

RANDALL LIBRARY PRELIMINARY DESIGN SUMMARY

TOWN MEETING - 5/14/2022

STOW, MA



designLAB architects

G2 G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

RANDALL LIBRARY PRELIMINARY DESIGN SUMMARY

TOWN MEETING - 5/14/2022

STOW, MA

Building Committee Members:

Tina McAndrew, Library Director

Lisa Lavina

Jim Salvie

Morgan Hillman

Brian Patuto

Kat Copeland

Peter McManus

designLAB Team:

Ben Youtz, Partner

Mary Ann Upton, Partner

Bob Miklos, Founder

Andrew Brookes, Architect

Erick McGartland, Architect

Consultants:

G2 Collaborative

Fitzmeyer Tocci

RGE Structural Engineers

Nitsch Engineers

Town Administrator:

Denise Dembkoski



designLAB architects



G2 COLLABORATIVE
LANDSCAPE ARCHITECTURE

INTRODUCTION

LIBRARY | HISTORIC BUILDING EXPERIENCE



BOSTON ATHENAEUM



HYDE PARK LIBRARY



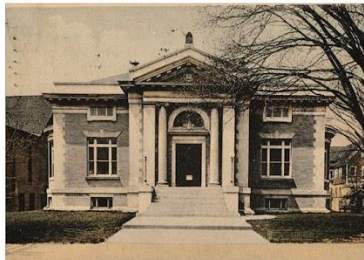
PROVIDENCE PUBLIC LIBRARY



WHITIN OBSERVATORY



MASSART ART MUSEUM



WEST BRANCH LIBRARY



NEEDHAM PUBLIC LIBRARY



OIL CITY NATIONAL BANK



CONCORD MUSEUM



CURLEY COMMUNITY CENTER

INTRODUCTION

CRITICAL STEWARDSHIP



Today's Presentation Agenda

Introductions

Concept Design Process Summary

Process Moving Forward

Building Condition Overview

Concept Design Overview

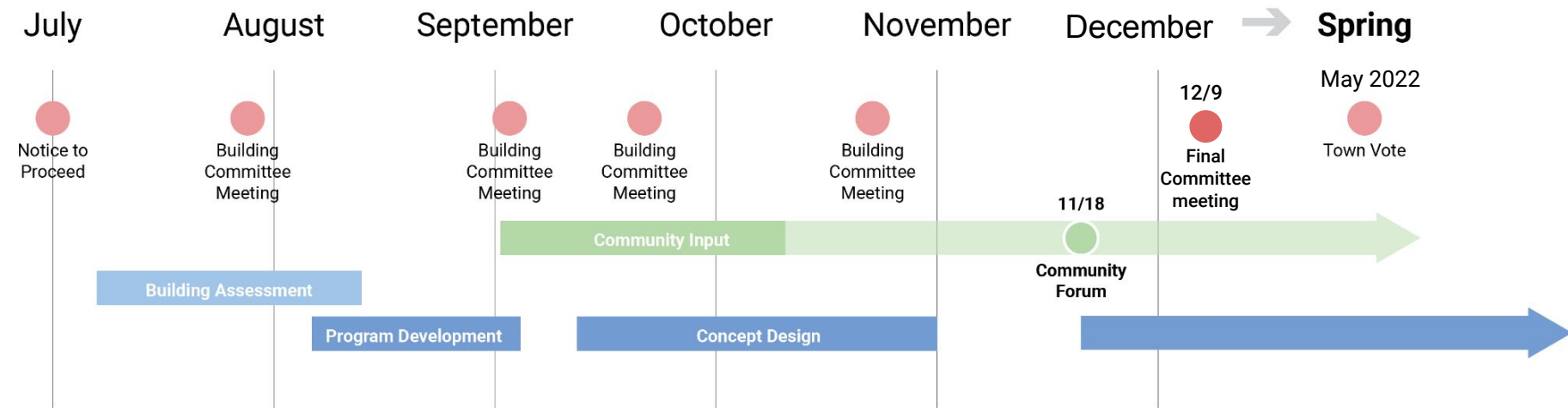
Questions + Answers

PROGRAMMING + CONCEPT DESIGN SCHEDULE OVERVIEW

Summer + Fall
2021



Programming + Concept Design

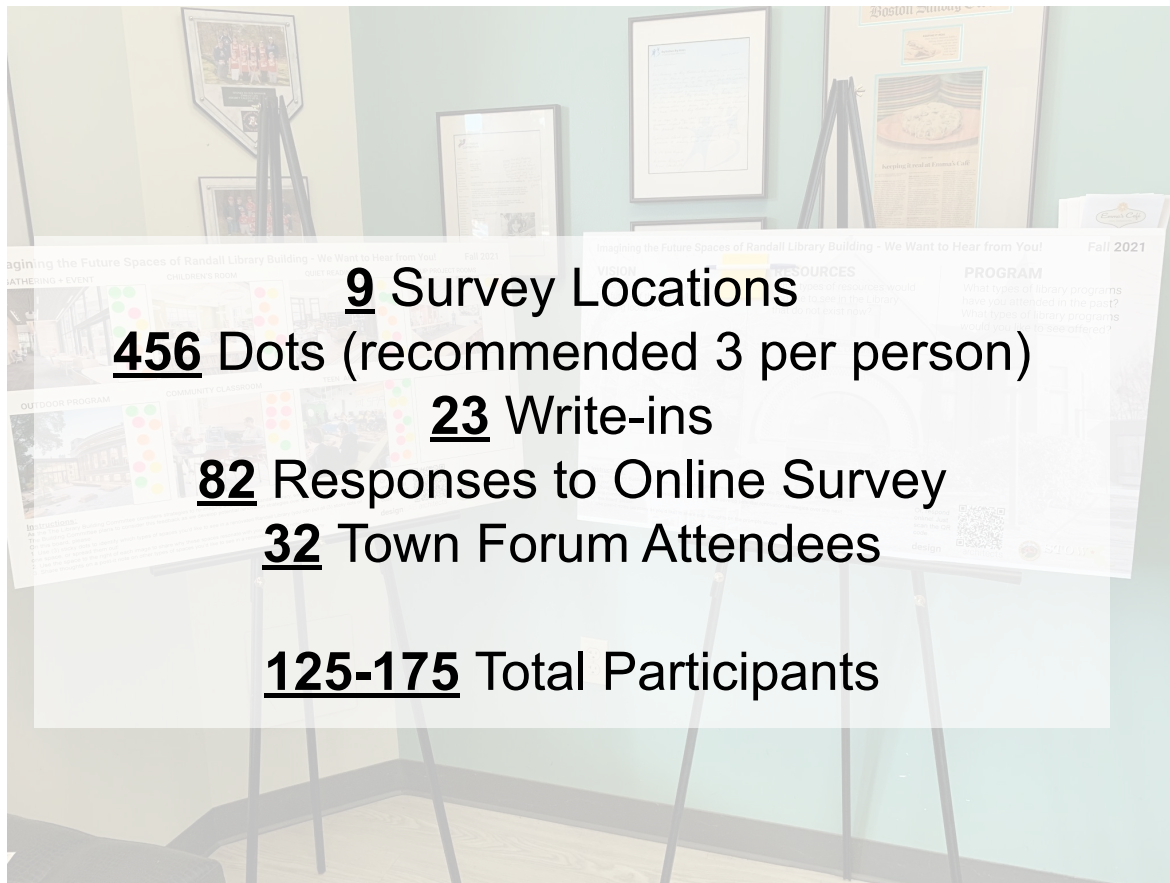


COMMUNITY PROCESS

Summer + Fall
2021



Programming +
Concept Design



9 Survey Locations

456 Dots (recommended 3 per person)

23 Write-ins

82 Responses to Online Survey

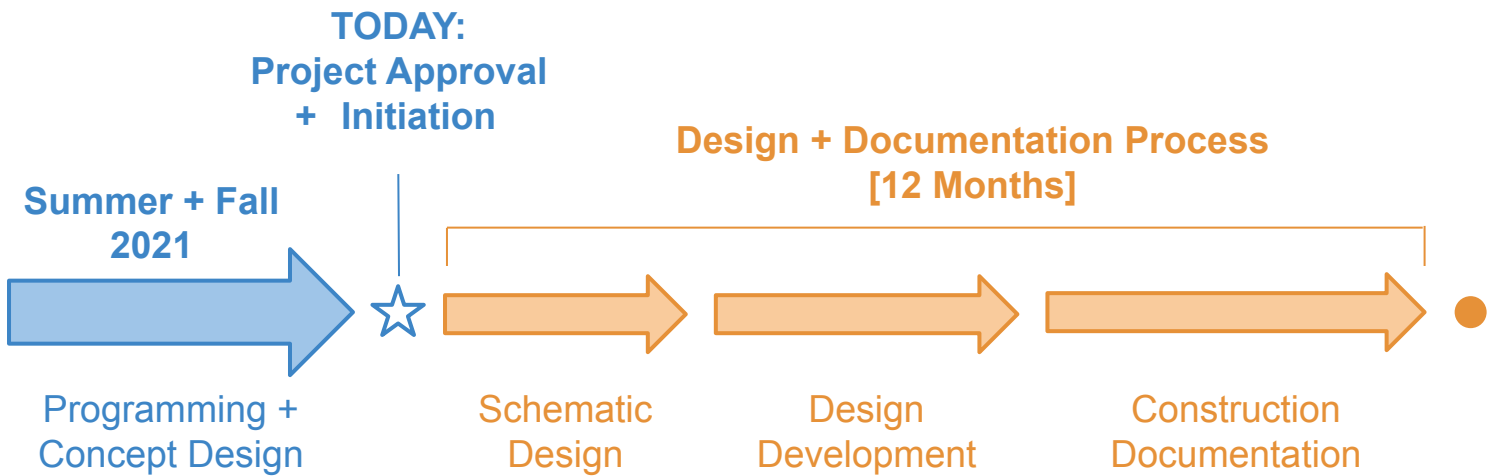
32 Town Forum Attendees

125-175 Total Participants

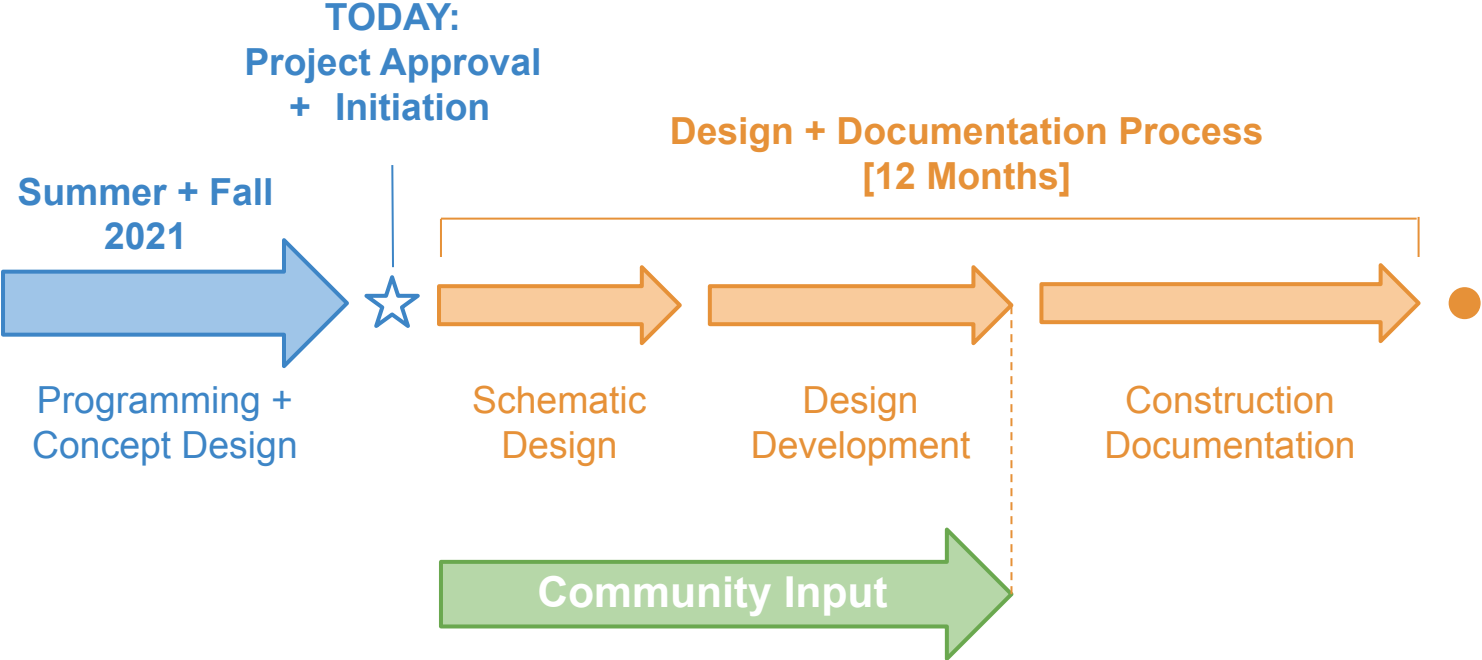
Guiding Principles

- 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

DESIGN PROCESS OVERVIEW



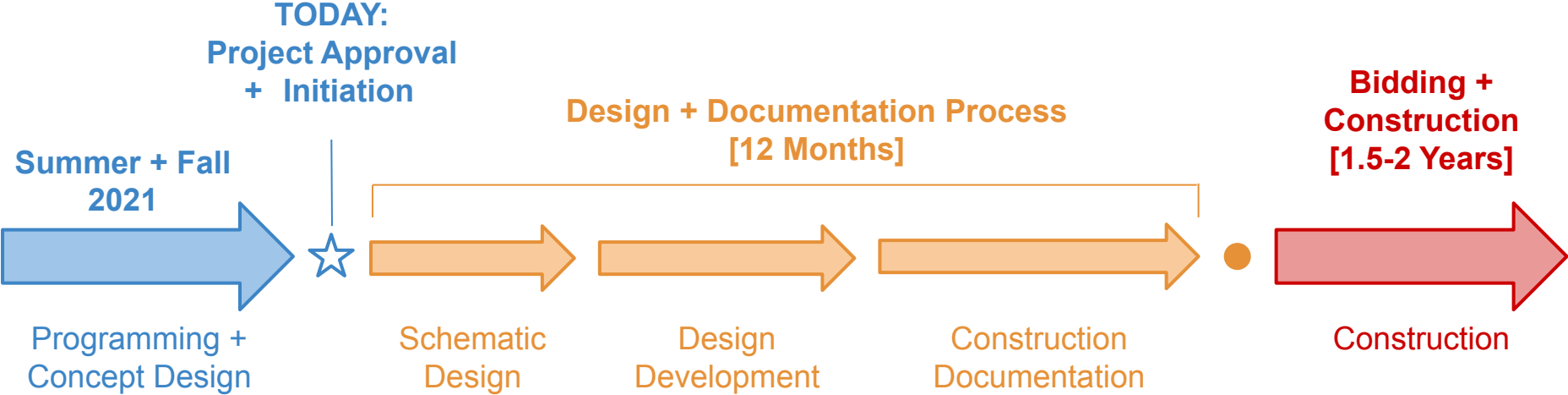
DESIGN PROCESS OVERVIEW



COMMUNITY PROCESS



DESIGN PROCESS OVERVIEW



EXISTING CONDITION FINDINGS SUMMARY

BUILDING CODE, STRUCTURAL + ENVELOPE



EXISTING CONDITION FINDINGS SUMMARY

BUILDING CODE, STRUCTURAL + ENVELOPE



2021 leak on
slanting windows in
Children's Area on
Crescent Street side



Building Department
installed a semi-permanent
tarp on the inside to funnel
the leaks into a bucket



Recurring roof leak
damage on the
second floor of the
1970's addition

EXISTING CONDITION FINDINGS SUMMARY

BUILDING SYSTEMS



EXISTING CONDITION FINDINGS SUMMARY

LANDSCAPE + ARRIVAL



EXISTING CONDITION FINDINGS SUMMARY

LIBRARY PROGRAMMING



PROPOSED PROGRAM

Existing

+

Requests and needs
from Employee and
Community Feedback

= Program Statement

LIBRARY SUPPORT SPACES



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

Flexible Library Program	Small Gather Space
--------------------------	--------------------

BUILDING SUPPORT

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

EXTERIOR

Program

LIBRARY SUPPORT SPACES

Circulation Desk	Office Space	Processing	Break room	Work Room
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MEETING SPACE

Flexible Library Program	Small Gather Space
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BUILDING SUPPORT

Stair	Mechanical	Elevator
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EXTERIOR

Program

Option A: Reuse

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

- **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

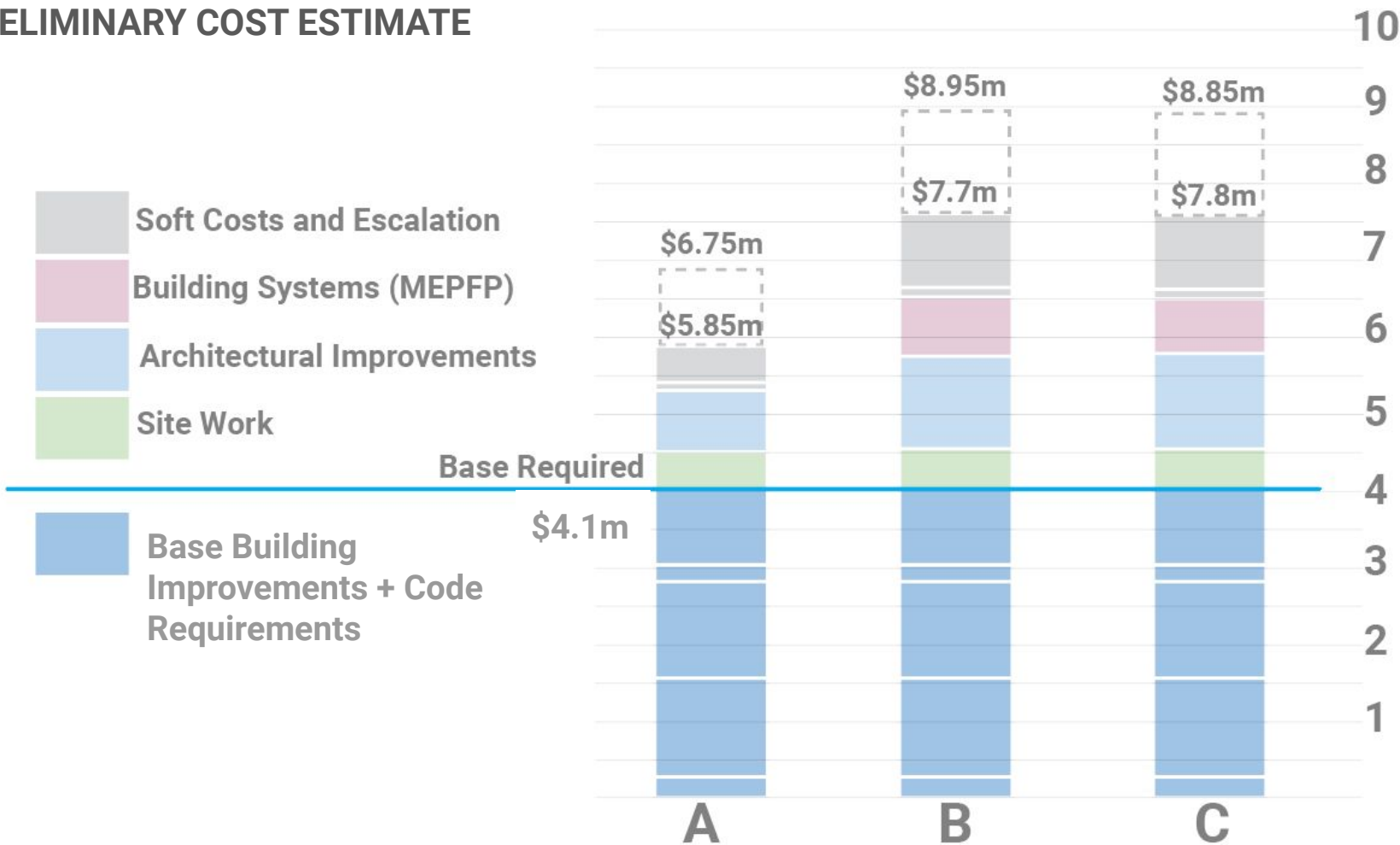
- Realizes the majority of program goals, though **not all**
- **Hard to 'right-size' spaces**
- **Complex structural modifications**
- Renovation results in a 'patchwork' building systems
- **Low floor-to-ceiling height** in lower level of 1975 addition
- Higher Investment than Option A: Reuse

Option C: Re-build

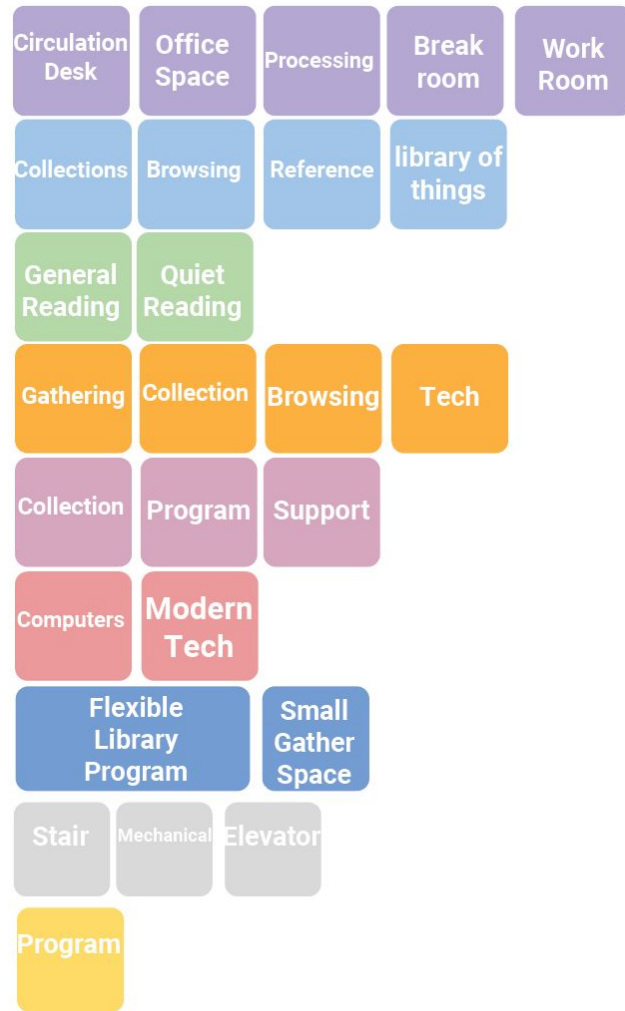
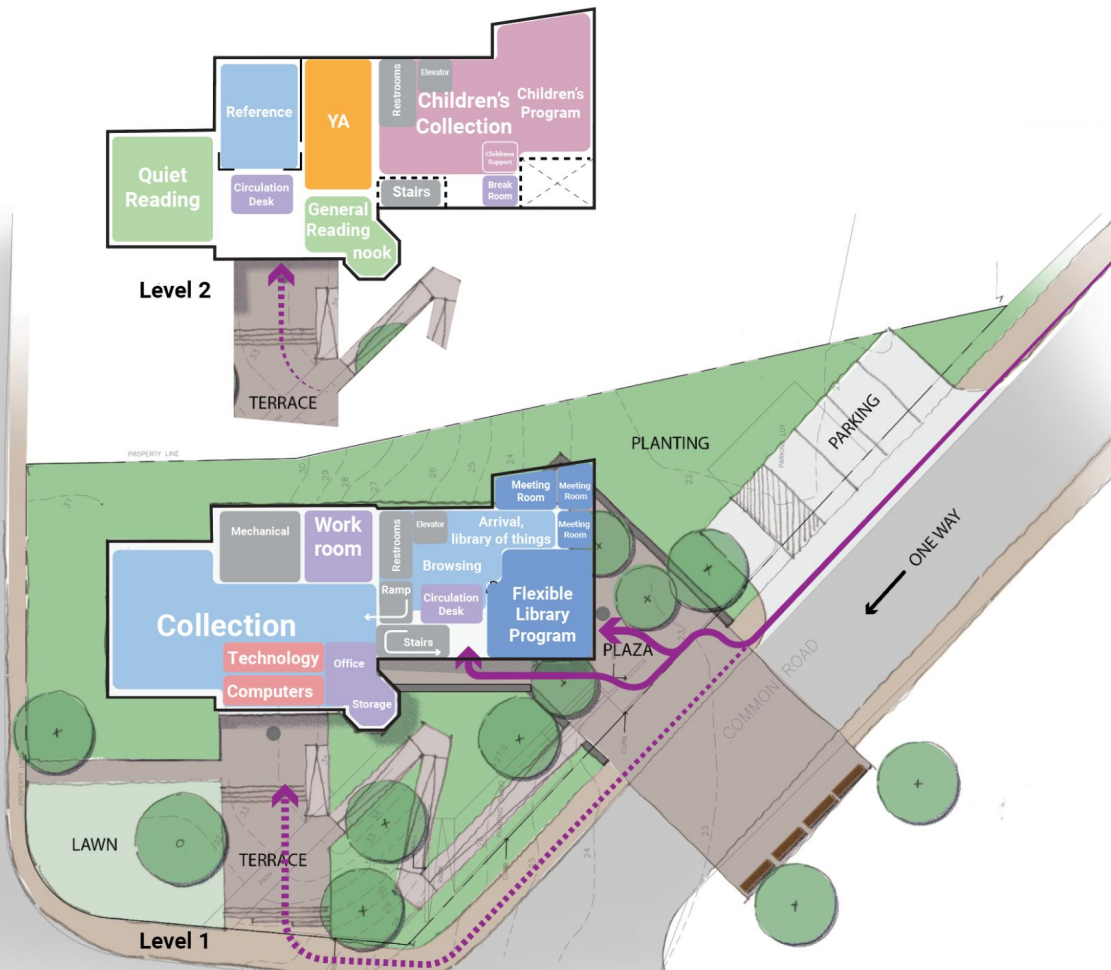
- Achieves **all program goals** and spaces.
- Most opportunity for big impact and 'experiential change'
- **Most efficiency** in space use
- Most **adaptable** and **flexible** for future needs
- **Most impactful landscape**
- New construction **easier to maintain** (building systems and envelope)
-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

- Higher Investment than Option A: Reuse

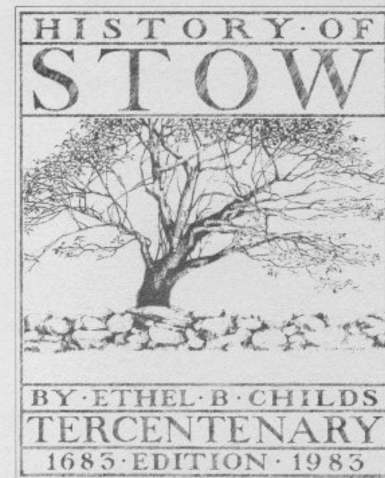
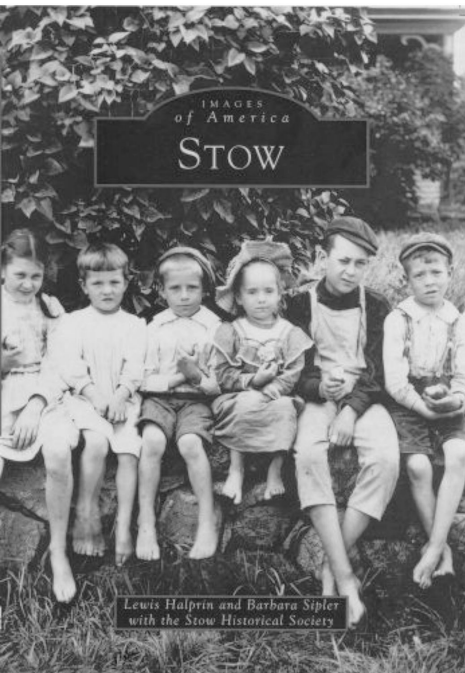
PRELIMINARY COST ESTIMATE



OPTION C- REBUILD ADDITION



HISTORIC CONTEXT



HISTORIC CONTEXT

HISTORIC BUILDINGS IN STOW



GATES HOUSE



STOW TOWN HALL

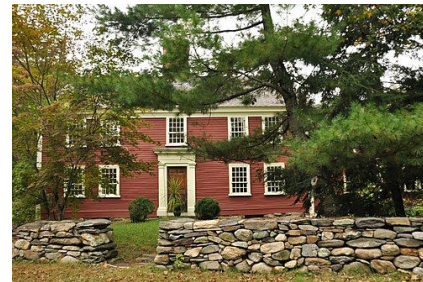


PARISH CHURCH



GLEASONDALE MILL

NATIONAL REGISTER OF HISTORIC PLACES IN STOW



RANDALL HALE HOMESTEAD



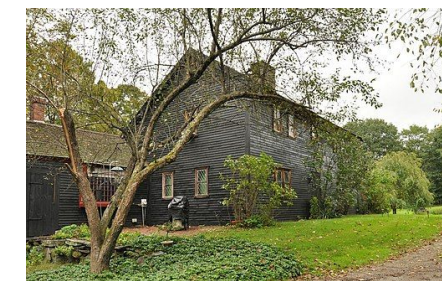
WALCOTT-WHITNEY HOUSE



TENNEY HOMESTEAD



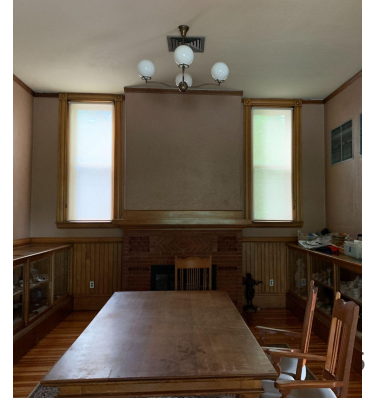
BROWN STOW HOUSE



HAPGOOD WHITNEY HOUSE

HISTORIC CONTEXT

RANDALL COMPOSITION



ENTRY HALL VIGNETTE



CHILDREN'S SPACE VIGNETTE



EXISTING ENTRY



EXTERIOR VIGNETTE
SOUTH VIEW



EXISTING NORTH ELEVATION



**EXTERIOR VIGNETTE
NORTH VIEW**



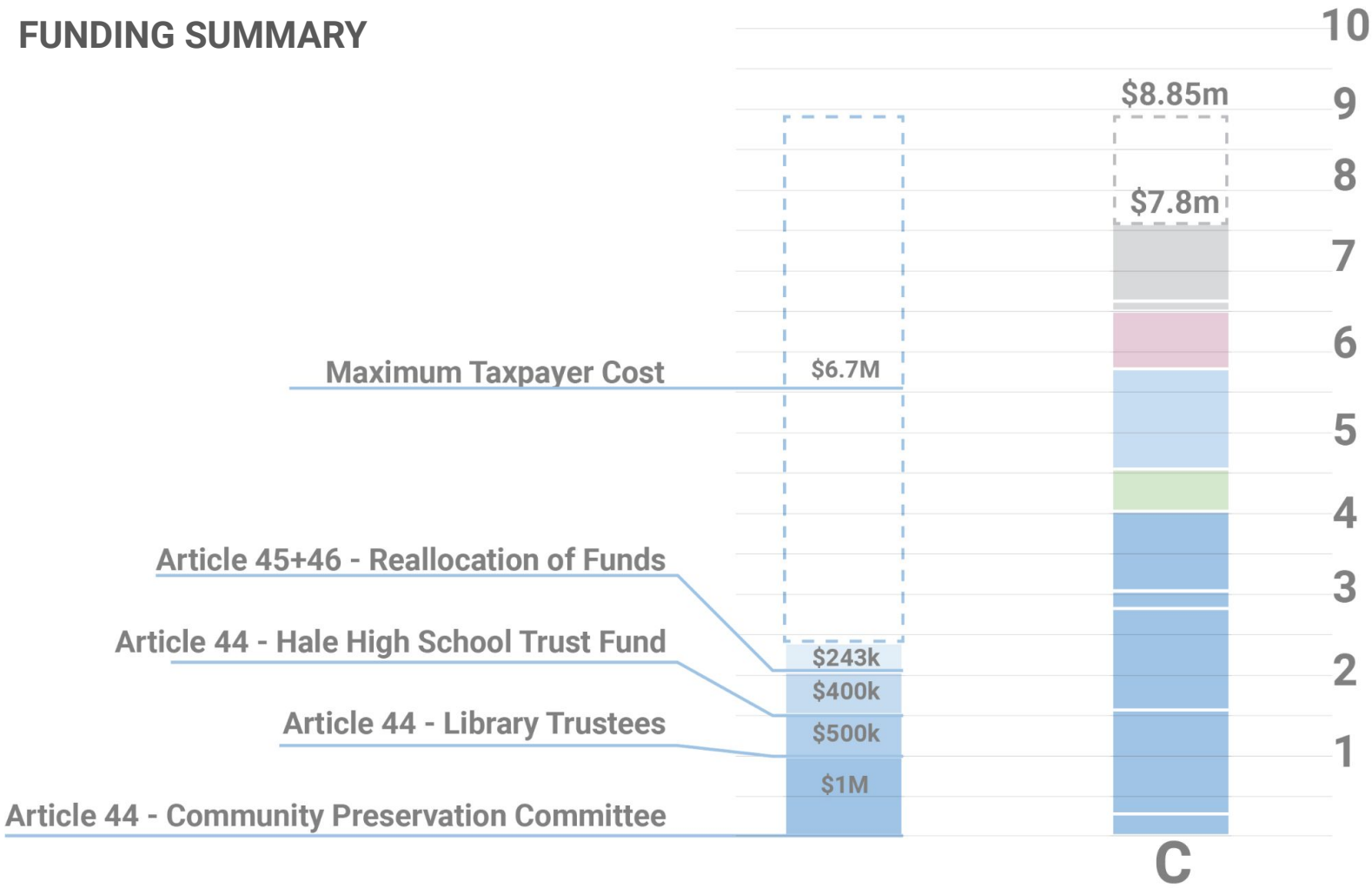
**EXTERIOR VIGNETTE
EAST VIEW**



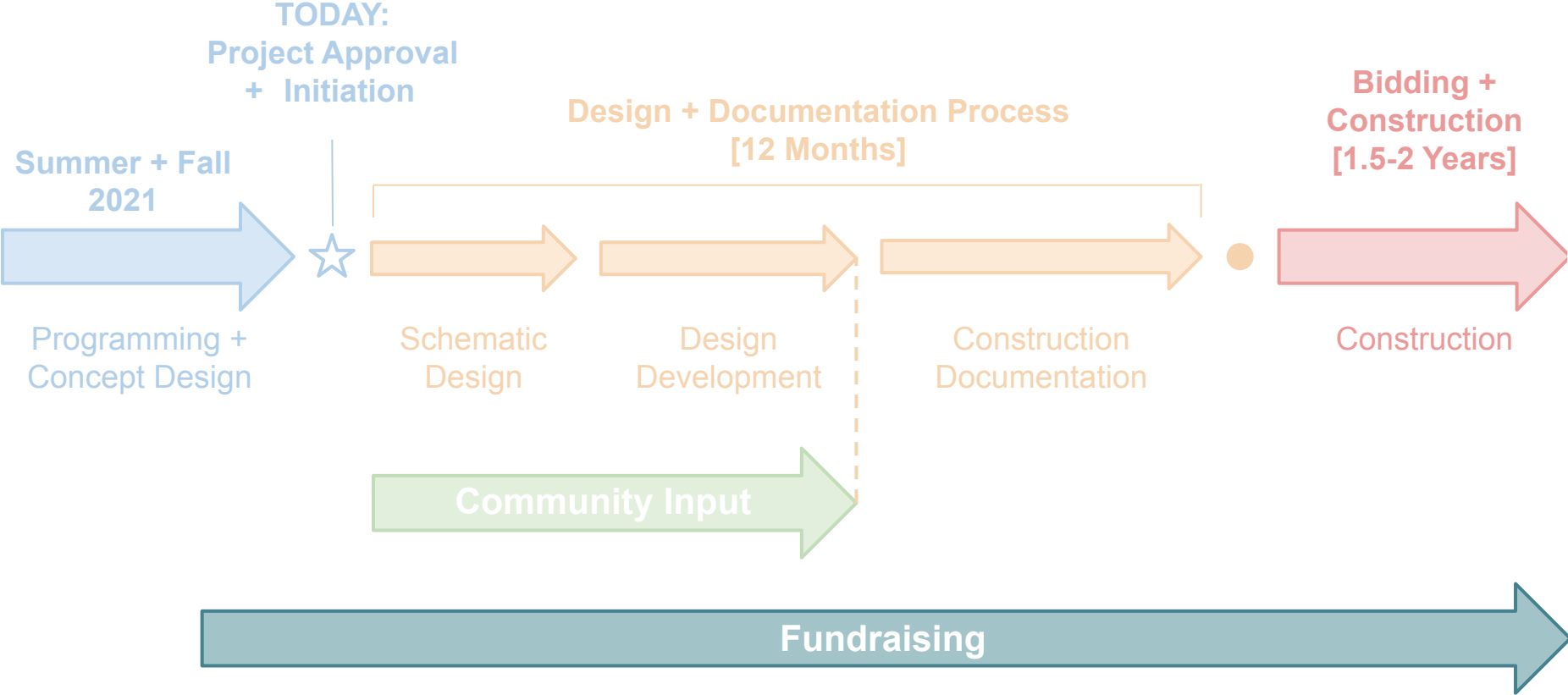
EXTERIOR VIGNETTE
EAST VIEW



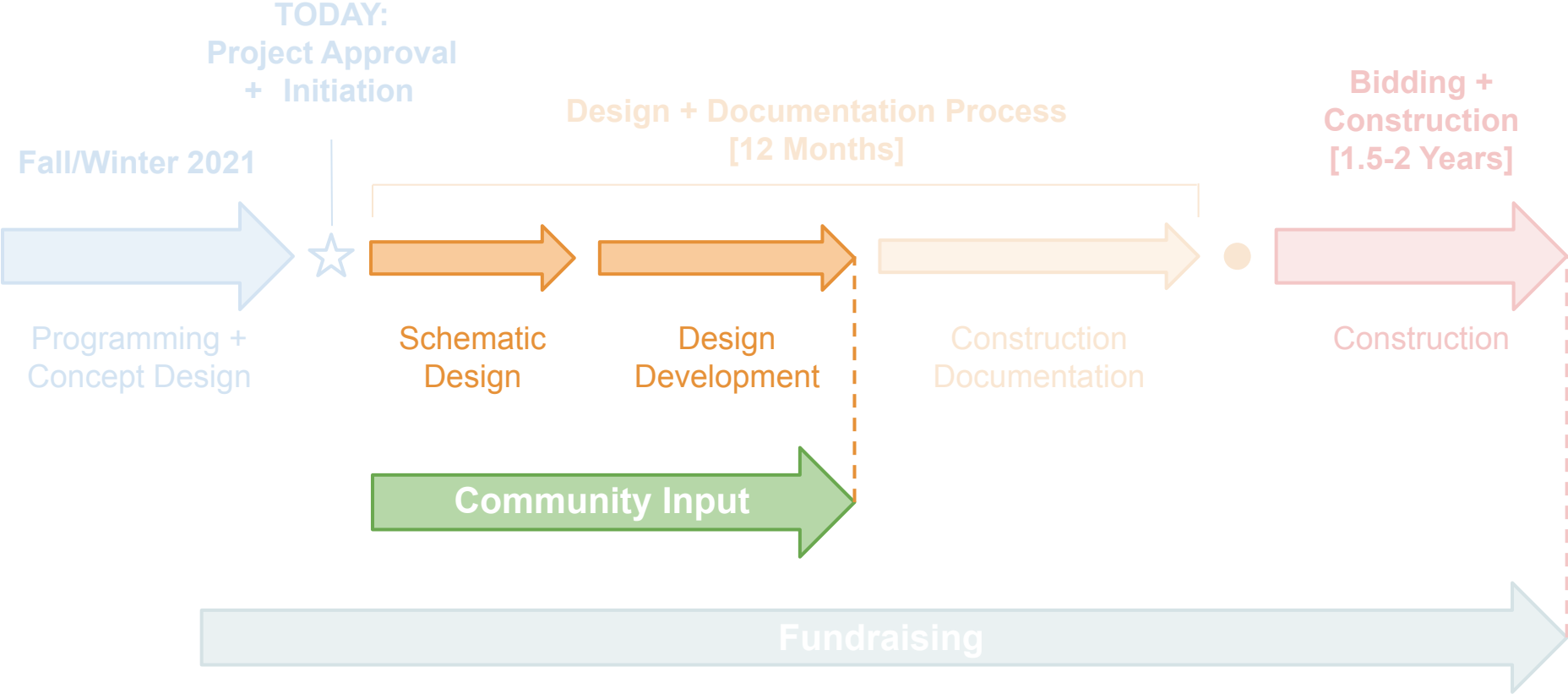
FUNDING SUMMARY



DESIGN PROCESS OVERVIEW



DESIGN PROCESS OVERVIEW





THANK YOU!

QUESTION + ANSWERS

Tina McAndrew
Library Director
tmcandrew@minlib.net

Lisa Lavina
Resident-at-Large, Building Committee

Ben Youtz, AIA
Partner | designLAB architects

SUSTAINABILITY



Dartmouth Hall, Dartmouth College



Hitchcock Center for the Environment



International Fund for Animal Welfare



Flow CONSIDER ONE DIRECTIONAL FLOW



Pick Up INFRASTRUCTURE FOR PICK UP SERVICE MODEL



Flex FLEXIBLE FURNISHINGS (SMALLER MODULES) FOR EASE OF REARRANGEMENT & SPACING OUT

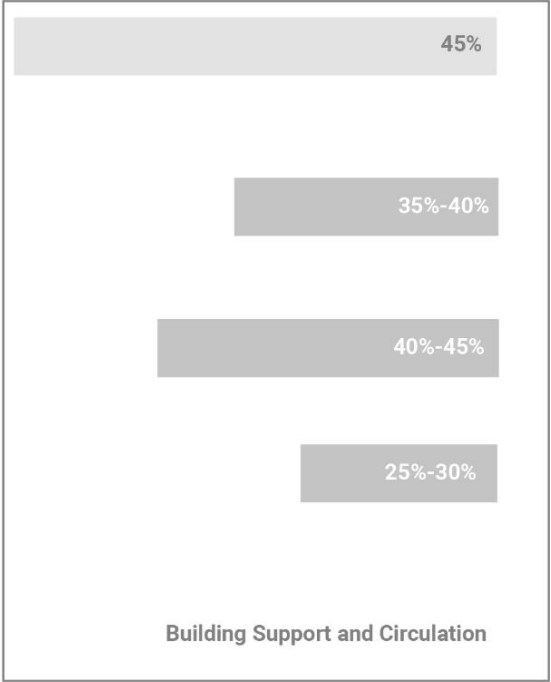
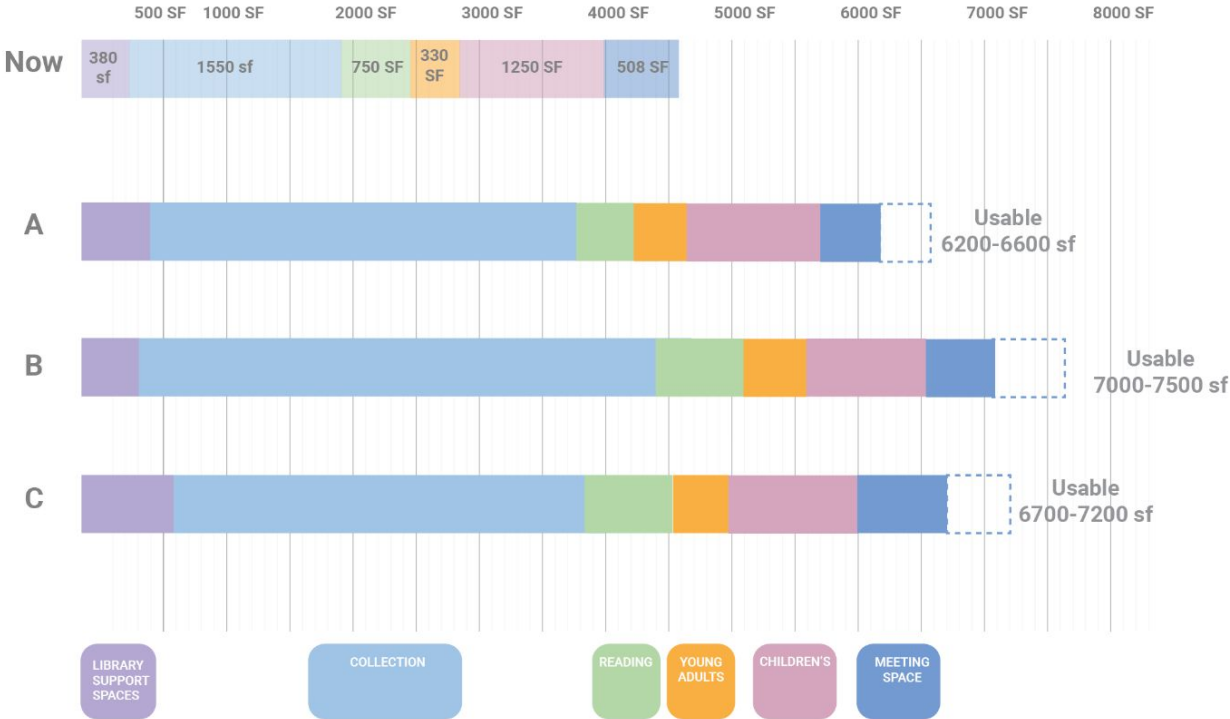


Fresh Air OUTDOOR PROGRAM SPACES & OPEN UP TO OUTDOORS



Hybrid INFRASTRUCTURE FOR ONLINE & HYBRID PROGRAMS

Program + Building Size Summary



Preliminary Cost Estimate

Base Building Improvements + Building Code Requirements:

Sitework

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

Architectural

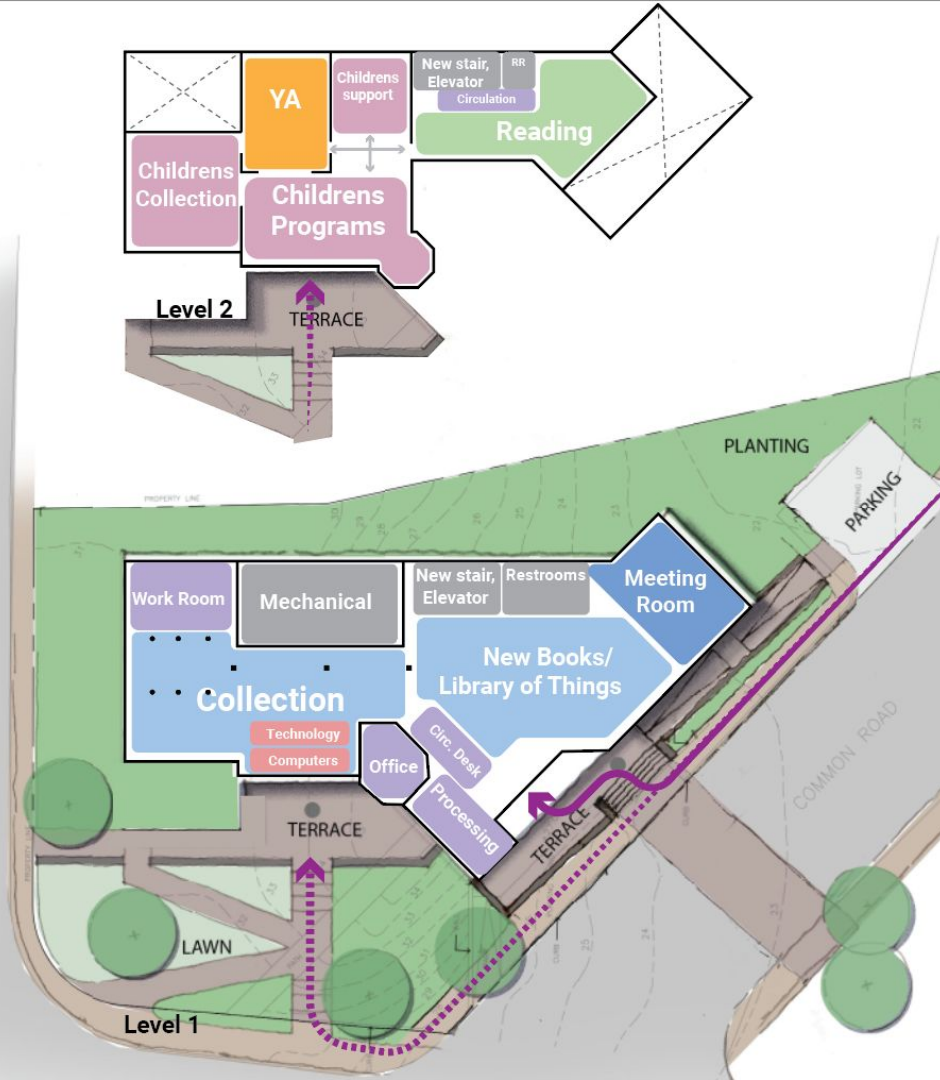
- Accessibility Improvements
- Envelope Repairs + Replacement
- Masonry Restoration
- New Elevator
- Finish Replacement

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



LIBRARY SUPPORT SPACES

COLLECTION

READING

YOUNG ADULTS

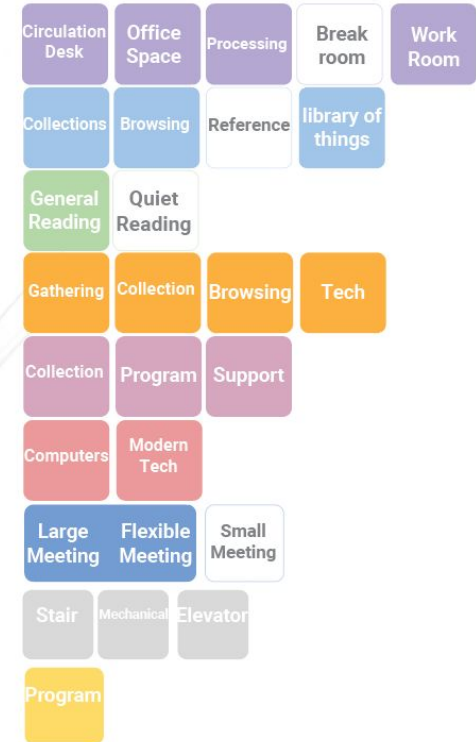
CHILDREN'S

TECHNOLOGY

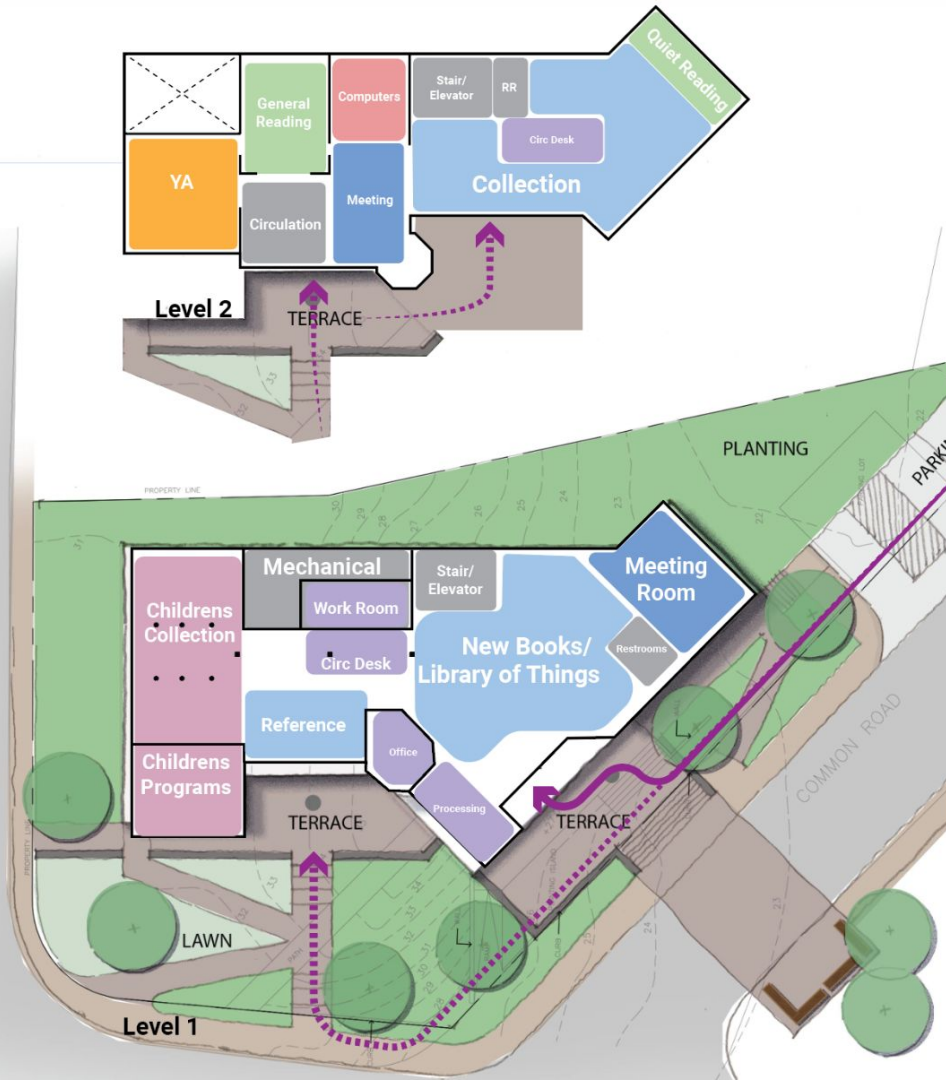
MEETING SPACE

BUILDING SUPPORT

EXTERIOR







LIBRARY SUPPORT SPACES

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