

RANDALL LIBRARY PRELIMINARY DESIGN SERVICES

STOW, MA

Community Forum
11/18/2021



designLAB architects

G2 G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

RANDALL LIBRARY PRELIMINARY DESIGN SERVICES

TOWN OF STOW

designLAB Team:

Ben Youtz, Partner
Mary Ann Upton, Partner
Bob Miklos, Founder
Andrew Brookes, Designer
Erick McGartland, Architect

Consultants:

G2 Collaborative
Fitzmeyer Tocci
RGE Structural Engineers
Nitsch Engineers

Building Committee Members:

Tina McAndrew, Library Director
Lisa Lavina
Jim Salvie
Morgan Hillman
Brian Patuto
Kat Copland
Peter McManus

Town Administrator:

Denise Dembkoski



designLAB architects



G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

AGENDA

- Introduction, Schedule and Process [10 Mins]
- Summary of Building Assessment + Findings [5 Mins]
- Initial Community Feedback Summary [5 Mins]
- Guiding Principles, Program Summary + Inspiration [10 Mins]
- Review Preliminary Concept Design Strategies [20 Mins]
- Break-Out Room Session [15 Mins]
- Conclusion + Next Steps [15 Mins]



Providence Public Library: 1950s Wing Transformation



Claire T. Carney Library, UMass Dartmouth



Hyde Park Branch Library



Somerville West Branch Library



Schneider Student Center, Wellesley College



Providence Public Library: 1912 Building Renovation



338. WEST SOMERVILLE BRANCH PUBLIC LIBRARY, COLLEGE AVE, WEST SOMERVILLE, MASS.



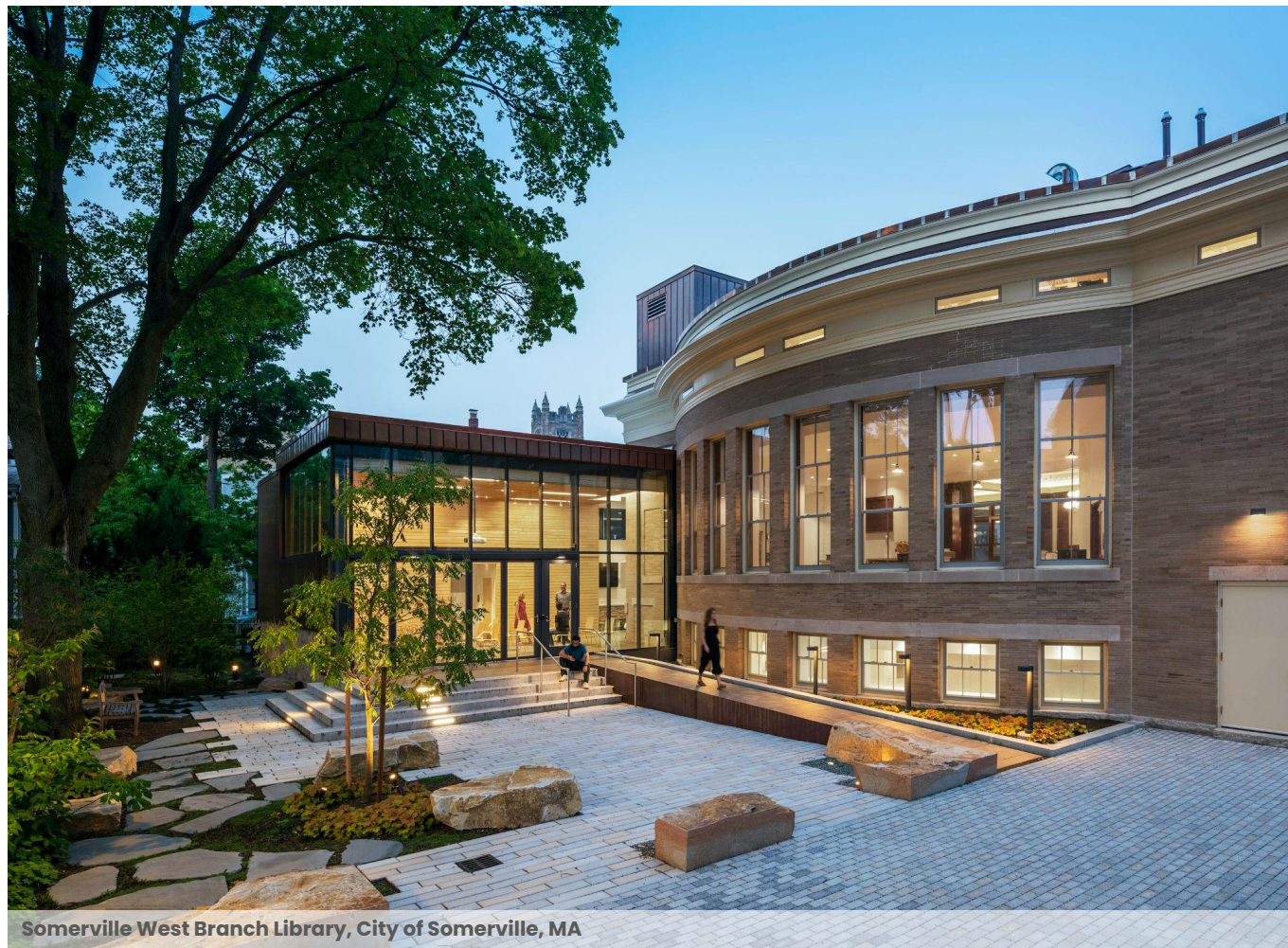


Before



Somerville West Branch Library, City of Somerville, MA



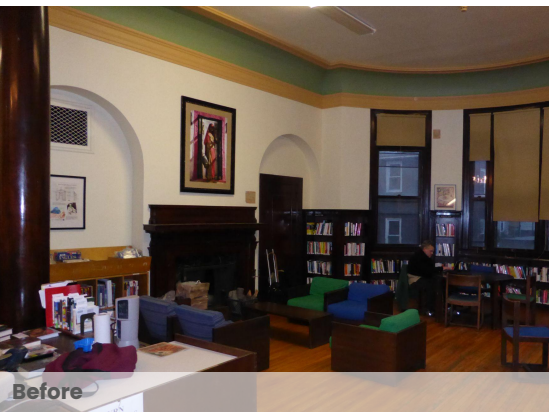




Before



Somerville West Branch Library, City of Somerville, MA





Before



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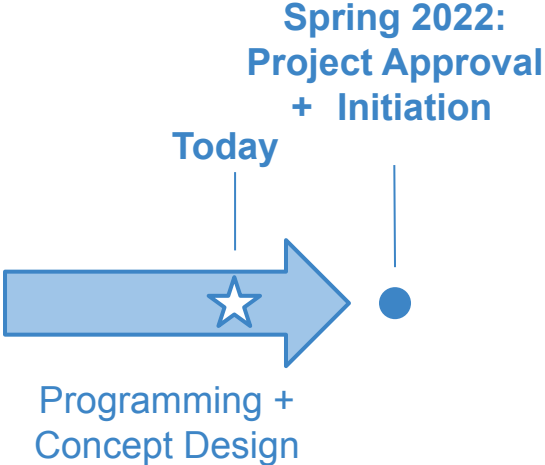
Design Process Overview

Today

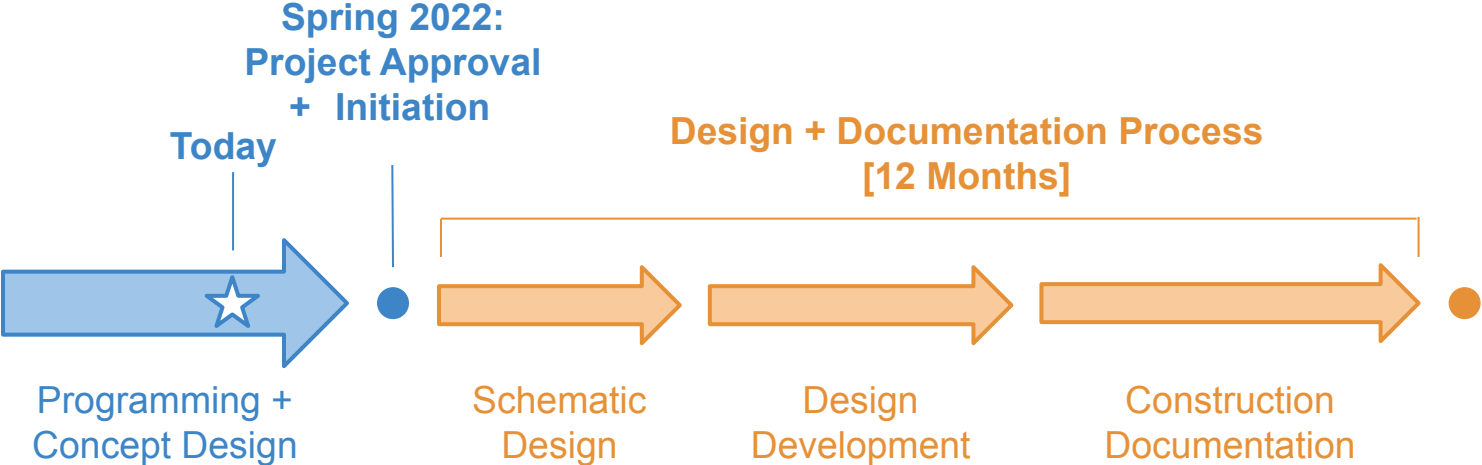


Programming +
Concept Design

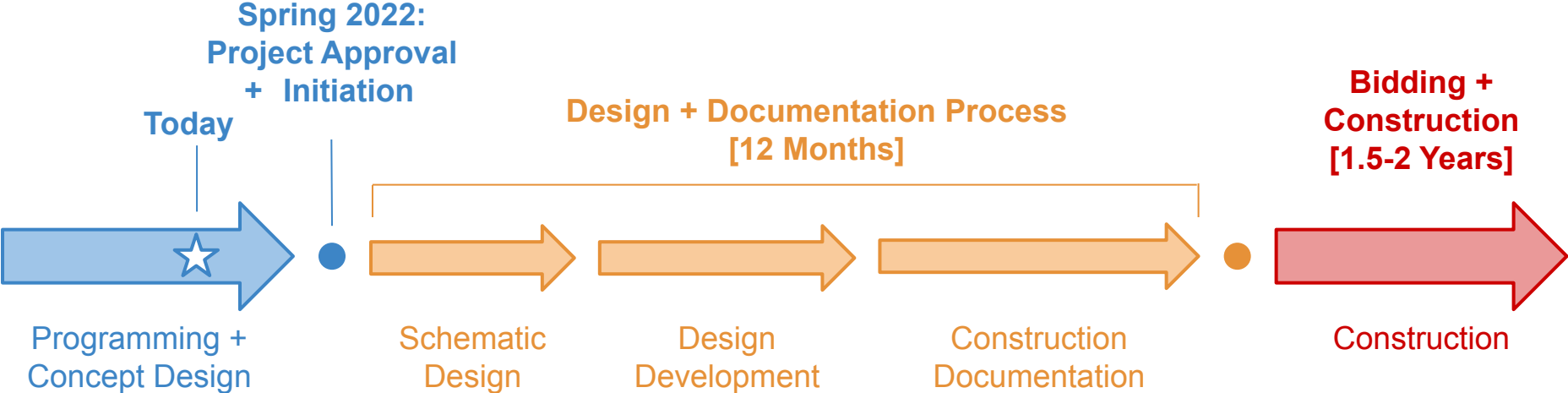
Design Process Overview



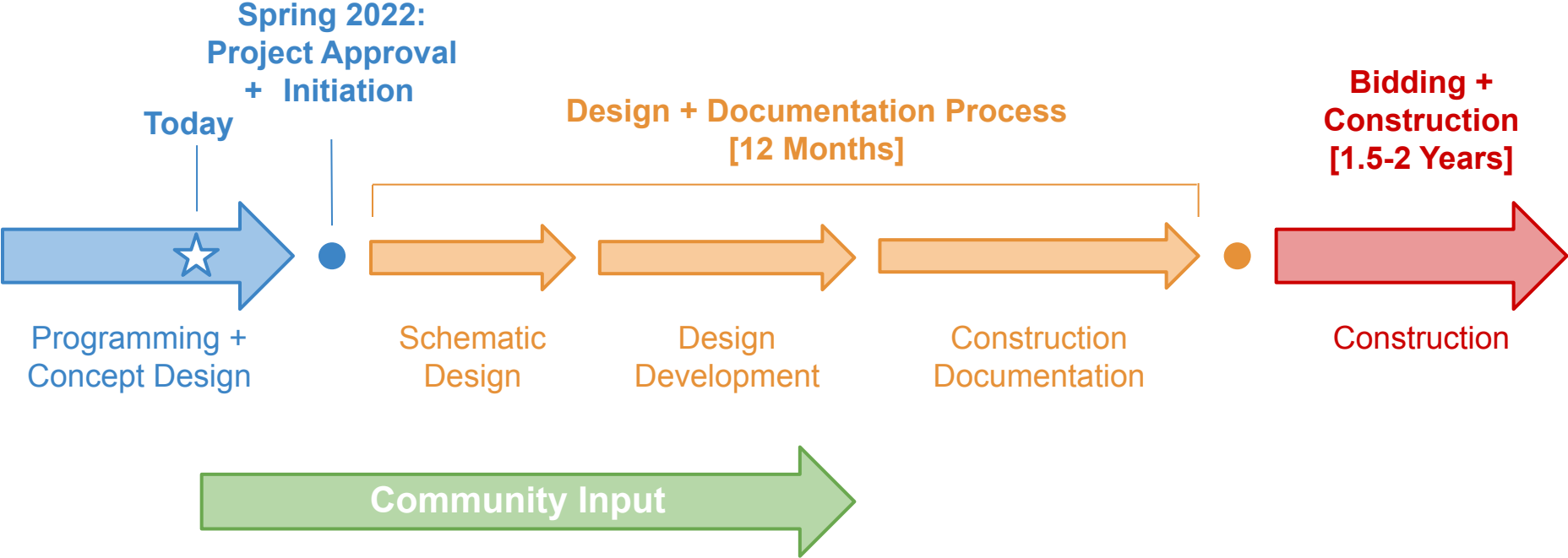
Design Process Overview



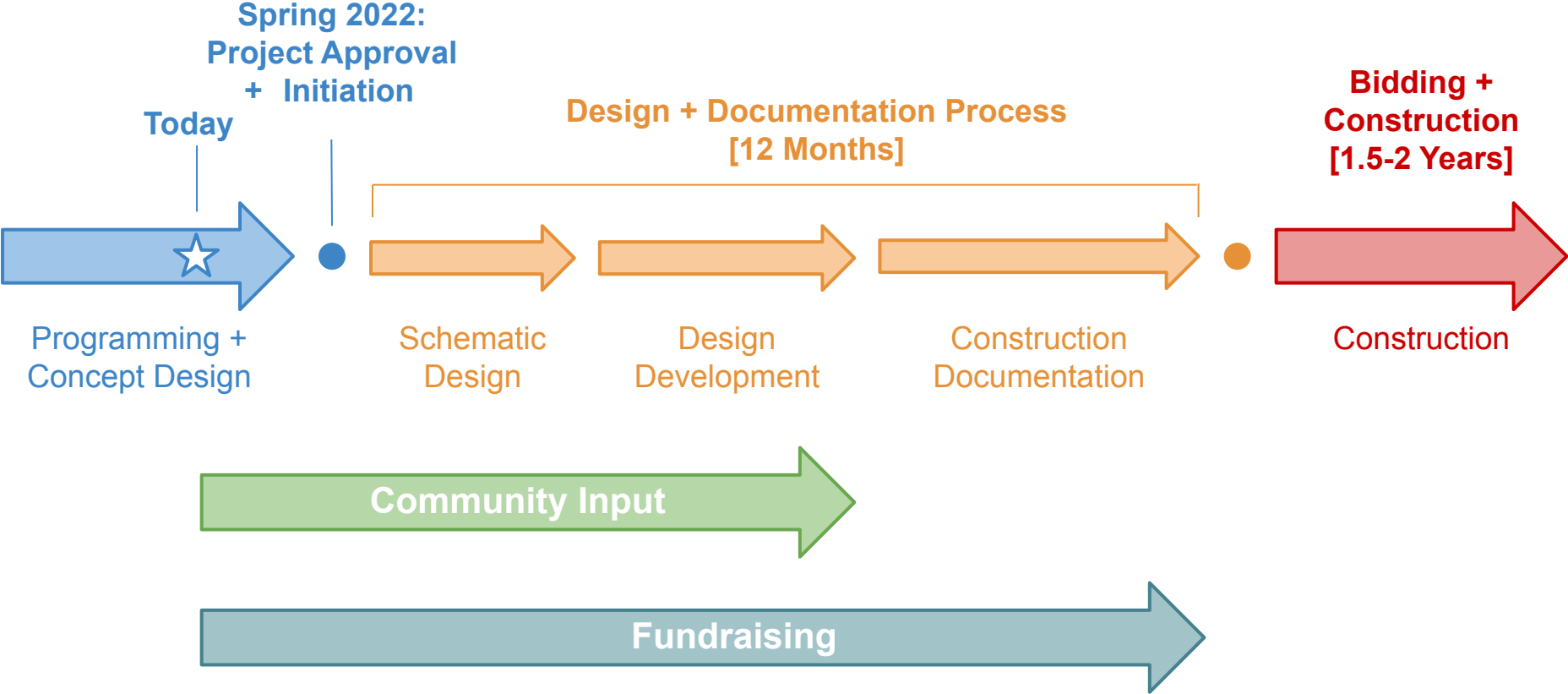
Design Process Overview



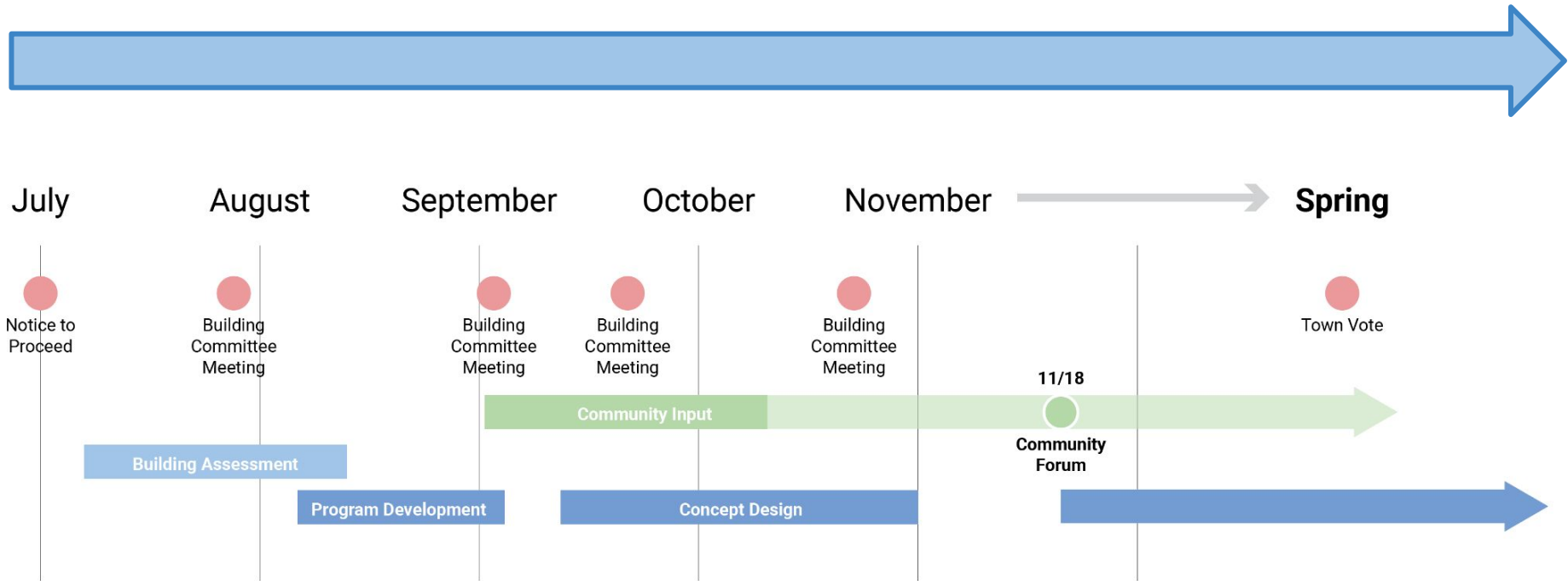
Design Process Overview



Design Process Overview



Programming + Concept Design Schedule Overview





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Site + Landscape: (G2 Collaborative)

- Common Road presents an opportunity for more usable social space at the entry to the library and that area could create real connections to the town common space. The library presence would be increased and could benefit from a more gracious entrance as a civic amenity.
- Even without work on Common Road, the library entry should be re-crafted to allow for more seating and social space, formalizing the picnic table/seating area that is there now. All areas of the entry sequence need to be Accessible, including parking.
- The existing roof terrace has limited use as a function space given how sunny (hot) it is. Similarly, the existing amphitheater gets little to no use
- Effort should be made to make the library more noticeable from Crescent St, the views from Crescent St should "invite" visitors to stop and patronize the library.



Architecture + Building Envelope:

- Compromised Entry Sequence
- Several Active Leaks in Roof + Glazing Systems
- Original and 1970's masonry is generally sound. However there are localized areas, some substantial in size, of masonry and stonework that require repair, replacement and/or repointing
- Accessability Issues (non-conforming door hardware, restrooms, stair handrails, lack of elevator, etc.)
- Significant Acoustic Challenges (Noise Transfer) within Historic Building and 1970's Addition



Building Systems (MEPFP) Fitzmeyer & Tocci Associates

- The building does not have a fire protection (sprinkler) system. Depending on the level of renovation, a fire protection system may or may not be required.
- Building HVAC is currently fed from miscellaneous split systems ranging in age from 2001 to 2017. The newer units (installed in 2017) are in good condition and could potentially be re-used depending on proposed renovation layouts.
- Much of the older equipment is beyond its useful life and will need to be replaced as part of future renovation plans
- Main electrical equipment (panelboards) are beyond useful life and main electrical room does not meet National Electrical Code (NEC) clearance requirements
- Existing septic tank and leaching field requires evaluation to determine if it could serve a renovated library or if replacement is required.
- Incomplete fire alarm notification coverage



Structural (Roome & Guarracino Engineers)

- Existing building structure is inadequate to support load of library collection on first floor (Historical Rooms and mezzanine)
- Roof of addition does not meet current code requirements for load capacity
- 1975 foundation and footings are not designed to support additional structural elements.
- Attic level structure not designed to support additional program loads.
- Leaking building envelope (roof, glazing) may be causing additional concealed damage



Library Programs:

- Lack of adult program space
- Disconnected children's spaces
- Underutilized historical spaces
- Lack of quiet spaces
- Inability to have multiple groups meeting at the same time
- Limited staff space



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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.

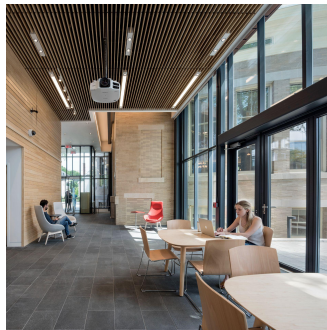
On this board, please:

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

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



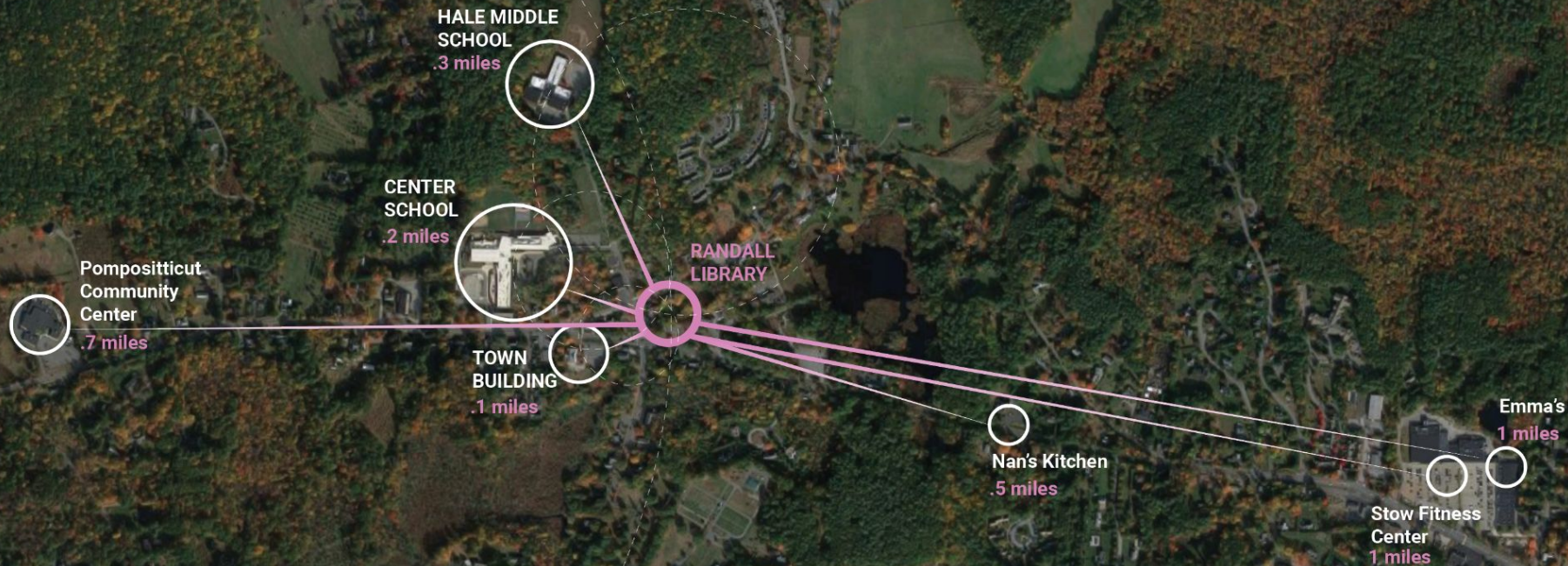
Instructions:

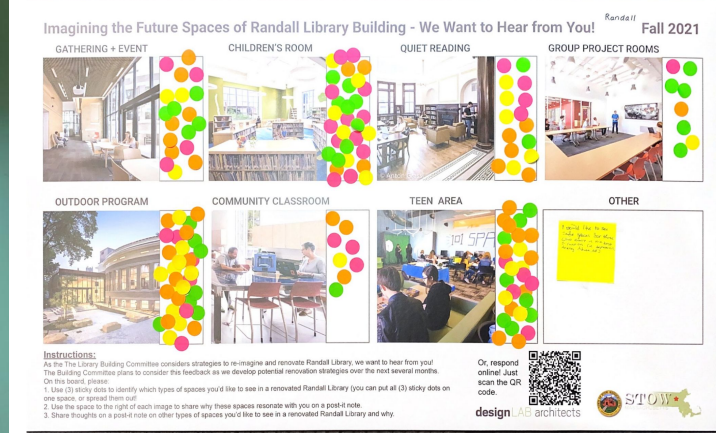
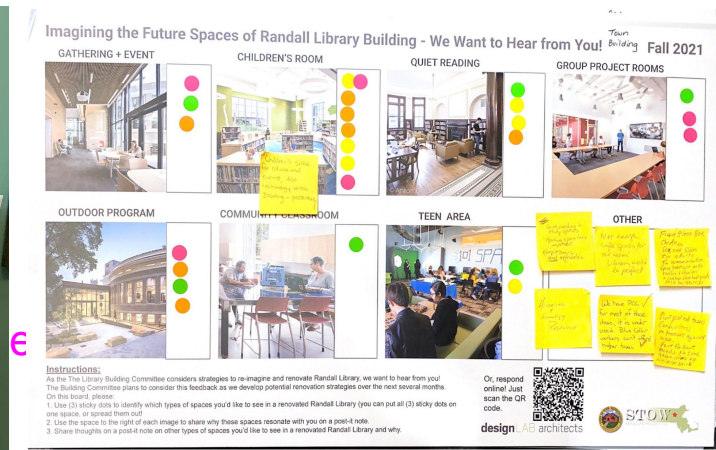
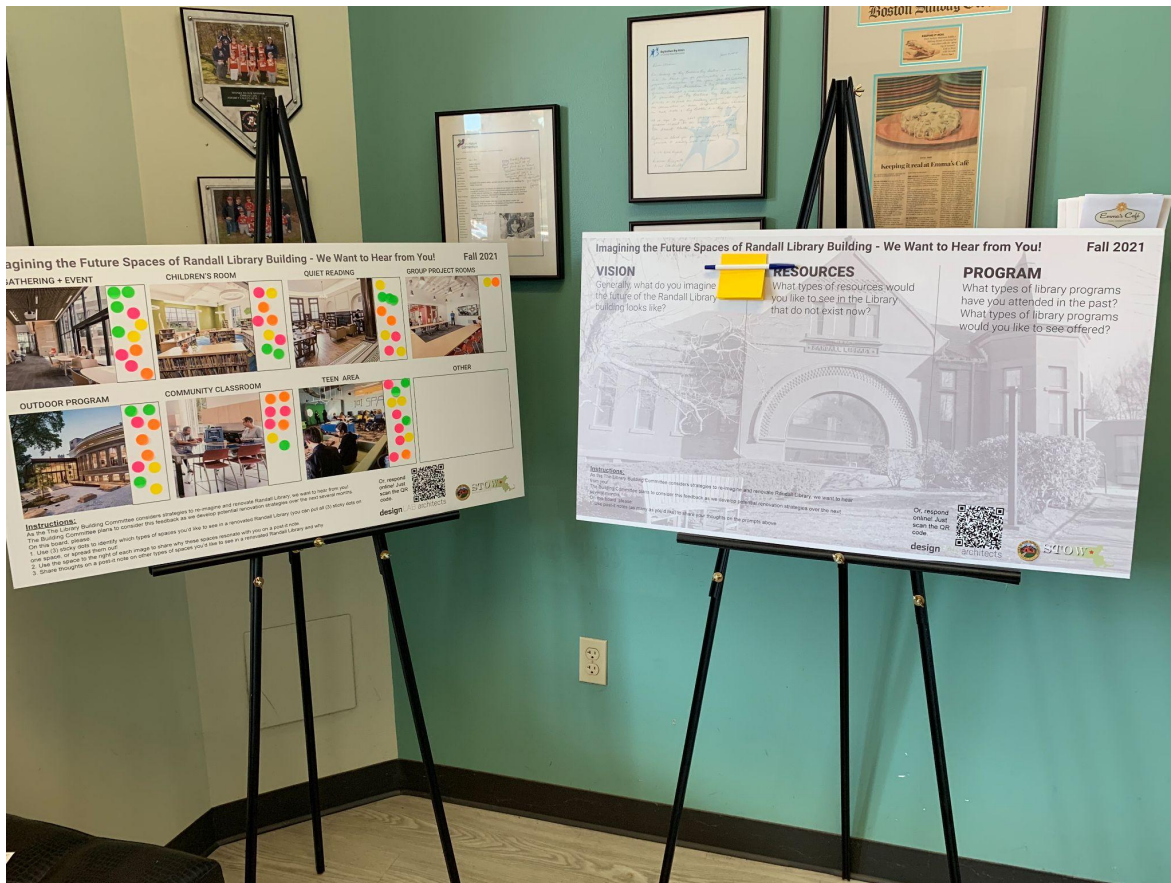
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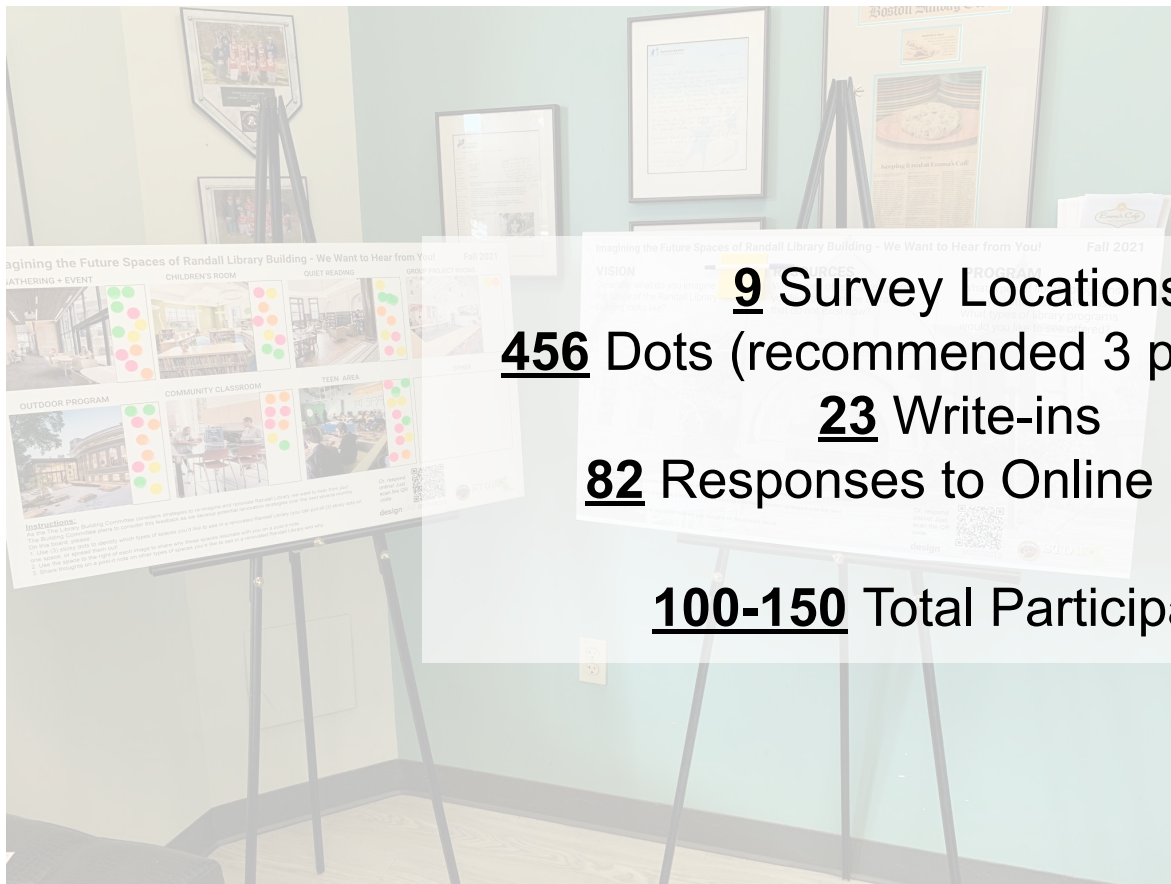
On this board, please:

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.

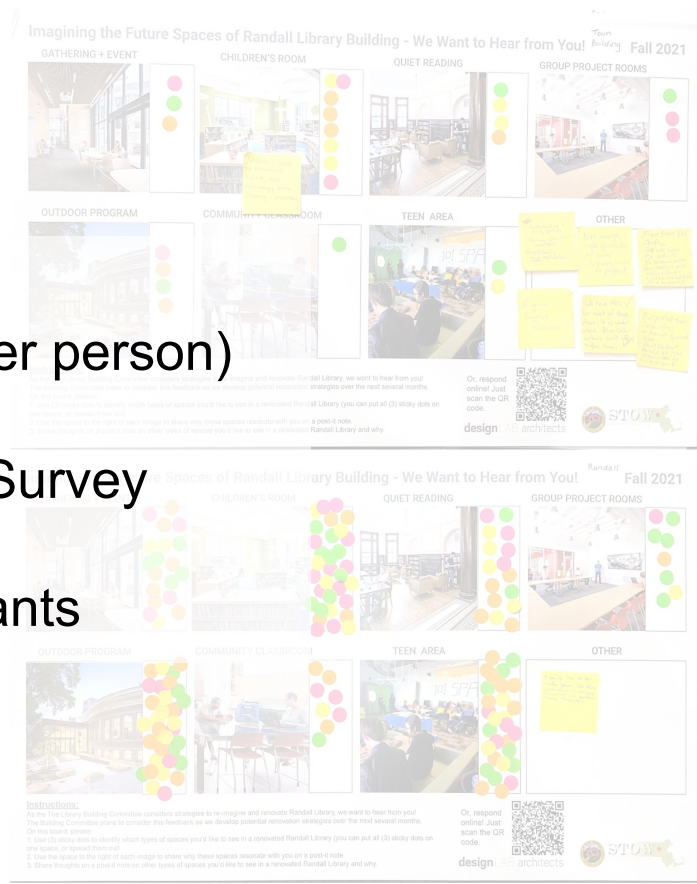
Community Outreach







9 Survey Locations
456 Dots (recommended 3 per person)
23 Write-ins
82 Responses to Online Survey
100-150 Total Participants



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



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



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



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

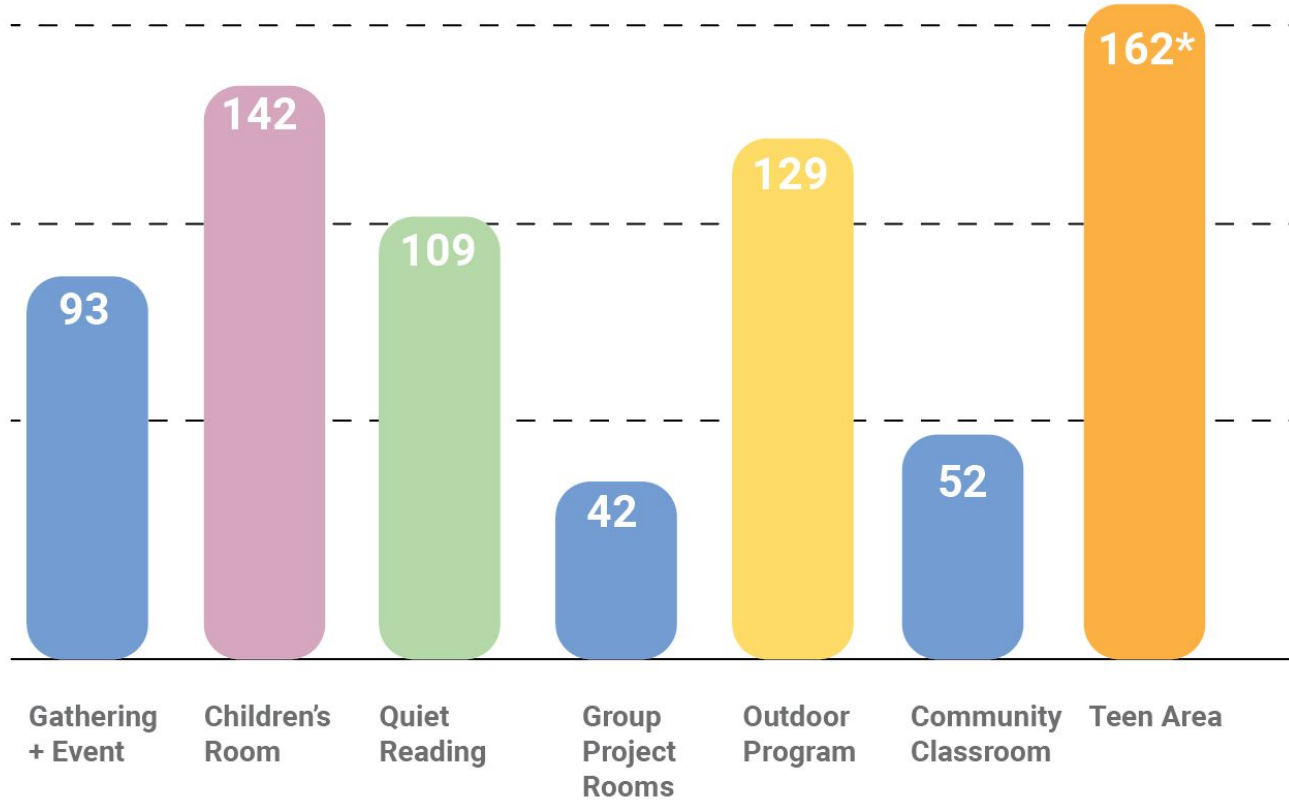


"The historical area of the building, and the childrens spaces. "



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

Fall 2021





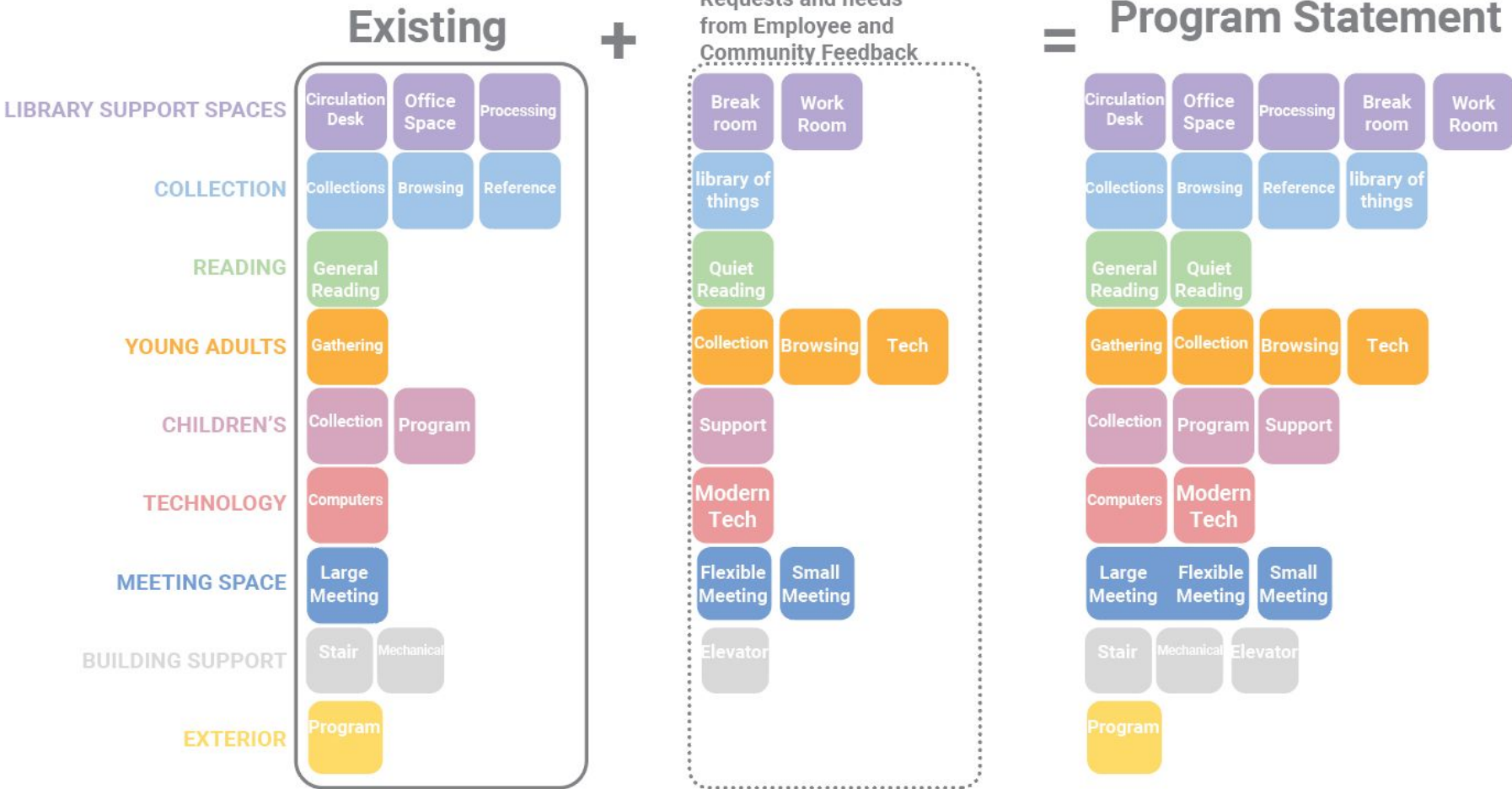
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Guiding Principles

- 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

Proposed Program



Inspiration

Circulation
Desk

Office
Space

Processing

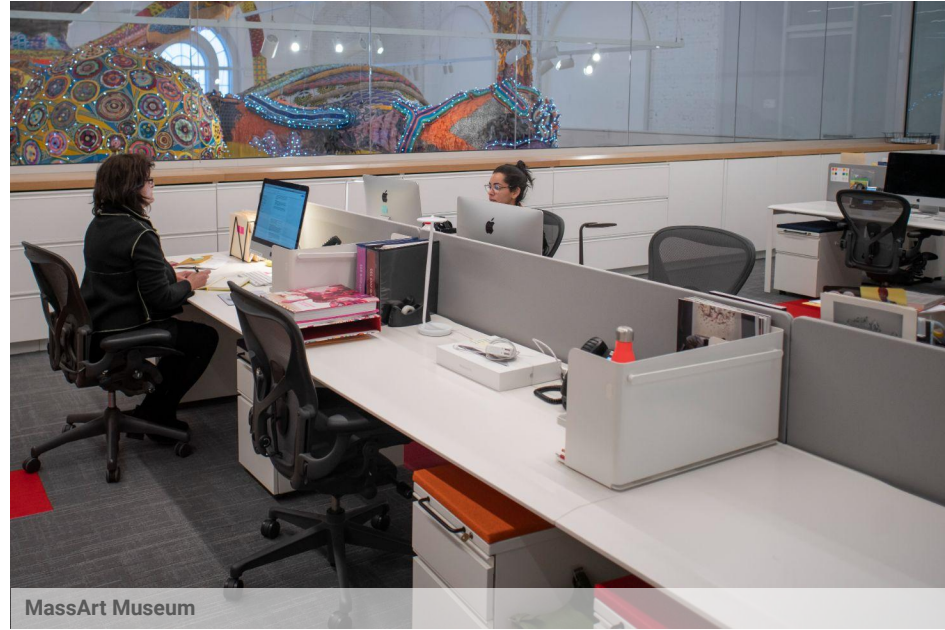
Break
room

Work
Room

LIBRARY SUPPORT SPACES



West Branch Library, City of Somerville, MA



MassArt Museum

Inspiration

Collections Browsing Reference library of things

COLLECTION



Providence Public Library: 1950s Wing Transformation



West Branch Library, City of Somerville, MA

Inspiration

General
Reading

Quiet
Reading

READING



West Branch Library, City of Somerville, MA



Whitin Observatory: Wellesley College

Inspiration

Collection

Program

Support

CHILDREN'S



Inspiration

Large
Meeting

Flexible
Meeting

Small
Meeting

MEETING SPACE



Whitin Observatory: Wellesley College



Somerville West Branch Library, City of Somerville, MA

Inspiration

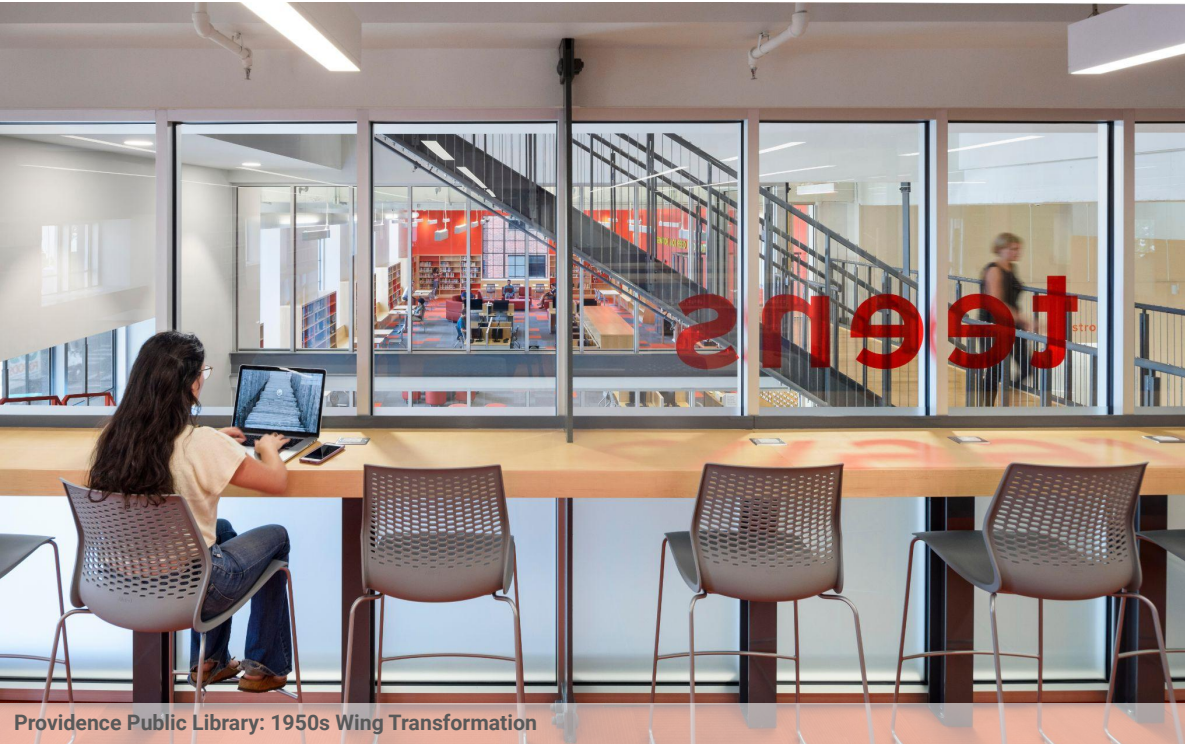
Gathering

Collection

Browsing

Tech

YOUNG ADULTS



Providence Public Library: 1950s Wing Transformation



Providence Public Library: 1950s Wing Transformation

Inspiration



EXTERIOR



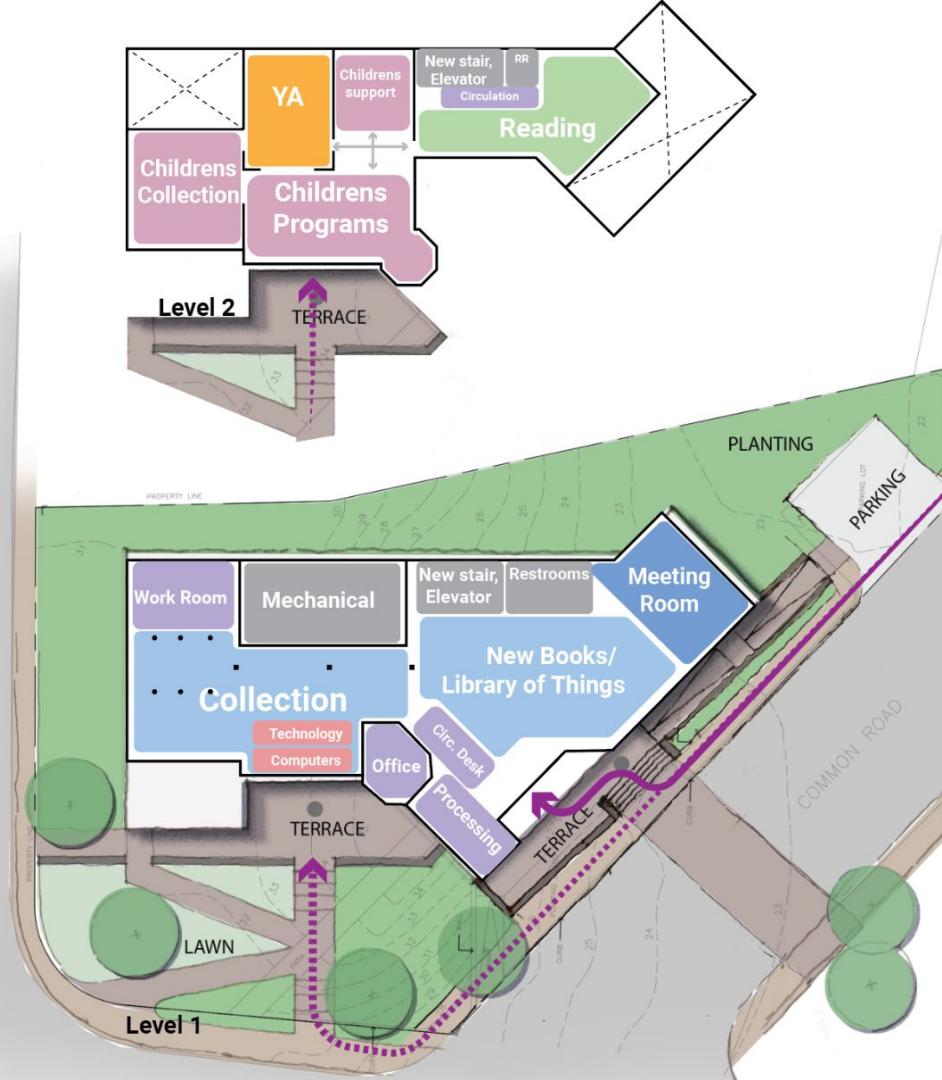
Concord Museum, Concord MA



Somerville West Branch Library, City of Somerville, MA

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LIBRARY SUPPORT SPACES

Circulation Desk	Office Space	Processing	Break room	Work Room
------------------	--------------	------------	------------	-----------

COLLECTION

Collections	Browsing	Reference	library of things
-------------	----------	-----------	-------------------

READING

General Reading	Quiet Reading
-----------------	---------------

YOUNG ADULTS

Gathering	Collection	Browsing	Tech
-----------	------------	----------	------

CHILDREN'S

Collection	Program	Support
------------	---------	---------

TECHNOLOGY

Computers	Modern Tech
-----------	-------------

MEETING SPACE

Large Meeting	Flexible Meeting	Small Meeting
---------------	------------------	---------------

BUILDING SUPPORT

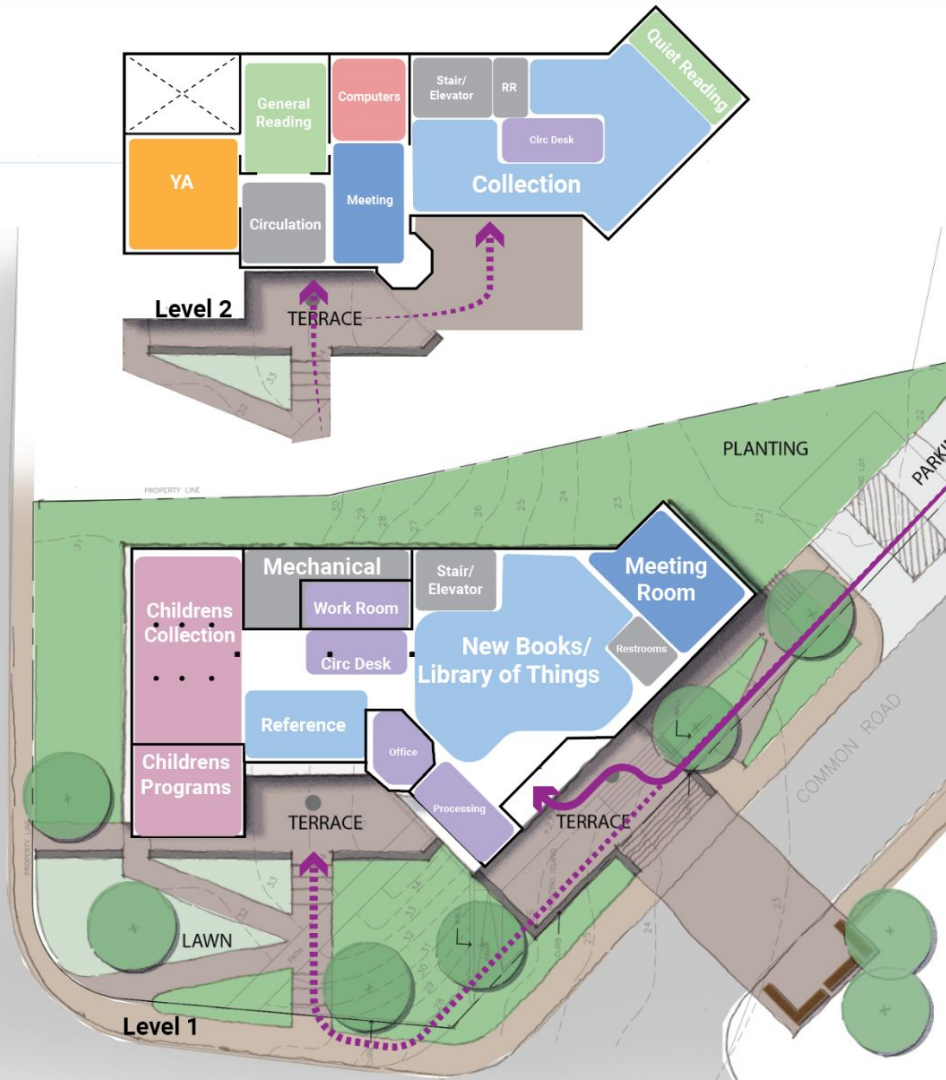
Stair	Mechanical	Elevator
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EXTERIOR

Program

Option A - Reuse





LIBRARY SUPPORT SPACES

COLLECTION

READING

YOUNG ADULTS

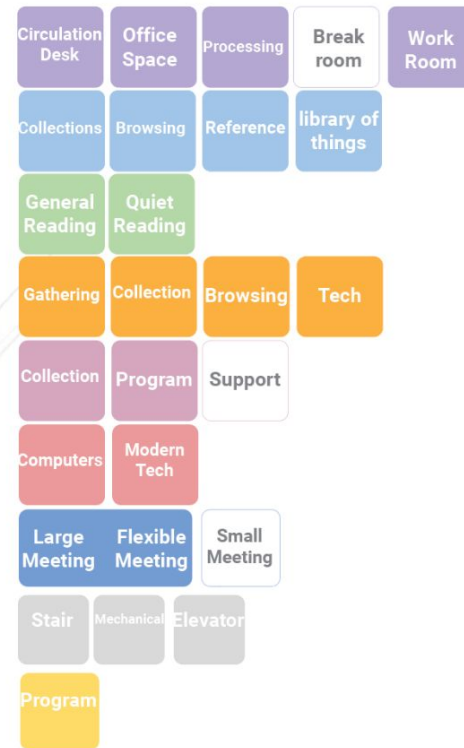
CHILDREN'S

TECHNOLOGY

MEETING SPACE

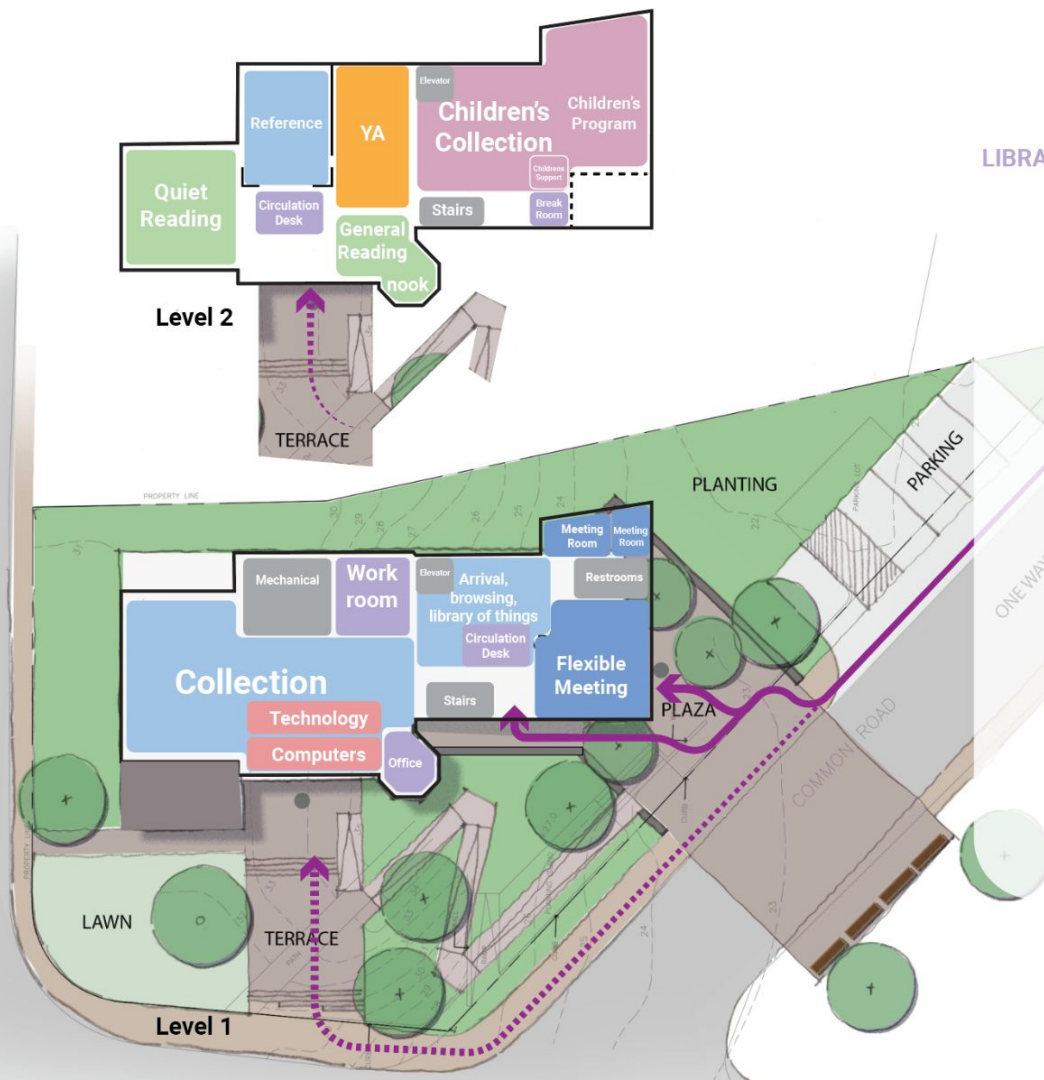
BUILDING SUPPORT

EXTERIOR



Option B- Add-on





LIBRARY SUPPORT SPACES

COLLECTION

READING

YOUNG ADULTS

CHILDREN'S

TECHNOLOGY

MEETING SPACE

BUILDING SUPPORT

EXTERIOR



Option C- Rebuild Addition







Option A: Reuse

Pros

- Least invasive
- A new sprinkler system not required
- Lowest investment

Cons

- **Realizes fewest program goals**
- Buildings do not fundamentally change
- Entry sequence from street is improved though fundamentally does not change
- Renovation results in a **'patchwork'** building systems
- **Existing septic system** reused

Option B: Add-on

- New sprinkler system and new septic system

- Realizes the majority of program goals, though **not all**
- **Hard to 'right-size' spaces**
- **Complex structural modifications**
- Renovation results in a **'patchwork'** building systems
- **Low floor-to-ceiling height** in lower level of 1975 addition
- Higher Investment

Option C: Re-build

- Achieves **all program goals** and spaces.
- Most opportunity for big impact and 'experiential change'
- **Most efficiency** in space use
- Most **adaptable** and **flexible** for future needs
- **Most impactful landscape**
- New construction **easier to maintain** (building systems and envelope)
- **New sprinkler system and new septic system**
- **Higher Ceilings**

- Higher Investment

Option A: Reuse



Option B: Add-On



Option C: Re-build



LIBRARY SUPPORT SPACES

Circulation Desk	Office Space	Processing	Break room	Work Room
------------------	--------------	------------	------------	-----------

COLLECTION

Collections	Browsing	Reference	library of things
-------------	----------	-----------	-------------------

READING

General Reading	Quiet Reading
-----------------	---------------

YOUNG ADULTS

Gathering	Collection	Browsing	Tech
-----------	------------	----------	------

CHILDREN'S

Collection	Program	Support
------------	---------	---------

TECHNOLOGY

Computers	Modern Tech
-----------	-------------

MEETING SPACE

Large Meeting	Flexible Meeting	Small Meeting
---------------	------------------	---------------

BUILDING SUPPORT

Stair	Mechanical	Elevator
-------	------------	----------

EXTERIOR

Program

LIBRARY SUPPORT SPACES

Circulation Desk	Office Space	Processing	Break room	Work Room
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CHILDREN'S

Collection	Program	Support
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TECHNOLOGY

Computers	Modern Tech
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MEETING SPACE

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BUILDING SUPPORT

Stair	Mechanical	Elevator
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EXTERIOR

Program

LIBRARY SUPPORT SPACES

Circulation Desk	Office Space	Processing	Break room	Work Room
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CHILDREN'S

Collection	Program	Support
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TECHNOLOGY

Computers	Modern Tech
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MEETING SPACE

Large Meeting	Flexible Meeting	Small Meeting
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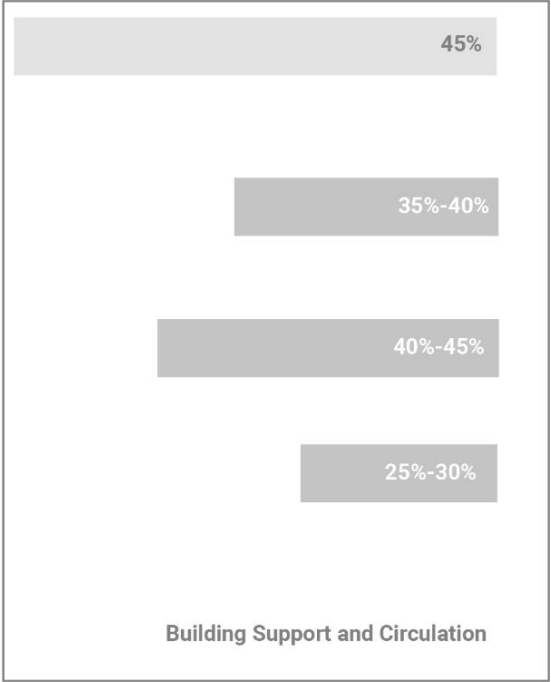
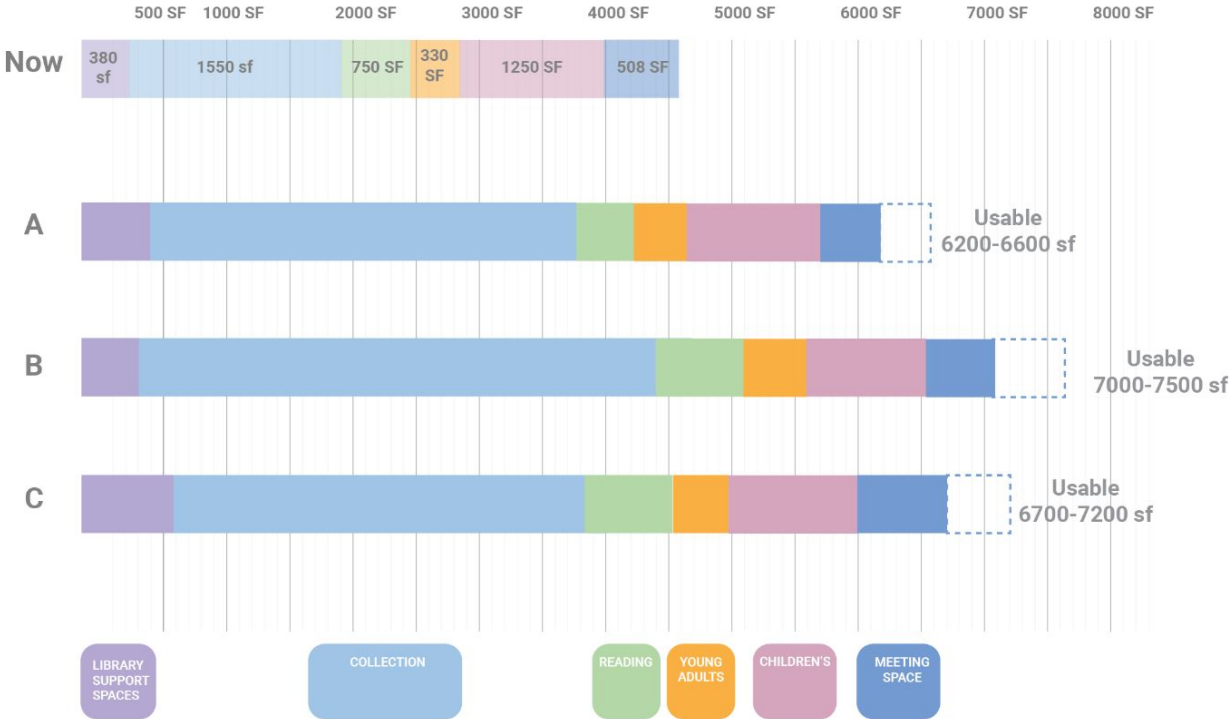
BUILDING SUPPORT

Stair	Mechanical	Elevator
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EXTERIOR

Program

Program + Building Size Summary



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Break-Out Rooms

[15 Minutes]

Group 1:

Tina McAndrew (Building Committee Member)

Kat Copland (Building Committee Member)

Ben Youtz (designLAB architects)

Group 2:

Brian Patuto (Building Committee Member)

Morgan Hillman (Building Committee Member)

Mary Ann Upton (designLAB architects)

Group 3:

Lisa Lavina (Building Committee Member)

Peter McManus (Building Committee Member)

Bob Miklos (designLAB architects)

Erick McGartland (designLAB architects)

4 Prompts / Discussion Topics:

1) What aspects or features of these early concepts excite you the most?

2) What exterior improvements seem most successful or important?

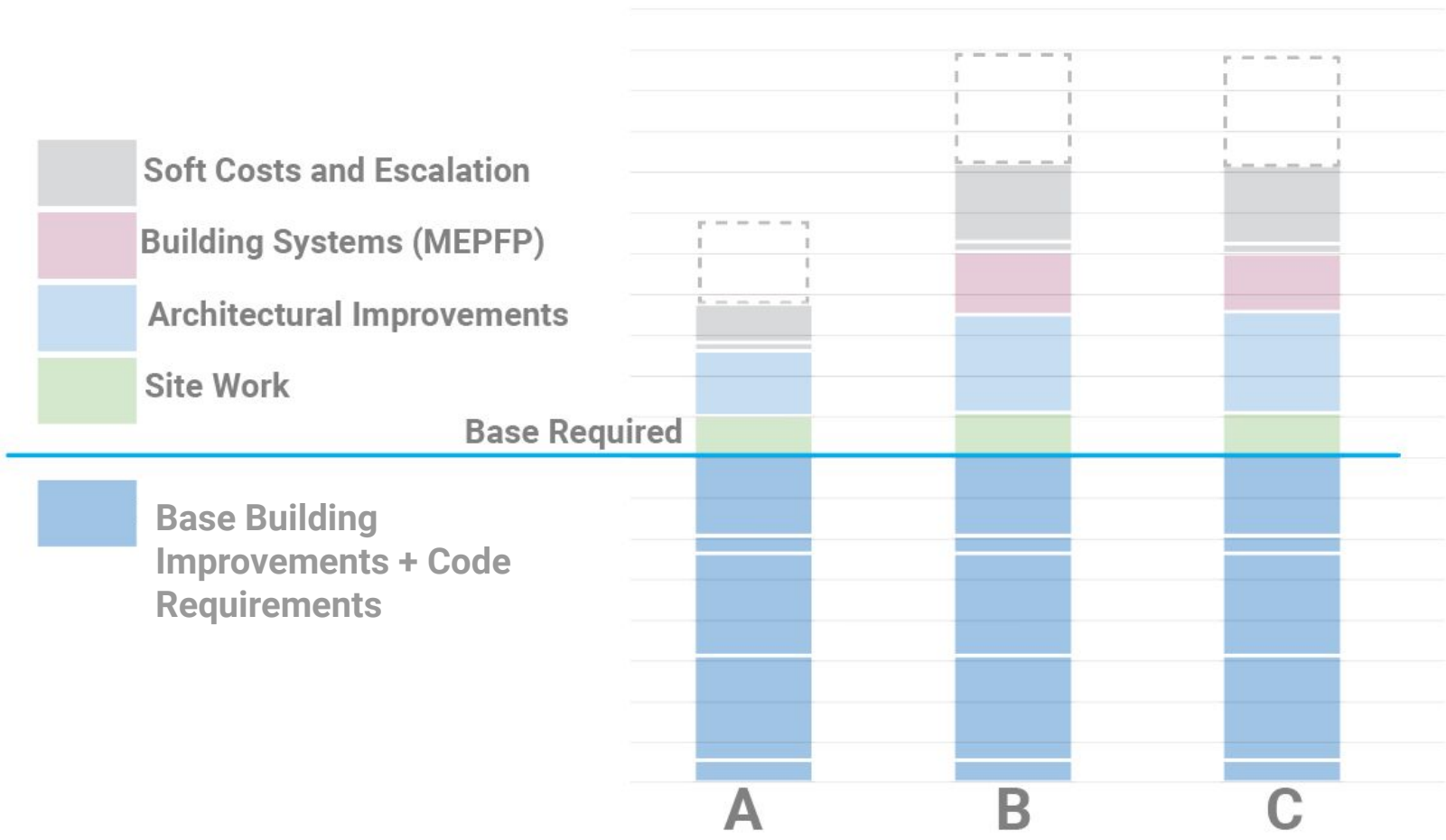
3) What new program opportunities resonate with you?

4) Was there anything you feel was missing?

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Preliminary Cost Estimate



Preliminary Cost Estimate

Base Building Improvements + Building Code Requirements:

Sitework

- Enabling
- Accessibility Improvements
- Site Utilities
- Site Lighting
- New Septic System (B + C)

Architectural

- Accessibility Improvements
- Envelope Repairs + Replacement
- Masonry Restoration
- New Elevator
- Finish Replacement

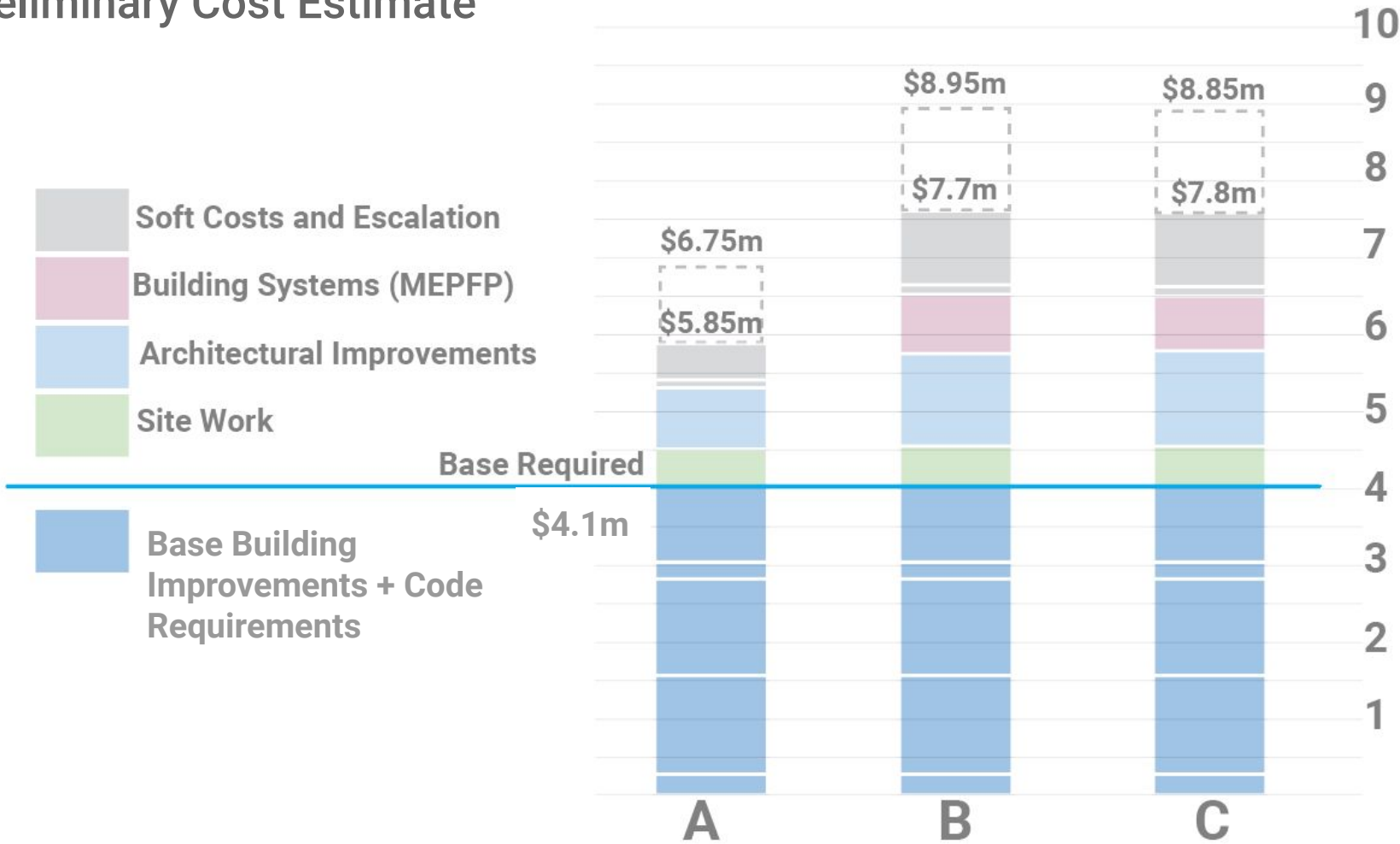
MEFPF

- New mechanical systems
- New sprinkler system
- New lighting
- New Fire Alarm + Electrical Infrastructure

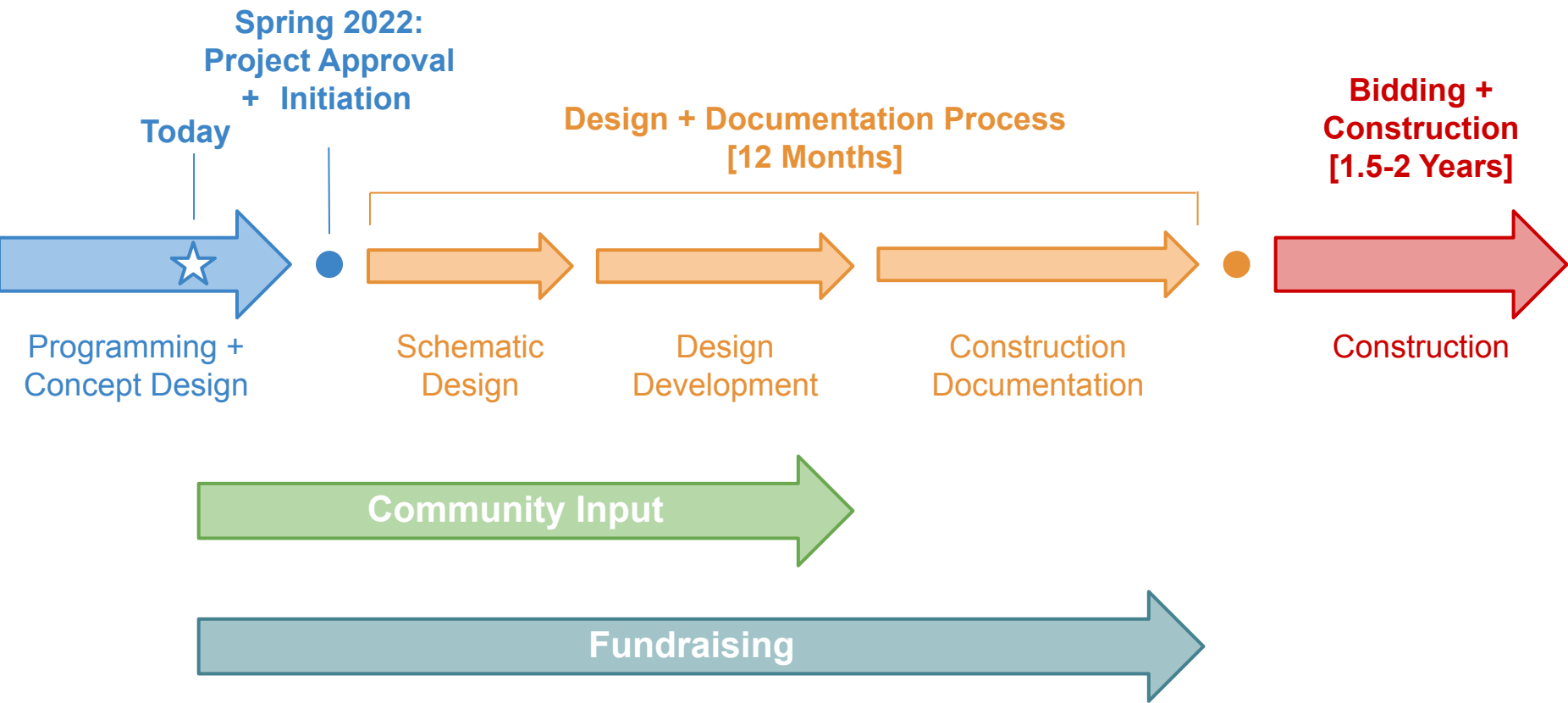
Soft Costs

- Escalation to Spring 2023
- 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

Preliminary Cost Estimate



Next Steps



Next Steps

Option A: Reuse



Option B: Add-on



Option C: Re-build

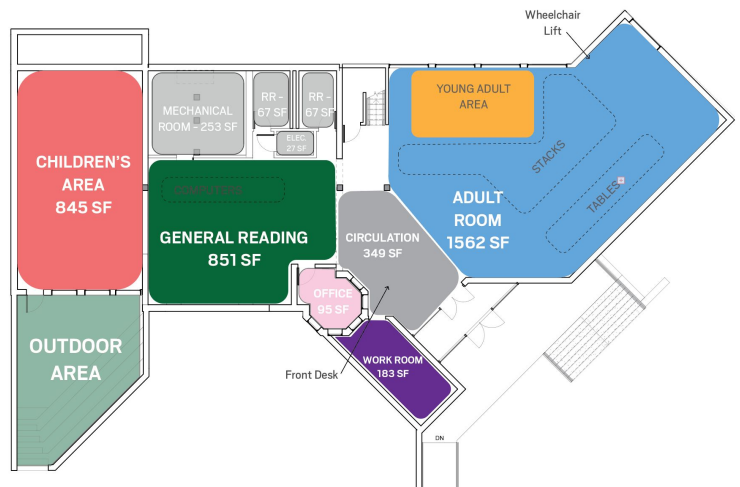
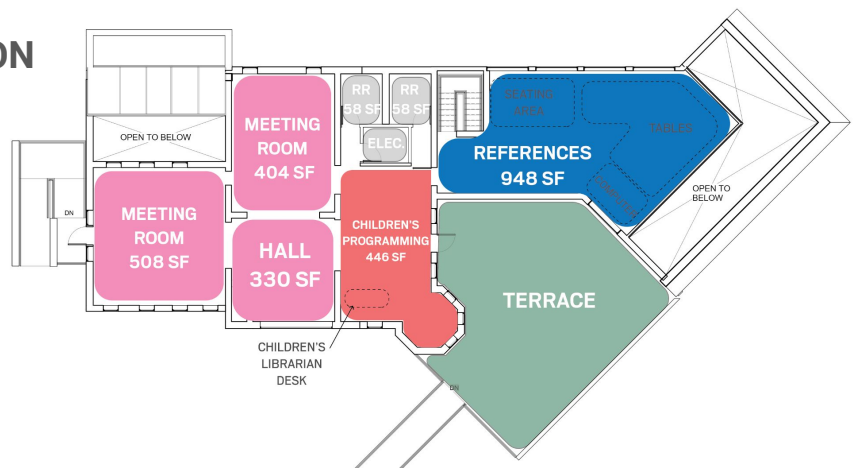


A photograph of the Randal Library, a brick building with a large arched entrance and a small tower on the right. The image is overlaid with a teal color filter. The text "THANK YOU!!!" is centered at the top in white.

THANK YOU!!!

If you are watching the recorded version of this presentation and care to offer comments, email them to: tmcandrew@minlib.net

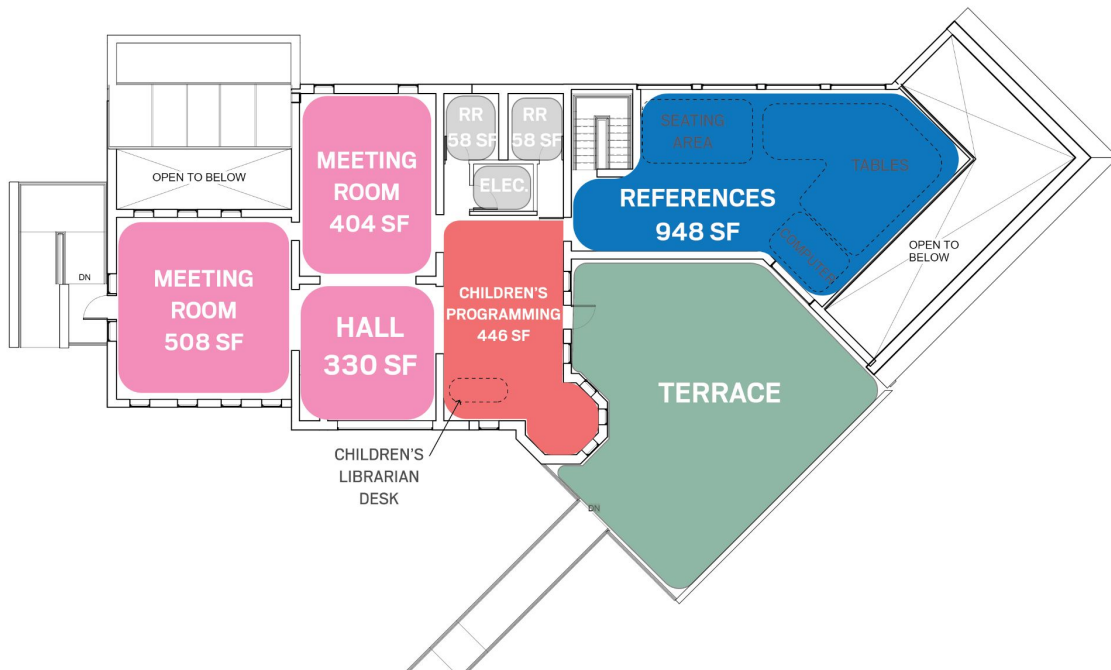
EXISTING CONFIGURATION



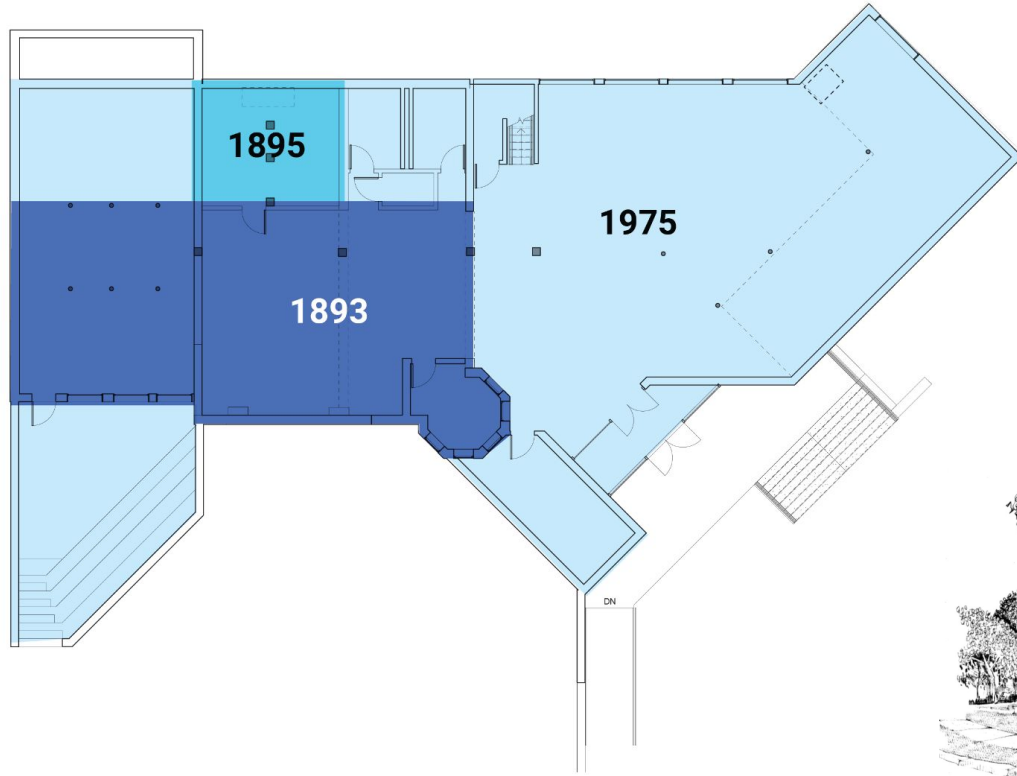
First Floor Layout and Program

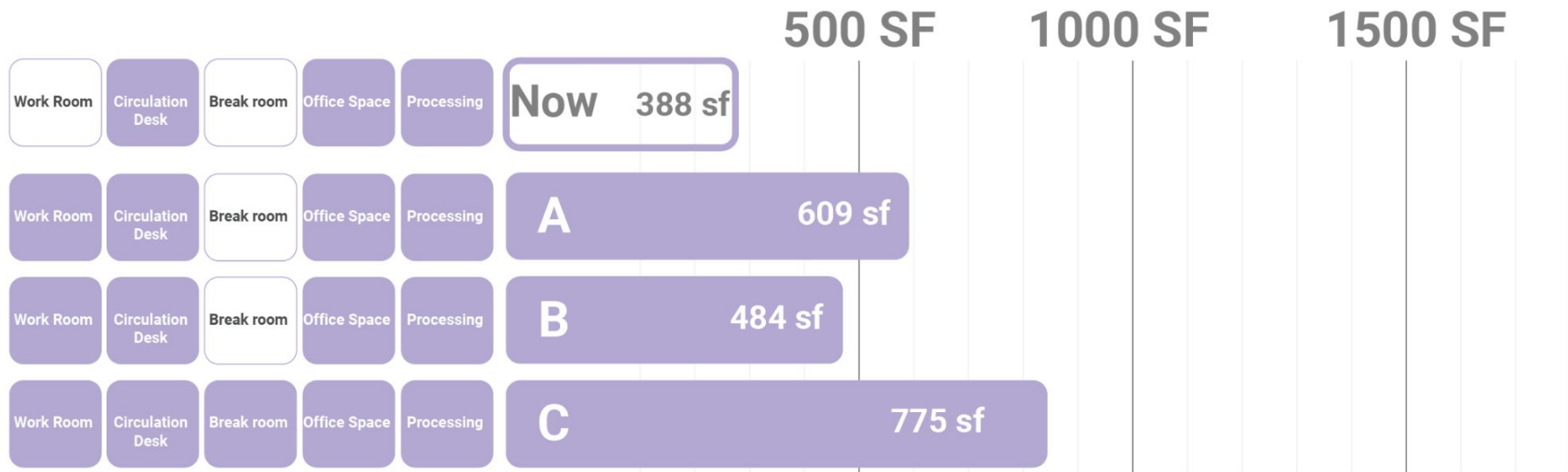


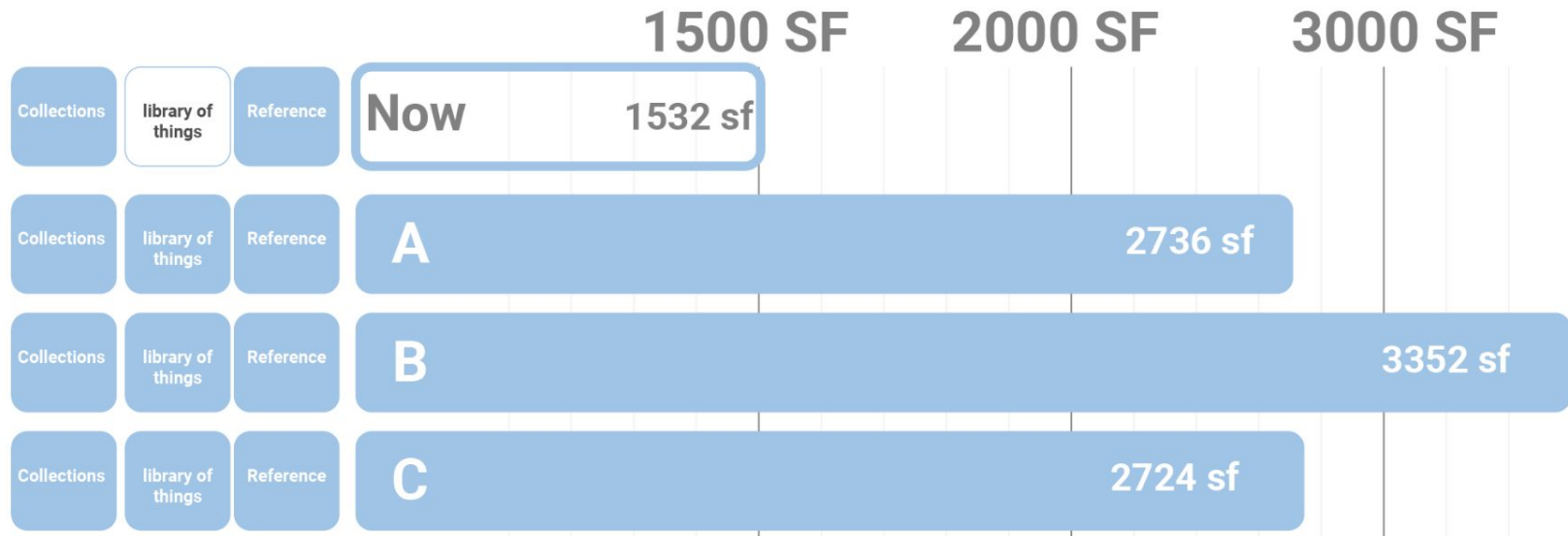
Second Floor Layout and Program

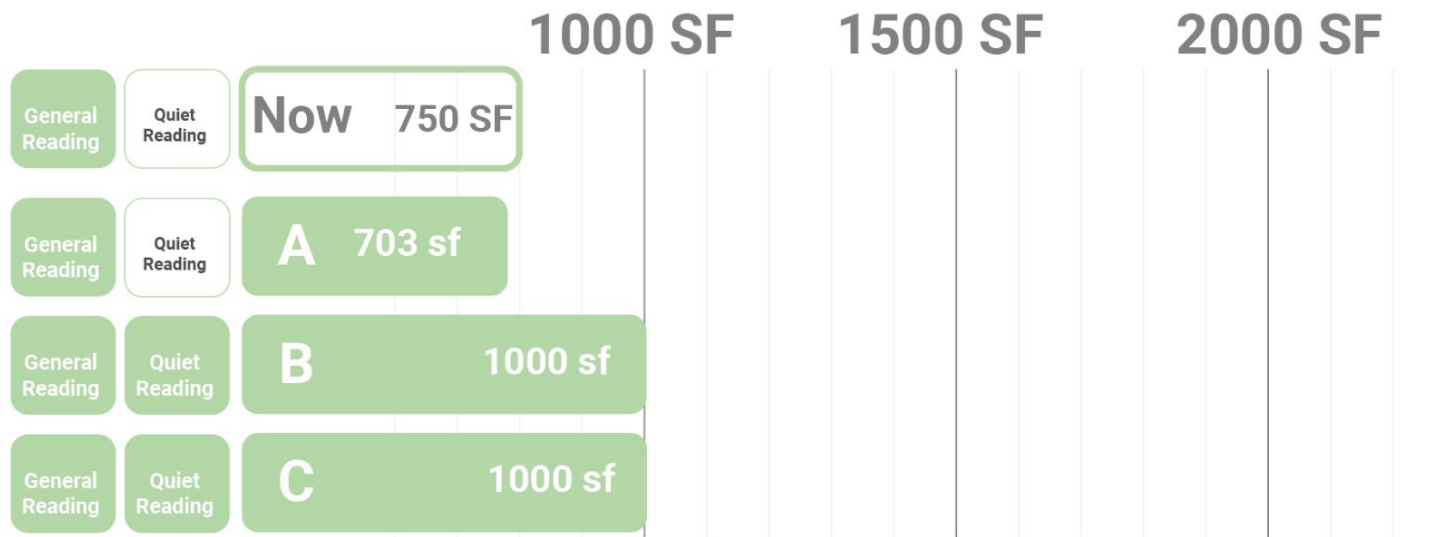


Historic Study









500 SF

1000 SF

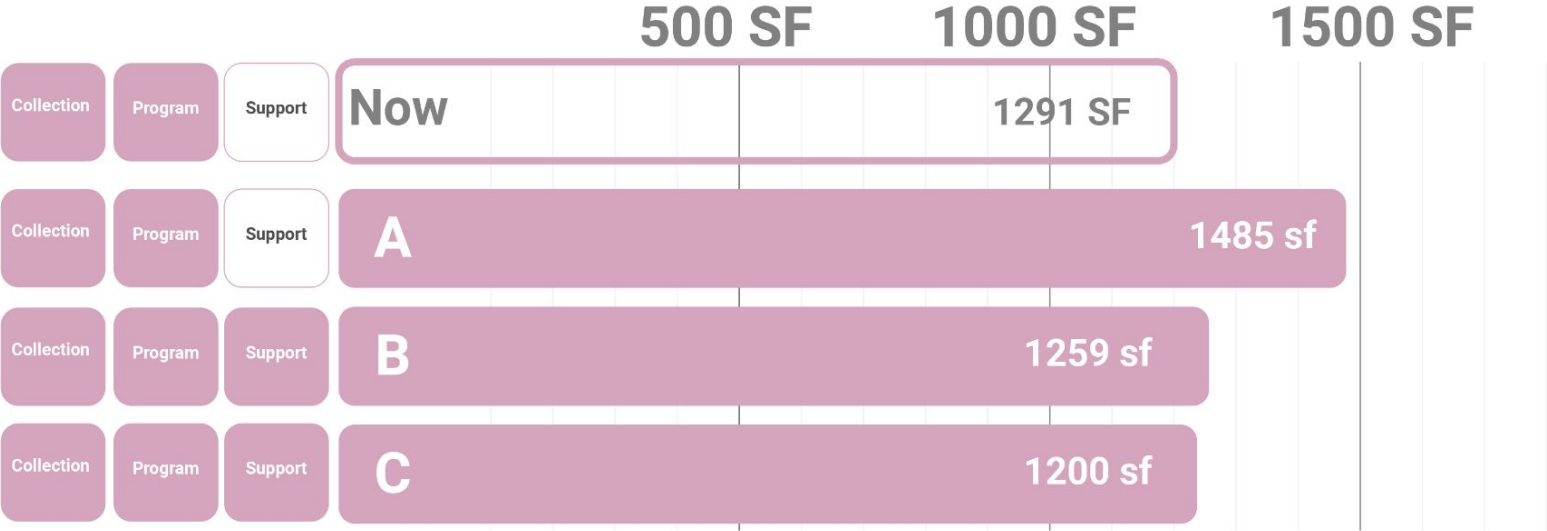
1500 SF

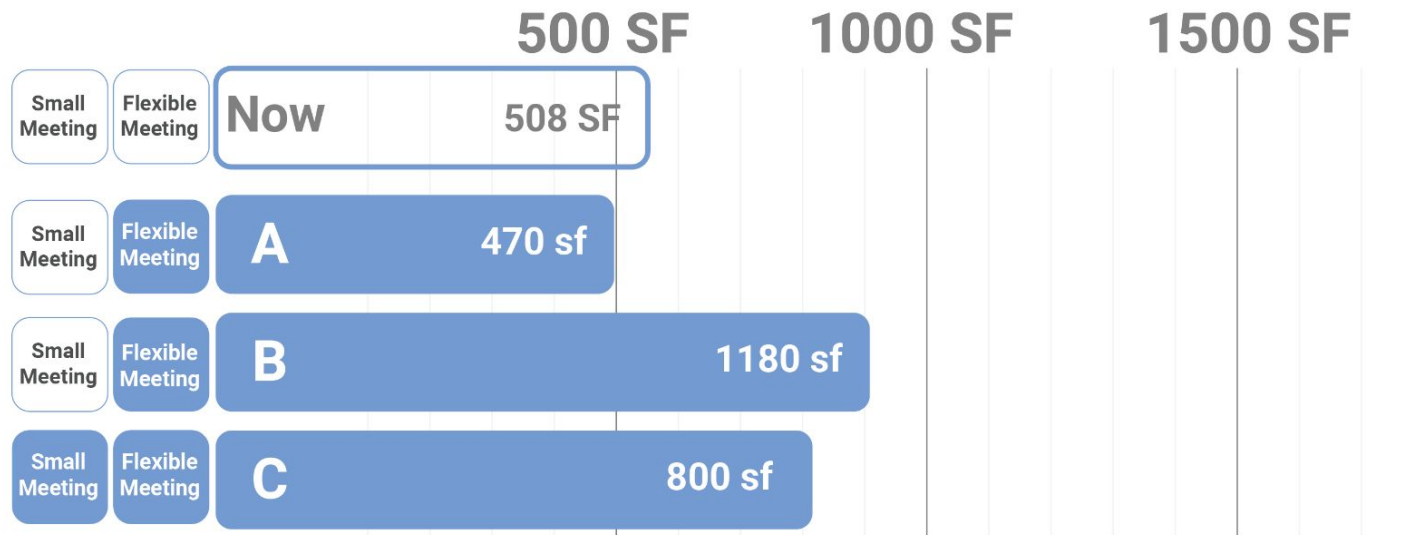
Collection	Browsing	Gathering	Tech	Now	330 SF
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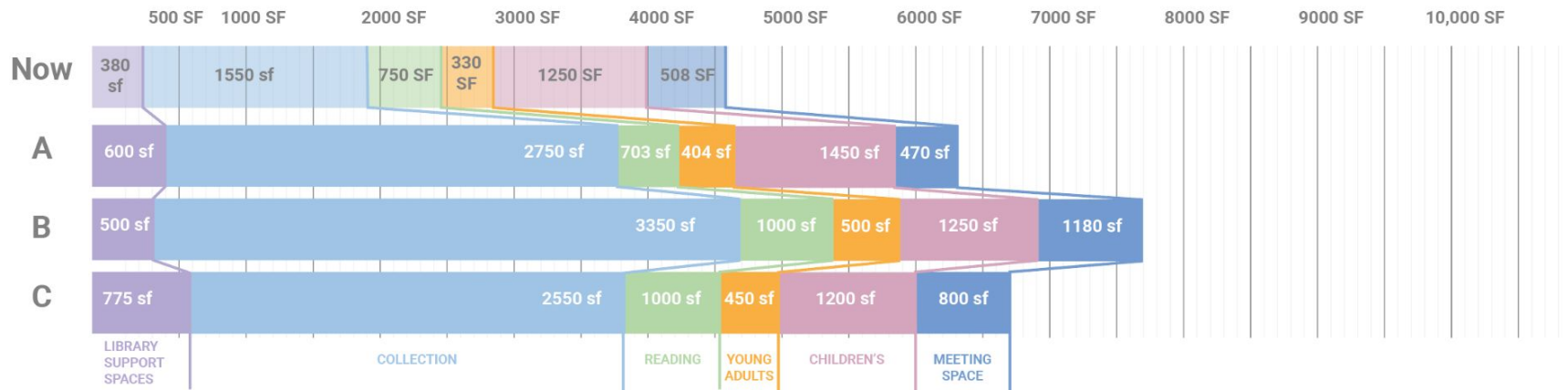
Collection	Browsing	Gathering	Tech	A	404 sf
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Collection	Browsing	Gathering	Tech	B	508 sf
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Collection	Browsing	Gathering	Tech	C	455 sf
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Option A - Reuse

Sitework	
Low	\$ 800,000
High	\$ 950,000

35

Architectural Improvements	
Low	\$ 2,000,000
High	\$ 2,300,000

65

MEPFP Improvements	
Low	\$ 1,250,000
High	\$ 1,400,000

100

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

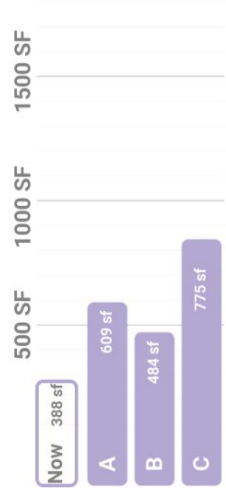
MEPFP Improvements	
Low (15%)	\$ 1,450,000
High (30%)	\$ 1,650,000

Construction Cost Total	
Low Range	\$ 5,400,000
High Range	\$ 6,100,000

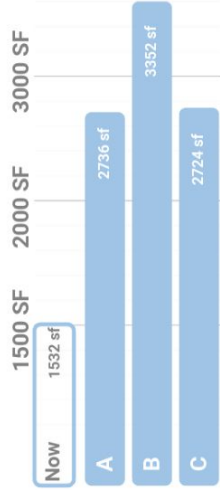
Escalation (7.5% - spring 2023)	
Low Range	\$ 5,800,000
High Range	\$ 6,550,000

Soft Costs (35%)	
Low	\$ 2,000,000
High	\$ 2,300,000

Total Contract	
Low	\$ 7,800,000
High	\$ 8,850,000



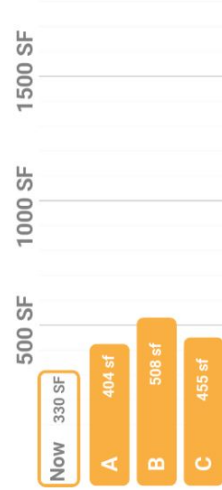
LIBRARY SUPPORT SPACES



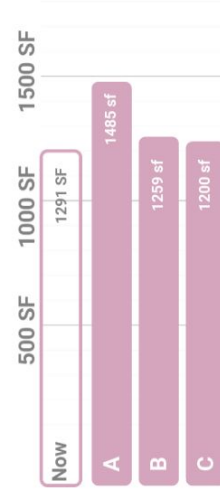
COLLECTION



READING



YOUNG ADULTS



CHILDREN'S



MEETING SPACE

Large
Meeting

Flexible
Meeting

Small
Meeting



Whitin Observatory: Wellesley College



Providence Public Library: 1950s Wing Transformation

Combine best meeting spaces
w/ previous slide - 1 slide
only... Too large of a space?
Mass art or wbl

Program Summary

Option A: Reuse

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

Option B: Add-on

Circulation Desk	Office Space	Processing	Break room	Work Room
Collections	Browsing	Reference	library of things	
General Reading	Quiet Reading			
Gathering	Collection	Browsing	Tech	
Collection	Program	Support		
Computers	Modern Tech			
Large Meeting	Flexible Meeting	Small Meeting		
Stair	Mechanical	Elevator		
Program				

Option C: Re-build

Circulation Desk	Office Space	Processing	Break room	Work Room
Collections	Browsing	Reference	library of things	
General Reading	Quiet Reading			
Gathering	Collection	Browsing	Tech	
Collection	Program	Support		
Computers	Modern Tech			
Large Meeting	Flexible Meeting	Small Meeting		
Stair	Mechanical	Elevator		
Program				

Option A: Reuse

- Historic building and 1975 addition do not fundamentally change: **same footprint and square footage**
- Least invasive, but **realizes fewest programmatic goals** and limited opportunity for big impact and 'experiential change'
- **Entry sequence** from street is **improved** though fundamentally does not change

Option B: Add-on

- Realizes the majority of program goals, though **not all**
- Due to existing footprint and plan configuration there is **limited opportunity to 'right-size' spaces** for their programmatic use
- **Significant (and complex) structural modifications** to 1975 addition to create additional square footage on main level and new roof configuration

Option C: Re-build

- Achieves **all program goals** and spaces. Most opportunity for big impact and 'experiential change'
- New addition construction facilitates the most **efficiency** in space use
- Most **adaptable** and **flexible** for future needs
- **Opportunity** for most **transformative landscape**

- Renovation results in a '**patchwork**' approach to building systems
- A new fire protection system (sprinkler) is not necessitated by code.
- **Existing septic system** is reused

- Similar to A, renovation results in a '**patchwork**' approach to building systems
- **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

- New construction provides best **ease of maintainability** in both building systems and envelope
- **New sprinkler system** and **new septic system** to support increase in size and use
- **Higher Ceilings** on lower level