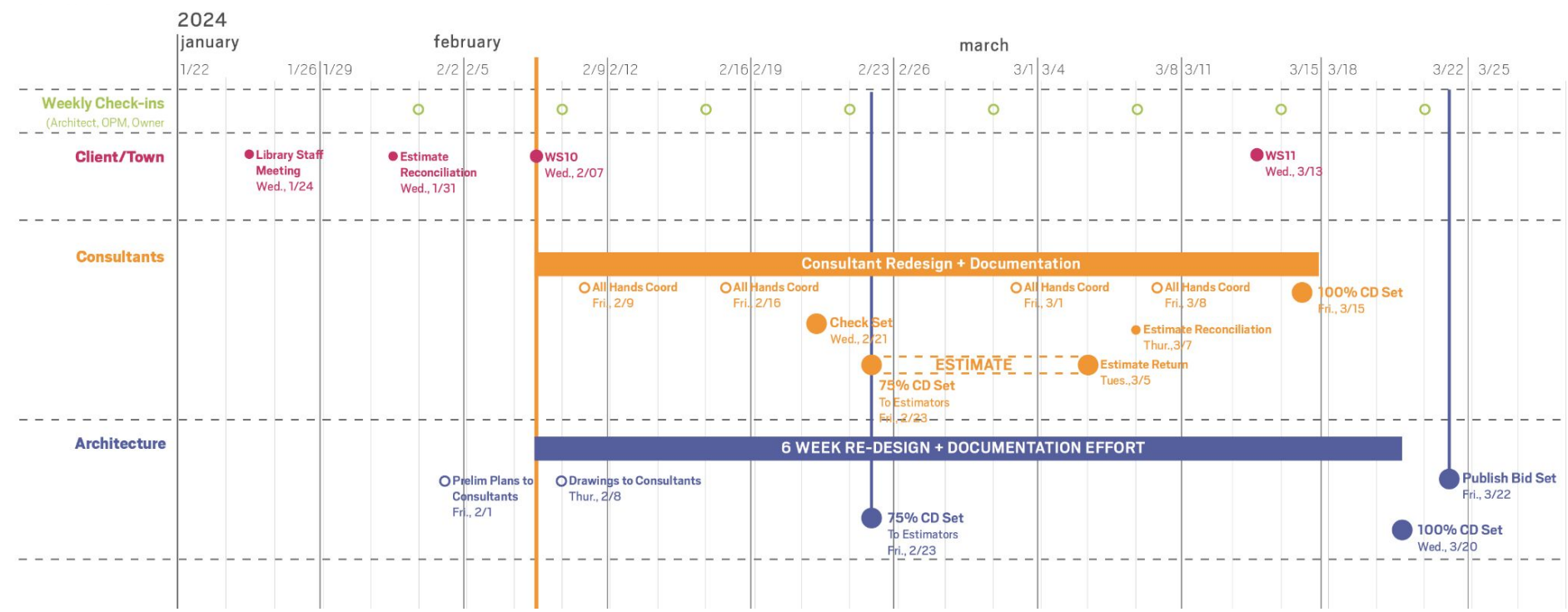
Exterior Update

Landscape Update

Next Steps + Discussion



SCHEDULE



COST ESTIMATE

ANTICIPATE ESTIMATE AT END OF FEBRUARY:

BETWEEN \$7.6M - \$8.2M

If the estimate and corresponding bids are less than the allocated \$8.4m construction budget, options to increase scope include:

- Introduce stone and brick on south facade (instead of composite siding)
- Consider roof form similar to previous asymmetric design
- Procure higher-end furniture + shelving
- Consider additional equipment + A/V for library
- Upgraded finishes/millwork paneling
- Re-introduce landscape components:
 - Additional hardscape + plantings
 - Sloped walk to historic entry (instead of ramp)
 - Parking on Crescent Street

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