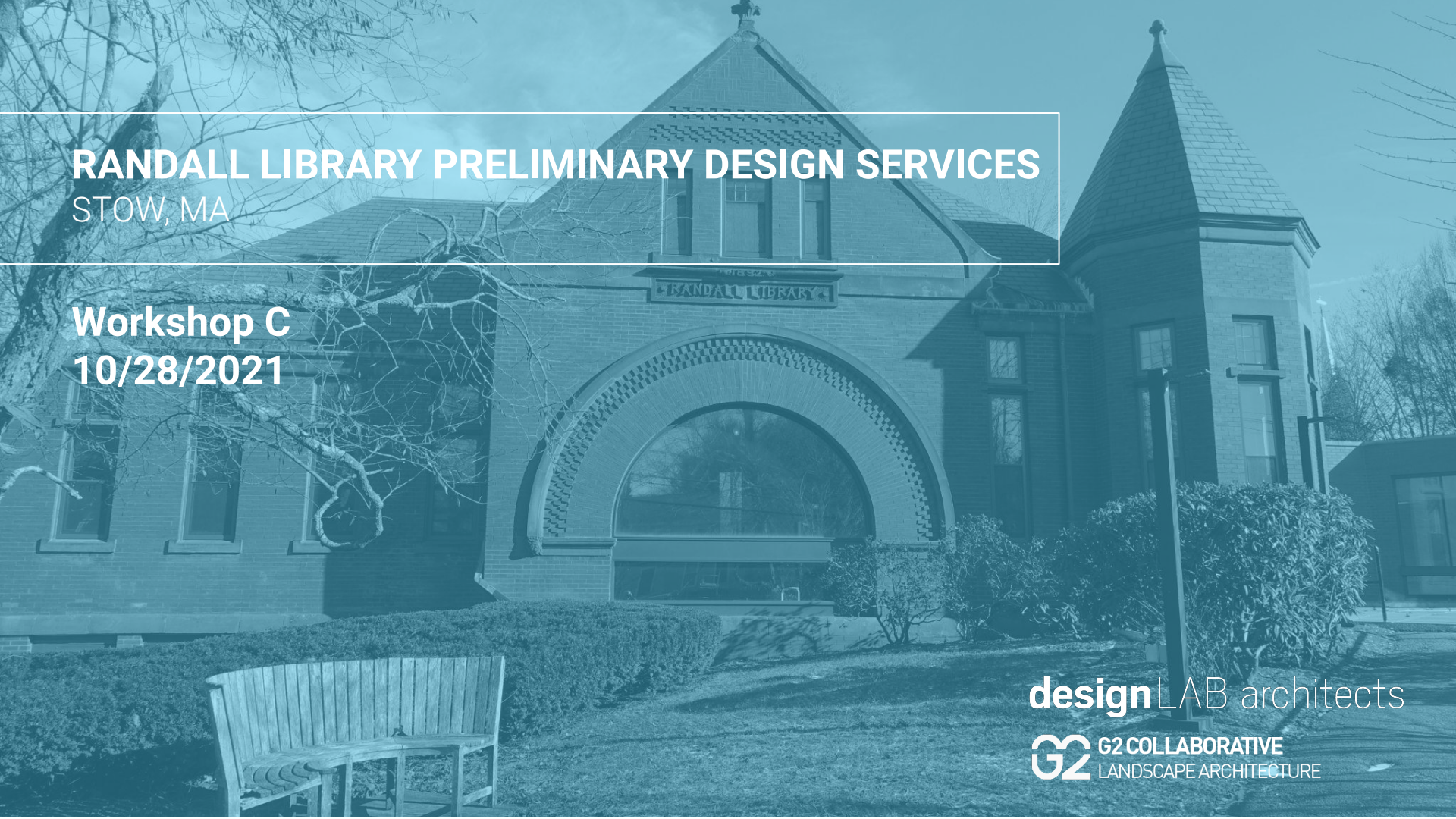
RANDALL LIBRARY PRELIMINARY DESIGN SERVICES

STOW, MA

Workshop C
10/28/2021



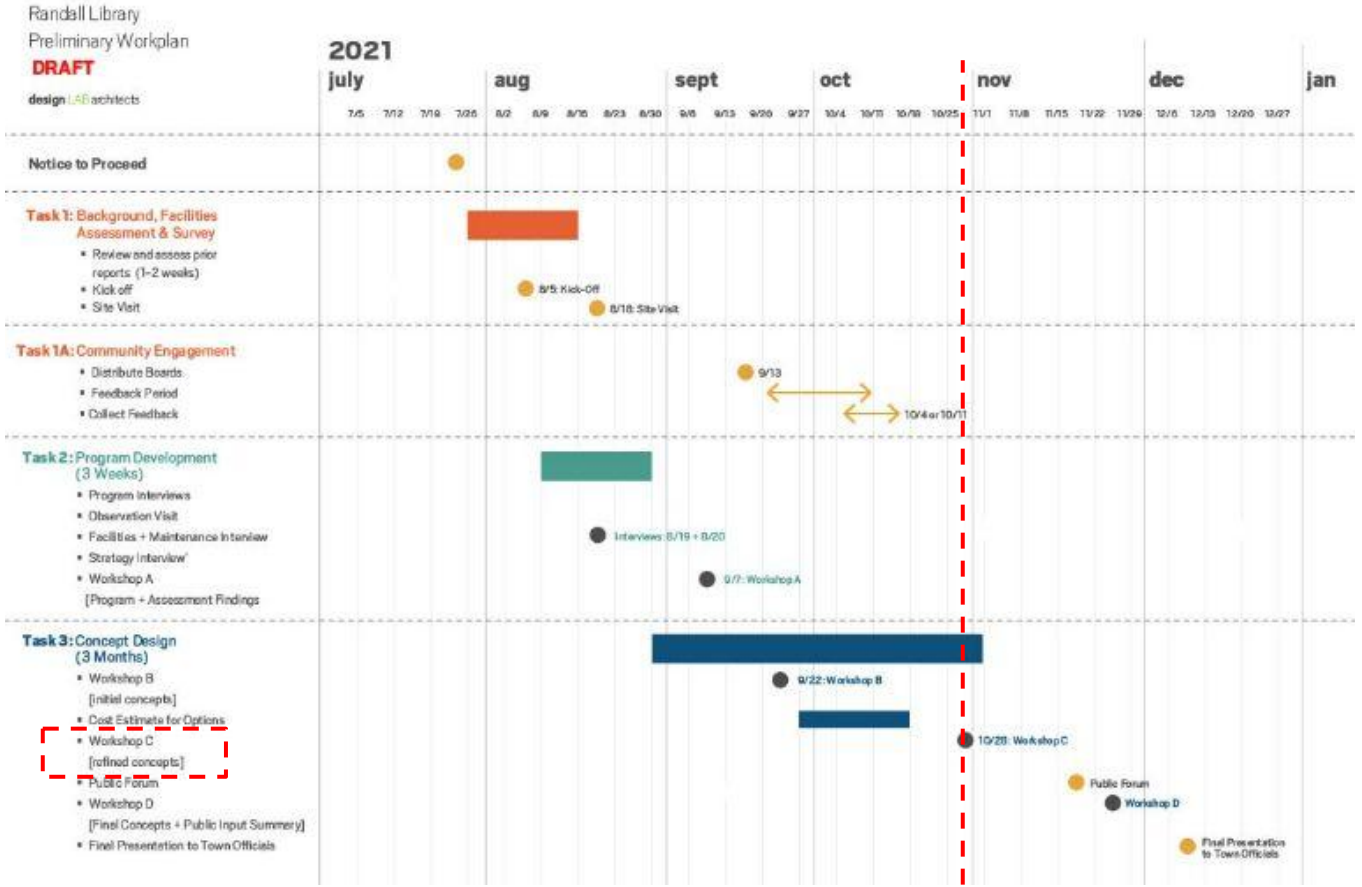
designLAB architects

G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

AGENDA

- **Schedule and Process [5 Mins]**
- Community Outreach Summary [10 Mins]
- Review Refined Concept Design Strategies [30 Mins]
- Review Preliminary Estimates [15 Mins]
- Discuss Proposed Agenda for November Public Forum [15 min]
- Next Steps [10 Mins]

Schedule


Randall Library
Preliminary Workplan
DRAFT
design LAB architects
2021
july
aug
sept
oct
nov
dec
jan
7/5 7/12 7/19 7/26 8/2 8/9 8/16 8/23 8/30 9/6 9/13 9/20 9/27 10/4 10/11 10/18 10/25 11/1 11/8 11/15 11/22 11/29 12/6 12/13 12/20 12/27
Notice to Proceed
Task 1: Background, Facilities Assessment & Survey
• Review and assess prior reports (1-2 weeks)
• Kick off
• Site Visit
8/5: Kick-Off
8/18: Site Visit
Task 1A: Community Engagement
• Distribute Boards
• Feedback Period
• Collect Feedback
9/13
10/4 or 10/11
Task 2: Program Development (3 Weeks)
• Program Interviews
• Observation Visit
• Facilities + Maintenance Interview
• Strategy Interview*
• Workshop A
[Program + Assessment Findings
Interviews 8/19 + 8/20
9/7: Workshop A
Task 3: Concept Design (3 Months)
• Workshop B
[initial concepts]
• Cost Estimate for Options
• Workshop C
[refined concepts]
• Public Forum
• Workshop D
[Final Concepts + Public Input Summary]
• Final Presentation to Town Officials
9/22: Workshop B
10/28: Workshop C
Public Forum
Workshop D
Final Presentation to Town Officials

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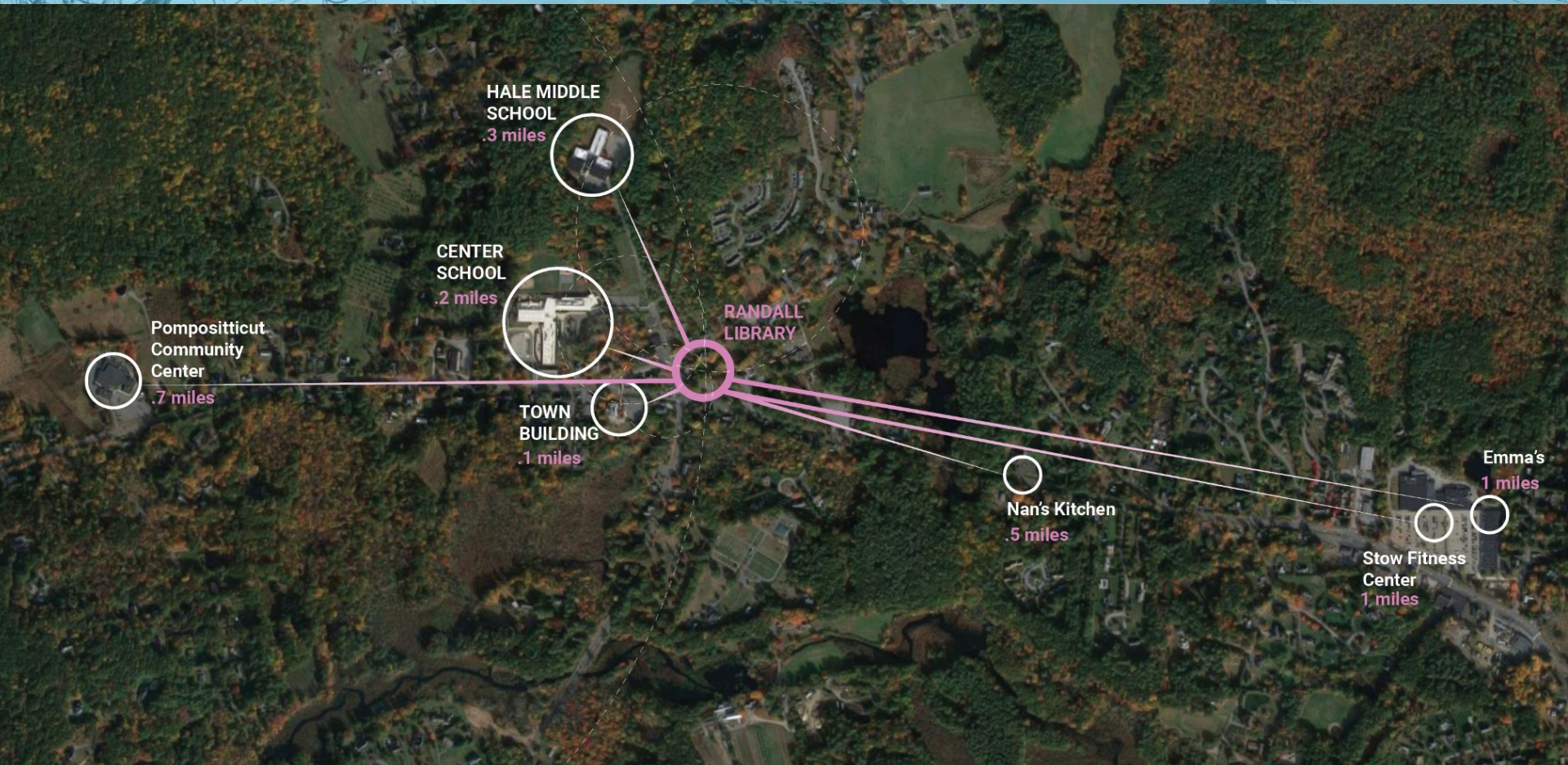
Community Outreach



Imagining the Future of Randall Library - We Want to Hear from You!

Fall 2021

VISION

Generally, what do you imagine the future of the Randall Library building looks like?

RESOURCES

What types of resources would you like to see in the Library that do not exist now?

PROGRAM

What types of library programs have you attended in the past? What types of library programs would you like to see offered?

Instructions:

As the The Library Building Committee considers strategies to re-imagine and renovate Randall Library, we want to hear from you! The Building Committee plans to consider this feedback as we develop potential renovation strategies over the next several months. On this board, please:

1. Use post-it notes (as many as you'd like) to share your thoughts on the prompts above

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STOW MASSACHUSETTS

Imagining the Future of Randall Library Building - We Want to Hear from You! Fall 2021

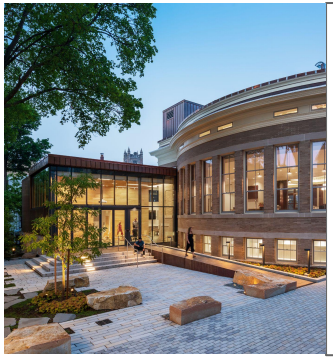
GATHERING + EVENT

CHILDREN'S ROOM

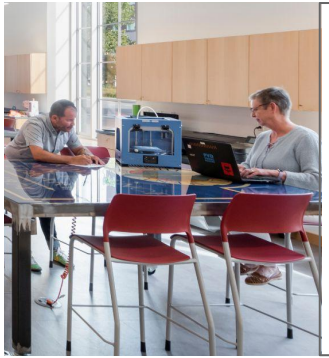
QUIET READING

GROUP PROJECT ROOMS

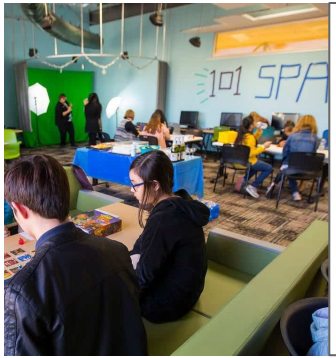
OUTDOOR PROGRAM



COMMUNITY CLASSROOM



TEEN AREA



OTHER

Instructions:

As the The Library Building Committee considers strategies to re-imagine and renovate Randall Library, we want to hear from you!
The Building Committee plans to consider this feedback as we develop potential renovation strategies over the next several months.
On this board, please:

1. Use (3) sticky dots to identify which types of spaces you'd like to see in a renovated Randall Library (you can put all (3) sticky dots on one space, or spread them out!
2. Use the space to the right of each image to share why these spaces resonate with you on a post-it note.
3. Share thoughts on a post-it note on other types of spaces you'd like to see in a renovated Randall Library and why.

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STOW MASSACHUSETTS

Imagining the Future of Randall Library Building - We Want to Hear from You! Fall 2021

1 Generally what do you image the future of the Randall Library building looks like?

A. building that respects the historic building, but provides modern amenities, including meeting spaces, a focus on children's areas, and modern tech resources

2. What types of resources would you like to see in the LIbrary that do not exist now?

A. More modernized technology, more private meeting space for small and large groups, more comfortable seating.

3. What types of library programs have you attended in the past? What types of library programs would you like to see offered?

A. Most programs attended are related to children/kids programs, but many people would like to see more adult lectures and groups.

6. Are there any other types of spaces you would like to see in a renovated Randall library, please identify them here.

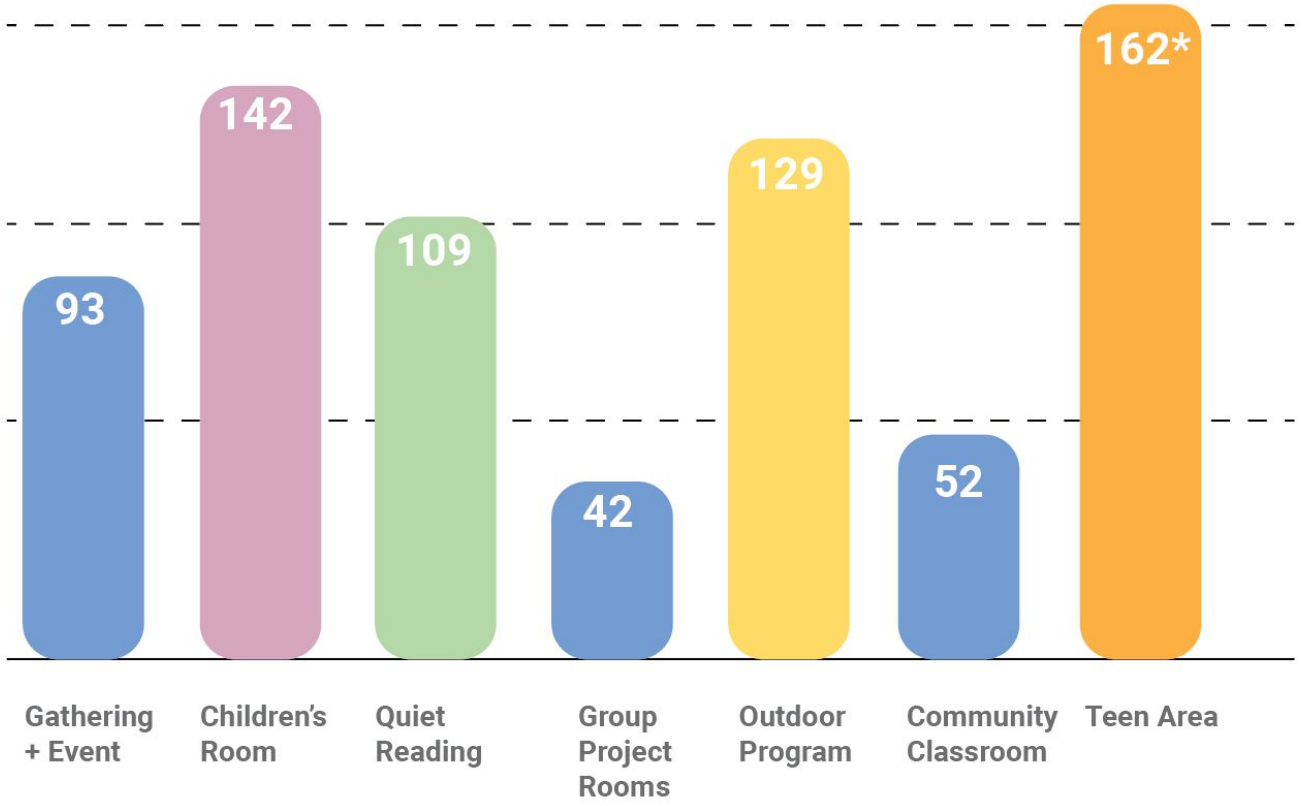
A. Outdoor area for multiple programs. More staff space. Quiet study and work rooms.

7. What (or spaces) in the current configuration of the Randall Library do you enjoy the most? Please share why.

A. The historical area of the building, and the childrens spaces.

Imagining the Future of Randall Library Building - We Want to Hear from You! Fall 2021

	Randall	Hale	Center	COA	Town Building	Fitness	Emmas	Nans	Traveling	Survey	Total
Gathering+Event	19	1	3	5	3	6	11	3	2	40	**93**
Childrens Room	32	0	9	5	8	7	11	4	11	55	**142**
Quiet Reading	16	9	1	4	4	7	12	3	4	49	**109**
Group Project Rooms	8	0	0	1	3	2	2	0	1	25	**42**
Outdoor Program	33	16	2	4	4	4	12	3	9	42	**129**
Community Classroom	8	3	0	2	1	3	8	0	9	18	**52**
Teen Area	29	54	4	2	2	4	14	3	6	44	**162**


93
142
109
42
129
52
162*
Gathering + Event
Children's Room
Quiet Reading
Group Project Rooms
Outdoor Program
Community Classroom
Teen Area

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Guiding Principles

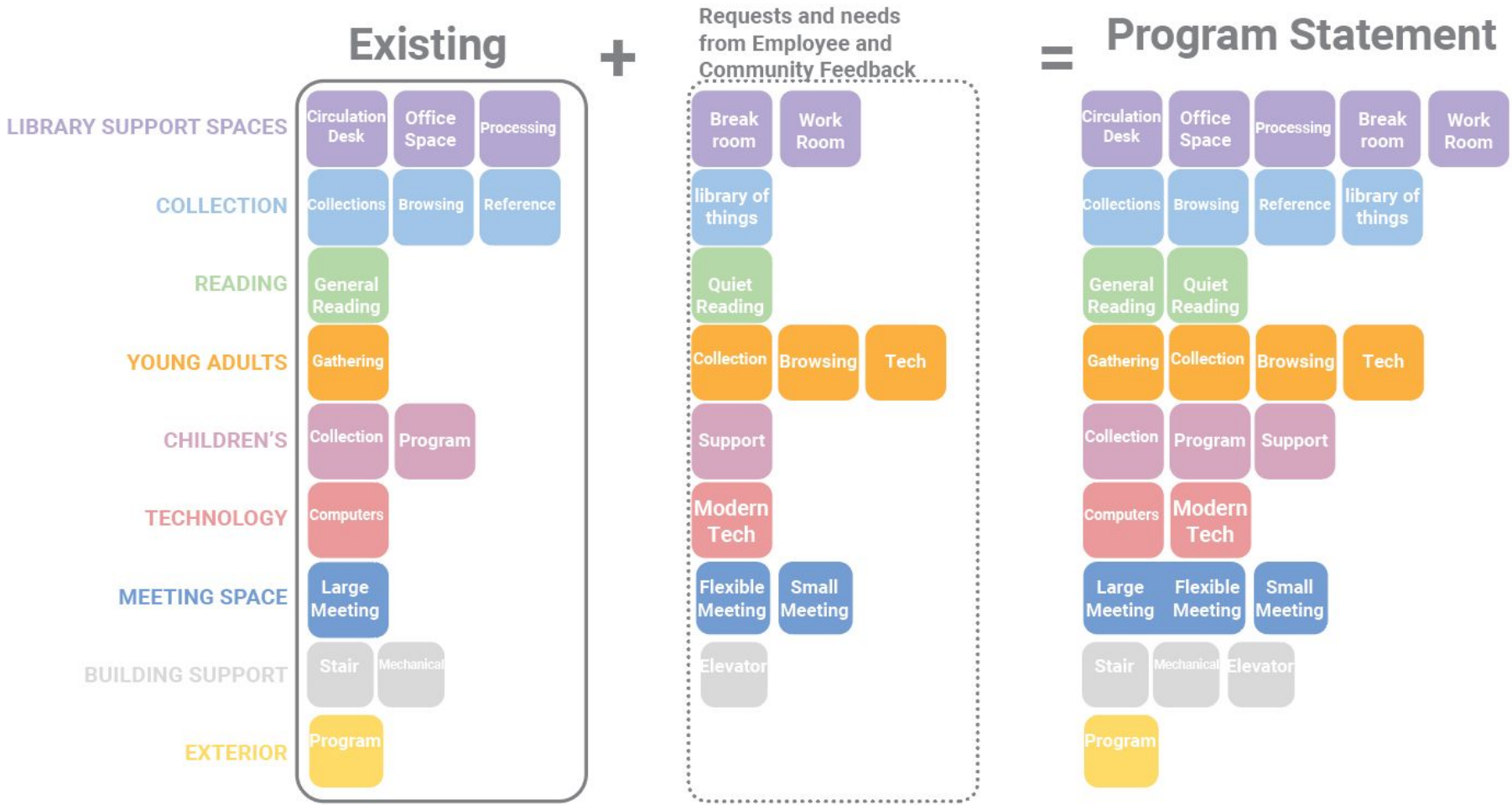
- Provide an **accessible** and **inclusive** library experience for all

- Create an **integrated architectural experience** between historic building and renovated 1970's addition and/or new addition

- Provide a **variety** of program spaces that best meet the needs of both **existing and new patrons**

- Address all building envelope, building system and maintenance issues

- Create a more **welcoming landscape** and entry experience


Existing
+
Requests and needs from Employee and Community Feedback
=
Program Statement
LIBRARY SUPPORT SPACES
COLLECTION
READING
YOUNG ADULTS
CHILDREN'S
TECHNOLOGY
MEETING SPACE
BUILDING SUPPORT
EXTERIOR
Circulation Desk
Office Space
Processing
Collections
Browsing
Reference
General Reading
Gathering
Collection
Program
Computers
Large Meeting
Stair
Mechanical
Program
Break room
Work Room
library of things
Quiet Reading
Collection
Browsing
Tech
Support
Modern Tech
Flexible Meeting
Small Meeting
Elevator
Circulation Desk
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Quiet Reading
Gathering
Collection
Browsing
Tech
Collection
Program
Support
Computers
Modern Tech
Large Meeting
Flexible Meeting
Small Meeting
Stair
Mechanical
Elevator
Program

STOW RANDALL LIBRARY PROGRAM STATEMENT

DESIGNLAB ARCHITECTS

09/16/2021

LIBRARY SUPPORT SPACES	Existing, Increase or New Program Space	Existing Net Assignable Square Footage (NSF)	Proposed Gross Square Feet (GSF)	Notes
Circulation Desk	Increase	246 SF	+ TBD Increase	
Work Room	Increase	183 SF	+ TBD Increase	
Director's Office	Existing	95 SF	+ TBD Increase	
Break Room	New	n/a	TBD SF	
Processing Space	New	n/a	TBD SF	Potential to be within Work Room depending on Work Room location and layout
Sub-TOTAL		524 SF	**TBD SF**	

COLLECTION	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	Notes
General Collection	Increase	1397 SF	+ TBD Increase	
Library of Things	New		TBD SF	
Browsing Collection	Additional	n/a	TBD SF	
Refernce	Existing	867 SF	867 SF	Potential to decrease
Sub-TOTAL		1397 SF	**TBD SF**	

READING	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	Notes
General Reading	Increase	669 SF	+ TBD Increase	Potential to increase, further evaluation required. May be incorporated into Circulation SF
Quiet Reading	New	n/a	TBD SF	
Sub-TOTAL		669 SF	**TBD SF**	

YOUNG ADULT	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	Notes
Collection	Increase	330 SF	+ TBD Increase	
Browsing	New	n/a	TBD SF	
Gathering	New	n/a	TBD SF	Potential to be multi-purpose with other Meeting Room / Gathering needs
Technology	New	n/a	TBD SF	Potential to be multi-purpose with other Technology needs
Sub-TOTAL		330 SF	**TBD SF**	

CHILDREN'S	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	Notes
Collection	Increase	735 SF	+ TBD Increase	
Program Room	Increase	330 SF	+ TBD Increase	Potential to be multi-purpose with other Meeting Room
Support Space	New	n/a	TBD SF	
Sub-TOTAL		1065 SF	**TBD SF**	

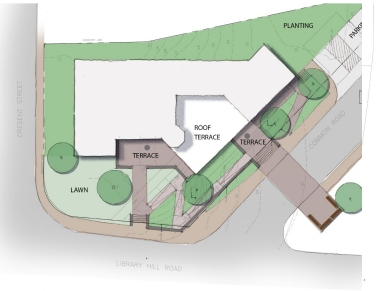
TECHNOLOGY	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	Notes
Computer Space	Increase	200 SF	+ TBD Increase	
Sub-TOTAL		200 SF	**TBD SF**	

MEETING SPACE	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	Notes
Entry hall/Meeting Room	Existing	180 SF	180 SF	
Rear Meeting Room	Existing	321 SF	321 SF	
West Meeting Room	Existing	508 SF	508 SF	
Specialty Meeting Space	New	n/a	TBD Increase	
Sub-TOTAL		1009 SF	**TBD SF**	

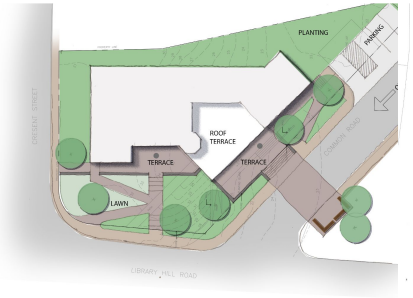
BUILDING SUPPORT	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	Notes
Restrooms	Increase	130 SF	130 SF	
Mechanical	Increase	280 SF	+ TBD Increase	
Electrical Room	New	n/a	TBD SF	
Elevator	New	n/a	TBD SF	
Sub-TOTAL		410 SF	**TBD SF**	

LANDSCAPE	Existing, Increase or New Program Space	**Existing** Net Assignable Square Footage (NSF)	**Proposed** Gross Square Feet (GSF)	
Parking			TBD	
Accessible Entry			TBD	
Program Space			TBD	
TOTAL		5604 SF	**TBD SF**	

WORKSHOP B OPTIONS SUMMARY - LANDSCAPE STRATEGIES

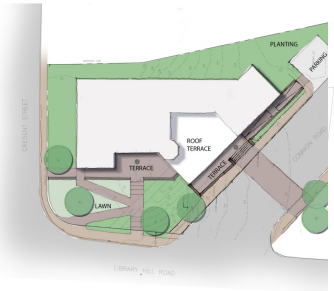


OPTION A

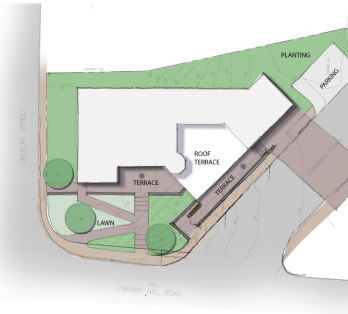


OPTION B

OPTION C



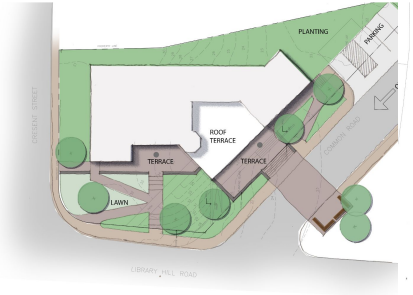
OPTION D



OPTION E

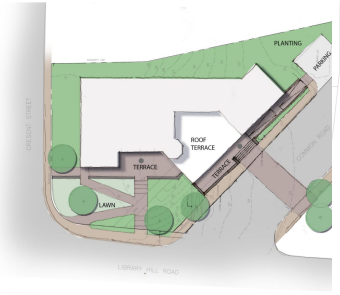
WORKSHOP B OPTIONS SUMMARY - LANDSCAPE STRATEGIES

OPTION A



OPTION B

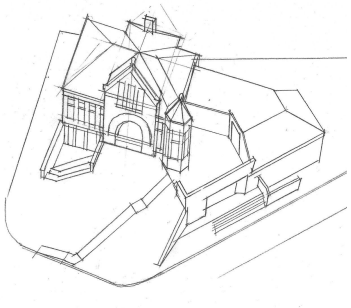
OPTION C



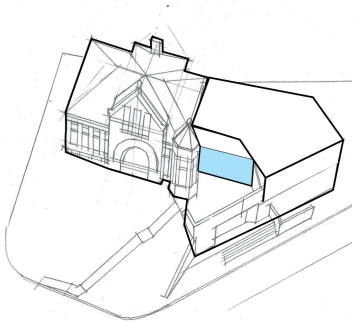
OPTION D

OPTION E

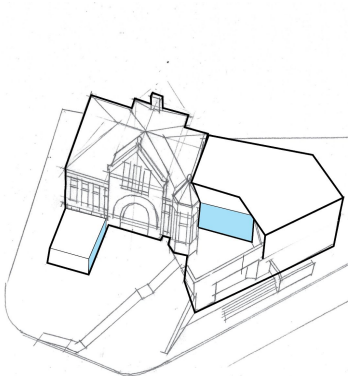
WORKSHOP B OPTIONS SUMMARY - BUILDING STRATEGIES



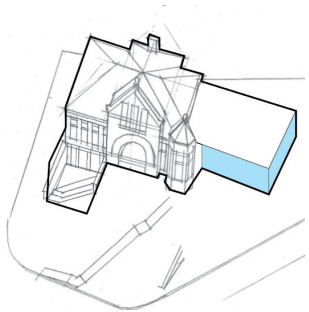
OPTION A: Reuse



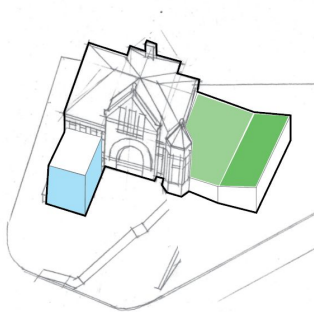
OPTION B1: Extend



OPTION B2: Children's Wing

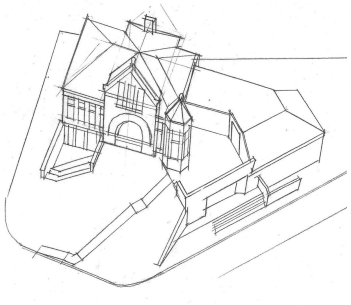


OPTION C1: One Addition



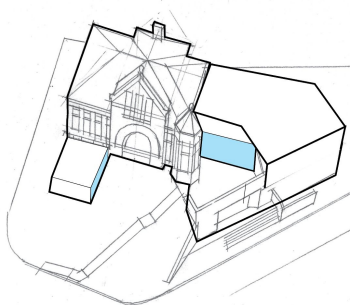
OPTION C2: Two Addition

WORKSHOP B OPTIONS SUMMARY - BUILDING STRATEGIES

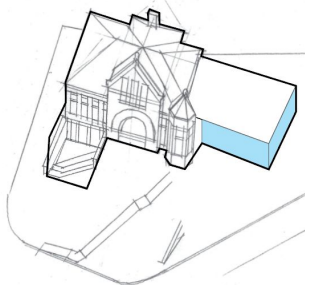


OPTION A: Reuse

OPTION B1: Extend

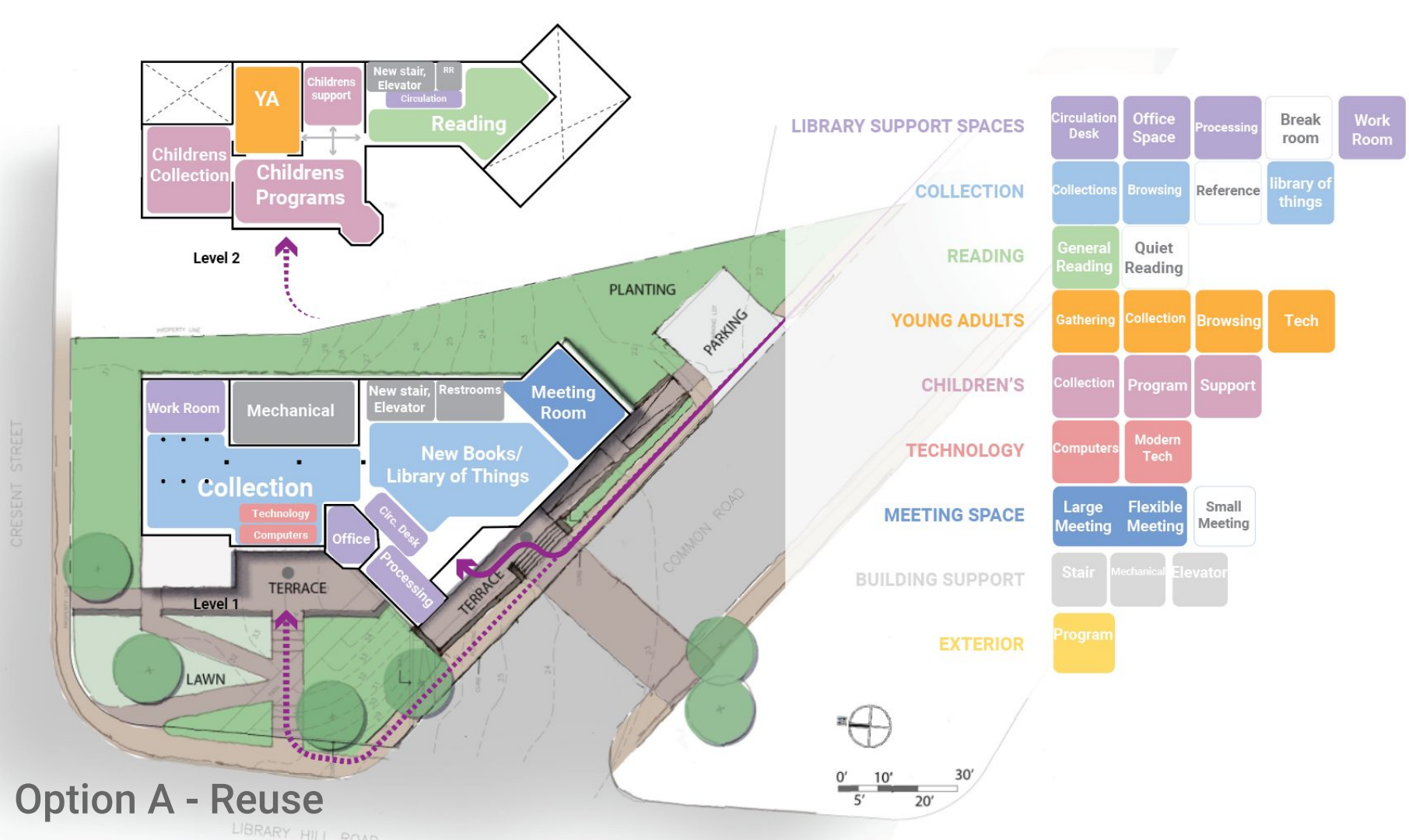


OPTION B2: Children's Wing



OPTION C1: One Addition

OPTION C2: Two Addition



Option A - Reuse

Existing Exterior Conditions

INSPIRATION

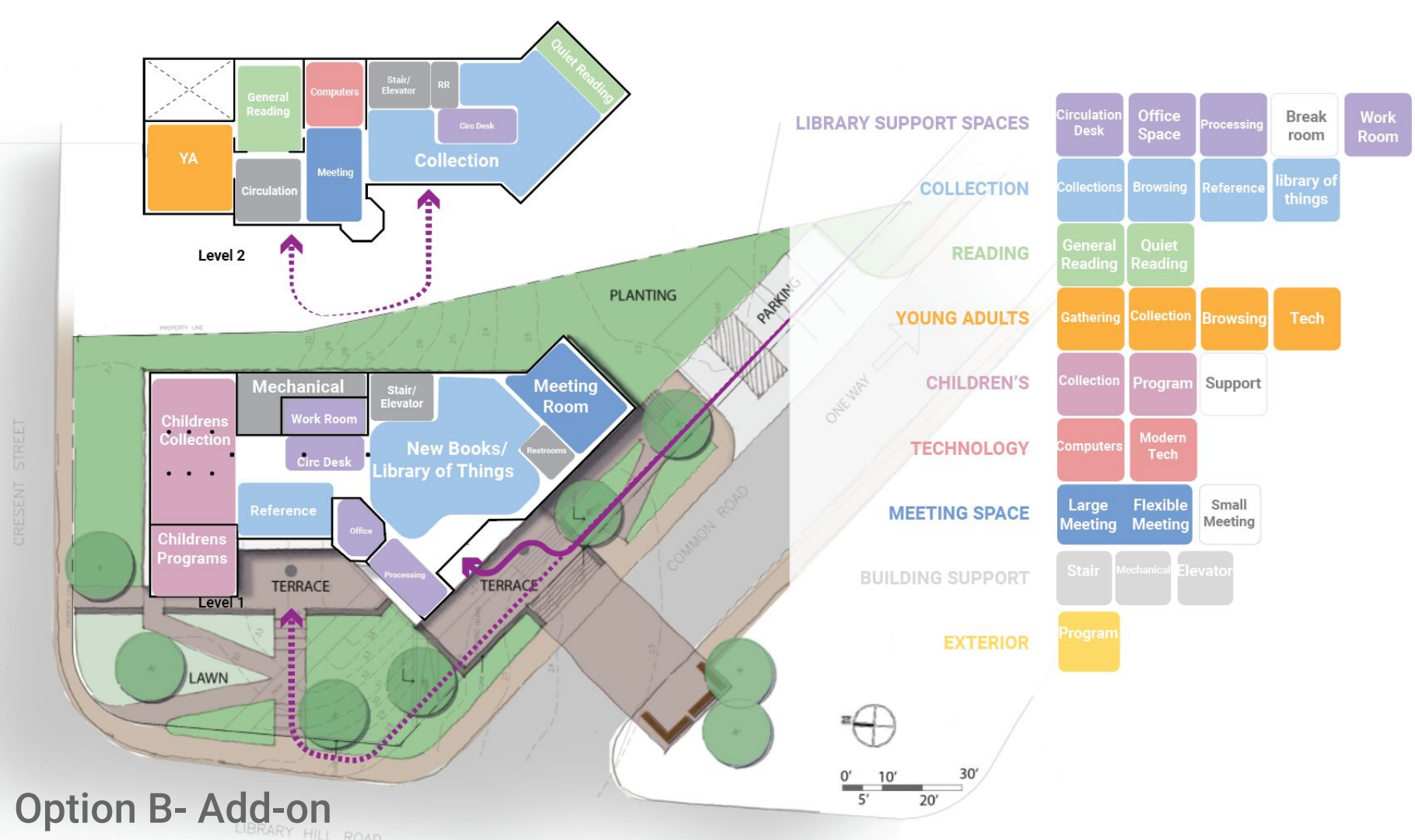
Quiet Reading

Quiet Reading

INSPIRATION

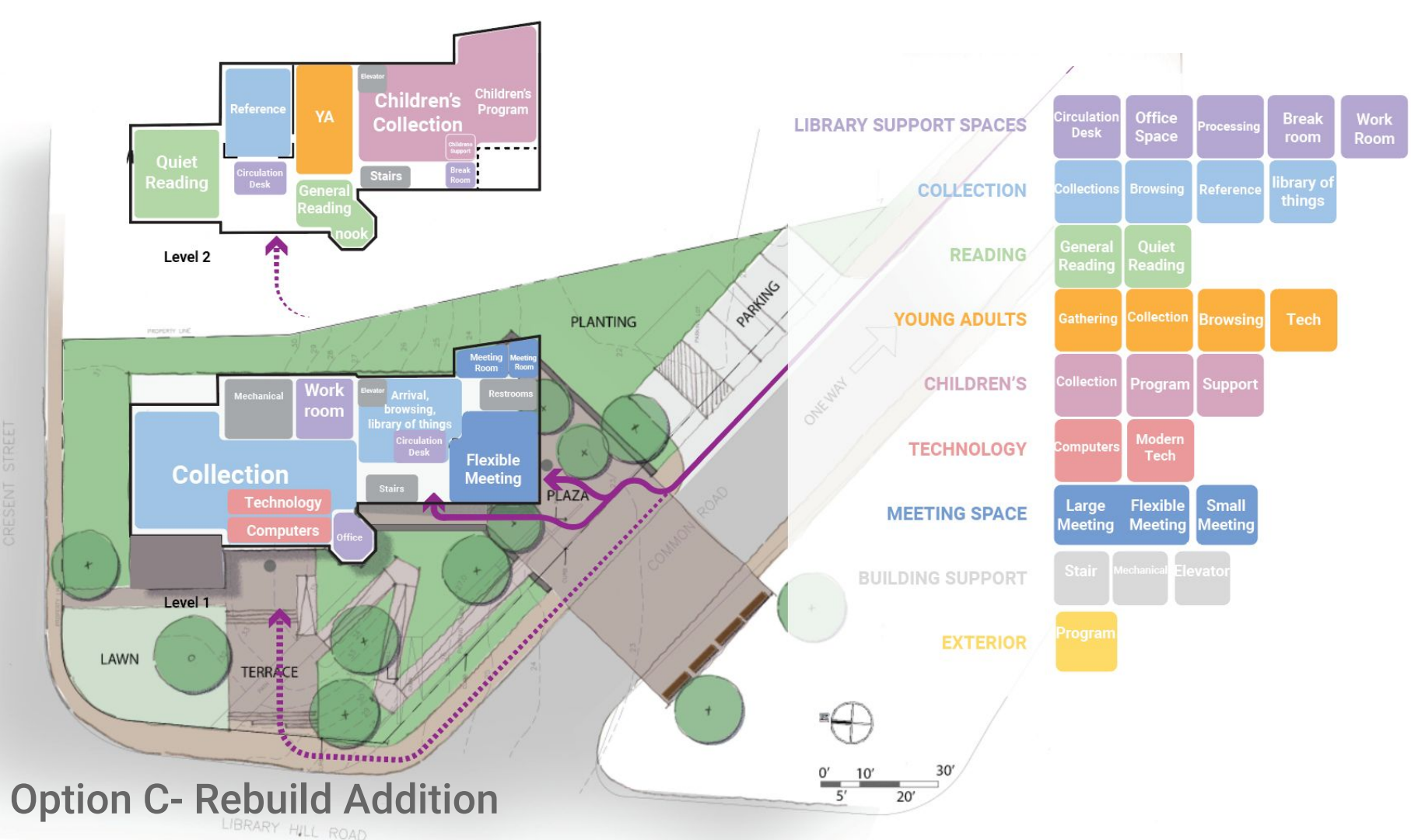
INSPIRATION

Children’s library in historic finish



Option B- Add-on

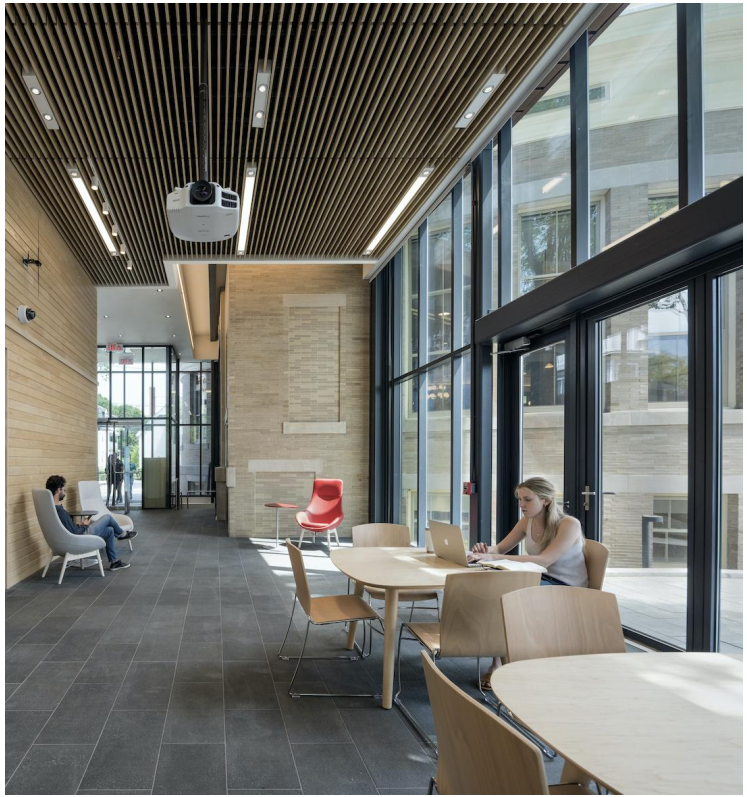
INSPIRATION



Option C- Rebuild Addition

INSPIRATION

INSPIRATIONc



Gathering

Exterior Program

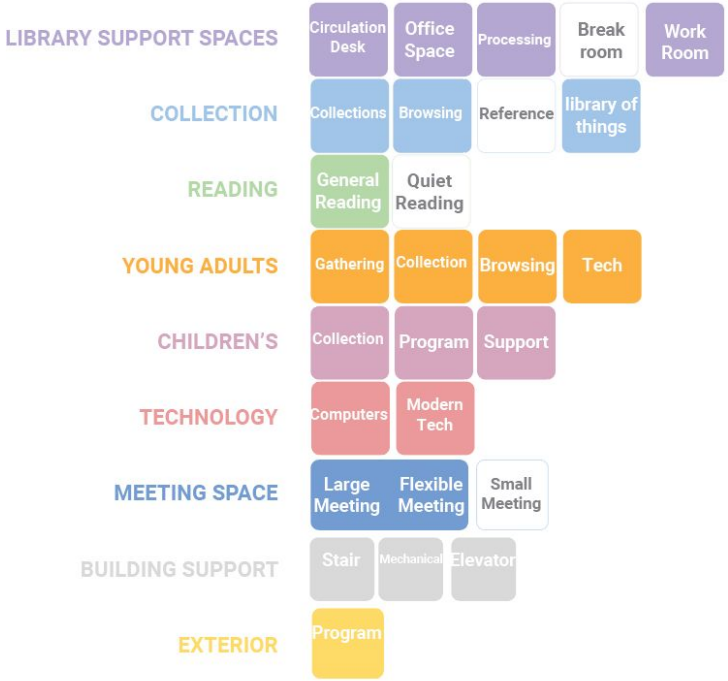
INSPIRATION

Flexible Meeting

Historic Reading

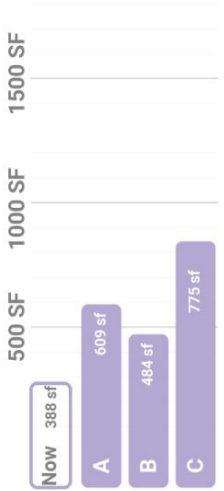
teens

Option A - Reuse



Option B- Add-on

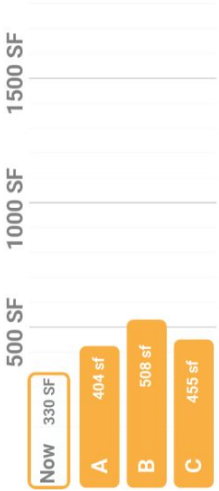
Option C- Re-build



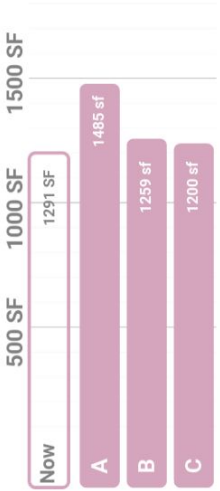
LIBRARY SUPPORT SPACES

COLLECTION

READING



YOUNG ADULTS



CHILDREN'S

MEETING SPACE

AGENDA

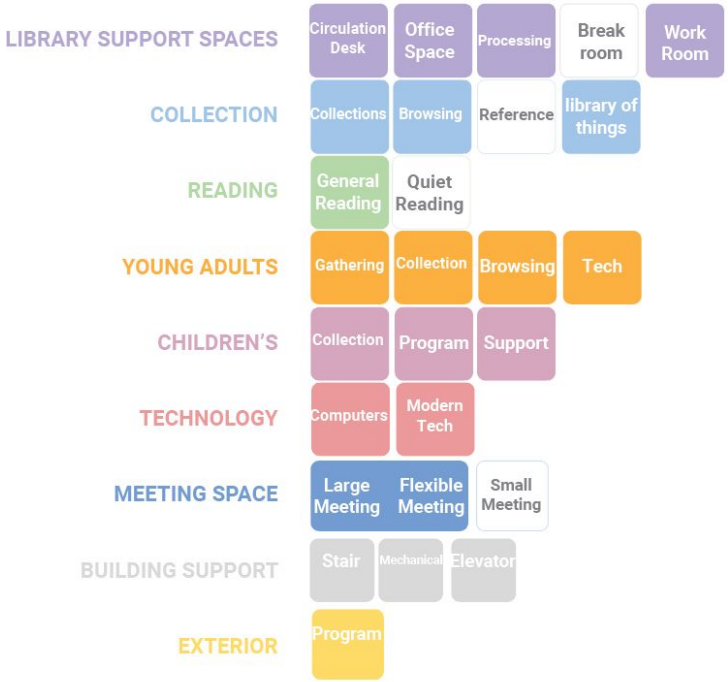
- Schedule and Process [5 Mins]
- Community Outreach Summary [10 Mins]
- Review Refined Concept Design Strategies [30 Mins]
- **Review Preliminary Estimates [15 Mins]**
- Discuss Proposed Agenda for November Public Forum [15 min]
- Next Steps [10 Mins]

Option A - Reuse

Option B- Add-on

Option C- Re-build

Option A - Reuse



Option B- Add-on

Option C- Re-build

Option A: Reuse

- Historic building and 1975 addition do not fundamentally change: **same footprint and square footage**
- A new fire protection system (sprinkler) is not necessitated by code.
- **Existing septic system** is reused
- Entry sequence from street is improved though fundamentally does not change
- Least expensive, but realizes fewest programmatic goals and limited opportunity for big impact ‘change’
- Renovation results in a ‘patchwork’ approach to building systems

Option B: Add-on

- Realizes the majority of program goals, though not all
- Significant (and complex) structural modifications to 1975 addition to create additional square footage on main level and new roof configuration
- New sprinkler system and new septic system to support increase in size and use
- Low floor-to-ceiling height in lower level of 1975 addition (double-height space at mezzanine is eliminated to increase square footage above).
- Similar to A, renovation results in a ‘patchwork’ approach to building systems

Option C: Re-build

- Achieves **all program goals** and spaces
- New addition construction facilities the most flexibility, efficiency, and maintainability in both building systems and envelope
- New sprinkler system, new septic system to support increase in size and use
- Higher Ceilings on lower level

Sitework	
Low	
High	
Architectural Improvements	
Low	
High	
MEPFP Improvements	
Low	
High	
Construction Cost Total	
Low Range	
High Range	
Escalation (7.5% - spring 2023)	
Low Range	
High Range	
Soft Costs (35%)	
Low	
High	
Total Contract	
Low	
High	

Sitework Costs
-Site Utilities
-Site Earthwork
-Site Improvements
-Site Lighting
-Landscaping

MEP Costs
-Plumbing
-Fire Protection
-HVAC
-Electrical

Architectural Costs
-Masonry
-Concrete
-Steel
-Carpentry
-Thermal and Moisture Protection
-Roofing
-Glass and Glazing
-Doors and Frames
-LGMF and Drywall
-Acoustic Ceilings
-Flooring and Painting
-Specialties and Equipment
-Elevator

Soft Costs
- Moving & Storage Expenses
- Temporary Facilities Expenses
- Fixtures, Furnishings/Shelving & Equipment (A/V, Security, etc.)
- Owner's Project Management (OPM) Professional Services
- Architectural & Engineering Professional Services
- Construction Utility Services
- Building Commissioning Services
- Hazardous Material Assessment & Disposal Costs
- Permitting, Legal Expenses, Bonding
- Construction Material Testing
- Owner's Contingency
-Geotechnical Services

Option A - Reuse

Sitework	
Low	$ 800,000
High	$ 950,000
Architectural Improvements	
Low	$ 2,000,000
High	$ 2,300,000
MEPFP Improvements	
Low	$ 1,250,000
High	$ 1,400,000
Construction Cost Total	
Low Range	$ 4,050,000
High Range	$ 4,650,000
Escalation (7.5% - spring 2023)	
Low Range	$ 4,350,000
High Range	$ 5,000,000
Soft Costs (35%)	
Low	$ 1,500,000
High	$ 1,750,000
Total Contract	
Low	$ 5,850,000
High	$ 6,750,000

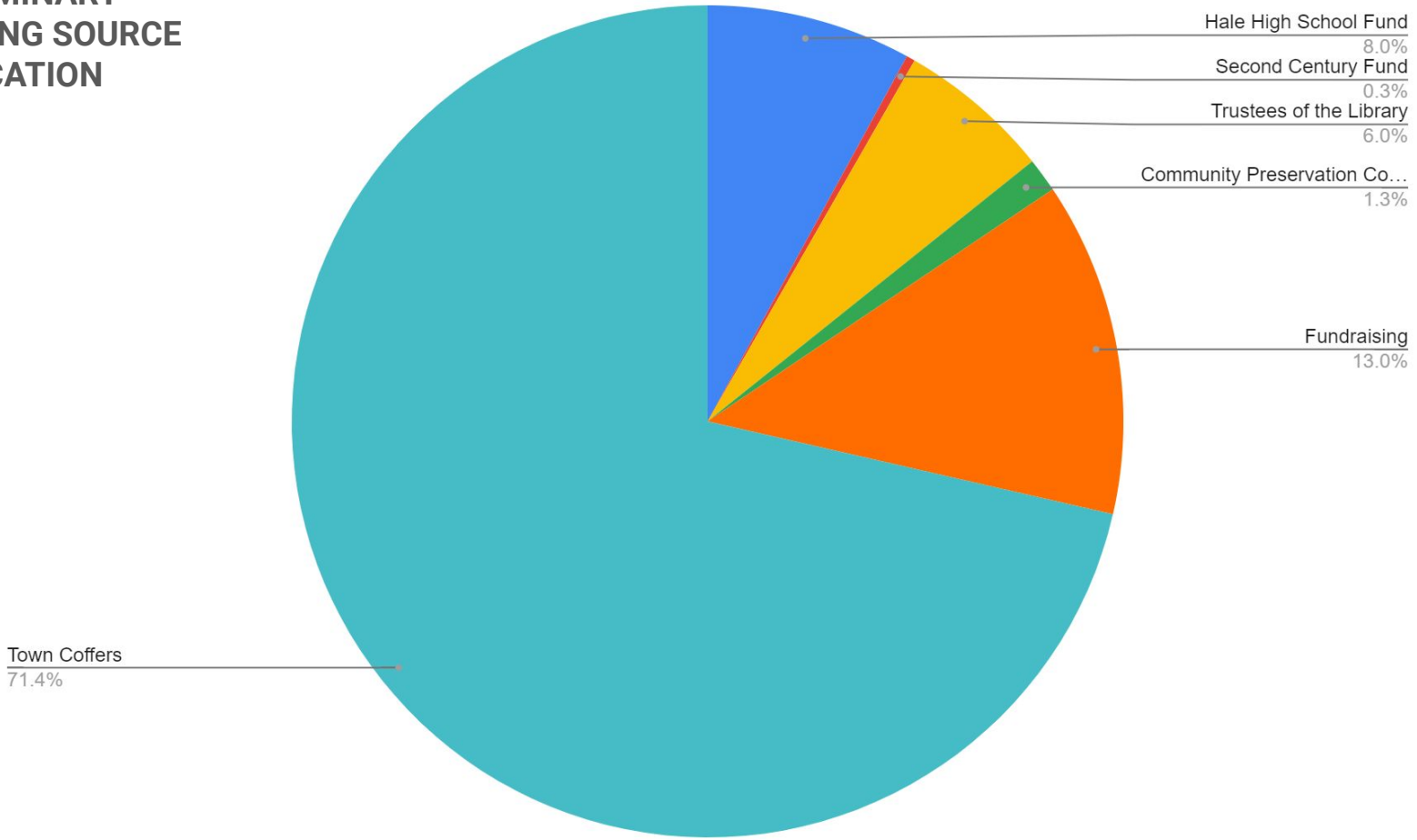
Option B- Add-on

Sitework	
Low	$ 1,200,000
High	$ 1,350,000
Architectural Improvements	
Low	$ 2,500,000
High	$ 2,800,000
MEPFP Improvements	
Low	$ 1,600,000
High	$ 2,050,000
Construction Cost Total	
Low Range	$ 5,300,000
Low Range	$ 6,200,000
Escalation (7.5% - spring 2023)	
Low Range	$ 5,700,000
High Range	$ 6,650,000
Soft Costs (35%)	
Low	$ 2,000,000
High	$ 2,300,000
Total Contract	
Low	$ 7,700,000
High	$ 8,950,000

Option C- Re-build

Sitework	
Low (10%)	$ 1,300,000
High (30%)	$ 1,450,000
Architectural Improvements	
Low (15%)	$ 2,650,000
High (30%)	$ 3,000,000
MEPFP Improvements	
Low (15%)	$ 1,450,000
High (30%)	$ 1,650,000
Construction Cost Total	
Low Range	$ 5,400,000
High Range	$ 6,100,000
Escalation (7.5% - spring 2023)	
Low Range	$ 5,800,000
High Range	$ 6,550,000
Soft Costs (35%)	
Low	$ 2,000,000
High	$ 2,300,000
Total Contract	
Low	$ 7,800,000
High	$ 8,850,000

PRELIMINARY FUNDING SOURCE ALLOCATION



Option A - Reuse

Option B- Add-on

Option C- Re-build

Next Steps

- Public Forum - 11/17
- Fundraising Progress
- Other