

RANDALL LIBRARY PRELIMINARY DESIGN SERVICES

STOW, MA

Building Committee
12/09/2021



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

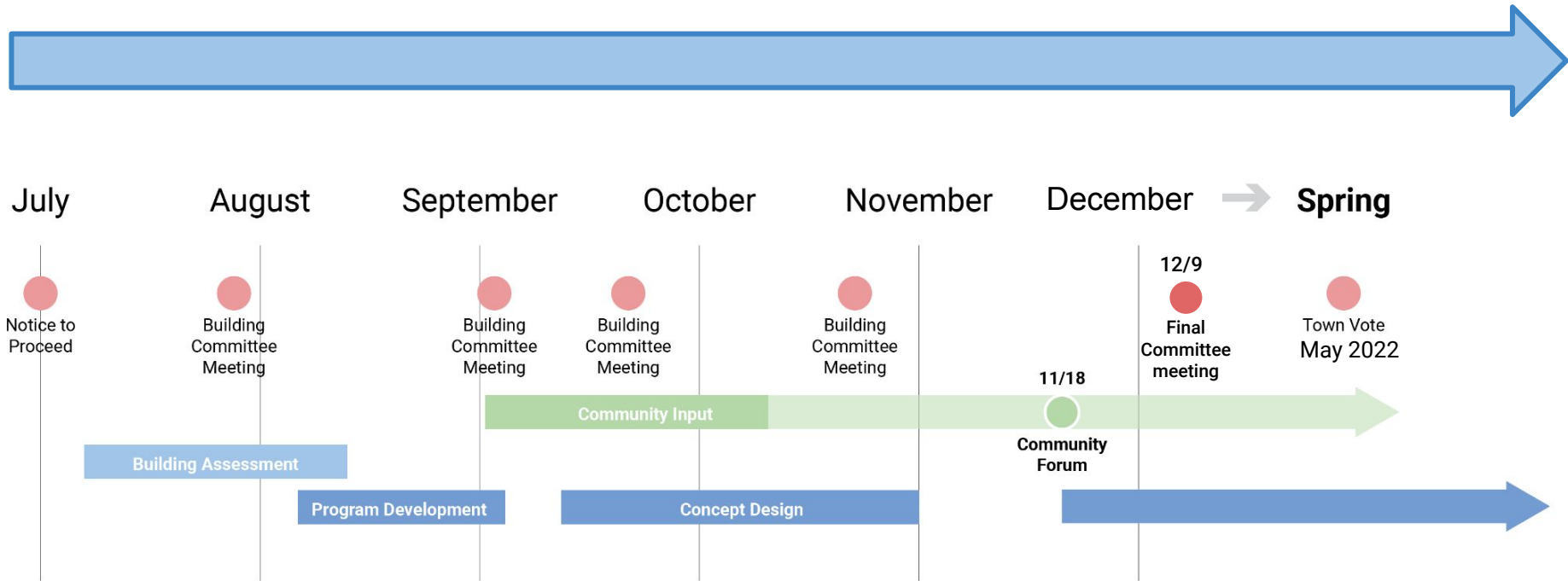


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Programming + Concept Design Schedule Overview



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
- Accessssibility 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

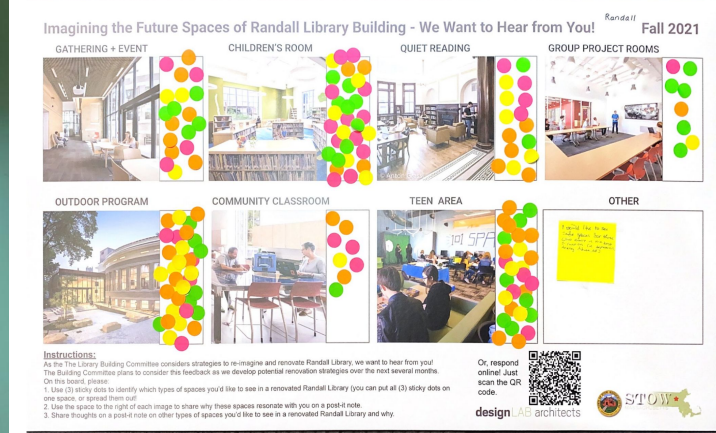
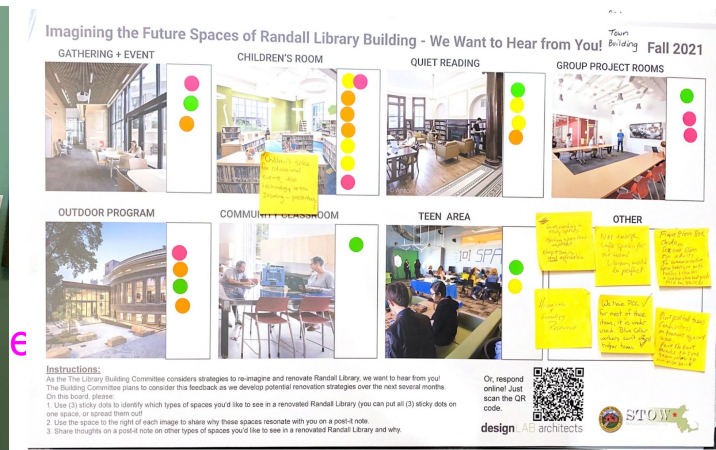
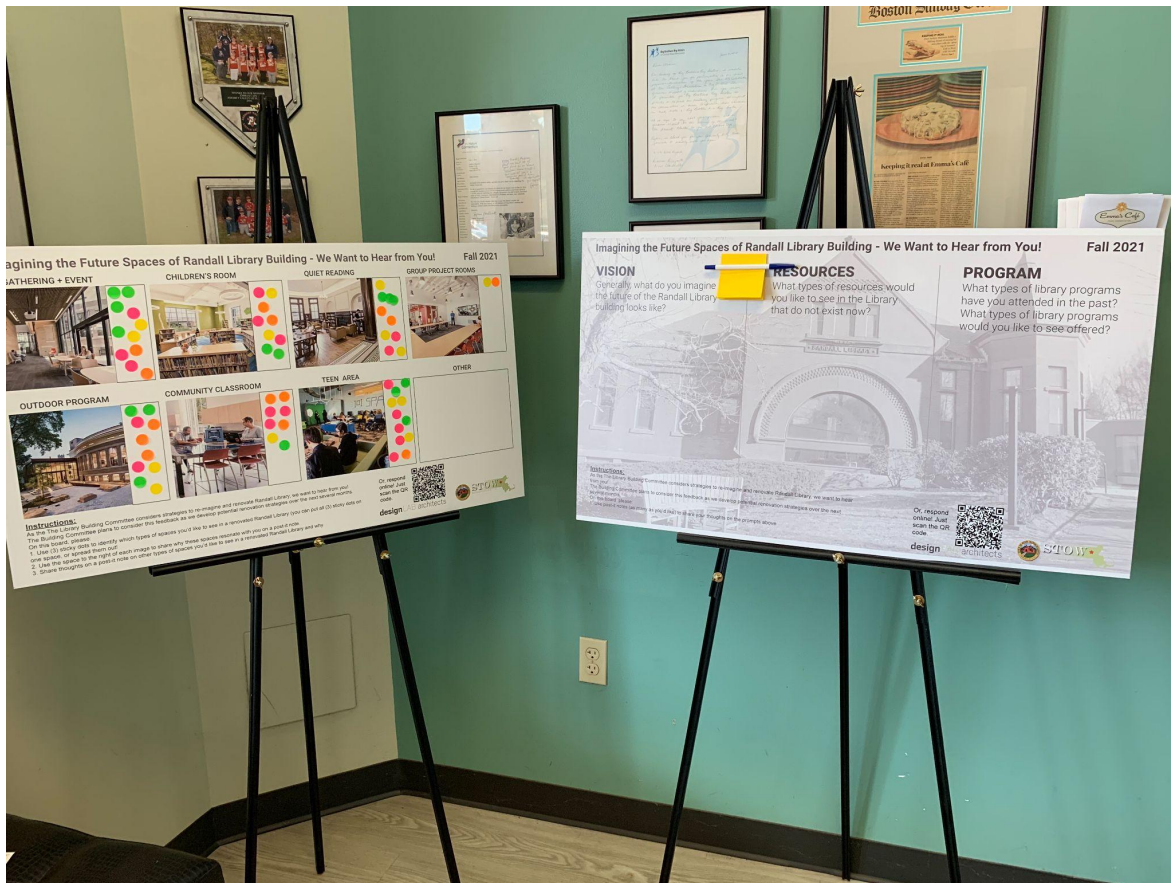


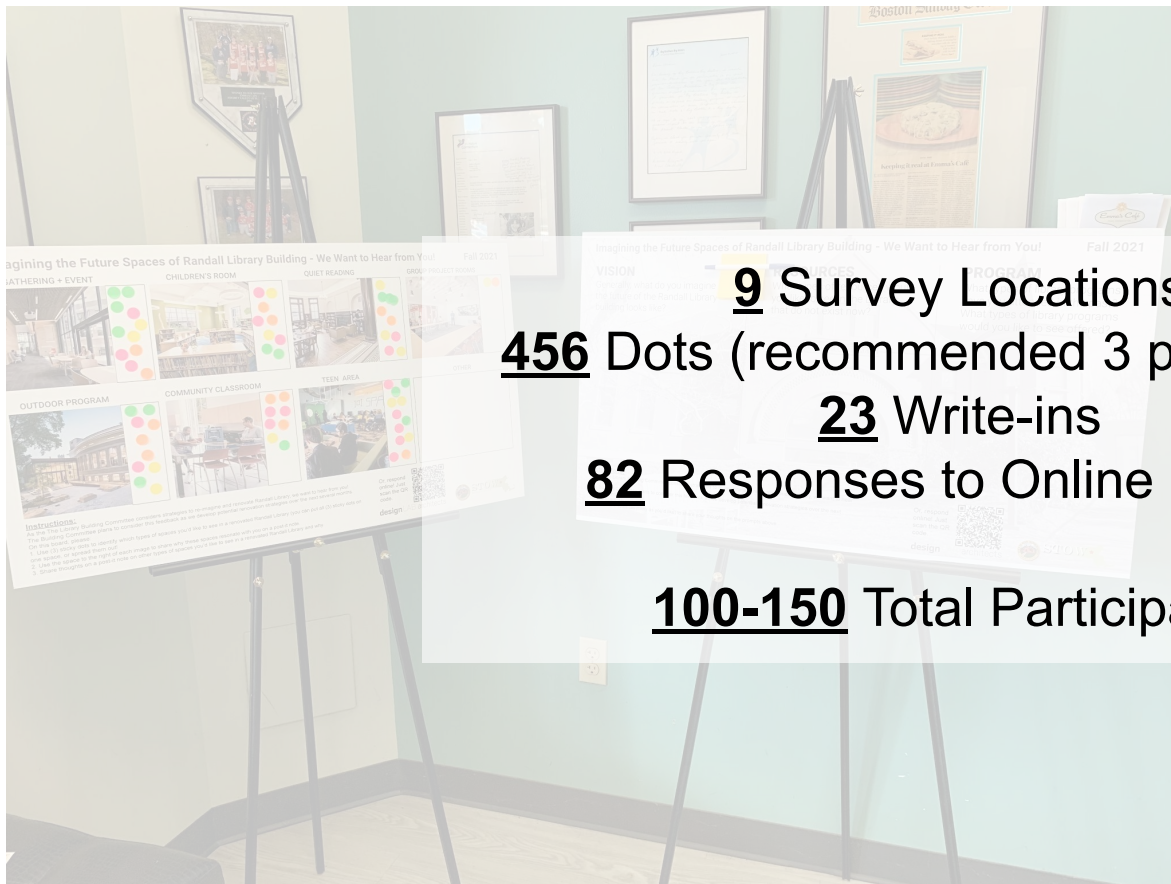
Library Programs:

- 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

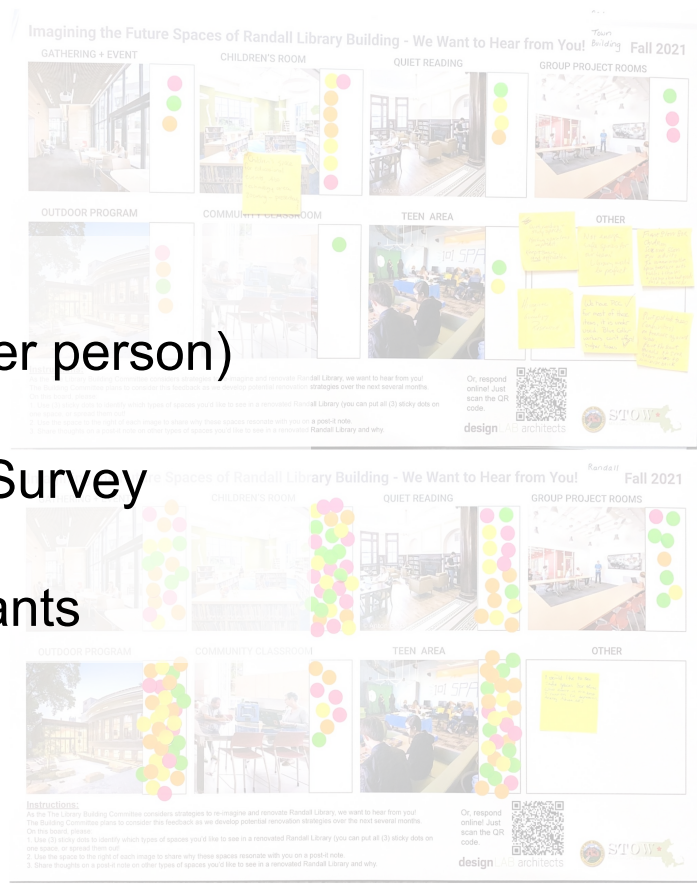


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9 Survey Locations
456 Dots (recommended 3 per person)
23 Write-ins
82 Responses to Online Survey
100-150 Total Participants



"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."

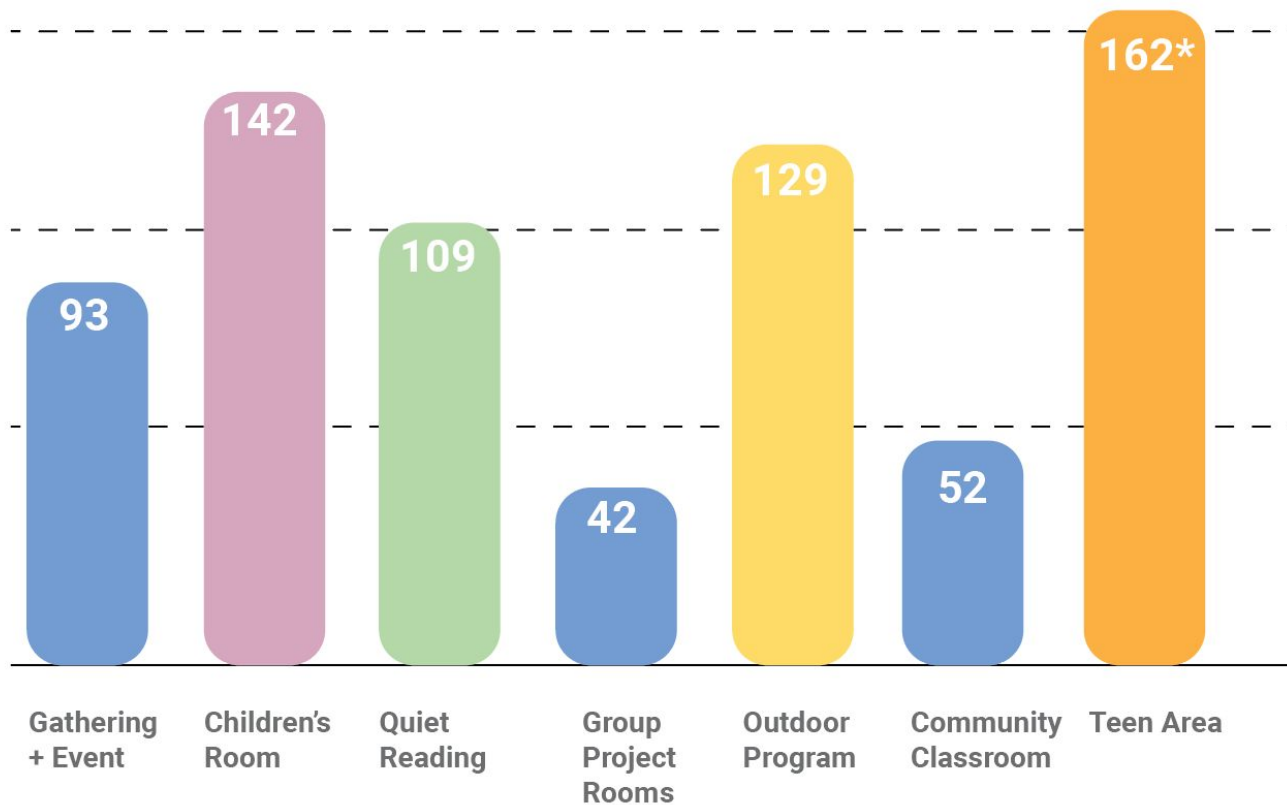


"Outdoor area for multiple programs. More staff space. Quiet study and work rooms."



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

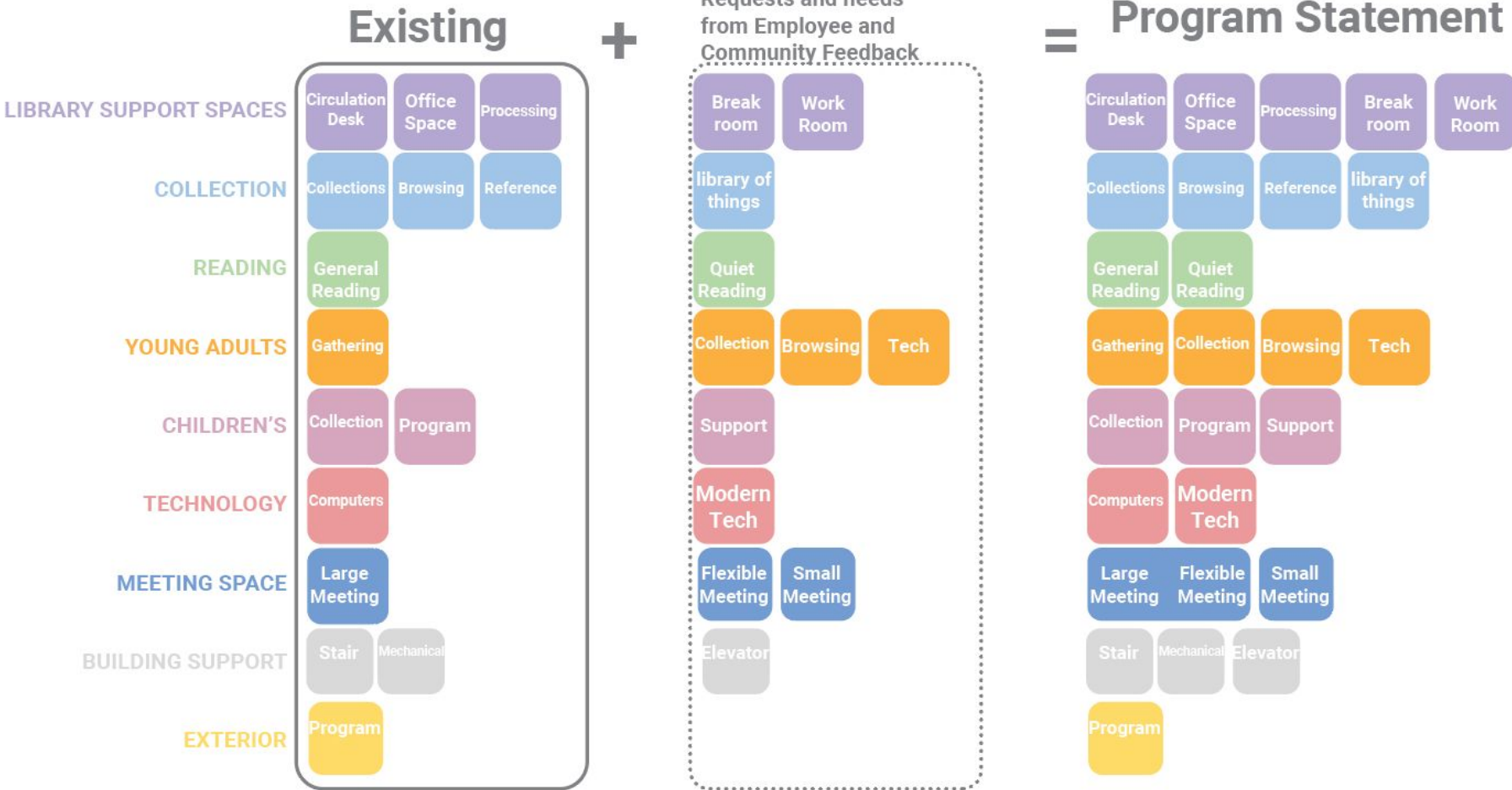




Guiding Principles

- 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



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?

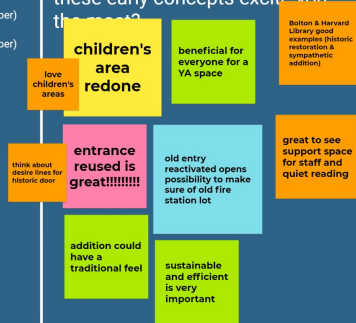
3) What new program opportunities resonate with you?

4) Was there anything you feel was missing?

Group #2

Brian Patuto
(Building Committee Member)
Morgan Hillman
(Building Committee Member)
Mary Ann Upton
(designLAB architects)

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

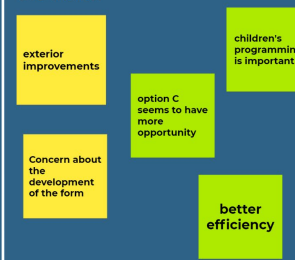


2) What exterior improvements seem most successful or important?

Group #3

Lisa Lavina
(Building Committee Member)
Peter McManus
(Building Committee Member)
Bob Miklos
(designLAB architects)
Erick McGartland
(designLAB architects)

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



2) What exterior improvements seem most successful or important?



Group #3

Lisa Lavina
(Building Committee Member)
Bob Miklos
(designLAB architects)
Erick McGartland
(designLAB architects)

3) What new program opportunities resonate with you?



4) Was there anything you feel was missing?

Response Summary

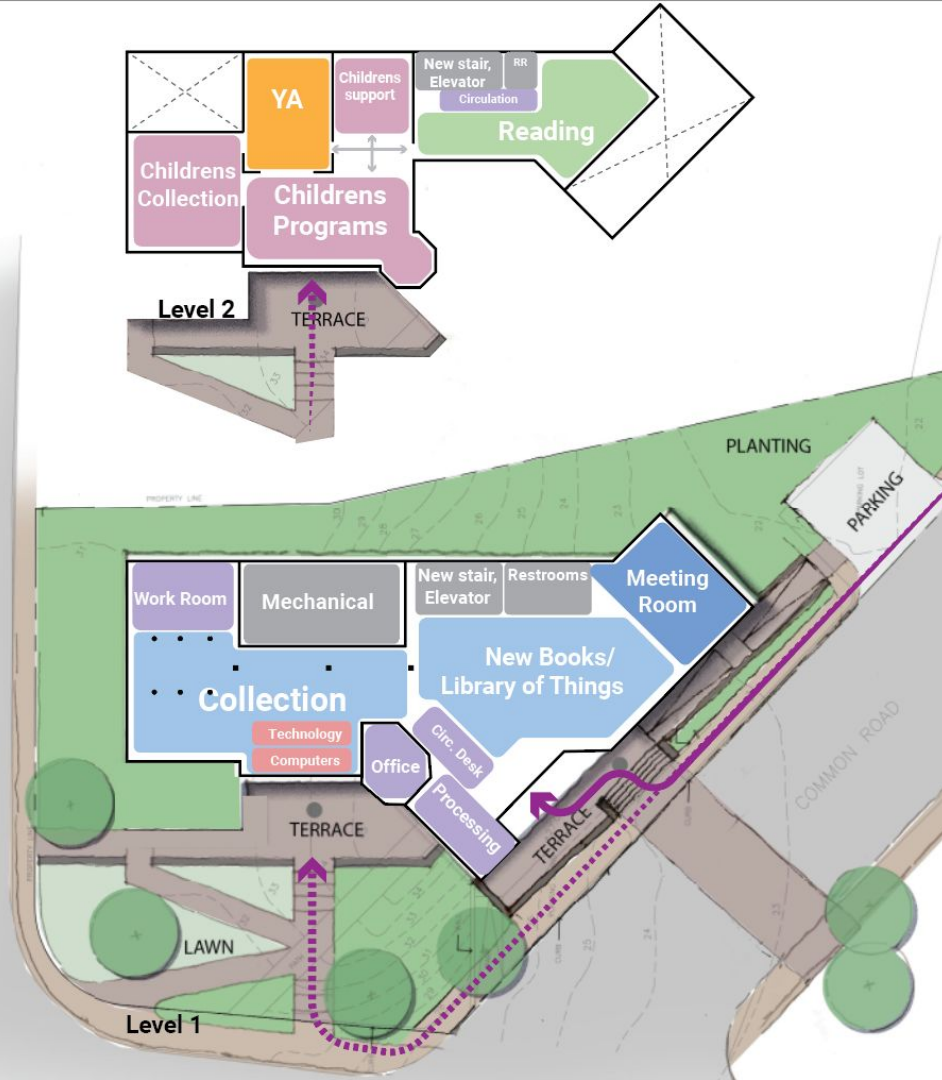
Overall Excitement:

- Meeting Rooms
- Reopening Historical Entrance
- Expanded Support space for staff
- Modern design of new addition
- Redone children's spaces
- Standalone teen space
- Outdoor space

Community Involvement Inquiries:

- Exterior Aesthetics
- Glass on exterior
- “Timeless” design
- Impact on recent restoration work
- Program Allocation
- One way street change

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LIBRARY SUPPORT SPACES

COLLECTION

READING

YOUNG ADULTS

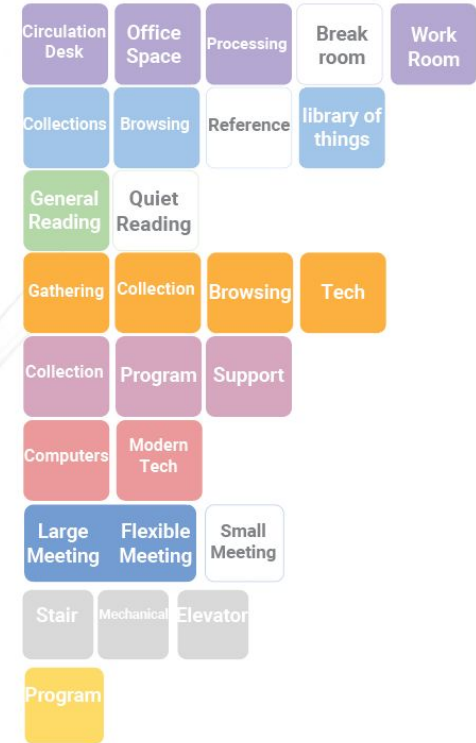
CHILDREN'S

TECHNOLOGY

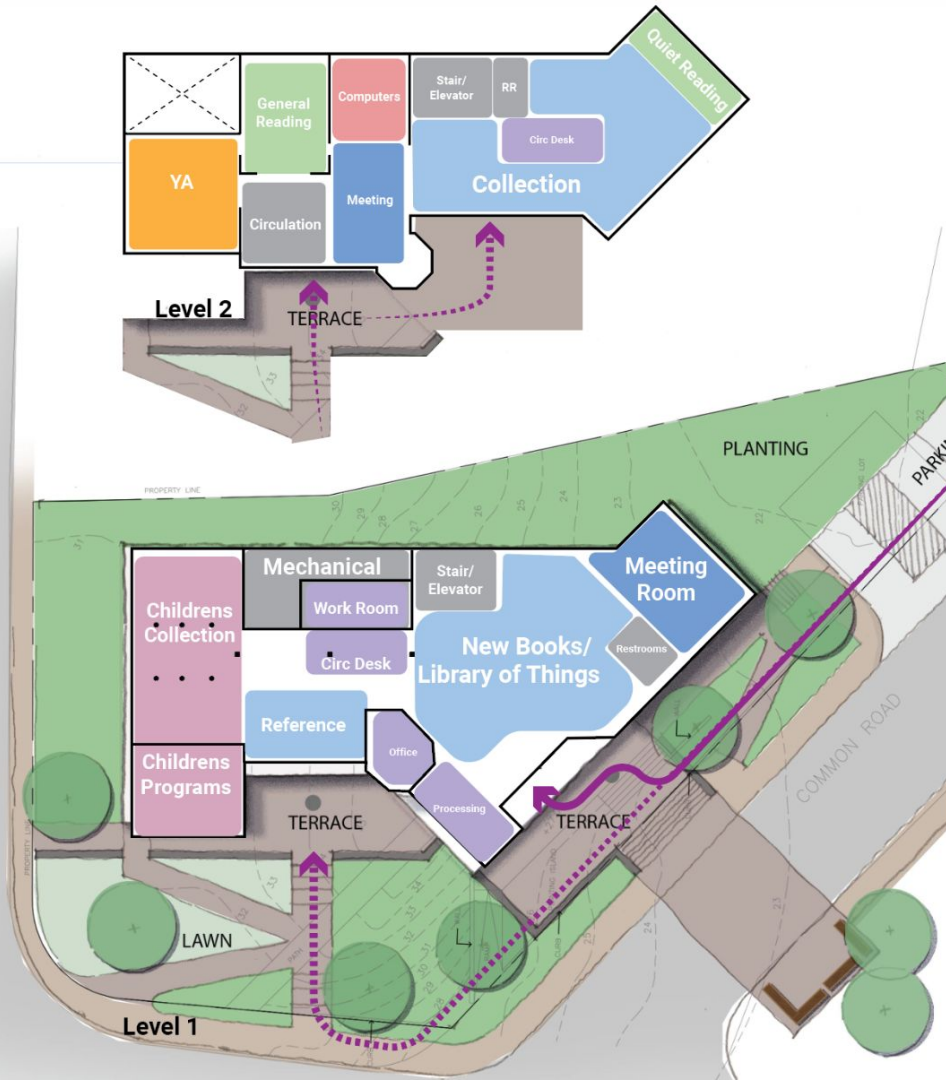
MEETING SPACE

BUILDING SUPPORT

EXTERIOR







LIBRARY SUPPORT SPACES

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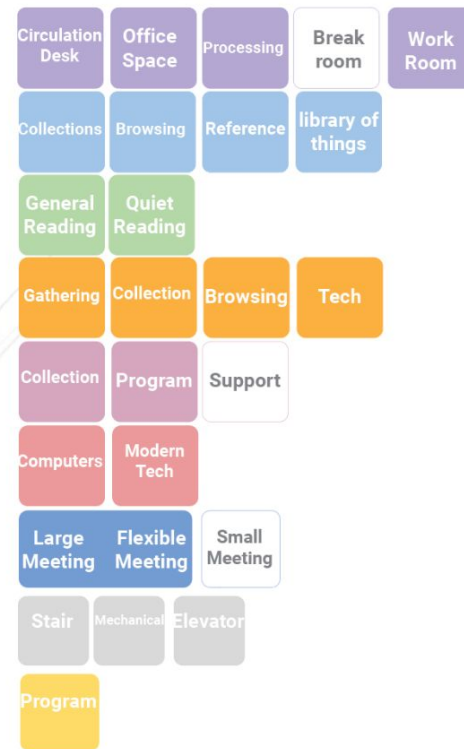
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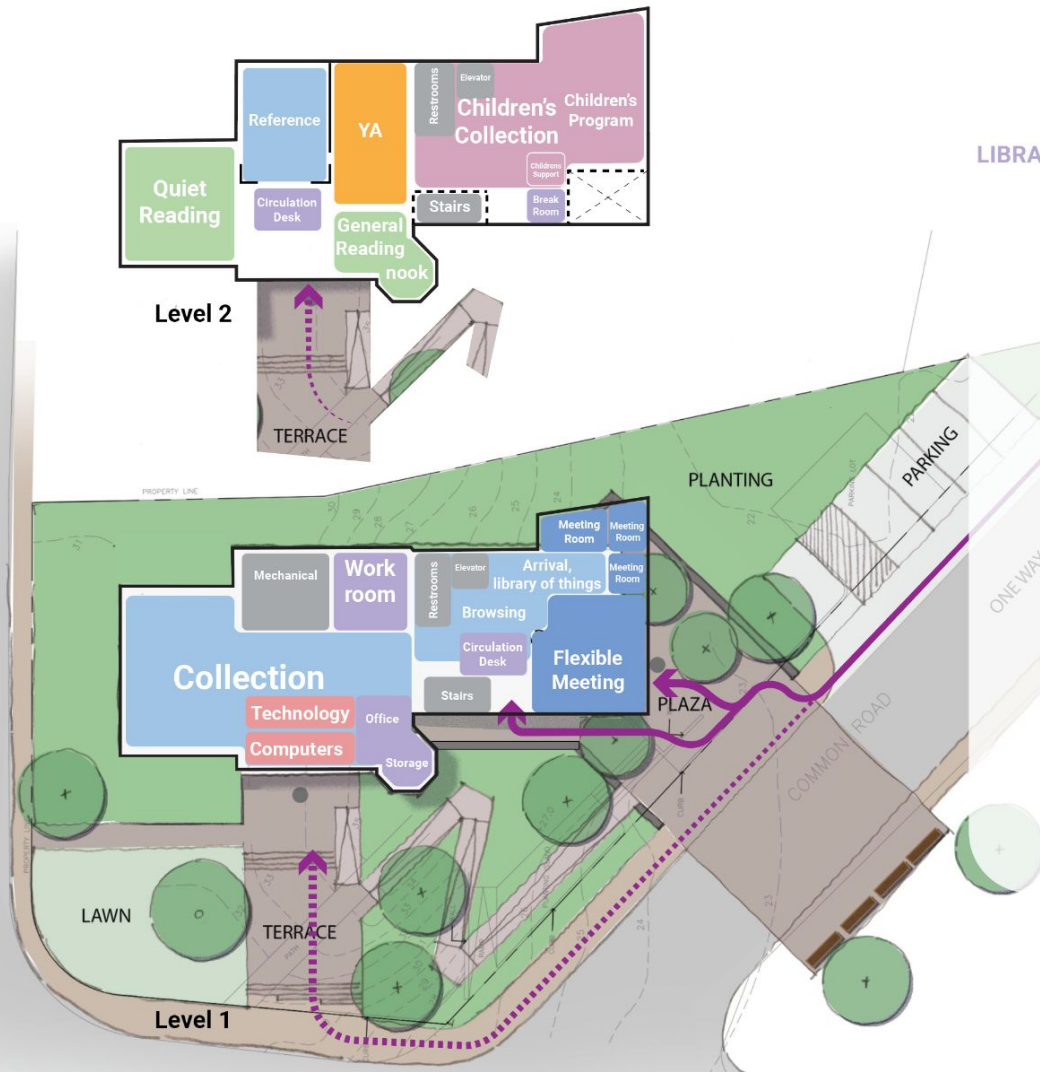
MEETING SPACE

BUILDING SUPPORT

EXTERIOR







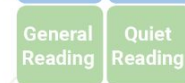
LIBRARY SUPPORT SPACES



COLLECTION



READING



YOUNG ADULTS



CHILDREN'S



TECHNOLOGY



MEETING SPACE



BUILDING SUPPORT



EXTERIOR



Option C- Rebuild Addition



- Restrooms moved to central location, added on second floor
- Elevator moved slightly to reduce construction complexity
- Office expanded and includes storage
- Graphical clarification of double height space







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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

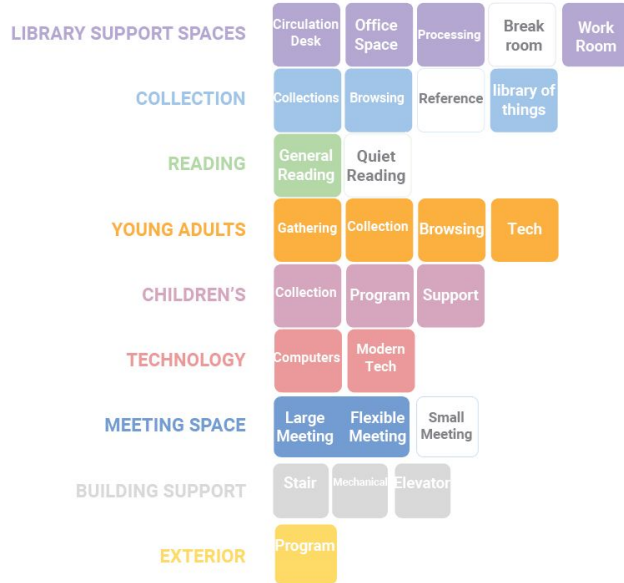
Option A: Reuse



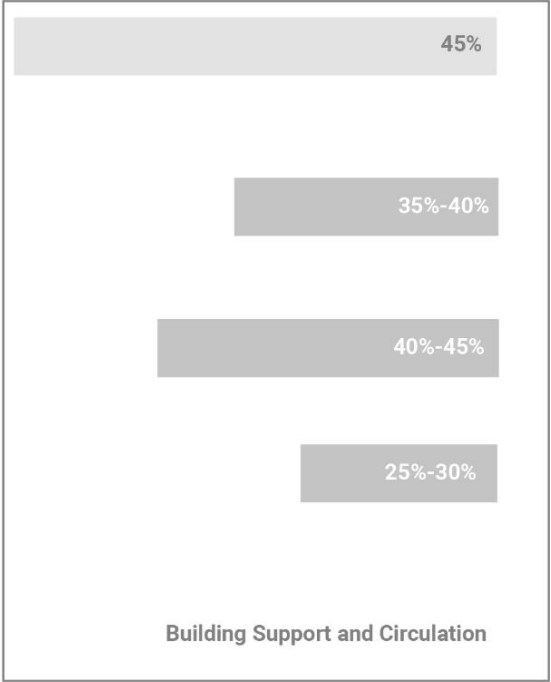
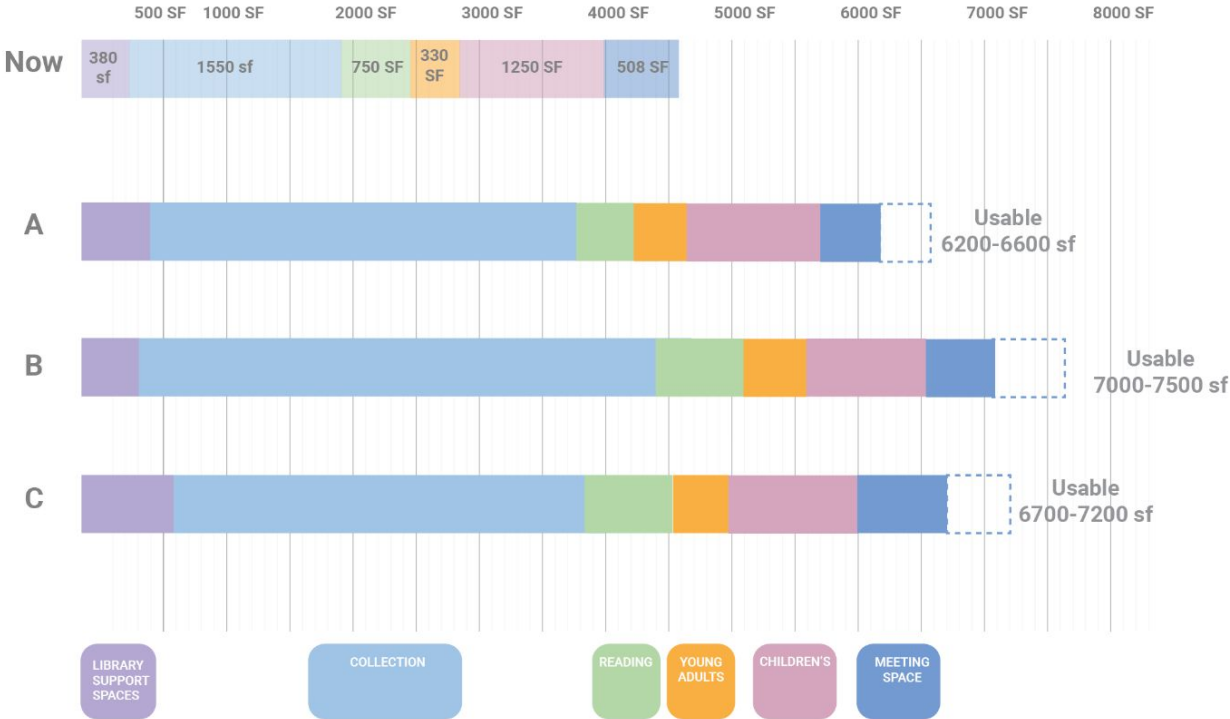
Option B: Add-On



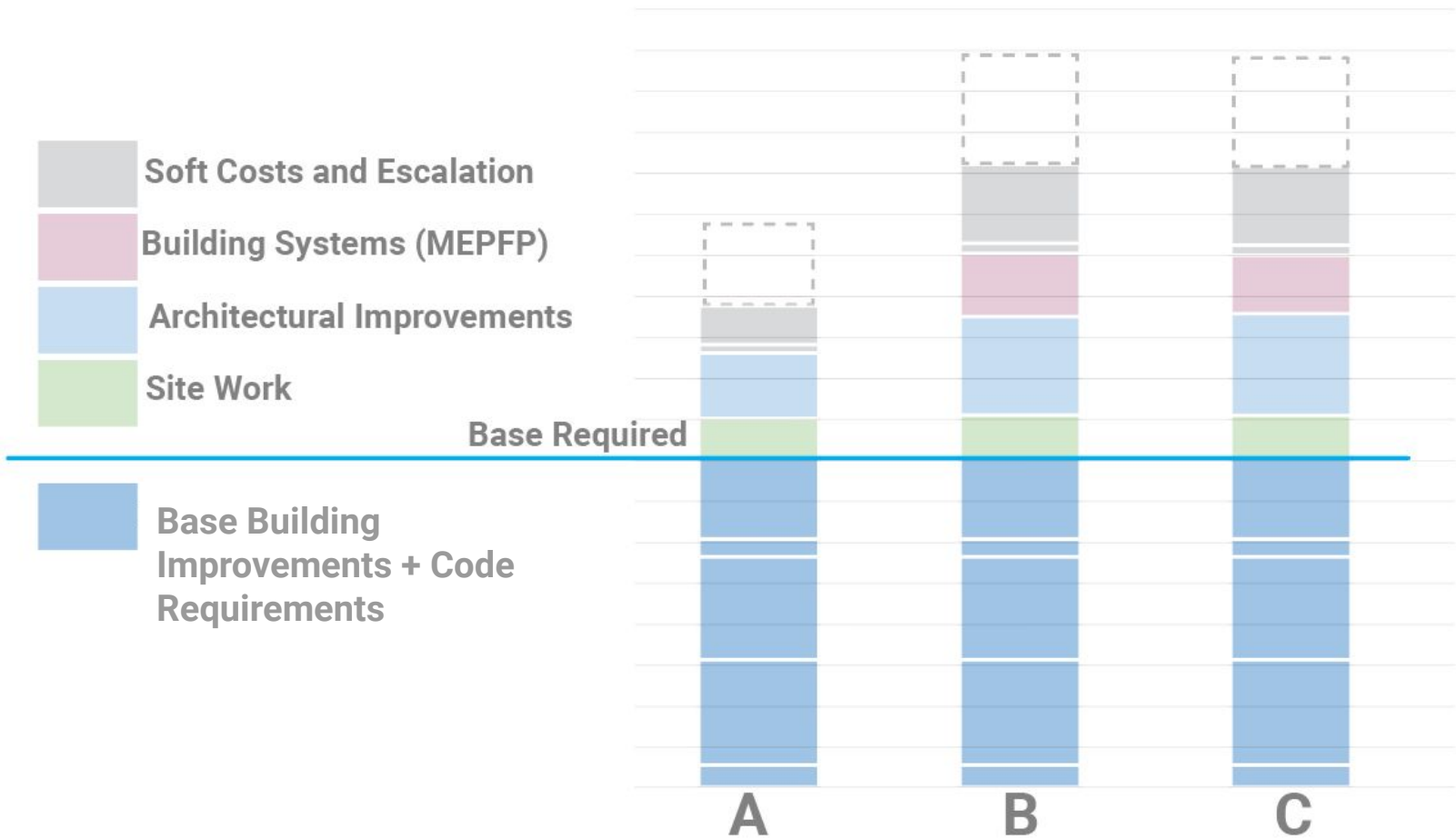
Option C: Re-build



Program + Building Size Summary



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

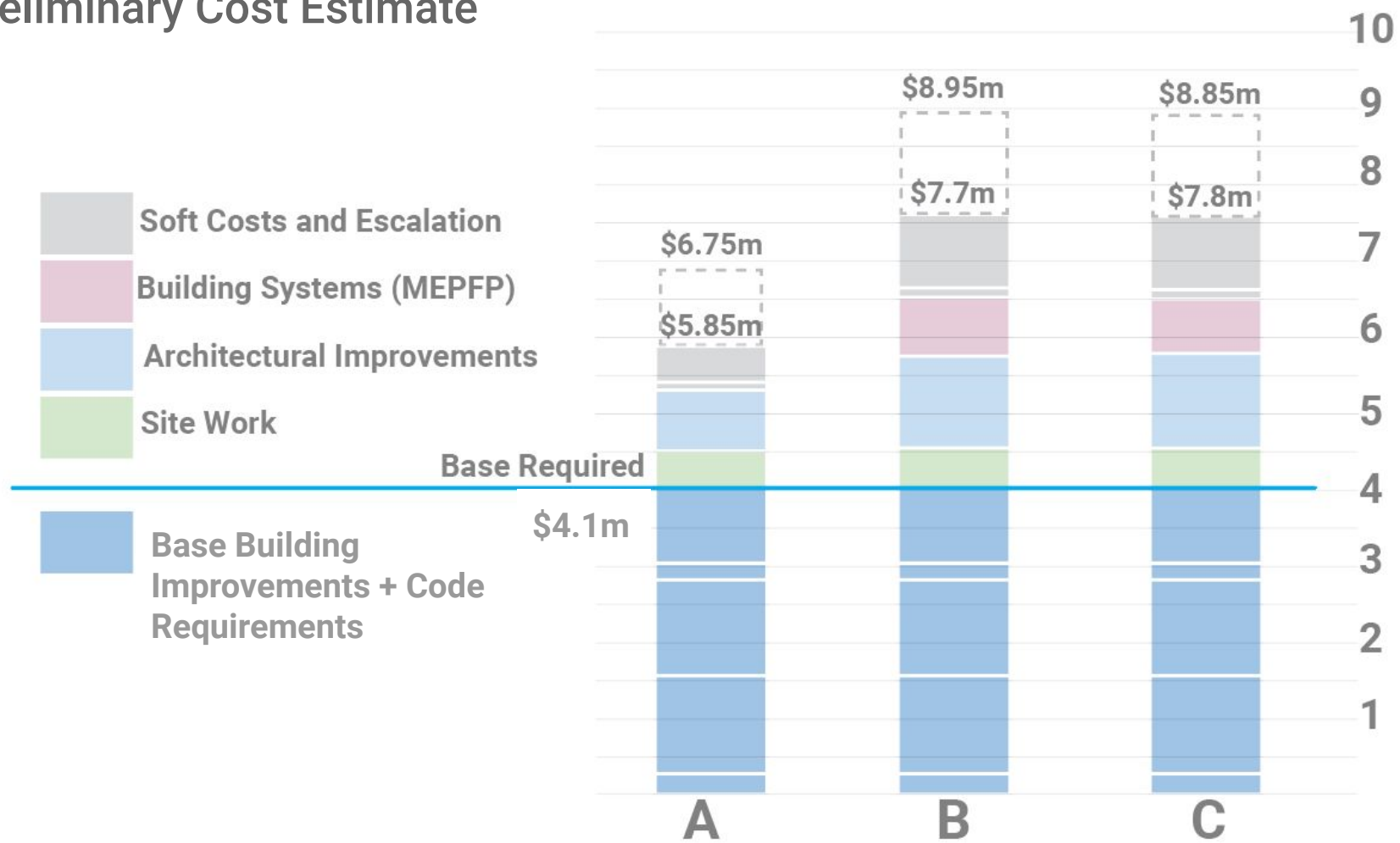
MEFPF

- 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



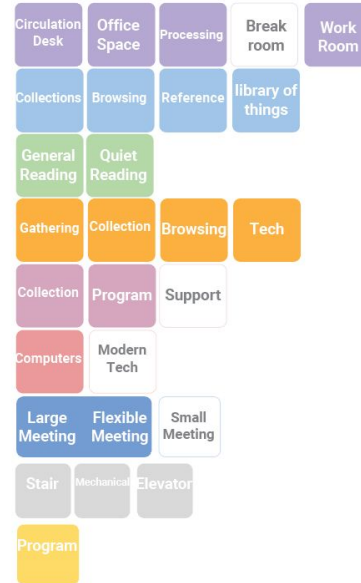
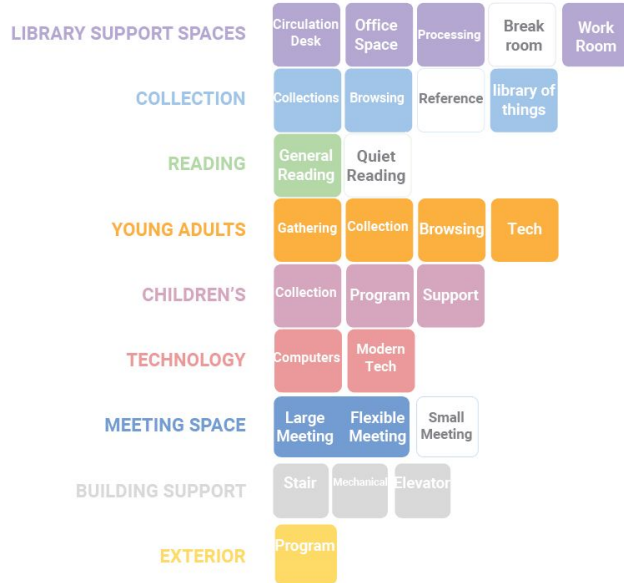
Option A: Reuse



Option B: Add-On



Option C: Re-build





Option A: Reuse



Option B: Add-on



Option C: Re-build



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 filter. The text "THANK YOU!!!" is centered in the upper portion of the image.

THANK YOU!!!