ROSLINDALE BRANCH OF THE BOSTON PUBLIC LIBRARY PROGRAMMING STUDY

ROSLINDALE, MA

FINAL REPORT

PFD Project #7023

November 15, 2013

Prepared by

LEERS WEINZAPFEL ASSOCIATES

1 Introduction

5 Executive Summary

9 A. Goals & Objectives
11 1. Compass

13 B. Project Team
15 1. Project Directory

19 C. Study Methodology
1. Facility Analysis
21 a. Facility Analysis General Information
27 b. Collection Information
29 c. Existing Drawings
45 d. Existing Photos
55 e. Existing Conditions Report
59 f. Structural Analysis
63 g. MEPFP Analysis
67 h. Code Analysis
75 i. MAAB/ADA Analysis
2. Library Program
79 a. Library Program Summary
81 b. Program Methodology
83 c. Program Comparison/ Detailed Program
87 d. Existing Program Diagram and Adjancencies
89 e. Proposed Program Diagram and Adjancencies
91 f. Room Data Sheets
207 g. Program Diagrams
3. Recommended Layouts and Options
215 a. Recommended Layouts and Options Summary
217 b. Recommended Layouts and Options
235 c. Recommended Exterior Canopy Option
239 4. Building Assessment & Renovation Approach
a. Renovation Approach Introduction
241 b. Architectural Approach
243 c. Structural Approach
247 d. MEPFP Approach
253 e. Sustainability Approach
5. Cost
255 a. Cost Anaylsis Overview
257 b. Construction Cost Estimate

277 D. Appendix
279 1. Meeting Minutes

1 Introduction

5 Executive Summary

9 A. Goals & Objectives
11 1. Compass

13 B. Project Team
15 1. Project Directory

19 C. Study Methodology
1. Facility Analysis
21 a. Facility Analysis General Information
27 b. Collection Information
29 c. Existing Drawings
45 d. Existing Photos
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63 g. MEPFP Analysis
67 h. Code Analysis
75 i. MAAB/ADA Analysis
2. Library Program
79 a. Library Program Summary
81 b. Program Methodology
83 c. Program Comparison/ Detailed Program
87 d. Existing Program Diagram and Adjancencies
89 e. Proposed Program Diagram and Adjancencies
91 f. Room Data Sheets
207 g. Program Diagrams
3. Recommended Layouts and Options
215 a. Recommended Layouts and Options Summary
217 b. Recommended Layouts and Options
235 c. Recommended Exterior Canopy Option
239 4. Building Assessment & Renovation Approach
a. Renovation Approach Introduction
241 b. Architectural Approach
243 c. Structural Approach
247 d. MEPFP Approach
253 e. Sustainability Approach
5. Cost
255 a. Cost Anaylsis Overview
257 b. Construction Cost Estimate

277 D. Appendix
279 1. Meeting Minutes

Introduction

This study was prepared by Leers Weinzapfel and Associates for Boston's Property and Construction Management Department and the Boston Public Library for the renovation of the Roslindale Branch of the Boston Public Library in Boston, MA.

The study provides a clear and detailed frame of reference in terms of scope, program and cost for the future design and implementation process. It includes an existing condition analysis, a space program analysis reflecting the BPL's needs, a description of the three recommended layouts and options, a renovation approach, and an estimate of construction cost for each option.

The conceptual building designs included are not intended to constrain the final design, but rather to illustrate functional relationships, demonstrate the practical operation of design criteria and conformance with applicable codes and standards, and serve as the basis for developing an accurate cost estimate.

This study will allow the Boston Public Library and the City of Boston to determine the best strategy for the renovation of the Roslindale Branch of the Boston Public Library.

1 **Introduction**

5 **Executive Summary**

9 **A. Goals & Objectives**
11 1. Compass

13 **B. Project Team**
15 1. Project Directory

19 **C. Study Methodology**
1. Facility Analysis
21 a. Facility Analysis General Information
27 b. Collection Information
29 c. Existing Drawings
45 d. Existing Photos
55 e. Existing Conditions Report
59 f. Structural Analysis
63 g. MEPFP Analysis
67 h. Code Analysis
75 i. MAAB/ADA Analysis
2. Library Program
79 a. Library Program Summary
81 b. Program Methodology
83 c. Program Comparison/ Detailed Program
87 d. Existing Program Diagram and Adjancencies
89 e. Proposed Program Diagram and Adjancencies
91 f. Room Data Sheets
207 g. Program Diagrams
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217 b. Recommended Layouts and Options
235 c. Recommended Exterior Canopy Option
239 4. Building Assessment & Renovation Approach
a. Renovation Approach Introduction
241 b. Architectural Approach
243 c. Structural Approach
247 d. MEPFP Approach
253 e. Sustainability Approach
5. Cost
255 a. Cost Anaylsis Overview
257 b. Construction Cost Estimate

277 **D. Appendix**
279 1. Meeting Minutes

Executive Summary

Library service has been provided to Roslindale since 1898. In 1918, having outgrown its existing quarters, the library moved to the Municipal Building at the Corner of Washington Street and Cummins Highway. When the municipal facility became outmoded plans were made to move the library again. At the corner of Washington and Poplar Streets was a firehouse, which was torn down for the new library site. In 1961, built on the firehouse's thick foundation, a semi-circular building with huge glass windows, topped with a low blue dome, was designed by Isidor Richmond and Carny Goldberg. Recent renovations in 1988, 1989, 1993 and 2013 have updated/added a ramp at the entrance, roofing and skylights, dome glazing, curtainwall at exterior of building, HVAC modifications, fire protection in basement and new lighting around dome and front desk area.

The library sits on a 14,763 sf pentagonal site above the existing foundations of a fire station. The entrance is located on the West side of the site and it includes a ramp and step to the sidewalk with minimal setback. A driveway is located on the East side of the building.

FACTS *(data from January - March 2013):*
- Visitors: 21,935 visitors
- Circulation: 22,861 volumes
- Programs: 82 programs
- Library Reach: 48,368

PROCESS
The study for the Roslindale Branch of the Boston Public Library was commissioned by the Office of the Mayor of Boston, The city of Boston Property and Construction Management Department (PCMD), and the Boston Public Library (BPL). The primary objective of this program study is to ensure that the library program meets the operational and staffing needs of the library within the existing shell of the building, incorporates efficiencies resulting from new technologies and changing media, and preserves BPL Compass goals for the BPL.

PROGRAMMING
The Roslindale Branch of the Boston Public Library (BPL) has a total floor area of 15,971 gsf.
The majority of the program is located on the main floor of the building and it occupies 11,036 gsf.
Mechanical and storage spaces are located in the basement of the building and they occupy 4,925gsf.

BPL program requirements dated April 30, 2013 include:
- No expansion- working within existing foot print
- Services remain on one level (no expansion into basement)
- Review of collection size
- ADA accessible entrance
- Efficient circulation station
- Self check-out and self pick-up areas
- Children's room with early literacy nook
- Teen space
- Adult space
- Technology in all age groups
- Multipurpose Room
- Staff work room/break room/office

- Staff desks in public area
- Updated furniture and fixtures/flooring/paint
- New restrooms
- Signage (exterior, interior directional, and collections)
- Review of mechanical/plumbing systems
- Security-cameras, card access, etc.

BUILDING ANALYSIS

An existing building analysis was performed by Leers Weinzapfel Associates, LeMessurier Consultants, and Cosentini to determine the condition of the building's components, systems and structure. It was determined that the building has outdated systems and interior finishes and furnishings, and needs accessibility upgrades at ramps and stairs. The exterior of the building, the roof, and the structural systems are in good condition. However, the building cannot support any other loads unless the structure is reinforced. The basement needs remediation and new finishes. Regarding plumbing, although the occupancy and use group of the building are not changing and there is no code requirement to add any plumbing fixtures to the building, it is recommended that new toilet rooms with additional fixtures be part of the scope of the renovation.

DESIGN OPTIONS

There are three design options; Option A- Minimum Renovation, Option B- Partial Renovation, Option C- Full Renovation.

The scope of all options (A, B and C) include the following: Remediated basement storage space; new entrance canopy, ramp and vestibule; new literacy nook and book drop; new finishes, equipment, circulation desks, furniture, shelving, signage and ceilings at first floor; new mechanical system and controls, new fire protection at first floor, plumbing as required, new electrical system and fixtures; new landscaping, fence and recycling area at rear of building; new window shades; and new recycling/ trash room and equipment room. Options B and C also include new partitions, toilet rooms, and a new adult study area at entrance of building.

PRELIMINARY PROJECT BUDGET

- Option A- Minimum Renovation: $4.4M
- Option B- Partial Renovation: $6.4M
- Option C- Full Renovation: $6.6M

POTENTIAL SCHEDULE *subject to change depending on funding*

- Study Completion: November 2013
- Approval of Funds: TBD
- Project Design: 12 Months
- Construction: 12 Months
- Project Completion: TBD

1 Introduction

5 Executive Summary

9 A. Goals & Objectives
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13 B. Project Team
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45 d. Existing Photos
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59 f. Structural Analysis
63 g. MEPFP Analysis
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75 i. MAAB/ADA Analysis
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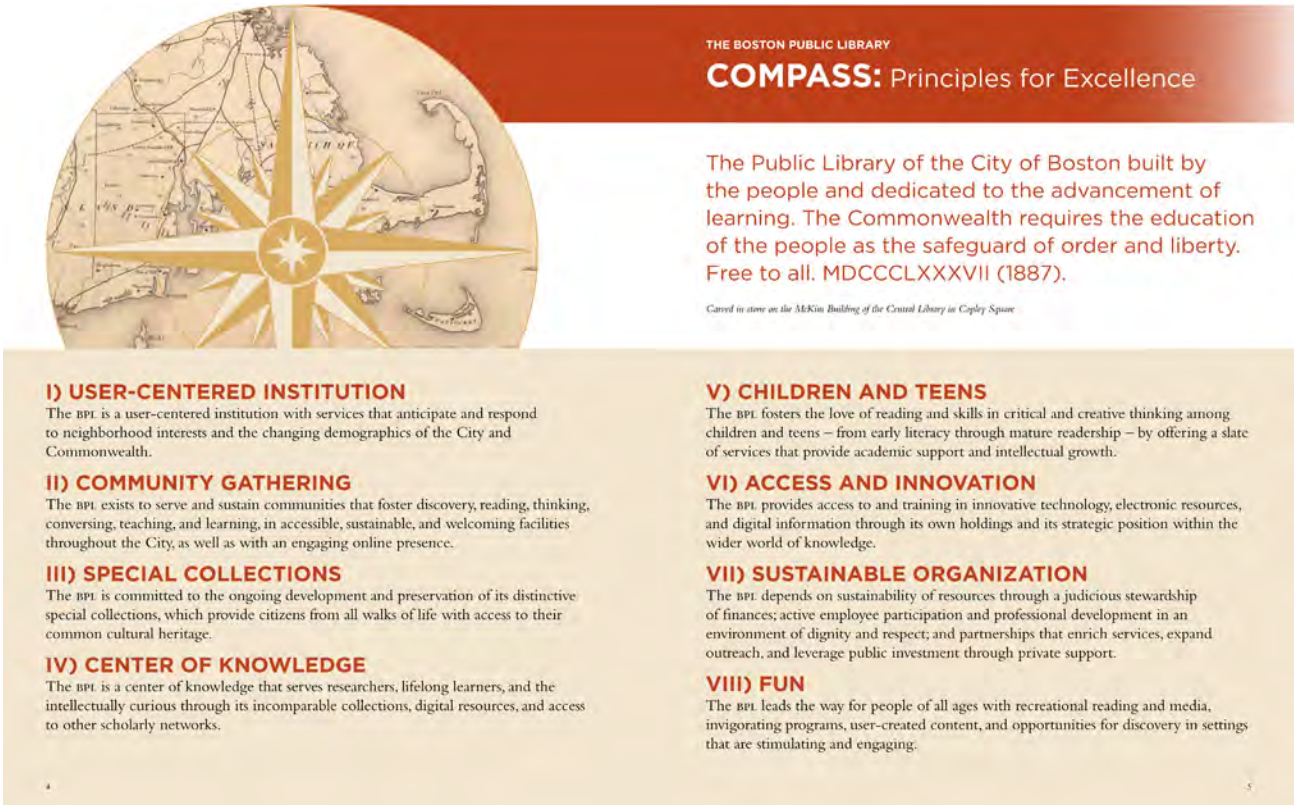
79 a. Library Program Summary
81 b. Program Methodology
83 c. Program Comparison/ Detailed Program
87 d. Existing Program Diagram and Adjancencies
89 e. Proposed Program Diagram and Adjancencies
91 f. Room Data Sheets
207 g. Program Diagrams
3. Recommended Layouts and Options
215 a. Recommended Layouts and Options Summary
217 b. Recommended Layouts and Options
235 c. Recommended Exterior Canopy Option
239 4. Building Assessment & Renovation Approach
a. Renovation Approach Introduction
241 b. Architectural Approach
243 c. Structural Approach
247 d. MEPFP Approach
253 e. Sustainability Approach
5. Cost
255 a. Cost Anaylsis Overview
257 b. Construction Cost Estimate

277 D. Appendix
279 1. Meeting Minutes

A1. Compass



THE BOSTON PUBLIC LIBRARY

COMPASS: Principles for Excellence

The Public Library of the City of Boston built by the people and dedicated to the advancement of learning. The Commonwealth requires the education of the people as the safeguard of order and liberty. Free to all. MDCCCLXXXVII (1887).

Carved in stone on the McKim Building of the Central Library in Copley Square

I) USER-CENTERED INSTITUTION

The BPL is a user-centered institution with services that anticipate and respond to neighborhood interests and the changing demographics of the City and Commonwealth.

II) COMMUNITY GATHERING

The BPL exists to serve and sustain communities that foster discovery, reading, thinking, conversing, teaching, and learning, in accessible, sustainable, and welcoming facilities throughout the City, as well as with an engaging online presence.

III) SPECIAL COLLECTIONS

The BPL is committed to the ongoing development and preservation of its distinctive special collections, which provide citizens from all walks of life with access to their common cultural heritage.

IV) CENTER OF KNOWLEDGE

The BPL is a center of knowledge that serves researchers, lifelong learners, and the intellectually curious through its incomparable collections, digital resources, and access to other scholarly networks.

V) CHILDREN AND TEENS

The BPL fosters the love of reading and skills in critical and creative thinking among children and teens – from early literacy through mature readership – by offering a slate of services that provide academic support and intellectual growth.

VI) ACCESS AND INNOVATION

The BPL provides access to and training in innovative technology, electronic resources, and digital information through its own holdings and its strategic position within the wider world of knowledge.

VII) SUSTAINABLE ORGANIZATION

The BPL depends on sustainability of resources through a judicious stewardship of finances; active employee participation and professional development in an environment of dignity and respect; and partnerships that enrich services, expand outreach, and leverage public investment through private support.

VIII) FUN

The BPL leads the way for people of all ages with recreational reading and media, invigorating programs, user-created content, and opportunities for discovery in settings that are stimulating and engaging.

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5 **Executive Summary**

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11 1. Compass

13 **B. Project Team**
15 1. Project Directory

19 **C. Study Methodology**
1. Facility Analysis
21 a. Facility Analysis General Information
27 b. Collection Information
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217 b. Recommended Layouts and Options
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239 4. Building Assessment & Renovation Approach
a. Renovation Approach Introduction
241 b. Architectural Approach
243 c. Structural Approach
247 d. MEPFP Approach
253 e. Sustainability Approach
5. Cost
255 a. Cost Anaylsis Overview
257 b. Construction Cost Estimate

277 **D. Appendix**
279 1. Meeting Minutes

B1. Project Directory

User Group

Boston Public Library
700 Boylston Street
Boston, MA 02116

Amy Ryan, President
T: 617.859.2366
aeryan@bpl.org

Michael Colford, Director of Library Services
T: 617.859.2389
mcolford@bpl.org

David Leonard, Director of Administration and Technology
T: 617.859.2034
dleonard@bpl.org

Christine Schonart,Director, Library Services Bracnhes
T: 617.859.2340
cshonhart@bpl.org

Jim Meade, Superintendant of Facilities
T: 617.859.2357
jmeade@bpl.org

Eamon Shelton, Major Projects Program Manager
T: 617.859.2049
eshelton@bpl.org

Sydney Thiel, Major Projects Coordinator
T: 617.859.2046
sthiel@bpl.org

Roslindale Branch Staff
4246 Washington St.
Roslindale, MA 02131
T: 617.323.2343

Cathy Clancy

Paula Wiktorowicz

Carol Taplin

Catherine Davidson

Kate Cauley

Dan Welchlin

Client

City of Boston Department of Property and Construction Management
26 Court St., 10th Floor
Boston, MA 02108

Maureen Anderson, Senior Project Manager
T: 617.635.0535
F: 617.635.0555
manderson.pfd@cityofboston.gov

Patrick Brophy
Assistant Director, Operations, Capital Construction Division
T: 617.635.0272
patrick.brophy@cityofboston.gov

Alistair Lucks, Project Manager
T: 617.635.3400
alistair.lucks@cityofboston.gov

Dan Pierce, Assistant Director for Design
T: 617.635.4100
dan.pierce@cityofboston.gov

Architect

Leers Weinzapfel Associates, Architects Inc.
75 Kneeland Street, Suite 301
Boston, MA 02111
T: 617.423.5711

Natasha Espada, Principal in Charge, Project Manager x239
nespada@lwa-architects.com

Susan Crowe-Knight, Designer x256
scknight@lwa-architects.com

Juliet Chun, Designer x255
jchun@lwa-architects.com

Robert Main, Designer x281
rmain@lwa-architects.com

Structural	**LeMessurier Consultants** 1380 Soldiers Field Road Boston, MA 02135 T: 617.868.1200 F: 617.661.7520 Mysore V. Ravindra, P.E., SECB, Chairman x400 ravindra@lemessurier.com
MEP / FP	**Cosentini Associates** Building 200, 2nd Floor One Kendall Square, Suite B2204 Cambridge, MA 02139 T: 617.494.9090 Vladimir Yarmarkovich, PE, LEED AP, Senior Vice President T: 617.234.1808 F: 617.494.9292 vyarmarkovich@cosentini-ma.com
Cost Estimating	**Faithful + Gould** 55 Summer Street, 3rd Floor Boston, MA 02110 T: 617.423.5548 F: 617.423.5578 Paul A. Male MRICS, B.Sc Senior Vice President T: 857.400.2222 paul.male@fgould.com

1 **Introduction**

5 **Executive Summary**

9 **A. Goals & Objectives**
11 1. Compass

13 **B. Project Team**
15 1. Project Directory

19 **C. Study Methodology**
1. Facility Analysis
21 a. Facility Analysis General Information
27 b. Collection Information
29 c. Existing Drawings
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63 g. MEPFP Analysis
67 h. Code Analysis
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217 b. Recommended Layouts and Options
235 c. Recommended Exterior Canopy Option
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241 b. Architectural Approach
243 c. Structural Approach
247 d. MEPFP Approach
253 e. Sustainability Approach
5. Cost
255 a. Cost Anaylsis Overview
257 b. Construction Cost Estimate

277 **D. Appendix**
279 1. Meeting Minutes

C1a. Facility Analysis General Information

Roslindale Branch Library
4246 Washington Street
Roslindale, MA 02131

Library service has been provided to Roslindale since 1898. At that time, a book delivery station was located in a drugstore at the corner of Washington and Ashland Streets. It was open to take request for books and to deliver books requested from the Central Library. In 1900 the library was moved to the Old Taft's Tavern building. In 1918, having outgrown its quarters, the library moved to the Municipal Building at the Corner of Washington Street and Cummins Highway. When the municipal facility became outmoded plans were made to move the library again. At the corner of Washington and Poplar Streets was a fire house which was torn down for the new library site. In 1961, a semi-circular building with huge glass windows, topped with a low blue dome, was designed by Isidor Richmond and Carny Goldberg. Built on the fire house's thick foundation, the architects had to surmount the problems of a pentagonal-shaped lot and an underground brook.

Recent Renovations
The following represents the scope of work during the renovation phases per the review of the existing documents.

1988 Renovation-Architect: Architects & Associated Designers Inc.
- Railings were added in front of the main entrance. A ramp was initially added behind the curved planters, but removed from the scope before it was bid.
- New exterior HM doors in multi-purpose room were provided.
- A security room was added in the multi-purpose room.
- New ceilings were added in the janitor's room and small storage behind public restrooms.
- Roof and flashings were repaired as required, predominantly at skylights, roof edge and around dome.
- Ceilings in Staff circulation area were repainted when skylights were repaired.

1989 Renovation: Zeybekoglu Nayman Associates, Inc.
- Asbestos abatement was performed in boiler room.
- New vestibule and entrance with new HC exterior ramp and railings.
- New HC public bathrooms.
- Dome glazing was replaced with 1/4" translucent laminated glass.
- Cove lighting around dome was rewired and relamped.
- Smoke detectors were added.
- New unit ventilators and cooling tower was added.

1993 Renovation-Baker/Wohl Architects
- Removal and repair of spalled/cracked concrete and mortar from basement walls and ceiling.
- New curtainwall and glazing at front of building and major windows.
- Repair of cracks at perimeter foundation walls.
- Removal of resilient base and adhesive and new vct flooring and base at first floor spaces except for large storage room behind public restrooms.
- Removal and replacement of skylights above workroom/staff areas and stair adjacent to staff area. Ceiling repaired in painted.

- Interior painting of facility.
- New rubber treads in stairs.

2013 Renovation
- Replacement of existing water cooled chiller, cooling tower and two ceiling mounted induction units.
- Replacement of the condenser water pump and piping.
- Replacement of some of the existing pneumatic control system.
- Haz Mat report and remediation was conducted in areas disturbed by the HVAC project. It is a limited assessment for asbestos containing building materials and lead-based paint. There was no testing of the general public spaces and no mention of PCB testing.

Additional Renovations Indicated by BPL
- Roof was replaced in 2001.
- Some windows replaced in the past 10 years with the exception of the colored windows.
- Pit ejector was installed after a sewer back-up in basement several years ago.
- Hot water heater, oil boiler and gas burner were replaced 5 years ago.
- New light fixtures in ceiling around dome and front desk area.

General Information
The library was built in 1960 on the corner of Washington and Poplar Streets. The entrance on the West side of the building sits in the corner of Adams Square and a block away from the Roslindale Community Center. It contains 15,971 gsf on one floor and a basement. The circular plan at the corner highlights a dome with clerestory windows in the center of the library. The first floor contains the main public spaces and collection. Staff offices and workroom, circulation desk, multipurpose room, stacks, computer stations, storage, toilet rooms and reading areas are all contained on the first floor. The basement is predominantly the old foundation of a fire station and is used for storage and mechanical spaces. The building is located in Roslindale Village and is not on any historic registers nor is it located within any historic districts.

Site
The library sits on a 14,763 sf pentagonal site above the existing foundations of a fire station. The Stony Brook passes under the South side of the site. The North side of the site sits on the property line adjoining a three-story retail building. The entrance is located on the West side of the site and it includes a ramp and step to the sidewalk with minimal setback. The West and South sides of the site also have a minimal setback and are separated from the sidewalk by a planter. A driveway is located on the East side of the building and trash and recycling are taken out of the building through this driveway. Two to Four cars park in the driveway.

Parking
There is metered parking throughout Roslindale Village. There is also a public parking lot behind South Street, off of Taft Hill Terrace.

Public Transportation
By MBTA: Orange Line to Forest Hills Station. Take buses #34, 35, 36 and 37 to Roslindale Village.
By Commuter Rail: Take the Needham Line from Back Bay Station to Roslindale Village.
By Car: From Downtown, take Storrow Drive to the Fenway Exit. Follow the Jamaicaway to the Arborway, exit at Forest Hills. Turn right on Washington Street, follow straight into Roslindale Village.

Facts (data from January - March 2013):
Visitors: 21,935 visitors
Circulation: 22,861 volumes
Programs: 82 programs
Library Reach: 48,368

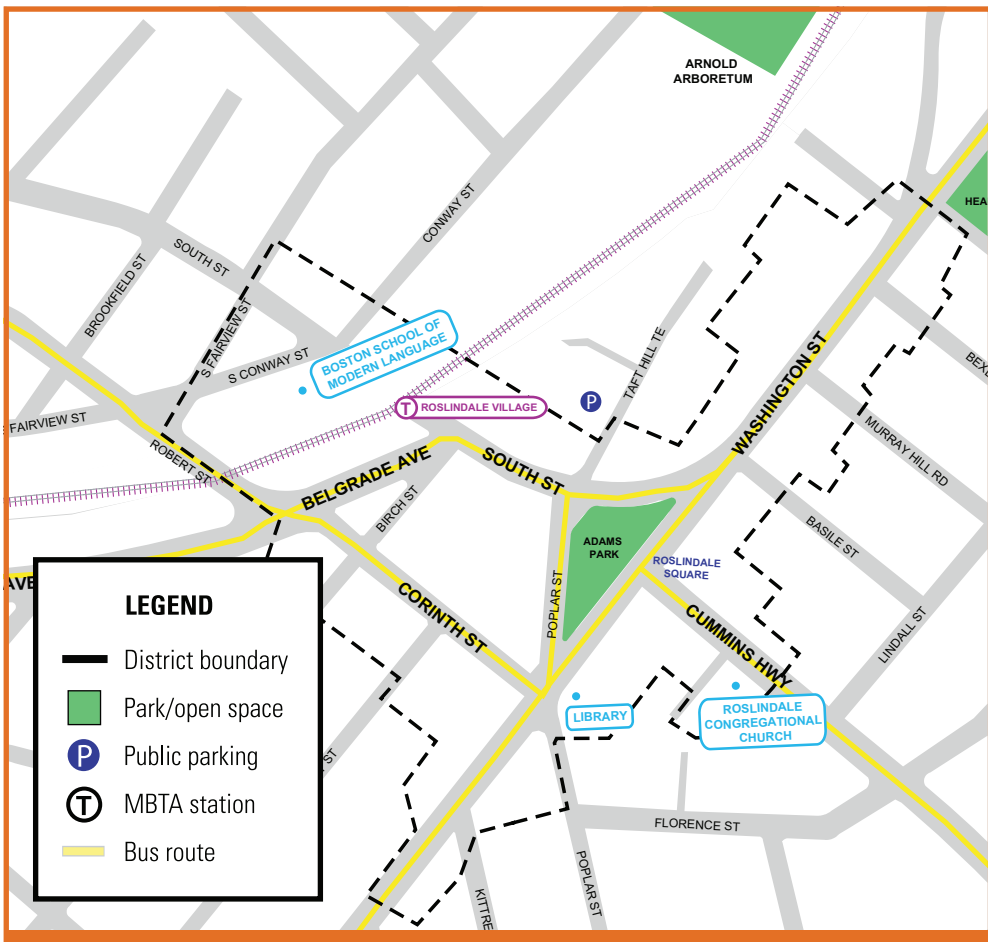
Sights to See

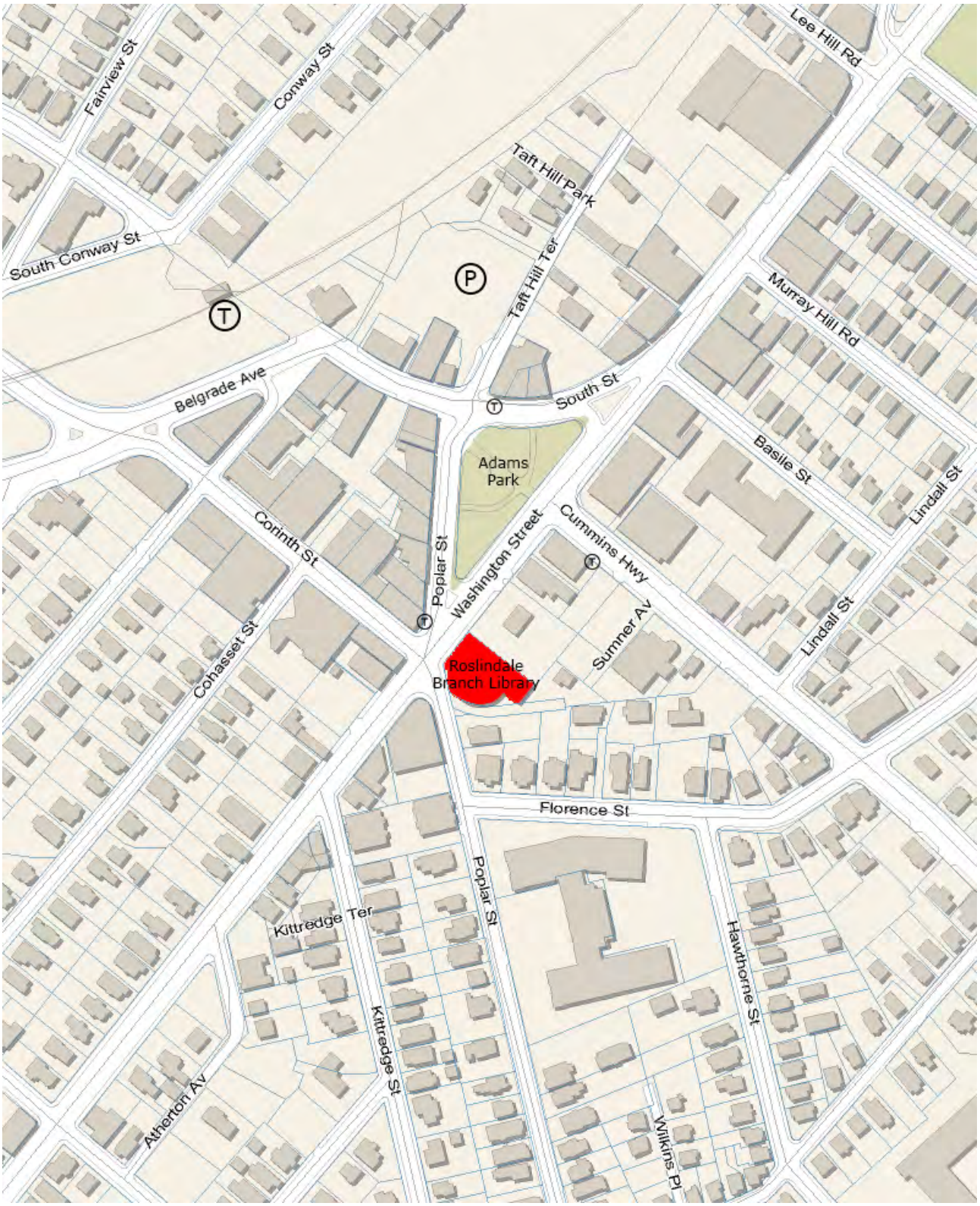
Adams Park
Named after Irving W. Adams, the first man from Massachusetts killed in action during World War I, Adams Park is used year round for picnics, festivals, holiday events and summer concerts.

Arnold Arboretum
Established in 1872 and maintained by Harvard University, this 265-acre park contains a collection of 15,000 plant species. The Arboretum's pathways are a great place to walk or run.

Roslindale Branch Library
Designed by Isadora Richmond and Carney Goldberg in 1961, this branch of the Boston Public Library features dramatically curved walls and expanses of plate glass windows.

Roslindale Congregational Church
James Murray built this historic shingle-style church in 1896.





Roslindale Village Site Plan N.T.S.

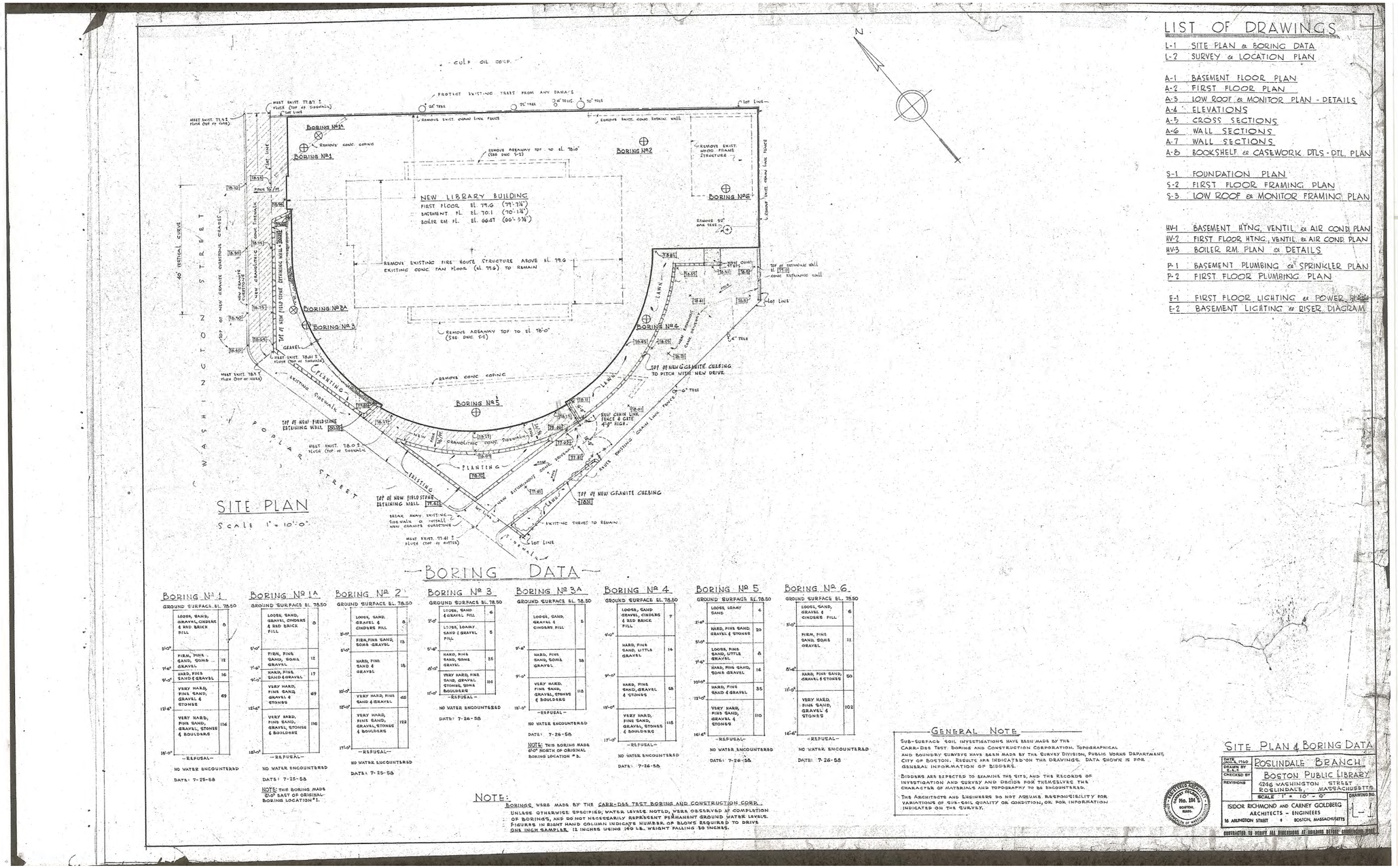
C1b. Collection Information

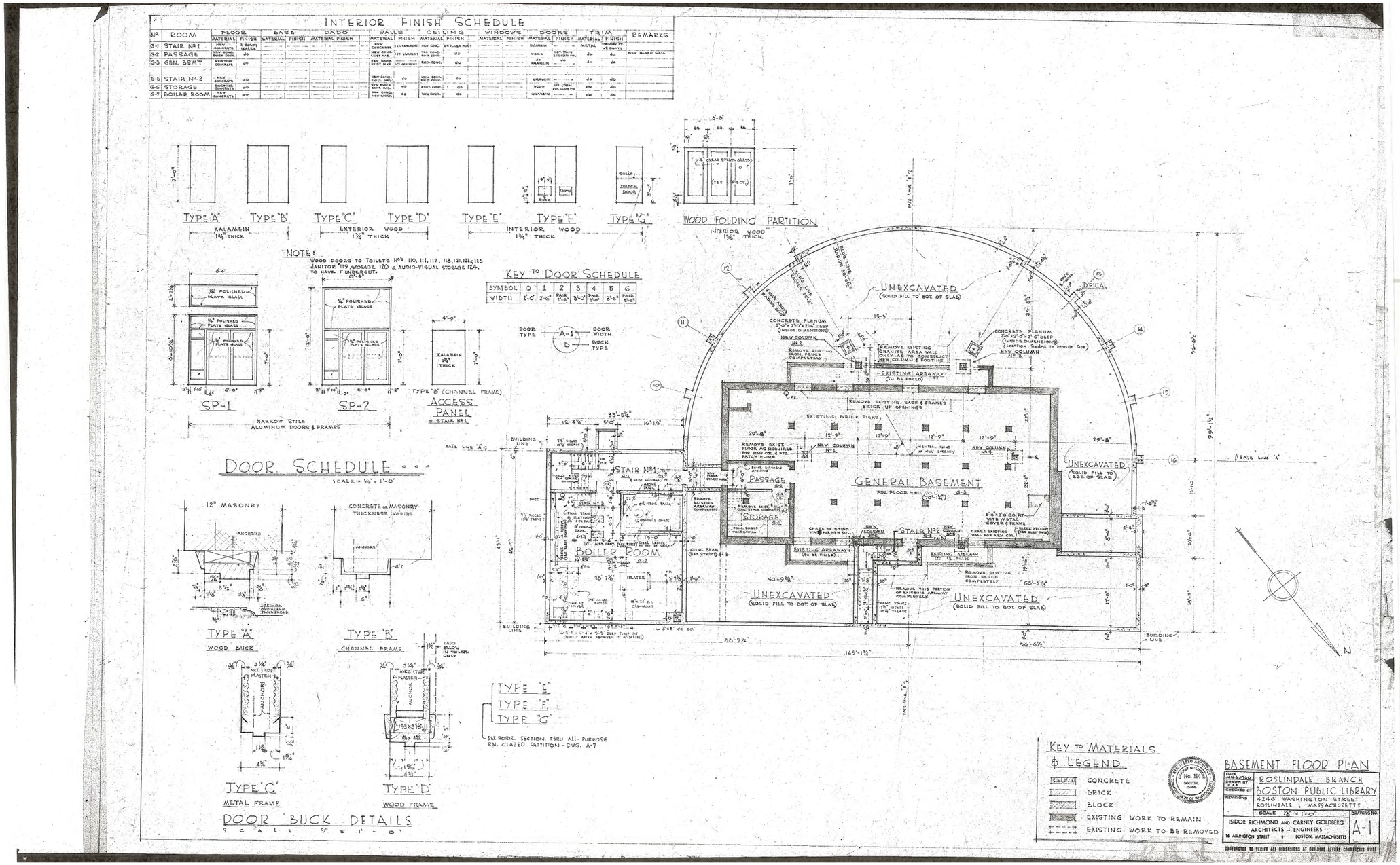
Distinctive Aspects of the Collection
The Roslindale Branch has a large collection of materials for teens including an extensive graphic novel collection. In addition the Branch has strong collections in religion and spirituality, local history and health and children's picture books. There is also a large ESL collection. The Roslindale Branch is teamed with the Washington Irving Middle School and the Phineas Bates and Charles Sumner Elementary schools and the Roslindale Community Center as part of Mayor Menino's Community Learning Initiative, a multi-department collaboration aimed at helping Boston's youth reach their full potential by coordinating learning and recreation throughout the day.

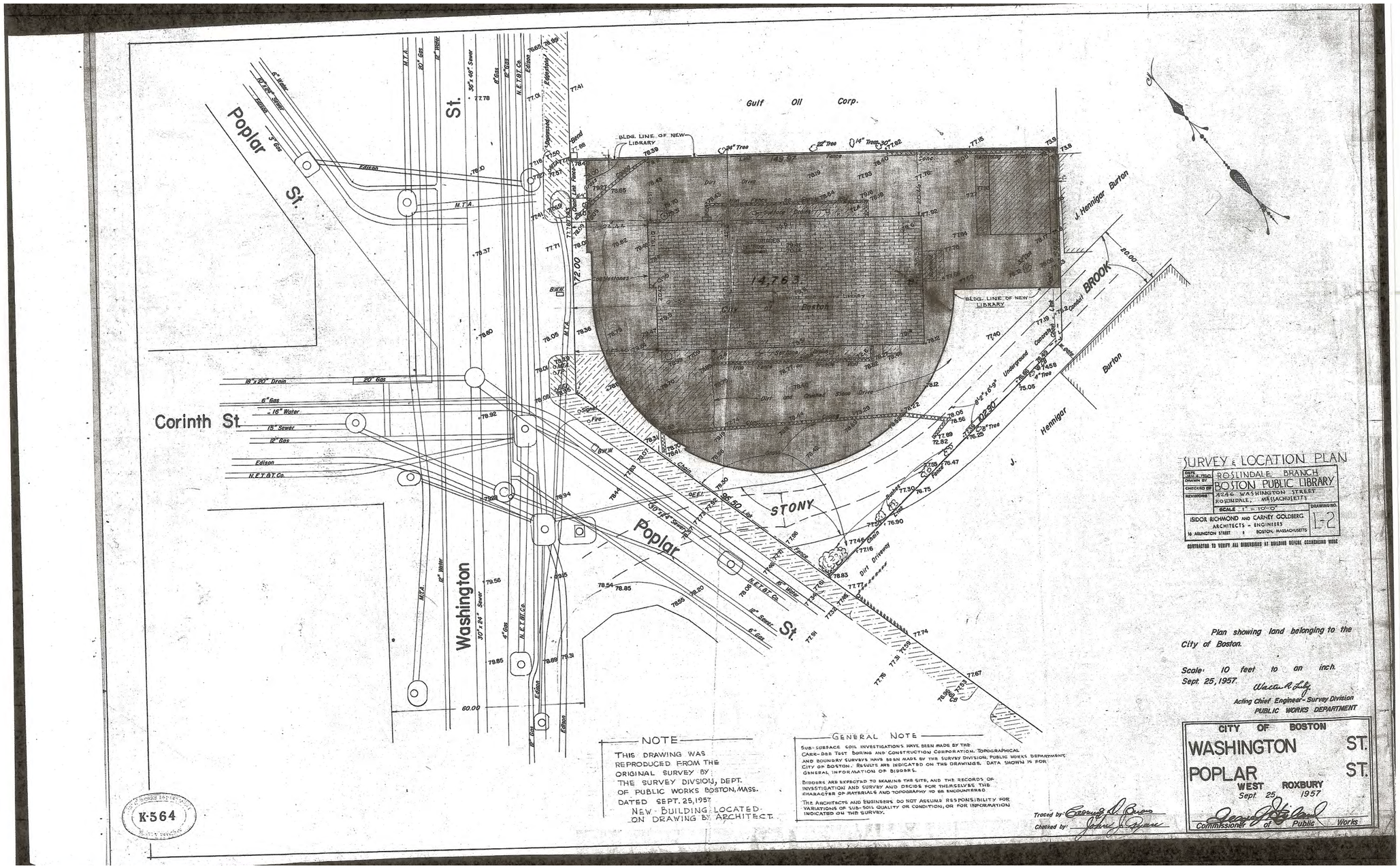
Recurring Programming Offered
The Roslindale Branch offers afterschool programs and services to nine local schools. Weekly children's programming includes movies, toddler lapsit, story time and out-of-school time programming in the arts, music, science and math. A Book Discussion Group for adults meets monthly and an ESOL Conversation Group for newcomers to this country who wish to practice English in an informal setting is offered every Wednesday led by a skilled ESOL volunteer.

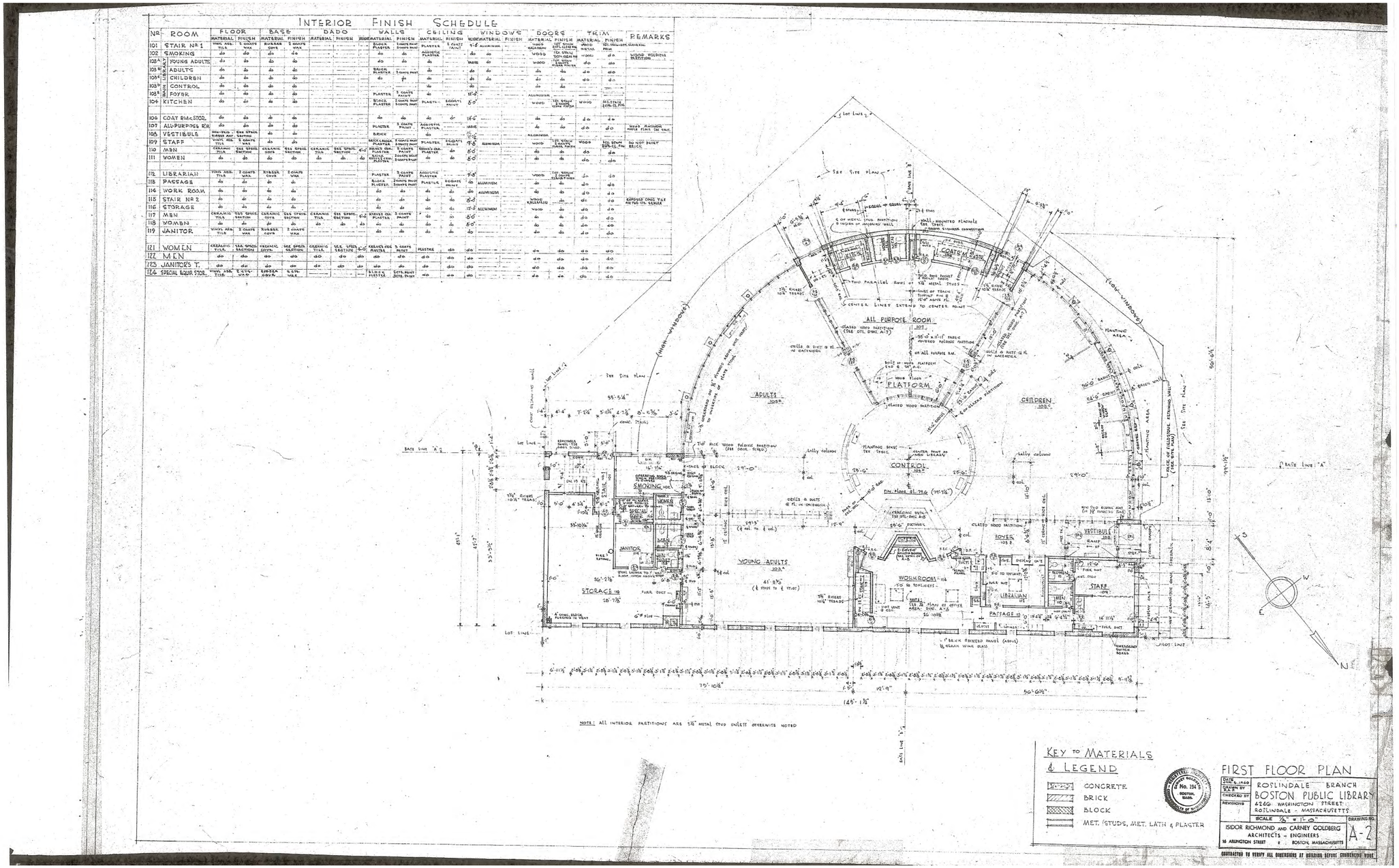
Special Programming Offered
The Reading Readiness series, where children age 3-4 learn basic concepts such as letters, numbers, shapes, and colors through stories, songs, play activities and guest performances, is offered four times a year. A Summer Reading Club for children ages 6- 12 is offered every year with crafts and performers. In collaboration with local business and community agencies such as Village Books, the Roslindale Arts Alliance and Roslindale Main Streets, the branch offers exhibits, music performances, author appearances and lecture and panel discussions on a broad range of topics throughout the year. The branch also is a cosponsor of local events through the Roslindale Adult Literacy Coalition and the Roslindale Leaders group, among others.

C1c. Existing Drawings



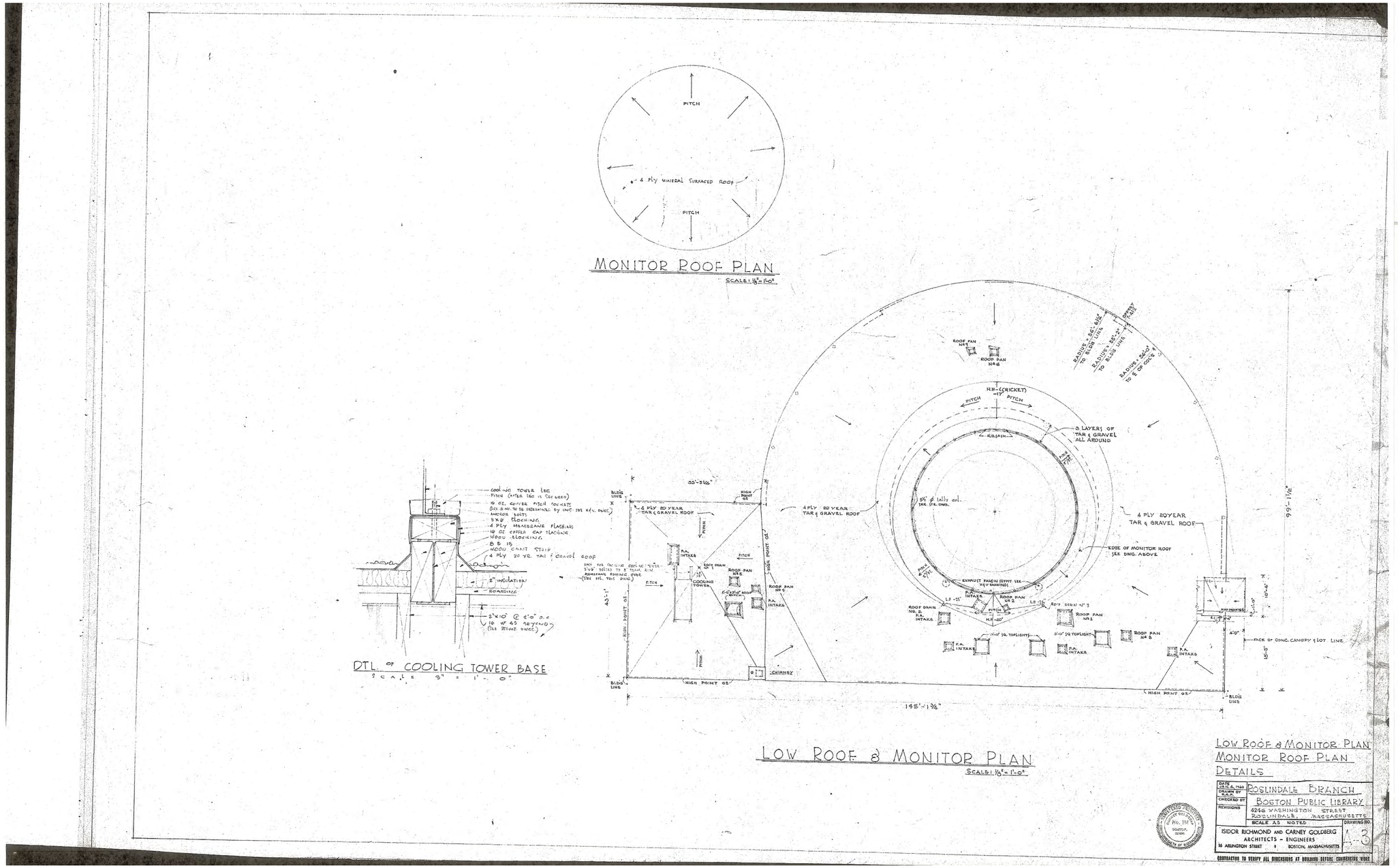

INTERIOR FINISH SCHEDULE
TYPE "A" KALAMEIN 1¾" THICK
TYPE "B"
TYPE "C" EXTERIOR WOOD 1¾" THICK
TYPE "D"
TYPE "E" INTERIOR WOOD 1¾" THICK
TYPE "F"
TYPE "G"
WOOD FOLDING PARTITION
INTERIOR WOOD 1¾" THICK
NOTE: WOOD DOORS TO TOILETS Nos 110, 111, 117, 118, 121, 122 & 125 JANITOR 119, STORAGE 120 & AUDIO-VISUAL STORAGE 124 TO HAVE 1" UNDERCUT.
KEY TO DOOR SCHEDULE
SP-1
SP-2
NARROW STILE ALUMINUM DOORS & FRAMES
TYPE "B" (CHANNEL FRAME)
ACCESS PANEL @ STAIR No 1
DOOR SCHEDULE
SCALE ½" = 1'-0"
12" MASONRY
CONCRETE OR MASONRY THICKNESS VARIES
TYPE "A" WOOD BUCK
TYPE "B" CHANNEL FRAME
TYPE "C" METAL FRAME
TYPE "D" WOOD FRAME
DOOR BUCK DETAILS
SCALE 3" = 1'-0"
TYPE "E"
TYPE "F"
TYPE "G"
SEE HORIZ. SECTION THRU ALL-PURPOSE RM. GLAZED PARTITION - DWG. A-7
UNEXCAVATED (SOLID FILL TO BOT. OF SLAB)
CONCRETE PLENUM 2'-0" x 2'-0" x 2'-6" DEEP (INSIDE DIMENSIONS)
NEW COLUMN No 2
NEW COLUMN No 1
REMOVE EXISTING GRANITE ARSA WALL ONLY AS TO CONSTRUCT NEW COLUMN & FOOTING
EXISTING ARSAVAX (TO BE FILLED)
REMOVE EXISTING SASH & FRAMES BRICK UP OPENINGS
EXISTING BRICK PIERS
REMOVE EXIST. FLOOR AS REQUIRED FOR NEW COL. & FTG. PATCH FLOOR
STAIR No 1
PASSAGE
STORAGE
BOILER ROOM
GENERAL BASEMENT
FIN. FLOOR - EL. 70.1 (70'-1⅛")
STAIR No 2
REMOVE EXISTING IRON FENCE COMPLETELY
REMOVE THIS PORTION OF EXISTING ARSAVAX COMPLETELY
UNEXCAVATED (SOLID FILL TO BOT. OF SLAB)
TYPICAL
BASE LINE "A"
BASE LINE "B"
BUILDING LINE
KEY TO MATERIALS & LEGEND
CONCRETE
BRICK
BLOCK
EXISTING WORK TO REMAIN
EXISTING WORK TO BE REMOVED
BASEMENT FLOOR PLAN
ROSLINDALE BRANCH
BOSTON PUBLIC LIBRARY
4246 WASHINGTON STREET
ROSLINDALE, MASSACHUSETTS
SCALE ⅛" = 1'-0"
DRAWING NO. A-1
ISIDOR RICHMOND AND CARNEY GOLDBERG ARCHITECTS - ENGINEERS
16 ARLINGTON STREET BOSTON, MASSACHUSETTS
CONTRACTOR TO VERIFY ALL DIMENSIONS AT BUILDING BEFORE COMMENCING WORK

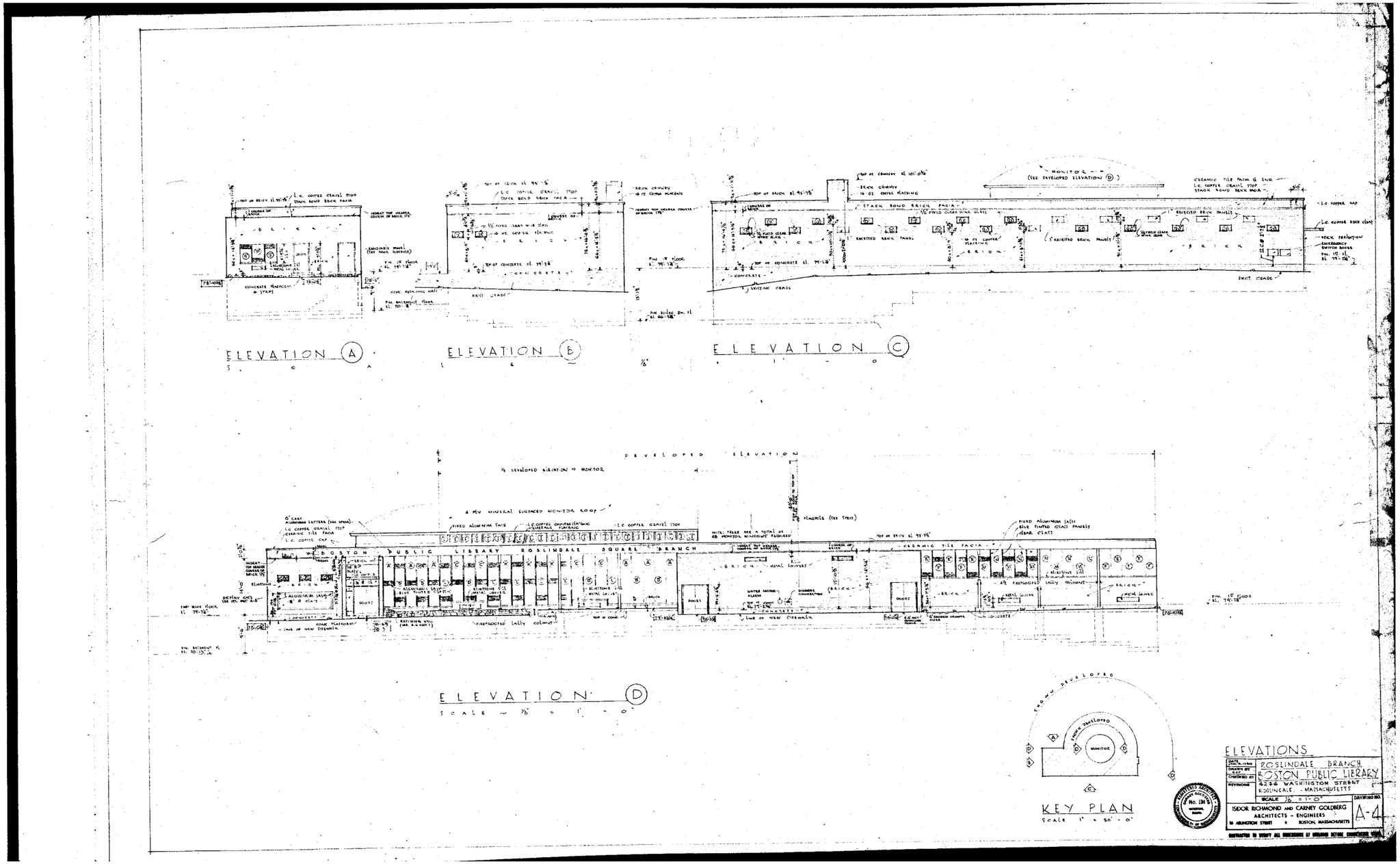

Poplar St.
Corinth St
Washington St.
Poplar St.
Gulf Oil Corp.
BLDG. LINE OF NEW LIBRARY
14,763
Boston
STONY BROOK
J. Henniger Burton
Henniger
Burton
96.50 Line
60.00
72.00
20.00
SURVEY & LOCATION PLAN
ROSLINDALE BRANCH
BOSTON PUBLIC LIBRARY
ROSLINDALE, MASSACHUSETTS
SCALE 1" = 10'-0"
DRAWING NO. 1-2
ISIDOR RICHMOND AND CARNEY GOLDBERG
ARCHITECTS - ENGINEERS
16 ARLINGTON STREET BOSTON, MASSACHUSETTS
CONTRACTOR TO VERIFY ALL DIMENSIONS AT BUILDING BEFORE ASCERTAINING WORK
Plan showing land belonging to the City of Boston.
Scale 10 feet to an inch.
Sept. 25, 1957.
Acting Chief Engineer - Survey Division
PUBLIC WORKS DEPARTMENT
CITY OF BOSTON
WASHINGTON ST.
POPLAR ST.
WEST ROXBURY
Sept. 25, 1957
Commissioner of Public Works
NOTE
THIS DRAWING WAS REPRODUCED FROM THE ORIGINAL SURVEY BY THE SURVEY DIVISION, DEPT. OF PUBLIC WORKS BOSTON, MASS. DATED SEPT. 25, 1957
NEW BUILDING LOCATED ON DRAWING BY ARCHITECT.
GENERAL NOTE
SUB-SURFACE SOIL INVESTIGATIONS HAVE BEEN MADE BY THE CARR-DEE TEST BORING AND CONSTRUCTION CORPORATION. TOPOGRAPHICAL AND BOUNDRY SURVEYS HAVE BEEN MADE BY THE SURVEY DIVISION, PUBLIC WORKS DEPARTMENT, CITY OF BOSTON. RESULTS ARE INDICATED ON THE DRAWINGS. DATA SHOWN IS FOR GENERAL INFORMATION OF BIDDERS.
BIDDERS ARE EXPECTED TO EXAMINE THE SITE, AND THE RECORDS OF INVESTIGATION AND SURVEY AND DECIDE FOR THEMSELVES THE CHARACTER OF MATERIALS AND TOPOGRAPHY TO BE ENCOUNTERED
THE ARCHITECTS AND ENGINEERS DO NOT ASSUME RESPONSIBILITY FOR VARIATIONS OF SUB-SOIL QUALITY OR CONDITION, OR FOR INFORMATION INDICATED ON THIS SURVEY.
Traced by: Edward J. Brien
Checked by: John J. Ryan
K-564

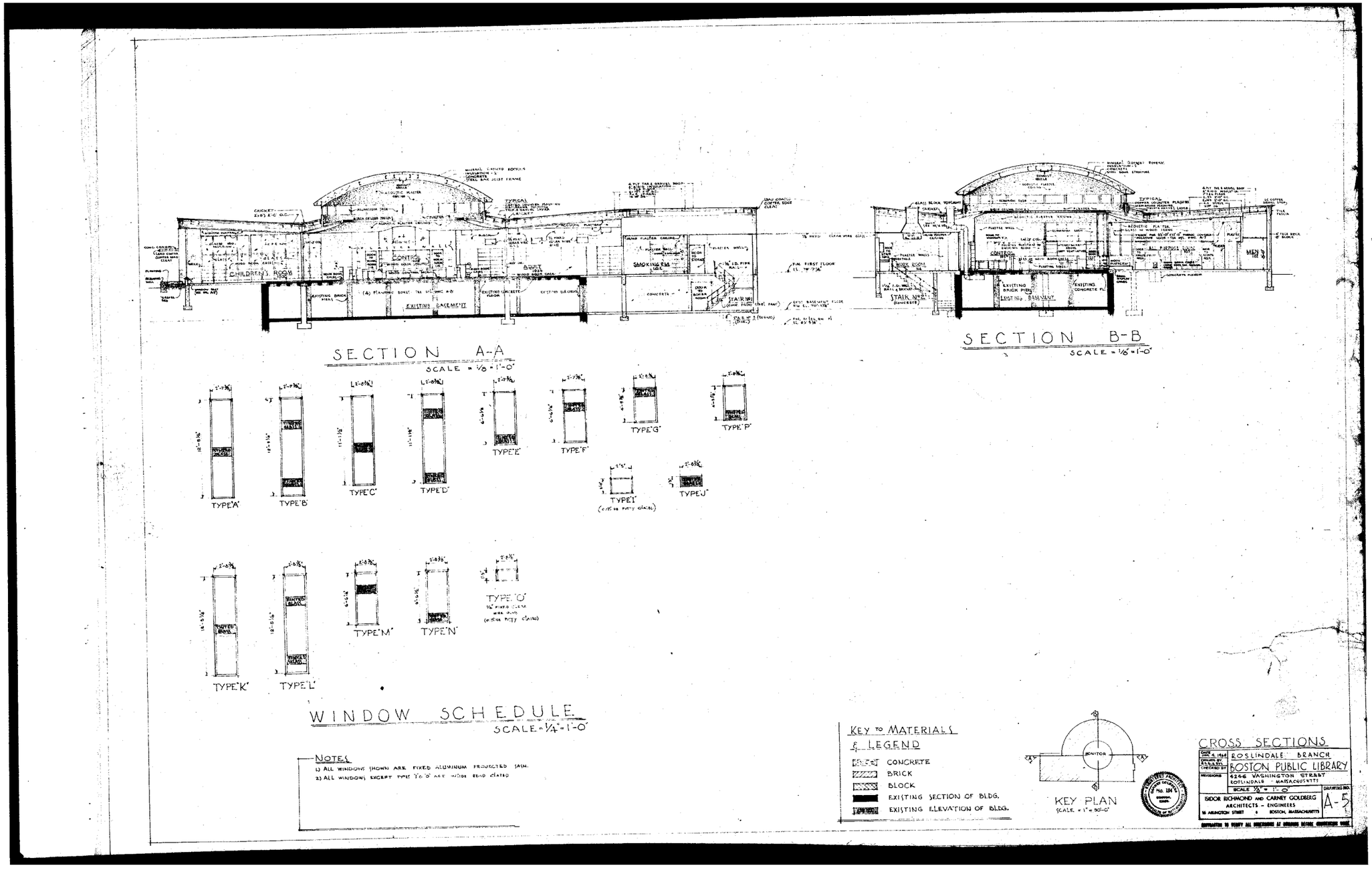


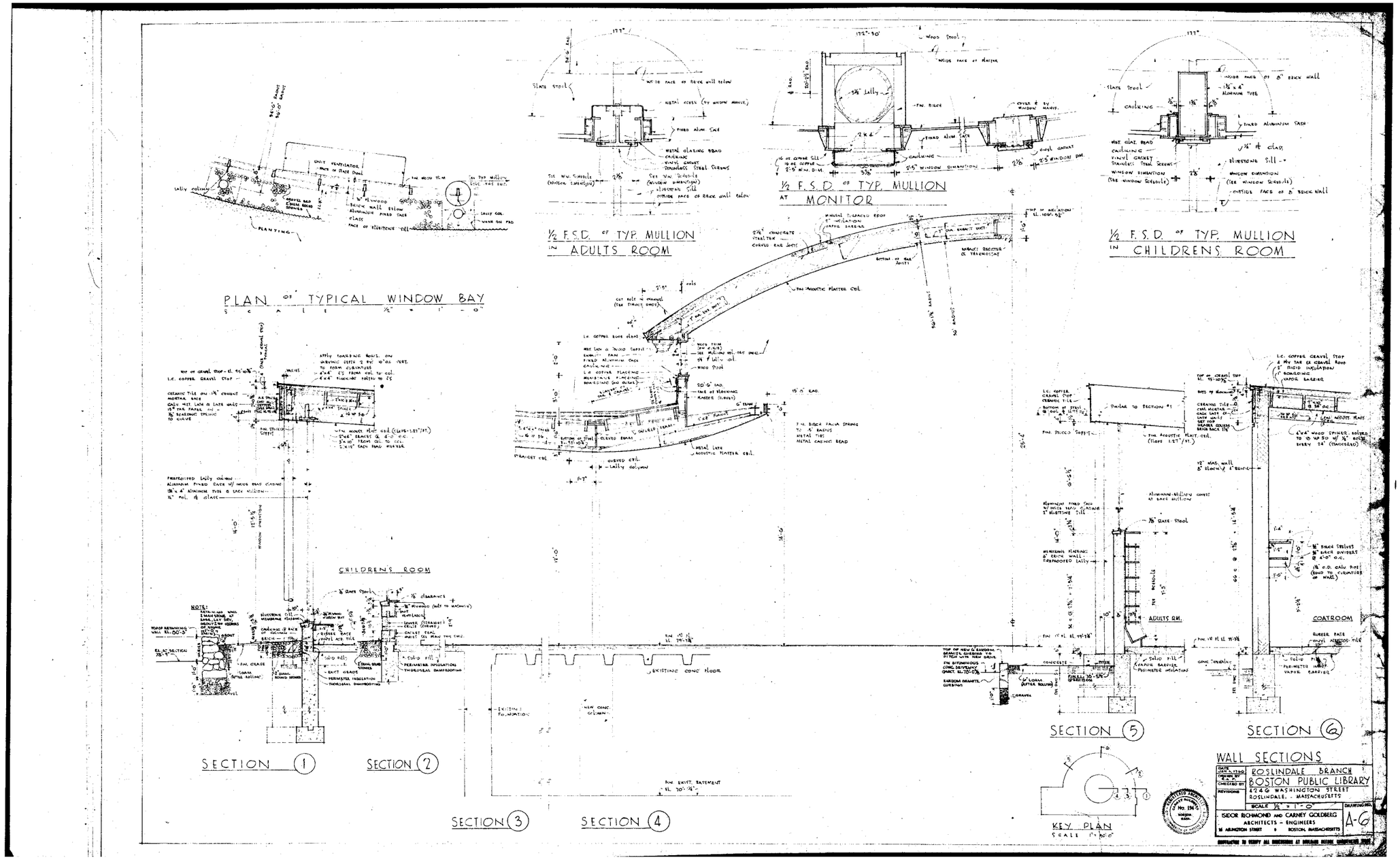
INTERIOR FINISH SCHEDULE

NO.	ROOM	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	DADO MATERIAL	DADO FINISH	WALLS MATERIAL	WALLS FINISH	CEILING MATERIAL	CEILING FINISH	WINDOWS SILL MATERIAL	WINDOWS FINISH	DOORS MATERIAL	DOORS FINISH	TRIM MATERIAL	TRIM FINISH	REMARKS
101	STAIR NO 1	VINYL ASB. TILE	2 COATS WAX	RUBBER COVE	2 COATS WAX													
102	SMOKING	do	do	do	do			do	do	ACOUSTIC PLASTER		do	do	WOOD	TOP SWING DOUBLE ACTING	WOOD	do	WOOD FOLDING PARTITION
102A	YOUNG ADULTS	do	do	do	do			do	do	do		WOOD	do	do	do	WOOD	do	
103	ADULTS	do	do	do	do			BRICK PLASTER	3 COATS PAINT	do	do	do	do	do	do	do	do	
103A	CHILDREN	do	do	do	do			do	do	do	do	do	do	do	do	do	do	
104	CONTROL	do	do	do	do			PLASTER	3 COATS PAINT	do		do		do	do			
105	FOYER	do	do	do	do			do	do			ALUMINUM						
106	KITCHEN							BRICK PLASTER	3 COATS PAINT 2 COATS SEMI-GLOSS PAINT	PLASTER	EGGSHELL PAINT			WOOD	TOP SWING DOUBLE ACTING DOOR FINISH	WOOD	OILSTAIN SEMI-GL FINISH	
106	COAT RM & STOR.	do	do	do	do			do	do	do	do			do	do	do	do	
107	ALL-PURPOSE RM	do	do	do	do			PLASTER	3 COATS PAINT	ACOUSTIC PLASTER				do	do	do	do	WOOD FLUSHDOOR MAPLE FINISH (SEE SPEC.)
108	VESTIBULE	RUBBER TILE	SEE SPECIFICATION	RUBBER COVE	SEE SPECIFICATION			BRICK		do				ALUMINUM				
109	STAFF	VINYL ASB. TILE	2 COATS WAX	do	do			MASONRY BLOCK PLASTER	2 COATS SEMI-GLOSS PAINT	PLASTER	EGGSHELL PAINT			WOOD	TOP SWING DOUBLE ACTING DOOR TYPE	WOOD	OILSTAIN SEMI-GL FINISH	DO NOT PAINT
110	MEN	CERAMIC TILE	SEE SPECIFICATION	CERAMIC COVE	SEE SPECIFICATION	CERAMIC TILE	SEE SPECIFICATION	KEENE'S CEM. PLASTER	3 COATS PAINT	KEENE'S CEM. PLASTER	do			do	do	do	do	BRICK
111	WOMEN	do	do	do	do	do	do	KEENE'S CEM. PLASTER	3 COATS PAINT	do	do			do	do	do	do	
112	LIBRARIAN	VINYL ASB. TILE	2 COATS WAX	RUBBER COVE	2 COATS WAX			PLASTER	3 COATS PAINT	ACOUSTIC PLASTER				WOOD	TOP SWING DOUBLE ACTING DOOR	do	do	
113	PASSAGE	do	do	do	do			BLOCK PLASTER	2 COATS SEMI-GLOSS PAINT	PLASTER	EGGSHELL PAINT	ALUMINUM		do	do	do	do	
114	WORK ROOM	do	do	do	do			do	do	do	do	ALUMINUM		do	do	do	do	
115	STAIR NO 2	do	do	do	do			do	do	do	do			WOOD KALAMEIN	do	do	do	EXPOSED OAKS TO BE RUBBED OIL FINISH
116	STORAGE	do	do	do	do			do	do	do	do	WOOD	do	do	do	do	do	
117	MEN	CERAMIC TILE	SEE SPECIFICATION	CERAMIC COVE	SEE SPECIFICATION	CERAMIC TILE	SEE SPECIFICATION	KEENE'S CEM. PLASTER	3 COATS PAINT	do	do			do	do	do	do	
118	WOMEN	do	do	do	do	do	do	do	do	do	do			do	do	do	do	
119	JANITOR	VINYL ASB. TILE	2 COATS WAX	RUBBER COVE	2 COATS WAX			do	do	do	do			do	do	do	do	
121	WOMEN	CERAMIC TILE	SEE SPECIFICATION	CERAMIC COVE	SEE SPECIFICATION	CERAMIC TILE	SEE SPECIFICATION	KEENE'S CEM. PLASTER	3 COATS PAINT	PLASTER	do	do	do	do	do	do	do	
122	MEN	do	do	do	do	do	do	do	do	do	do	do	do	do	do	do	do	
123	JANITOR'S T.	do	do	do	do	do	do	do	do	do	do	do	do	do	do	do	do	
124	SPECIAL BOOK STOR.	VINYL ASB. TILE	2 COATS WAX	RUBBER COVE	2 COATS WAX			BLOCK PLASTER	CEM. PAINT 3 COATS PAINT	do	do	do	do	do	do	do	do	


PITCH
4 PLY MINERAL SURFACED ROOF
PITCH
MONITOR ROOF PLAN
SCALE: 1/8"=1'-0"
ROOF FAN NO 5
ROOF FAN NO 6
RADIUS = 56'-6 1/2" TO BASE LINE
RADIUS = 181'-2" TO BASE LINE
RADIUS = 56'-0" TO E OF COPE
H.R.-(CRICKET) -17" PITCH
PITCH
3 LAYERS OF TAR & GRAVEL ALL AROUND
4 PLY ROOFING
4 PLY ROYEAR TAR & GRAVEL ROOF
25" ø Lally col. SEE STR. DWG.
4 PLY ROYEAR TAR & GRAVEL ROOF
EDGE OF MONITOR ROOF SEE DWG. ABOVE
EXHAUST FANS IN OPPT. SEE MEP DRAWINGS
R.A. INTAKE
ROOF FAN NO 6
ROOF DRAIN NO. 6 R.A. INTAKE
ROOF DRAIN NO 5
ROOF FAN NO 5
ROOF FAN NO 8
R.A. INTAKE
3'-0" SQ TOPLIGHT
3'-0" SQ TOPLIGHT
R.A. INTAKE
R.A. INTAKE
FACE OF CONC. CANOPY & LOT LINE
COOLING TOWER LEG
PITCH (AFTER LEG IS SECURED)
10 GA. COPPER PITCH POCKETS (SIZE & NO. TO BE DETERMINED BY MFR. SEE M/E DWGS.)
ANCHOR BOLTS
5 X 8 BLOCKING
4 PLY MEMBRANE FLASHING
10 GA. COPPER CAP FLASHING
WOOD BLOCKING
B.B. IS
WOOD CANT STRIP
4 PLY 20 YR. TAR & GRAVEL ROOF
2" INSULATION
BOARDING
2"x10" @ 2'-0" O.C. TO W 45 BEYOND (SEE STRUCT. DWGS.)
DTL. OF COOLING TOWER BASE
SCALE 3" = 1'-0"
33'-8 1/2"
BLDG LINE
HIGH POINT OF
4 PLY ROYEAR TAR & GRAVEL ROOF
PITCH
R.A. INTAKES
ROOF DRAIN NO 5
ROOF FAN NO 5
COOLING TOWER
ROOF FAN NO 6
R.A. INTAKES
CHIMNEY
HIGH POINT OF
BLDG LINE
195'-1 3/4"
43'-1"
95'-1 3/4"
LOW ROOF & MONITOR PLAN
SCALE: 1/8"=1'-0"
LOW ROOF & MONITOR PLAN
MONITOR ROOF PLAN
DETAILS
DATE 10 A.M. 1940
DRAWN BY R.A.P.
CHECKED BY
REVISIONS
ROSLINDALE BRANCH
BOSTON PUBLIC LIBRARY
4244 WASHINGTON STREET
ROSLINDALE, MASSACHUSETTS
SCALE AS NOTED
DRAWING NO. 13
ISIDOR RICHMOND AND CARNEY GOLDBERG
ARCHITECTS - ENGINEERS
16 ARLINGTON STREET BOSTON, MASSACHUSETTS
CONTRACTOR TO VERIFY ALL DIMENSIONS AT BUILDING BEFORE COMMENCING WORK


ELEVATION A
ELEVATION B
ELEVATION C
DEVELOPED ELEVATION
½ DEVELOPED ELEVATION OF MONITOR
BOSTON PUBLIC LIBRARY ROSLINDALE SQUARE BRANCH
ELEVATION D
SCALE ~ ½" = 1'-0"
KEY PLAN
SCALE 1" = 50'-0"
ELEVATIONS
ROSLINDALE BRANCH
BOSTON PUBLIC LIBRARY
4238 WASHINGTON STREET
ROSLINDALE - MASACHUSETTS
SCALE ½" = 1'-0"
DRAWING NO. A-4
ISADOR RICHMOND AND CARNEY GOLDBERG
ARCHITECTS - ENGINEERS
10 ARLINGTON STREET BOSTON, MASSACHUSETTS


SECTION A-A
SCALE = 1/8" = 1'-0"
SECTION B-B
SCALE = 1/8" = 1'-0"
CHILDREN'S ROOM
CONTROL
ADULT BOOK STACKS
SMOKING RM.
STAIR NO. 1
EXISTING BASEMENT
EXISTING BRICK PIERS
EXISTING CONCRETE FL.
TYPE 'A'
TYPE 'B'
TYPE 'C'
TYPE 'D'
TYPE 'E'
TYPE 'F'
TYPE 'G'
TYPE 'P'
TYPE 'I'
TYPE 'J'
TYPE 'K'
TYPE 'L'
TYPE 'M'
TYPE 'N'
TYPE 'O'
WINDOW SCHEDULE
SCALE = 1/4" = 1'-0"
NOTES
1) ALL WINDOWS SHOWN ARE FIXED ALUMINUM PROJECTED SASH.
2) ALL WINDOWS EXCEPT TYPE 'G' ARE WIRE REINF. GLAZED
KEY TO MATERIALS & LEGEND
CONCRETE
BRICK
BLOCK
EXISTING SECTION OF BLDG.
EXISTING ELEVATION OF BLDG.
MONITOR
KEY PLAN
SCALE = 1" = 50'-0"
CROSS SECTIONS
ROSLINDALE BRANCH
BOSTON PUBLIC LIBRARY
4246 WASHINGTON STREET
ROSLINDALE - MASSACHUSETTS
SCALE 1/8" = 1'-0"
DRAWING NO. A-5
ISIDOR RICHMOND AND CARNEY GOLDBERG
ARCHITECTS - ENGINEERS
16 ARLINGTON STREET BOSTON, MASSACHUSETTS


PLAN OF TYPICAL WINDOW BAY
SCALE ½" = 1'-0"
½ F.S.D. OF TYP. MULLION IN ADULTS ROOM
½ F.S.D. OF TYP. MULLION AT MONITOR
½ F.S.D. OF TYP. MULLION IN CHILDRENS ROOM
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
SECTION 6
KEY PLAN
WALL SECTIONS
ROSLINDALE BRANCH
BOSTON PUBLIC LIBRARY
4246 WASHINGTON STREET
ROSLINDALE, MASSACHUSETTS
ISIDOR RICHMOND AND CARNEY GOLDBERG
ARCHITECTS – ENGINEERS
A-6

C1d. Existing Photos

Front of library

Library entrance

Library approach on Washington Street from Poplar Street

Library approach on Washington Street

View of multi-purpose room exterior door

Rear of library

Front door and book return

Entrance vestibule

View from small circulation desk towards young adult area

View from main circulation desk towards adult area

View of childrens' area

View of childrens' area window bench

View of young adult area

View of circulation desk

View of staff workroom

View of branch librarian's office

View of multipurpose room

View of study room

View of basement storage

View of first floor storage room

C1e. Existing Conditions Report

The following represents observations and opinions about the Roslindale Branch Library's conditions based on our tour of the facility on May 28, 2013 and an examination of the 1960 drawings and subsequent 1988, 1989 and 1993 renovation drawings. We have also reviewed Smith and Wessel Associates' limited assessment for Asbestos- Containing Buiding materials and lead based paint at the Roslindale Branch Library and the March 5, 2012 North Bay Consultant Roslindale and West End Library Replacement cost estimate (without cost) and page 230001-1 of the spec dated April 2, 2012 for scope purposes.

Basement:

- The basement is unusual, in that it is located within the footprint of the previously existing fire station, which has a much smaller footprint than the current library. The library footprint, which extends beyond the fire station footprint in all directions, is on a slab on grade beyond the fire station basement.
- The basement is accessed by two stairways from the main floor.
- The mechanical room is down several steps below the basement floor.
- Though the heating plant is now powered by gas, it was previously fueled by oil. The former oil tank has been totally encased in CMU and a concrete slab and access is from above via a ladder.
- Flooring in parts of the basement looks to be original and are likely rubber or VAT. Adhesives could contain asbestos. Several tiles are missing and it may be due to water infiltration from the foundation walls.
- The ceiling is a coffered slab in most areas, which has peeling paint in some areas.
- The basement has many rows of shelving, some containing books. It is not likely that books that have been placed in this area are being used, and would be best removed from the building, or the conditions of the space should be improved to increase the longevity of the books.
- There is a sprinkler system in the basement, which is surprising, given that there is none on the main floor above.
- There is dual electrical service entering the building, with separate meters. This is unusual, and per BPL, it is probably for the three-phase service.
- Fire and water service pipes enter the basement from under the portion of the building that has a slab on grade. The pipes actually enter the building at the main floor, which is where all associated equipment is located, and then the pipes go down and under the slab on grade to the basement.
- The existing foundation walls have water deterioration and it was caused by a sewer back-up several years ago which required an installation of a pit ejector.

Main Floor:

- The floor tile appears to be VCT, is not original, and is mostly in poor shape. The edges of most tiles are curling up. This could be a failure from age, or possibly a moisture problem between the slab and adhesive.
- The ceilings are mostly plaster. There are several locations where there is damage in the ceilings from roof leaks. Judging by the condition of the roof and lack of stains on the floors, we believe that the leaks are no longer active and BPL has concurred.
- There is a smoke detection system throughout the first floor with exposed conduit.
- Most of the lighting in the main space consists of older fluorescent fixtures, however lights at the center of the space are compact fluorescent and LED fixtures.
- The multi-purpose room has a stage, which is not accessible.
- The multi-purpose has a great deal of glass between it and the main library space, which is all

blocked with shades.
- Restrooms in the multi-purpose room and in the staff areas are not accessible, and are in need of upgrade.
- There is a room divider in the meeting room, which does not appear to be used.
- The windows, which are all around the building, have vertical blinds, which are all in the closed position, due to glare.
- There is a painted wood bench that follows the curve of the perimeter of the outside wall. The finish is not in good condition and they are very shallow.
- Door hardware at doors other than main entry is not accessible.
- Sink and counters in workroom are not accessible.
- Fire alarm master box is not in a location near the entry as would be preferred/required by fire department.
- Some shelving is mostly wood and seems to be original. Most of the furniture is also original including the chairs in the multi-purpose room.
- There are lockers in the staff work area and the exterior display windows are accessed from the staff lounge.
- The storage space on the first floor has original floor tile and stains on the roof.

Roof:
- The roof membrane appears to be EPDM and is in generally good condition.
- The roof membrane has separated from its substrate in several locations and is therefore more prone to damage by foot traffic at those locations. If the separation continues to larger areas, the entire membrane could be lifted off of the structure in a strong wind.
- There are only two roof drains for the main part of the library building and one at the rear portion. The drains are in need of cleaning and are inadequate for the area of roof, though the lack of ponding water indicates that they are draining the roof well at this time.
- The glass monitor beneath the dome appears to be original and is non-insulated. The framing holding the glass is wood, and in need of painting.
- There are several skylights, which appear to be original.
- The chimney has several cracks in the masonry, though is otherwise in reasonable condition on the outside.
- Access to the roof hatch is from the janitor's closet by two ladders, with a somewhat precarious transition at the attic space above the main floor.

Exterior:
- The brick and mortar appear to be in good condition, though no weep holes are visible.
- All windows have recently been replaced with aluminum curtain wall framing and insulated glass. The blue colored glass appears to also be insulated or is very thick material.
- The entry ramp/step are very unattractive, and having one step is a hazard. Railings are peeling and rusting. Replacement of ramp and step with one means of access composed of more attractive and durable materials would be more inviting and safer.
- The sloped walk in the entry vestibule is less than 1:20 pitch and is code compliant.
- There are recycling bins at the end of the driveway at the rear of the building. Trash bags are piled inside the rear door. There does not seem to be any appropriate means of trash disposal.
- Staff uses the end of the driveway for parking.
- There is a gas meter on the building at the end of the driveway.
- There is a remnant of a wood cover over a hose bib near the rear of the building.
- There are mechanical grills installed on the exterior brick. They are not usually installed well and

have gaps at perimeter.
- There are two exterior doors from the multi-purpose room into a walkway in front of a planter.
- Some areaways in the back of the property have accumulated garbage and don't seem to be in use.
- There are planter walls on Washington Street and on Poplar Street which follow the curve of the building. They seem to be in good condition.

C1f. Structural Analysis

LeMessurier Consultants
1380 Soldiers Field Road T: (617) 868-1200
Boston, MA 02135 F: (617) 661-7520

31 May 2013

Roslindale Branch of the Boston Public Library
LeM File No. 33098

Existing Condition Report

Introduction

The following represents our observations and opinion of the structural conditions at the Roslindale Branch of the Boston Public Library in Boston, Massachusetts. Our observations and opinion have been based on a tour of the facility on 28 May 2013 and an examination of structural drawings S-1, S-2 and S-3 dated 4 January 1960 which describe the original construction.

Description - Site Condition

The library has an overall plan dimension of approximately 145' x 100'. The existing structure was built on the site of a former fire station. A portion of the original basement and roof over the basement was retained and integrated into new construction. The old basement of the fire station consisted of concrete foundation walls around the perimeter of the basement and a series of closely spaced brick piers supporting the roof over the basement area. The roof of the old basement was framed with a concrete waffle slab system consisting of 8" deep ribs, 6" wide with 3-inch concrete topping. With the exception of this area, all other portions of the old firehouse were removed to accommodate the new library construction. All areaways were either removed or backfilled with soil.

New Construction (1960 Building)

The 1960 library was built around an existing basement (old firehouse) and consisted of slab on grade where the library area is located with a small basement added on the east side to match the existing basement elevation. The foundation elements typically consist of spread footings, continuous wall footings, and foundation walls with concrete piers. These concrete piers support lally columns. There are masonry bearing as well as non-load bearing masonry walls around the perimeter of the building. The load bearing masonry walls support the roof in areas where the lally columns are absent. The roof of the library consists of a low roof and a monitor roof mostly semi-circular or circular in plan. The main roof structure consists of roof members spaced radially and span from exterior lally columns or bearing walls to interior columns at an approximate span of 36' and cantilever approximately 10'-0". This cantilever framing supports a lally column which rises above to support the monitor framing. Secondary framing provided between the radial framing members in the form of ring beams which stabilizes the cantilever portion of the low roof. Wood framing with 2x10 or 2x8 joists span between the radial beams. The roof itself is made of 1" boards, insulation and a 4-ply tar and gravel. The masonry bearing walls in addition to supporting portions of the roof also provide lateral stability to the structure. The building predates current day codes for wind and seismic forces and, therefore, may not

comply with current day code requirements especially for seismic loads. An important note of structural significance is that the low roof is very lightweight in construction and tie rods are provided along the radii of the roof plan and use the weight of the masonry wall and the concrete foundation wall to hold the roof down against uplift from wind forces.

The roof of the monitor is circular in plan and consists of a ring beam supporting curved truss joist framing spaced radially along the circle and frames into a circular ring made out of steel plates at the top of the monitor. A series of single angle spans between the truss joists and supports a steel deck and 2-1/2" concrete topping.

Components of the Structure

• Foundation spread footings:	Sizes vary
• Foundation walls:	8" to 12" thick reinforced concrete wall
• Slabs on grade:	6" thick slab on grade
• Framed slab:	Waffle slab 8" deep x 6" wide ribs + 3" topping – supported basement walls
• Roof framing:	
- Roof radial beams (low roof):	16 x 36 W beams
- Ring beam:	16" built up girder
- Timber purlins between roof beams:	2" x 10" or 2" x 8"
- Monitor roof:	
- Joists:	Structural WT top and bottom chord with 1-1/2" x 1-1/2" x 1/4" web member
- Angles between joists:	3" x 3" x 1/4" thick angle
- Top of monitor:	2-1/2" thick concrete on steel deck

Observations

On 28 May 2013, Mr. M.V. Ravindra of LeMessurier Consultants toured the site with the architects, mechanical engineer and a representative from the Boston Public Facilities Department. Our observations are as follows:

- We were able to verify that the basement construction appears in accordance with the description outlined in the structural drawings which describe the original construction. In particular, we were able to verify the slab on grade, concrete foundation walls, roof slab of the basement, and brick piers supporting the roof slab.

- We were also able to verify the masonry walls as well as the lally columns supporting the roof.

- Most of the other areas such as the low roof framing, monitor roof, etc., are covered with architectural finishes and, therefore, were not visible.

- However, our walk-through observation of the building indicates that the structure was built in accordance with the plans reviewed by our office.

- During our visit we did not see any structural condition or distress causing any concern.

- While parts and portions of the structure may not meet current day code requirements, it appears that the structure was built in accordance with the standards in force at the time of the original condition. However, retrofit to current code is not mandated unless the structure undergoes significant modifications.

- We did notice some water intrusion and cosmetic damage, including water deterioration of the foundation walls in the basement. These are cosmetic issues and better addressed by others.

In conclusion, it is our opinion that the structure has performed satisfactorily for its intended use over the years. Our opinion is based on a brief review of the existing documents made available to us by the Owner and supplemented by a walk-through observation of the facility. This report should not be construed as a check on all parts and portions of the structure as we have not performed any calculations or detailed analysis.

MVR:dt

C1g. MEPFP Analysis

Cosentini
A TETRA TECH COMPANY

May 31, 2013

BOSTON PUBLIC LIBRARY
ROSLINDALE BRANCH LIBRARY IMPROVEMENTS

HVAC, PLUMBING, FIRE PROTECTION AND ELECTRICAL SYSTEMS

EXISTING CONDITIONS NARRATIVE

A. General

The following report is based on the review of the available existing MEP drawings including original construction documents from 1960 and multiple system upgrades over the years, as well as observations of the existing building systems during a building walk-thru on 5/28/13.

B. HVAC Systems

Heating for the building is provided by a gas fired cast iron hot water boiler (Weil – McLain, Model 88, Series 1). The boiler has 1,632 MBH output and appear to have adequate capacity to heat the building. Originally the boiler was fired by fuel oil. The old fuel tank is still in the building. The current installation has a gas fired boiler. No existing documentation has been located for the current boiler to determine its vintage but according to BPL the boiler was replaced around 5 years ago. It appears to be in good condition and should be anticipated to have another 15 – 20 years of useful life. Boiler is located in the basement mechanical room.

Cooling for the building is provided by an electric water chiller located in the basement mechanical room and associated cooling tower on the roof. The entire system including chiller, cooling tower, condenser water pump, condenser water piping, chemical water treatment, and emergency refrigerant leak ventilation has been completely replaced as a part of mechanical system upgrade project which is currently underway. The system capacity is 50 tons.

The building heating and air conditioning is provided by multiple unit ventilators located throughout the building. Hot water and chilled water to the unit ventilators is delivered through a dual temperature seasonal change-over hot water / chilled water distribution piping from the two circulating pumps located in the basement mechanical room and connected to the boiler and chiller via a change-over valving assemblies. The dual temperature pumps were replaced in 1989 and are approaching the end of their useful life. Most unit ventilators (except the two units serving meeting room) were replaced during the 1989 renovation and are currently at the end of their useful life. The two unit ventilators serving meeting room are being replaced under the mechanical system upgrade project which is currently underway. Some unit ventilators serving basement and enclosed areas on the first floor appear to be from original installation.

The building ventilation is achieved by introducing ventilation air to the spaces though the respective unit ventilators and exhausting air from the spaces via the exhaust air duct systems terminating with exhaust air fans on the roof. The unit ventilators at the building perimeter are provided with ventilation air intakes through the exterior wall louvers with dampers. Unit ventilators serving interior spaces on the first floor and in the basement have ventilation air ducted to them from the air intakes at the roof. Most ventilation air intake dampers were observed to be closed and the exhaust fans did not appear to be running at the time of walk-thru which suggests that, as currently operated, the building does not have adequate ventilation.

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Most of the HVAC distribution piping appears to be original dating back to 1960's.

The HVAC controls are original Johnson pneumatic system with some upgrades over the years for new equipment. The system is obsolete.

C. Plumbing Systems

A 2" water service enters the building from Poplar Street with water meter located in the basement. Water is distributed to plumbing fixtures, domestic water heater, and mechanical equipment make-up.

Gas fired water heater generates domestic hot water which is distributed to the plumbing fixtures. Hot water recirculation lines currently exist between kitchenette and staff workroom. The heater was replaced around 5 years ago. It appears to be in good condition and should be anticipated to have another 10 - 15 years of useful life.

The plumbing fixtures in the bathrooms were last replaced during the renovation at the late 1980's.

A gas service with meter outside enters the basement mechanical room and is extended to the boiler and domestic water heater.

The facility is provided with sanitary and vent piping.

Storm drain system consists of three roof drains and associated piping. Two out of three roof drains were replaced during the renovation of 2003.

New submersible ground water duplex pump discharging into the storm drain system was added in the basement during the renovation of 2003.

Most of the piping in the building is original dating back to 1960's.

D. Fire Protection Systems

A 4" fire water service enters the building from Poplar Street. The service entry assembly is located in the closet in the meeting room and includes isolation valve, alarm check valve, siamese connection, sprinkler drain.

Sprinkler piping is extended to the basement level and provides full coverage of the basement level with upturn sprinkler heads. No sprinkler protection is provided on the First Level.

E. Electrical Systems

The building is served by 2 utility company services. The service equipment is located in the basement of the building.

The first service is 120/240 volts, single phase and appears to be rated at 225 amperes. This service provides power to all single phase loads in the building including receptacles, lighting, misc. power, and some mechanical system equipment. The service switch supplies power to a distribution panelboard, which supplies power to several lighting and appliance panels in the building. Two of the lighting and appliance panels – located on the first floor – were replaced in 2003, the remainder appear to be original from 1960. The switches, panels, feeders, and associated equipment which were installed in 1960 are beyond their useful life.

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The second service is 240 volts, three phase and appears to be rated at 225 amperes. This service provides power to three phase loads in the building including mechanical system equipment. This service does not include a neutral and should only serve three phase loads. The service switch supplies power to a wiring trough with motor controllers tapped from the conductors in the wiring trough. The switches, panels, feeders, and associated equipment were installed in 1960 and are beyond their useful life.

The building is provided with a fire alarm system, however the system does not provide audio/visual notification appliances in compliance with current codes, and the equipment is beyond its useful life. Emergency lighting is provided with battery back-up units. This equipment is beyond its useful life.

C1h Code Analysis

OVERVIEW

The code summary provided below is based on the existing building provisions of the Massachusetts State Building Code, 8th Edition. Chapter 34 of the MSBC references the International Existing Building Code, 2009 Edition and includes several amendments. All new construction must comply with the requirements of the code for new construction to the fullest extent practical.

CODE SUMMARY

The project consists of the renovation of the BPL's Roslindale Branch Library located in Roslindale, MA. The building is less than 70 feet in height and is not considered to be a high-rise building (MSBC 403.1).

The building includes library space, circulation and staff areas and meeting rooms.

APPLICABLE CODES

The applicable codes for the project include the following:

- 780 CMR: Massachusetts State Building Code, 8th Edition
- International Existing Building Code, 2009 Edition as adopted and amended by MSBC Chapter 34
- International Energy Conservation Code, 2009 Edition as adopted and amended by MA
- 527 CMR: Massachusetts Fire Prevention Regulations
- 248 CMR: Massachusetts Fuel Gas and Plumbing code
- 524 CMR: Massachusetts Elevator Regulations
- 521 CMR: Massachusetts Architectural Access Board
- International Mechanical Code, 2009 Edition as adopted and amended by the MSBC
- National Electrical Code (NFPA 70) as adopted and amended by 527 CMR Chapter 12

Boston, MA has adopted the Massachusetts Stretch Energy Code

APPLICABLE CODES

The building includes the following use group classifications. The scope of work is limited to the Library (Group A-3).

Use Group/Occupancy Classification		**Building Area**
Use Group A-3	Assembly	Library and Meeting Spaces
Use Group B	Business	Administration/Office
Use Group S-2	Storage	Storage

EXISTING BUILDING PROVISIONS

In general, the building code applies to new construction; but does include provisions for existing structures. The following sections establish the extent that the MSBC applies to existing structures:

Section 101.4.2 states:

> "The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or as deemed necessary by the code official for the general safety and welfare of the public."

These provisions establish that the existing building may remain in its current condition and use. Section 101.2.2 establishes the hazardous means of egress provisions that must be corrected in all existing buildings.

The MSBC deletes chapter 34 "Existing Buildings and Structures", in its entirety, from the 2009 IBC.

Section 3401.1 states:

> "The alteration, repair, addition, and change of occupancy of existing buildings shall be controlled by the provisions of the *International Existing Building Code 2009* (IEBC 2009) and its appendices, and as modified with Massachusetts Amendments as follows…"

The following analysis is based upon the 2009 IEBC with Massachusetts amendments.

DESIGN METHODOLOGY

The Existing Building Code includes three separate methods for compliance as defined in IEBC Section 101.5. The methods include the prescriptive method, performance method and the work area method. The design approach for any new project is likely based on the work area method in accordance with IEBC 101.5.2.

Chapter 4 Classification of Work must be used in conjunction with Chapters 5 through 12. The work performed must be classified in accordance with Chapter 4 (IEBC 401.1).

Project work on the building is likely classified as follows: Alterations Level 2 or Alterations Level 3:

Alterations Level 2 applies where the work includes the reconfiguration of space, the addition or elimination of any door or window, the reconfigurations or extension of any system, or the installation of any additional equipment. Level 2 alterations must comply with the provisions of IEBC Chapter 6 for Level 1 Alterations, as well as the provisions of chapter 7.

Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building. Level 3 alterations must comply with the provisions of IEBC Chapters 6 and 7 for Level 1 and 2 alterations, as well as the provisions of Chapter 8.

The following report sections define the code requirements for projects that fall within the definition for each separate category.

REQUIREMENTS FOR ALTERATIONS LEVEL 2

General

The proposed work must comply with the requirements of Chapter 7 for Level 2 work as well as Chapter 6 for Level 1 work (IEBC Section 701.2).

All new construction elements, components, systems, and spaces must comply with the requirements of the MSBC (IEBC Section 701.3).

Special Use and Occupancy

The requirements of IEBC Section 702.1 apply to special uses and occupancies, such as high-rise buildings and do not apply to this project.

Building Elements and Materials

The requirements of IEBC Section 703 apply to shafts, floor openings, fire resistant rated construction and interior finishes. The vertical openings within the building are provided with a 1-hour fire resistance rating.

The interior finish of walls and ceilings within exits and corridors in any work area must comply with the MSBC (IEBC Section 703.4). Existing interior finish materials that do not comply with the MSBC may be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating (IEBC Section 703.4, exception 1).

Where the work area exceeds 50 percent of the floor area, the interior finish requirements shall apply to exits and corridors serving the work area throughout the floor.

Fire Protection

Automatic sprinkler protection is required for work areas that meet all of the following conditions (IEBC Section 704.2.2):

1. The exits or corridors serve an occupant load greater than 30.
2. The work area exceeds 50 percent of the floor.
3. The building has sufficient water supply for a sprinkler system without requiring a new fire pump.

Additionally, automatic sprinkler protection is required for every building undergoing major alterations with an aggregate area of greater than 7,500 square feet in floor area (MGL148 Section 26G). A sprinkler system is not required where insufficient water or water pressure exits. The existing basement of the building is provided with an automatic sprinkler system; it should be verified that all areas are sprinklered in accordance with the MSBC and NFPA 13. The first floor of the building does not have an automatic sprinkler system; unprotected areas may require the installation of sprinklers in accordance with the MSBC and NFPA 13.

The existing building requires an approved automatic fire detection and alarm system throughout the work area in accordance with IEBC Section 704.4.1.5. Where the work area exceeds 50 percent of the floor area, an automatic fire detection and alarm system is required throughout the floor. The building is currently provided with a fire alarm system throughout.

Means of Egress

The floors of the Roslindale Library are provided with sufficient means of egress for the occupant load present as long as the doors to the multipurpose room are not locked. The means of egress of the building meets the requirements of IEBC Section 705.

Accessibility

IEBC Section 706.1 requires compliance with 521 CMR: Massachusetts Architectural Access Board and is addressed in a separate section of this report.

Structural

Structural requirements are provided in Section 707. If structural work is required, please refer to the structural engineers for the structural requirements of the code.

Electrical

Electrical requirements are provided in Section 708. The electrical systems will be designed and installed with the new requirements of the code and IEBC Section 708.1.

Mechanical

Mechanical system requirements are provided in Section 709. The mechanical systems will be designed and installed with the new requirements of the code and IEBC Section 709.1.

Plumbing

Plumbing system requirements are provided in Section 710. The plumbing systems will be designed and installed with the new requirements of the code and IEBC Section 710.1.

Energy Conservation

Level 2 Alterations are permitted to be made to the building without requiring the entire building to comply with the energy conservation requirements of the International Energy Conservation Code (IECC). The new construction portions of the project must meet the requirements of the IECC (IEBC Section 711.1).

Masonry Walls

For alterations to buildings with masonry walls, all masonry walls must comply with IEBC Appendix A1 where any of the following conditions exist (IEBC Section 101.10):

1. The work exceeds 50% of the aggregate area of the building, or
2. An occupancy increase of more than 25% and to a total of 100 or more, or
3. A change of occupancy to a relative hazard category of 1 or 2 per Table 912.5, or educational occupancies K to 12, or
4. A Level 2 Alteration, as defined by section 404, to an Occupancy Category IV per ASCE 7.

It is our understanding that the proposed scope of work does cover greater than 50% of the aggregate building area, but does not increase the occupant load, does not result in a change of occupancy, and does not change the building to an Occupancy Category IV per ASCE 7. It may be that some spaces can be Level 2 work and others Level 3.

REQUIREMENTS FOR ALTERATIONS LEVEL 3

General

The proposed work must comply with the requirements of Chapter 6 and (IEBC Section 801.2).

All new construction elements, components, systems, and spaces must comply with the requirements of the MSBC (IEBC Section 801.2).

Special Use and Occupancy

The requirements of IEBC Section 802.1 apply to special uses and occupancies, such as high-rise buildings and I-2 occupancies and do not apply to this project.

Building Elements and Materials

The requirements of IEBC Section 803 apply to shafts, floor openings, fire resistant rated construction and interior finishes. The vertical openings within the building are provided with a 1-hour fire resistance rating per section 703.2.1.

The interior finish of walls and ceilings within exits and corridors in any work area must comply with the MSBC (IEBC Section 703.4). Existing interior finish materials that do not comply with the MSBC may be treated with an approved fire-retardant coating in accordance with the manufacturer's instructions to achieve the required rating (IEBC Section 703.4, exception 1).

Where the work area exceeds 50 percent of the floor area, the interior finish requirements shall apply to exits and corridors serving the work area throughout the floor.

Fire Protection

Automatic sprinkler protection is required for work areas that meet all of the following conditions (IEBC Section 704.2.2):

4. The exits or corridors serve an occupant load greater than 30.
5. The work area exceeds 50 percent of the floor.
6. The building has sufficient water supply for a sprinkler system without requiring a new fire pump.

Additionally, automatic sprinkler protection is required for every building undergoing major alterations with an aggregate area of greater than 7,500 square feet in floor area (MGL148 Section 26G). A sprinkler system is not required where insufficient water or water pressure exits. The existing basement of the building is provided with an automatic sprinkler system; it should be verified that all areas are sprinklered in accordance with the MSBC and NFPA 13. The first floor of the building does not have an automatic sprinkler system; unprotected areas may require the installation of sprinklers in accordance with the MSBC and NFPA 13.

The existing building requires an approved automatic fire detection and alarm system throughout the work area in accordance with IEBC Section 704.4.1.5. Where the work area exceeds 50 percent of the floor area, an automatic fire detection and alarm system is required throughout the floor. The building is currently provided with a fire alarm system throughout.

Means of Egress

The floors of the Roslindale Library are provided with sufficient means of egress for the occupant load present as long as the doors to the multipurpose room are not locked. The means of egress of the building meets the requirements of IEBC Section 705.

Accessibility

IEBC Section 706.1 requires compliance with 521 CMR: Massachusetts Architectural Access Board and is addressed in a separate section of this report.

Structural

Structural requirements are provided in Section 707. If structural work is required, please refer to the structural engineers for the structural requirements of the code.

Electrical

Electrical requirements are provided in Section 708. The electrical systems will be designed and installed with the new requirements of the code and IEBC Section 708.1.

Mechanical

Mechanical system requirements are provided in Section 709. The mechanical systems will be designed and installed with the new requirements of the code and IEBC Section 709.1.

Plumbing

Plumbing system requirements are provided in Section 710. The plumbing systems will be designed and installed with the new requirements of the code and IEBC Section 710.1.

Energy Conservation

Level 3 Alterations are permitted to be made to the building without requiring the entire building to comply with the energy conservation requirements of the International Energy Conservation Code (IECC). The new construction portions of the project must meet the requirements of the IECC (IEBC Section 711.1).

Masonry Walls

For alterations to buildings with masonry walls, all masonry walls must comply with IEBC Appendix A1 where any of the following conditions exist (IEBC Section 101.10):

5. The work exceeds 50% of the aggregate area of the building, or
6. An occupancy increase of more than 25% and to a total of 100 or more, or
7. A change of occupancy to a relative hazard category of 1 or 2 per Table 912.5, or educational occupancies K to 12, or
8. A Level 2 Alteration, as defined by section 404, to an Occupancy Category IV per ASCE 7.

It is our understanding that the proposed scope of work does cover greater than 50% of the aggregate building area, but does not increase the occupant load, does not result in a change of occupancy, and does not change the building to an Occupancy Category IV per ASCE 7. It may be that some spaces can be Level 2 work and others Level 3.

FIRE RESISTANCE RATINGS

The fire resistance ratings required for Type IIB construction are summarized in the table below and apply throughout the project. The actual construction type of the existing building is currently unknown. The design team should investigate and agree upon the existing construction type in order to make final determinations with regard to materials and the renovation approach.

Building Element (MSBC Table 601)	Fire Resistance Rating Required (Hours)[a]
Primary Structural Frame	0
Exterior Bearing Walls	0
Interior Bearing Walls	0
Exterior Non-bearing walls	0[b]
Floor construction and secondary members	0
Roof construction and secondary members	0

Note a: Shaft construction must be supported by construction equivalent to the fire rating of the shaft
Note b: Fire separation distance of exterior walls determines fire rating per Table 602

PLUMBING FIXTURES

The Massachusetts Fuel Gas and Plumbing Code, 248 CMR (MPC) is the applicable code for determining the required number of plumbing fixtures for the project. The occupant load used to determine the plumbing fixture count is not required to be the MSBC calculated occupant load. Section 10.10(18)(a) of the MPC states that the “population” used for determining the number of plumbing fixtures must be established by the local plumbing inspector. If renovations to the building do not change the occupancy or load, it is our experience that no fixtures are required to be added.

When calculating the required number of plumbing fixtures it is appropriate to assume that 50% of the building population is male and 50% is female. Table 1 (Section 10.10) has a building classification for ‘Library’.

The required plumbing fixture distribution for a Library is one (1) toilet must be provided for every 50 females and one (1) toilet for every 100 males. One (1) sink must be provided for every 200 occupants of either gender. Therefore, (4) women toilets, (2) men toilets and (1) sink per gender are required, if new fixtures are added.

C1i. MAAB / ADA Analysis

The Massachusetts Architectural Access Board (MAAB) contains specific provisions for application to existing buildings (see definition below) that are undergoing addition, alteration or repair. The three thresholds for compliance are as follows:

1. If the work performed in any three-year period costs less than $100,000, then only the work being performed must comply with MAAB.

2. If the work performed in any three-year period costs more than $100,000, but less than 30% of the full and fair cash value of the building, then the work being performed and the following must comply with MAAB: an entrance, public toilet room, telephone and drinking fountain.

3. If the work performed in any three-year period costs more than 30% of the full and fair cash value of the building, then the entire building must comply with the new construction provisions of MAAB.

Because the building is owned by the Commonwealth of Massachusetts, the full and fair cash value is defined as the replacement cost of the building itself (MAAB Section 5 - Definitions). The project cost is reviewed over any 36 month period and the cost of separate projects must be added together when determining compliance with Section 3.3 (MAAB 3.5).

The assessed value of the building is approximately $3,528,000. If the construction cost is greater than 30% of the full and fair cash value ($1,058,400), the entire building must comply with MAAB per Section 3.3.2.

Definitions

The definition of a building in 521 CMR: Architectural Access Board differs from that found in 780 CMR: Massachusetts State Building Code. The definition below is directly from 521 CMR and should be used for the Accessibility Analysis.

> *BUILDING: A structure enclosed within exterior walls or fire walls (as defined in 780 CMR), built, erected and framed in a combination of any materials, whether portable or fixed having a roof, to form a structure for the shelter of persons, animals or property. For the purposes of this definition, "roof" shall include an awning or similar covering, whether or not permanent in nature. The word "building" shall be construed where the context requires, as followed by the words "or part of parts thereof". For application of 521 CMR, each portion of a building which is separated from other portions by fire walls (as defined in 780 CMR) and are not dependent on the existing building for accessible elements shall be considered as a separate building.*

Understanding the definition of "Full and Fair Cash Value of the Building" in 521 CMR is critical to accurately conducting the Accessibility Analysis. The method of determining a building's value changes in the case of state-owned or financed properties. The definition below is directly from 521 CMR. The definition of "replacement cost" is critical to understanding the definition of "Full and Fair Cash Value of the Building", and is included below.

> *FULL AND FAIR CASH VALUE OF THE BUILDING: The assessed valuation of a building (not including the land) as recorded in the Assessor's Office of the municipality at the time of the building permit is issued as equalized at 100% valuation. The 100% equalized assessed value shall be based upon Massachusetts Department of Revenue's determination of the particular city's or town's assessment ratio.*
>
> *Exceptions:*
> *a. If no assess value exists, or the assessed value is more than three years old, a request to substitute the appraised value may be submitted to the Board. The request to use the*

appraised value must be submitted by a certified appraiser or for transit facilities, either a certified appraiser or an independent registered professional engineer and must be submitted prior to obtaining a building permit for the project.

b. *The value of multiple dwellings owned or financed by public sector agencies, local housing authorities, Massachusetts Housing Finance Agency, or the Department of Housing and Urban Development shall be determined by replacement cost.*

c. *The value of buildings owned, constructed, or renovated by the Commonwealth of Massachusetts shall be determined by the replacement cost.*

REPLACEMENT COST: Current cost of construction and equipment for a newly constructed building.

a. *For multiple dwellings, replacement cost shall be determined by $73.32 per square foot.*
b. *For courthouses, correctional facilities, educational facilities and other buildings (other than multiple dwellings) owned, constructed, or renovated by the Commonwealth of Massachusetts, the replacement cost shall be determined by and reflected in the Commonwealth's Capital Asset Management Information System (CAMIS) survey and data base, for state owned buildings. The Division of Capital Asset Management (DCAM) shall file the CAMIS database, containing the replacement costs, with the Board. DCAM shall update the replacement costs annually as of the first of January each year, based on the inflation rate determined by R.S. Means, including appropriate adjustments for location and other factors. For buildings that are not included in the CAMIS database, but may be renovated by DCAM such as county-owned facilities, the replacement cost shall be calculated by DCAM based on the replacement costs for comparable facilities that are included in the CAMIS database. DCAM shall supplement the CAMIS database on file with the Board, for any such building, by preparing and filing documentation identifying the replacement cost for the building and how it was calculated.*

Full MAAB Compliance

If the building must be brought into full compliance with the requirements of MAAB in accordance with Section 3.3.2, the following items should be considered.

All of the Building's entrances must be accessible, except for service entrances, loading docks, and those restricted to "employee use only" (MAAB 25.1). The current entrance is not accessible as the ramp in the vestibule does not have level landings on either side of the door for the depth of door swing.

An accessible route must be provided from accessible parking, accessible passenger loading zones, public streets and sidewalks to the accessible building entrances they serve (MAAB 20). Accessible routes must connect accessible spaces and elements within the Building. Accessible routes also serve as a means of egress for emergencies (MAAB 20.11); each space must be served by not less than two accessible means of egress where two or more means of egress are required by the building code. The current building has accessible routes provided that doors to the multipurpose room are unlocked.

Exits need to be accessible if the 30% threshold is triggered or if an exit is added. The amount of accessible exits needs to match the number required by the building code.

Every public toilet room provided within the Building must comply with MAAB and must be on an accessible route (MAAB 30.1, 30.2). In each public toilet room, at least one water closet and sink in each location must be accessible to people who use wheelchairs. At least one toilet stall in each public toilet room must be a standard accessible stall. Where six (6) or more stalls are provided in a toilet room, at

least one alternate accessible toilet stall must be provided in addition to the standard accessible toilet stall (MAAB 30.6).

All doorways and openings along accessible routes comply with MAAB 26, including: All doorways and openings required to be accessible must have a clear opening of not less than 32 inches (MAAB 26.5). A minimum clear floor area must be provided on both sides of all non-automatic doors and gates, in accordance with MAAB 26.6. The minimum space between two hinged or pivoted doors in series must be 48 inches, plus the width of any door swinging into the space. Doors in series must swing either in the same direction or away from the space between the doors (MAAB 26.7).

If the basement is only accessed by employees, MAAB would not regulate the installation of an elevator. There is also an exception to not provide an elevator for this building in the 2010 ADA, Section 36.404: Elevator exemption.

Stairways must have continuous handrails on both sides of all stairs (MAAB 27.4). Where handrails terminate at the top and bottom of a stair run, they must have extensions that comply with MAAB 27.4.3. Ends of handrails must be either rounded or returned smoothly to the floor, wall, or post. Extensions on handrails that are not attached to walls must return smoothly to the floor or a newel post (MAAB 27.4.8). When a handrail is mounted adjacent to a wall, the clear space between the handrail and the wall must be 1½ inches (MAAB 27.4.7).

All areas in the Building, except for mechanical spaces must be designed and constructed to comply with MAAB (MAAB 8.2).

In assembly use areas with fixed seating, the number and placement of wheelchair spaces, accessible seats, companion seats, removable arm rests, and assistive listening systems must comply with MAAB Chapter 14.

Elevator controls, building controls (thermostats, light switches, etc.), and other operable elements must be accessible in accordance with MAAB Section 39. Where provided, alarms must have both audible and visible warnings and must comply with MAAB Section 40. Signs that designate permanent rooms and spaces, or provide direction to or information about functional spaces of the building must comply with MAAB Section 41.

Title II of the Americans with Disabilities Act (ADA)

The Americans with Disabilities Act (ADA) is a civil rights law that is enforced by the U.S. Department of Justice (DOJ) through complaints and lawsuits. Its design requirements are contained in the 2010 ADAAG, and have some similarities to 521 CMR but are not implemented or enforced by building inspectors. Title II of the ADA applies to all state and municipal entities. It requires that all design and construction be non-discriminatory to people with disabilities. *The design must support the User Agency's obligations to provide programs, services, and activities with equal benefits to users with disabilities in the most integrated setting without separate accommodation.* It requires accessible features for employees as well as the general public. There are no variances, but DCAM and the User Agency may request Equivalent Facilitation from the DOJ for innovative alternative solutions that meet or exceed the requirements of the ADAAG. Where discrepancies exist between the requirements of the ADAAG and the MAAB, the designer shall use the more stringent requirement.

C2a. Library Program Summary

The Roslindale Branch of the Boston Public Library (BPL) has a total floor area of 15,971 gsf.
The majority of the program is located on the main floor of the building and it occupies 11,036 gsf.
Mechanical and storage spaces are located in the basement of the building and they occupy 4,925gsf.

The primary objective of this program study is to ensure that the library program meets the operational and staffing needs of the library within the existing shell of the building, incorporates efficiencies resulting from new technologies and changing media, and preserves BPL Compass goals for the BPL.

BPL program requirements dated April 30, 2013 include:

- No expansion- working within existing foot print
- Services remain on one level (no expansion into basement)
- Review of collection size
- ADA accessible entrance
- Efficient circulation station
- Self check-out and self pick-up areas
- Children's room with early literacy nook
- Teen space
- Adult space
- Technology in all age groups
- Multipurpose room
- Staff work room/break room/office
- Staff desks in public area
- Updated furniture and fixtures/flooring/paint
- New restrooms
- Signage (exterior, interior directional, and collections)
- Review of mechanical/plumbing systems
- Security-cameras, card access, etc.

C2b. Program Methodology

The programming process began with a review of the space planned for collections based on BPL's programming document provided to LWA on June 27, 2013. The key items in the programming document are collection size, shelving, seating and computers.

This programming study is reviewed against MBLC Guidelines for the Massachusetts Public Library Construction Program. The following additional planning guides were utilized:
- Public Library Needs by Anders C. Dahlgren
- Wisconsin Public Library Standards, Fifth Edition, November 2010
- LIBRIS DESIGN

Reader Seat Counts
Based on the 2010 Census per the BRA, the Roslindale population is appx. 28,680; 46.7% White, 25.9% Latino, 21.7% black / African American, 2.7% Asian, and 3.1% other races. Per the Boston Redevelopment Authority, the current Roslindale population based on the 2010 census is 28,680. With the MBLC guidelines of 3.9 seats per 1000 population, the library should provide 113 reader seats. Out study recommendations exceed the MBLC guidelines.

Computer Counts
Based on a population of 28,680 and the MBLC guidelines of 1 computer per 2,000 population, the library should provide 14 computers. Our study recommendations exceed the MBLC guidelines.

Program Areas
- Per the MBLC and planning guidelines mentioned above, the following net areas were determined by using the "moderate" method:
- Books: 80% Collection divided by 13sf per collection
- Periodicals: Divide by 1.0
- Non-print Materials: 80% Collection divided by 13sf per collection
- Computers: 50 sf per terminal
- Seats: 30sf per seat (suggested average for comb. of casual and computer)
- Staff stations: 150 sf per station
- Conference rooms: 30sf per seat: 10 sf for gallery seating
- Meeting rooms: 10 sf per audience seat; 100 sf for podium
- Story time: 10 sf per child; 50 sf at front of room for program leader; 5 sf for craft
- Special use spaces (study rooms, library café, etc) takes up 15% of gross area.

Net to Gross Square Footage Factor
A grossing factor of 1.43 has bee used in the suggested program assuming that the final design of the library will yield a 70% efficiency of the interior assignable (programmed) area relative to other building elements such as structure, circulation, interior walls and other unassigned space. The factor is based on recent experience PCMD has had with design of new branches.

Critical Adjacencies Requested by BPL

- Children's room be near the multipurpose room
- Circulation desk be near workroom
- Adult reference desk be near computers
- Teen section be separated from adult section

C2c. Program Comparison / Detailed Program

PROGRAM ELEMENT	EXISTING (NSF)	EXISTING (OCC)	SUGGESTED Based on Collection Size(NSF)	SUGGESTED Based on Collection Size(OCC)	PROPOSED (NSF)	PROPOSED (OCC)
A ENTRY / CIRCULATION						
1 Vestibule (@ 100 GSF/ PERSON)	100	1	160	2	160	2
2 Circulation Lobby (@ 100 GSF/ PERSON)	223	3	156	2	200	2
3 Circulation Desk (@ 100 GSF/ PERSON)	904	9	200	2	300	3
3 Additional Support	0		318	0	216	0
SUBTOTAL	***1227***	***13***	***834***	***5***	***876***	***7***
B ADULT SERVICES						
1 Adult Reading/ Fiction Area	977	10	*2032*	*41*	*1400*	28
2 Adult Non-Fiction Area	977	10	*831*	*17*	*950*	19
SUBTOTAL (@ 50 GSF/ PERSON)	***1954***	***20***	***2863***	***57***	***2350***	***47***
C TEEN SERVICES						
1 Teen Area	200	20	890	18	975	20
SUBTOTAL (@ 50 GSF/ PERSON)	***200***	***20***	***890***	***18***	***975***	***20***
D CHILDREN'S SERVICES						
1 Children's Area	2013	40	3012	60	2200	44
2 Early Literacy Nook	0	0	0	0	100	0
SUBTOTAL (@ 50 GSF/ PERSON)	***2013***	***40***	***3012***	***60***	***2300***	***44***
E SHARED SERVICES						
1 Multi-Purpose Room (@ 7 NSF/ PERSON)	1194	171	1650	236	1200	171
2 Study Room (@ 50 NSF/ PERSON)	151	3	180	0	151	3
3 Computers (@ 50 NSF/ PERSON)	935	23	0	0	0	0
4 Public Restrooms (W)	52	1	225	2	225	2
5 Public Restrooms (M)	52	1	300	4	300	4
6 Kitchen (@ 100 GSF/ PERSON)	50	1	0	0	0	0
7 Multi-Purpose Rm Restrooms (W)	22	1	0	0	0	0
8 Multi-Purpose Rm Restrooms (M)	21	1	0	0	0	0
SUBTOTAL	***2477***	***202***	***2355***	***242***	***1876***	***180***
F STAFF AREAS						
1 Workroom (@ 100 GSF/ PERSON)	466	5	380	4	352	4
2 Branch Librarian Office (@ 100 GSF/ PERSON)	152	2	110	1	225	2
3 Staff Lounge (@ 15 NSF/ PERSON)	252	17	230	15	300	20
4 Staff Restrooms (M)	32	1	0	0	0	0
5 Staff Restrooms (W)	32	1	0	0	0	0
6 Staff Restrooms (unisex)	0	0	50	1	50	1
7 Storage	0	0	0	0	0	0
SUBTOTAL	***934***	***26***	***770***	***21***	***927***	***27***
G BUILDING OPERATIONS						
1 Mechanical Room (Basement) (@ 300 GSF/ PERSON)	801	3	0	3	801	3
2 Mechanical Room (@ 300 GSF/ PERSON)	70	1	0	1	70	1
3 A/V Storage (@ 300 GSF/ PERSON)	34	1	0	1	34	1
4 Storage (@ 300 GSF/ PERSON)	695	2	0	1	250	1
5 Storage A (Basement) (@ 300 GSF/ PERSON)	2514	8	0	8	2514	8
6 Storage B (Basement) (@ 300 GSF/ PERSON)	167	1	0	1	167	1
7 Janitor (@ 300 GSF/ PERSON)	96	1	0	1	96	1
8 Equipment Storage (@ 300 GSF/ PERSON)	49	1	0	1	49	1
SUBTOTAL	***4426***	***18***	***0***	***17***	***3981***	***17***
NET TOTAL AREA	***13231***	***339***	***10724***	***420***	***13285***	***341***
Grossing Factor	*2740*		*4611*		*2686*	
Efficiency Ratio (NSF/GSF)	*83%*		*70%*		*83%*	
GROSS TOTAL AREA	***15971***		***15335***		***15971***	

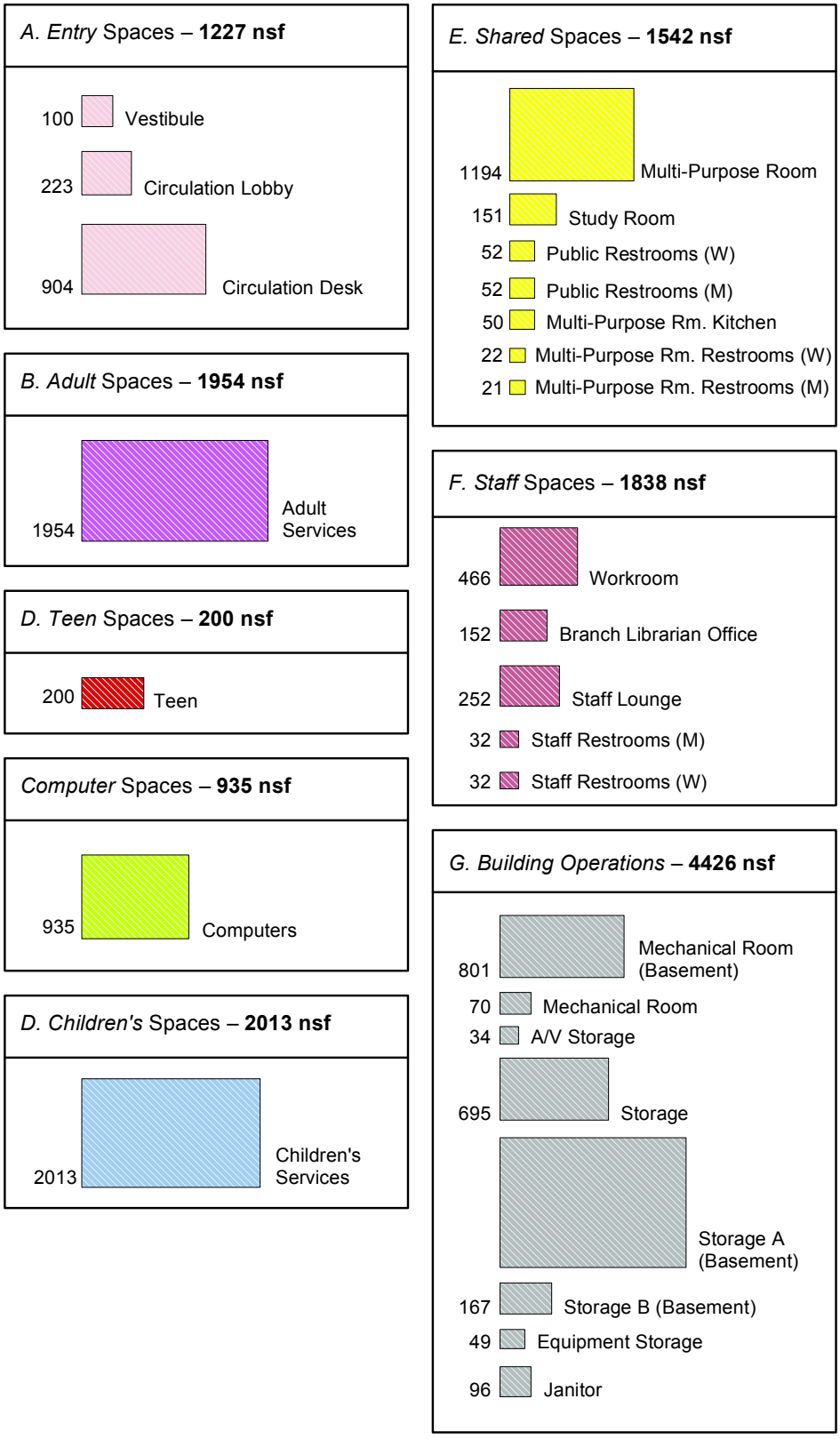
GENERAL NOTES
1. It is in the code consultant's experience that if the occupancy does not increase, plumbing fixture counts do not need to increase.
2. If plumbing fixture counts need to meet current code, 4 Women Toilets, 2 Men Toilets and 2 sinks per gender are required. The suggested and proposed programs take into account meeting current code requirements.
3. Computer Room in existing program was eliminated in proposed program and 1,000sf was added to adult reading area for computers.
4. Grossing Factor for suggested program is 1.43. For existng and proposed programs, it is the difference between gross total area and net total area.

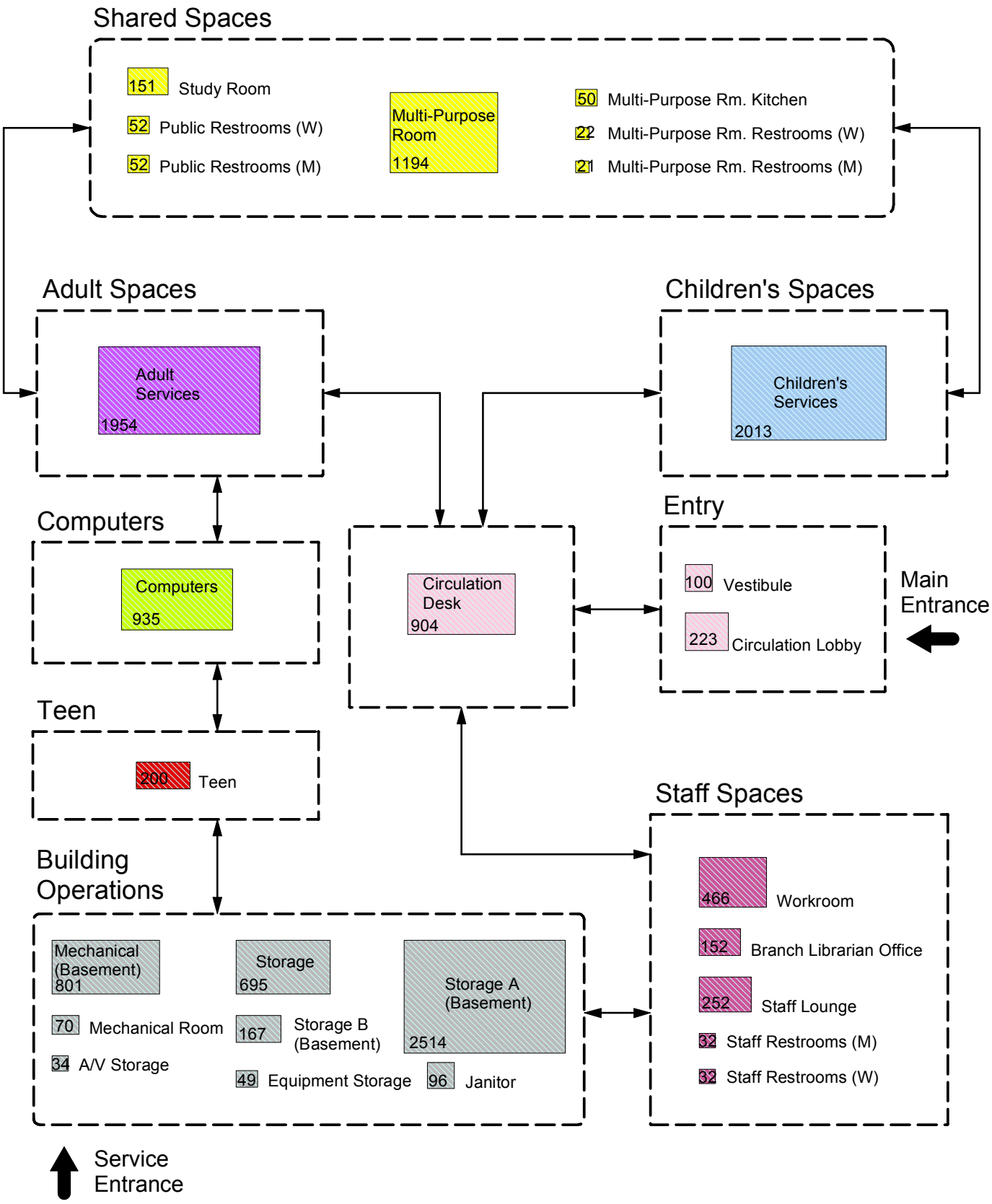
PROGRAM ELEMENT	COLLECTION			SHELVING			PATRON SEATING				COMPUTERS		AREA (NSF)	AREA (GSF)	ROOM DATA SHEET AREA (NSF)	ROOM DATA SHEET AREA (GSF)	NOTES
	vol.	80%	vol/lf	lf	#sh	#sfs	casual	comp.	table	staff desk	public	staff					
PATRON AREAS																	
A ENTRY / CIRCULATION																	
1 Vestibule													160	229	160	229	
2 Circulation	100	80	8	13	5	1		3				3	156	223	200	286	
3 Self Checkout												2	100	143	300	429	
4 Self Pickup													50	72	48	69	
5 Laptop Cart													6	9	6	9	
6 Photocopy													48	69	48	69	
7 Book Drop													96	137	96	137	
8 Security Gates													18	26	18	26	
9 Bulletin Boards													200	286	0	0	Part of lobby
SUBTOTAL (SF)	***100***	***80***		***13***		***1***	***0***	***3***	***0***	***0***	***0***	***5***	***834***	***1,193***	***876***	***1,253***	
B ADULT SERVICES																	
Adult Reading/ Fiction Area																	
1 Adult Reading/ Fiction	4,000	3,200	8	400	5	27	10	12	16		12		1,626	2,325	1,760	2,517	
2 Periodicals	30	24	1	24	4	2							24	34	40	57	
3 Newspapers	4	3	1	3	4	1							3	4	28	40	
4 Large Print	100	80	8	10	5	1							6	9	28	40	
5 Mystery	700	560	8	70	5	5							43	62	78	112	
6 Romance	150	120	8	15	5	1							9	13	28	40	
Subtotal, Adult Reading/ Fiction Area	***4,984***	***3,987***		***522***		***37***	***10***	***12***	***16***	***0***	***12***	***0***	***1,712***	***2,448***	***1,962***	***2,806***	
Adult Nonfiction Area																	
7 Nonfiction Collection	5,500	4,400	8	550	5	37							338	484	396	566	
8 Reference	50	40	6	7	4	1							3	4	28	40	
9 Literacy / ESL	200	160	7	23	5	2							12	18	40	57	
10 Books on CD	100	80	8	10	4	1							6	9	28	40	
11 Music CD	700	560	8	70	4	6							43	62	78	112	
12 DVDs	1,500	1,200	8	150	4	13							92	132	192	275	
13 Computer Area	0	0	0	0	0	0							0	0	0	0	In collection area
14 Travel	100	80	8	10	4	1							6	9	28	40	
15 Reference Desk	0	0	0	0	0	0		1		1		1	190	272	90	129	
16 Spanish/ World Language	800	640	8	80	5	6							49	70	78	112	
Subtotal, Adult Nonfiction Area (SF)	***8,950***	***7,160***		***900***		***67***	***0***	***1***	***0***	***1***	***0***	***1***	***741***	1,059	***958***	1,370	
SUBTOTAL (SF)	***13,934***	***11,147***		***1,422***		***103***	***10***	***13***	***16***	***1***	***12***	***1***	***2,452***	***3,507***	***2,920***	***4,176***	
C TEEN SERVICES																	
1 Teen Fiction	1,200	960	8	120	5	8	6	6	8		6		794	1,135	660	944	
2 Periodicals	12	10	1	10	4	1							10	14	28	40	
3 Reading Area/ Lounge	0	0	0	0	0	0							0	0	0	0	In collection area
4 Teen Computers	0	0	0	0	0	0							0	0	0	0	In collection area
5 Teen Graphic Novel	700	560	8	70	4	6							43	62	78	112	
6 Teen Non-fiction	700	560	8	70	5	5							43	62	78	112	
SUBTOTAL (SF)	***2,612***	***2,090***		***270***		***20***	***6***	***6***	***8***	***0***	***6***	***0***	***890***	***1,273***	***844***	***1,207***	
D CHILDREN'S SERVICES																	
1 Program Space/ Early Lit. Collection	0	0	0	0	0	0							0	0	0	0	In collection area
2 Picture Books	3,000	2,400	15	160	3	18	12	8	24		8		1,665	2,380	1,940	2,774	
3 Early Readers	1,000	800	15	54	3	6							62	88	78	112	
4 Reading Room/ quiet study	0	0	0	0	0	0							0	0	0	0	See study room
5 Non-fiction	7,000	5,600	15	374	3	42							431	616	460	658	
6 Folk and Fairy Tales	400	320	15	22	3	3							25	35	52	74	
7 DVDs/CDs	400	320	8	40	3	5							25	35	78	112	
8 Reference	20	16	6	3	3	1							1	2	28	40	
9 Periodicals	10	8	1	8	3	1							8	11	28	40	
10 Computers	0	0	0	0	0	0							0	0	0	0	In collection area
11 Staff Desk	0	0	0	0	0	0		2		1		1	190	272	100	143	
12 Fiction	4,000	3,200	15	214	3	24							246	352	264	378	
13 Book on CD	25	20	8	3	3	1							2	2	28	40	
14 Holiday	500	400	15	27	3	3							31	44	52	74	
15 Board	200	160	15	11	3	2							12	18	40	57	
16 Graphic Novel	300	240	15	16	3	2							18	26	40	57	
17 Multi-Media/CD and Book	50	40	8	5	3	1							3	4	28	40	
18 Spanish/ World Language	400	320	8	40	3	5							25	35	78	112	
SUBTOTAL (SF)	***17,305***	***13,844***		***977***		***114***	***12***	***10***	***24***	***1***	***8***	***1***	***2,742***	***3,922***	***3,294***	***4,710***	
E SHARED SERVICES																	
1 Multi-Purpose Room							100						1,100	1,573	1,500	2,145	
2 Study Room							2		4				180	257	147	210	To be confirmed
3 Computers													0	0		0	In collection area
4 Public Restrooms (W)													300	429	252	360	Per Mass Code
5 Public Restrooms (M)													225	322	200	286	Per Mass Code
SUBTOTAL (SF)	***0***	***0***	***0***	***0***	***0***	***0***	***102***	***0***	***4***	***0***	***0***	***0***	***1,805***	***2,581***	***2,099***	***3,002***	

PROGRAM ELEMENT	COLLECTION			SHELVING			PATRON SEATING				COMPUTERS		AREA (NSF)	AREA (GSF)	ROOM DATA SHEET AREA (NSF)	ROOM DATA SHEET AREA (GSF)	NOTES
	vol.	80%	vol/lf	lf	#sh	#sfs	casual	comp.	table	staff desk	public	staff					
STAFF AREAS																	
F LIBRARY STAFF AREAS																	
1 Workroom								2		2		2	380	543	380	543	
2 Branch Librarian Office								1	2			1	110	157	168	240	
3 Staff Lounge							2	1	4			1	230	329	320	458	
4 Staff Restrooms (unisex)													50	72	50	72	
5 Storage													0	0	0	0	
SUBTOTAL (SF)	***0***	***0***	***0***	***0***	***0***	***0***	***2***	***4***	***6***	***2***	***0***	***4***	***770***	***1,101***	***918***	***1,313***	
G BUILDING OPERATIONS																	
1 Mechanical Room (Basement)													0	0	0	0	
2 Mechanical Room													0	0	0	0	
3 A/V Storage													0	0	0	0	
4 Storage													0	0	0	0	
5 Storage A (Basement)													0	0	0	0	
6 Storage B (Basement)													0	0	0	0	
7 Janitor													0	0	0	0	
8 Equipment Storage													0	0	0	0	
SUBTOTAL (SF)	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	
TOTAL (SF)	***33,951***	***27,161***	***0***	***2,682***	***0***	***238***	***132***	***36***	***58***	***4***	***26***	***11***	***9,494***	***13,576***	***10,951***	***15,660***	

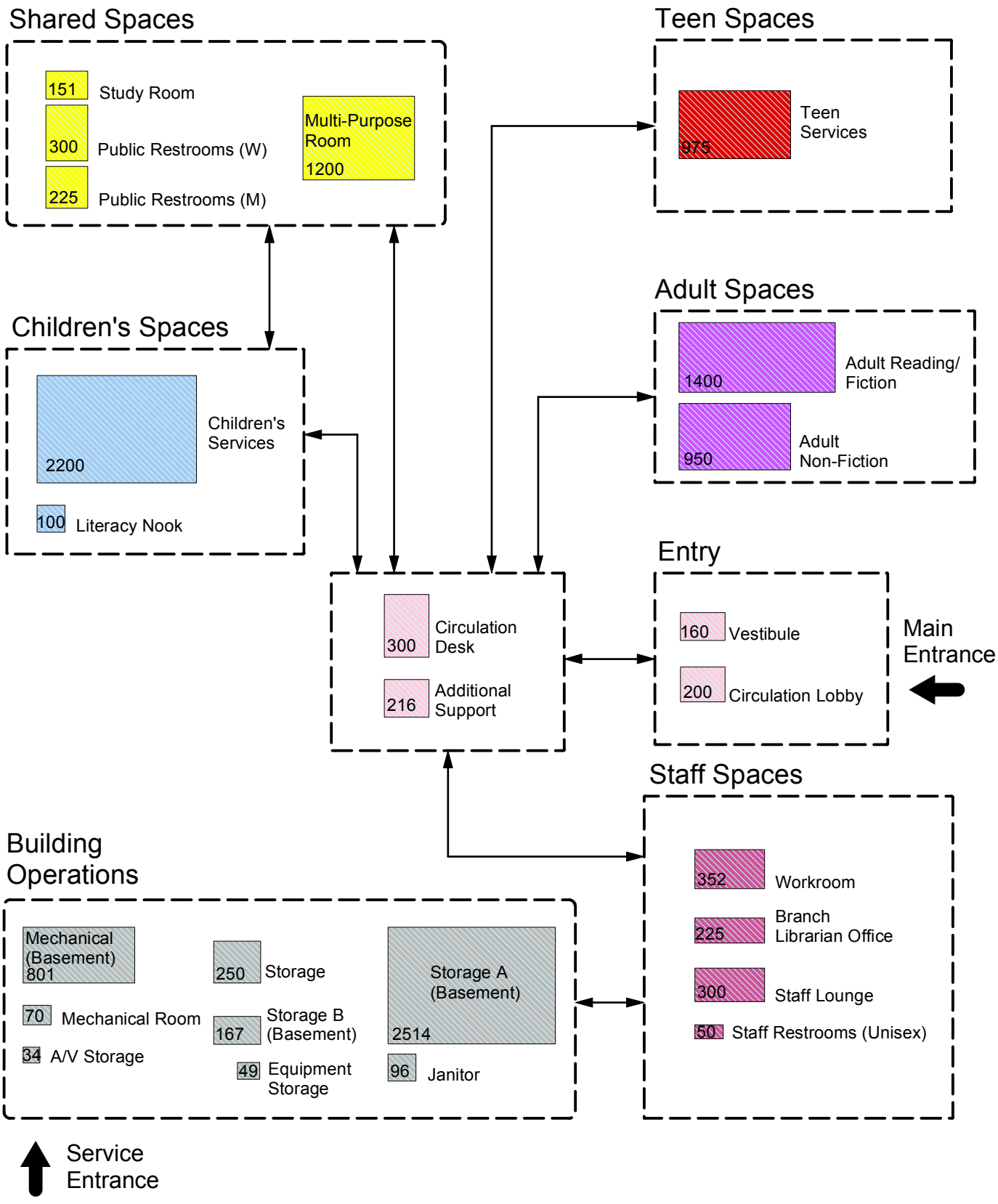
General Notes
1. 13231 NSF existing includes 3482 NSF of Basement mechanical room and storage spaces and 9749 NSF at First Floor.
2. All seating and computer counts per BPL.
3. Grossing factor is 1.43%

C2d. Existing Program Diagram and Adjacencies




Shared Spaces
151 Study Room
52 Public Restrooms (W)
52 Public Restrooms (M)
Multi-Purpose Room
1194
50 Multi-Purpose Rm. Kitchen
22 Multi-Purpose Rm. Restrooms (W)
21 Multi-Purpose Rm. Restrooms (M)
Adult Spaces
Adult Services
1954
Children's Spaces
Children's Services
2013
Computers
Computers
935
Circulation Desk
904
Entry
100 Vestibule
223 Circulation Lobby
Main Entrance
Teen
200 Teen
Staff Spaces
466 Workroom
152 Branch Librarian Office
252 Staff Lounge
32 Staff Restrooms (M)
32 Staff Restrooms (W)
Building Operations
Mechanical (Basement)
801
70 Mechanical Room
34 A/V Storage
Storage
695
167 Storage B (Basement)
49 Equipment Storage
Storage A (Basement)
2514
96 Janitor
Service Entrance

C2e. Proposed Program Diagram and Adjacencies


Shared Spaces
151
Study Room
300
Public Restrooms (W)
225
Public Restrooms (M)
Multi-Purpose Room
1200
Teen Spaces
975
Teen Services
Adult Spaces
1400
Adult Reading/ Fiction
950
Adult Non-Fiction
Children's Spaces
2200
Children's Services
100
Literacy Nook
Entry
300
Circulation Desk
216
Additional Support
160
Vestibule
200
Circulation Lobby
Main Entrance
Staff Spaces
352
Workroom
225
Branch Librarian Office
300
Staff Lounge
50
Staff Restrooms (Unisex)
Building Operations
Mechanical (Basement)
801
70
Mechanical Room
34
A/V Storage
250
Storage
167
Storage B (Basement)
49
Equipment Storage
Storage A (Basement)
2514
96
Janitor
Service Entrance

ROOM

room name:	Vestibule	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Entry/Circulation (Public)	area (NSF):	160 sf
functional description:	Main entry vestibule	quantity of space type:	1
		views:	Exterior, Circulation
		required adjacencies:	Circulation Lobby

CHARACTERISTICS

architectural

character	Entry vestibule
wall finish	Durable, Space for information
floor finish	Durable, Walk off mat
base	Durable
ceiling finish	GWB
ceiling height	
doors	Glazed, Heavy duty hardware,

With exit devices, Main entrance doors on automatic openers

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	N/A
vibration isolation	N/A
natural ventilation	
daylight	

casework

casework	
countertop	
shelving (non-collection)	
white or bulletin board	Bulletin Board

furniture

seating – fixed	Bench
seating – moveable	N/A
other	N/A

acoustics

separation	N/A

notes / comments

Provides weather protection at library entry

library services

collection (volume/lf)	N/A
shelving (lf)	N/A
signage	N/A
computers	N/A

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	N/A
sprinkler system	

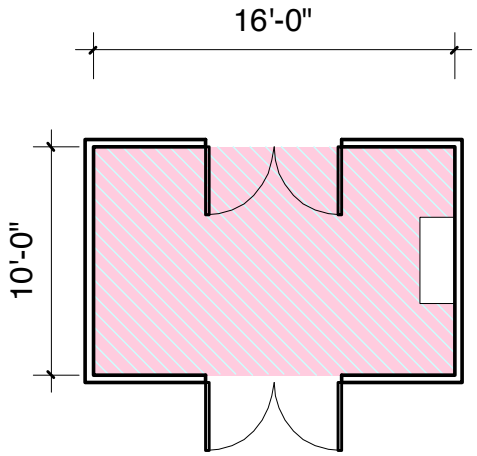
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

A.1

TYPICAL ROOM LAYOUT

Vestibule — Scale: 1/8" = 1'-0"



A.1

ROOM

room name:	Circulation Lobby	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Entry/Circulation (Public)	area (NSF):	200 sf
functional description:	Entry Lobby adjacent to Circulation Desk	quantity of space type:	1
		views:	Entrance, Circulation Desk
		required adjacencies:	Circulation Desk, Vestibule

CHARACTERISTICS

architectural

character	
wall finish	GWB
floor finish	Durable
base	Durable
ceiling finish	GWB
ceiling height	
doors	N/A

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	N/A
vibration isolation	N/A
natural ventilation	N/A
daylight	Yes

casework

casework	Flyer Storage, Display Cases
countertop	
shelving	
white or bulletin board	1 Bulletin Board

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	N/A

/

notes / comments

Area for closed or open display of informational literature or open display of leaflets, literature or messages.

library services

collection (volume/lf)	N/A
shelving (lf)	N/A
signage	Directional Signage
computers	N/A

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

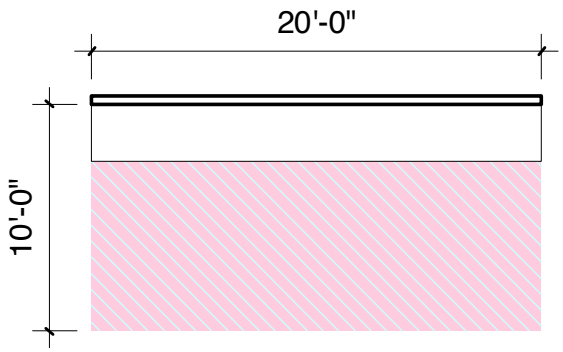
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

A.2

TYPICAL ROOM LAYOUT

Circulation Lobby — Scale: 1/8" = 1'-0"



A.2

ROOM

room name:	Circulation Desk	occupancy type:	A3
room number:	TBD	occupancy (persons):	3 Staff
department:	Entry/Circulation (Public)	area (NSF):	300 sf
functional description:	Entry Lobby adjacent to Circulation Desk	quantity of space type:	1
		views:	Entire Library
		required adjacencies:	Circulation lobby, All collection spaces, Work room, Self checkout

CHARACTERISTICS

architectural

character	Area for information and desk where materials are checked out
wall finish	N/A
floor finish	Resilient
base	
ceiling finish	GWB
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	N/A
vibration isolation	N/A
natural ventilation	N/A
daylight	Yes

casework

casework	Circulation desk w/ storage
countertop	
shelving	1sfs; 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	3 task chairs
other	2 book trucks

acoustics

separation	N/A

notes / comments

36" accesible counter, lockable file cabinets.

library services

collection (volume/lf)	80
shelving (lf)	13
signage	Informational and directional
computers	3 Staff

technology

printers	1
equipment	
telephone	2
copiers	
power and data	3 stations
audio/visual	
security devices	3

electrical lighting

type	Ambient and task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

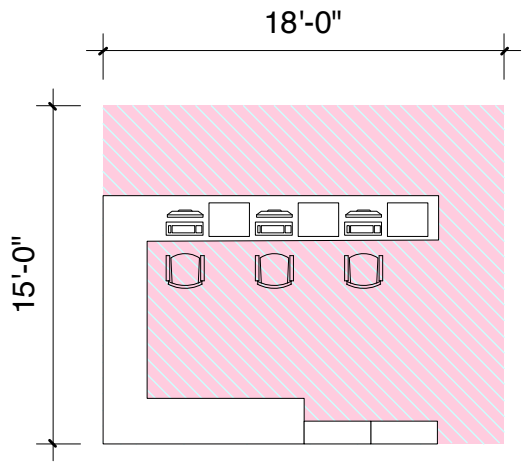
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Circulation Desk — Scale: 1/8" = 1'-0"



A.2

ROOM

room name:	Self Checkout	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Entry/Circulation (Public)	area (NSF):	48 sf
functional description:	Area in circulation to self checkout books. Counter for two self check out stations or the two stations may be located separately.	quantity of space type:	1
		views:	Circulation, Lobby, Entrance , Reading
		required adjacencies:	Circulation Lobby

CHARACTERISTICS

architectural

character	
wall finish	GWB
floor finish	Durable
base	Durable
ceiling finish	GWB
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	N/A
vibration isolation	N/A
natural ventilation	
daylight	

casework

casework	
countertop	Accessible countertop
shelving	1
white or bulletin board	N/A

furniture

seating – fixed	N/A
seating – moveable	N/A
other	Self check out stations

acoustics

separation	N/A

notes / comments

library services

collection (volume/lf)	N/A
shelving (lf)	N/A
signage	Identifying Stations
computers	2 Patron

technology

printers	
equipment	
telephone	
copiers	
power and data	2 stations
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

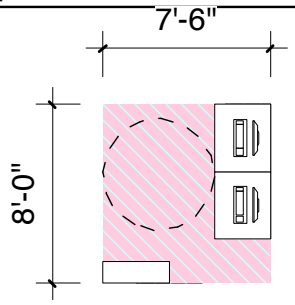
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Self Checkout Scale: 1/8" = 1'-0"



A.3

ROOM

room name:	Laptop Cart	occupancy type:	A3
room number:	TBD	occupancy (persons):	N/A
department:	Entry/Circulation (Public)	area (NSF):	6 sf
functional description:		quantity of space type:	1
		views:	
		required adjacencies:	Circulation Lobby

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

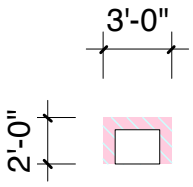
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Laptop Cart — Scale: 1/8" = 1'-0"



A.5

ROOM

room name:	Photocopy	occupancy type:	A3
room number:	TBD	occupancy (persons):	N/A
department:	Entry/Circulation (Public)	area (NSF):	48 sf
functional description:	Ventilated area containing two copy machines	quantity of space type:	1
		views:	Circulation
		required adjacencies:	Circulation Lobby

CHARACTERISTICS

architectural

character	
wall finish	GWB
floor finish	Resilient
base	ACT/GWB
ceiling finish	
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	N/A
vibration isolation	N/A
natural ventilation	
daylight	N/A

casework

casework	N/A
countertop	N/A
shelving	N/A
white or bulletin board	

furniture

seating – fixed	N/A
seating – moveable	N/A
other	

acoustics

separation	N/A

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	

technology

printers	
equipment	
telephone	
copiers	1-sizes required
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

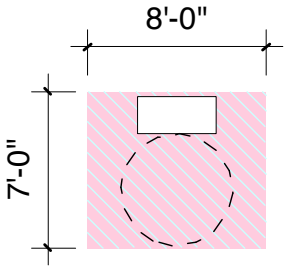
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Photocopy Scale: 1/8" = 1'-0"



A.6

ROOM

room name:	Book Drop	occupancy type:	A3
room number:	TBD	occupancy (persons):	N/A
department:	Entry/Circulation (Public)	area (NSF):	96 sf
functional description:	Books are deposited from the exterior into this secure, fire-rated room.	quantity of space type:	1
		views:	
		required adjacencies:	Entrance, close to street and workroom.

CHARACTERISTICS

architectural

character	
wall finish	GWB-Fire rated
floor finish	Resilient
base	Resilient
ceiling finish	GWB-Fire rated
ceiling height	
doors	H.M.

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	N/A
vibration isolation	N/A
natural ventilation	
daylight	

casework

casework	Book Drop Slot
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	2 book trucks/depressible book truck

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	Room identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

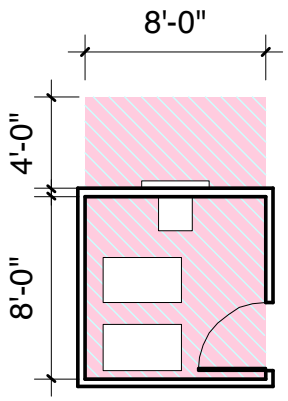
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Book Drop | Scale: 1/8" = 1'-0"



A.7

ROOM

room name:	Security Gates	occupancy type:	A3
room number:	TBD	occupancy (persons):	
department:	Entry/Circulation (Public)	area (NSF):	18sf
functional description:	Gates to ensure proper check out of library materials.	quantity of space type:	1
		views:	Circulation
		required adjacencies:	Vestibule

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	Secuity Gate

acoustics

separation	

notes / comments

Showing only one.

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

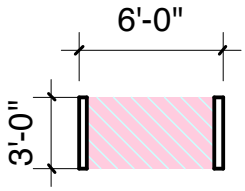
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Security Gates — Scale: 1/8" = 1'-0"



ROOM

room name:	Adult Reading and Fiction	occupancy type:	A3
room number:	TBD	occupancy (persons):	35
department:	Adult Services (Public)	area (NSF):	1760 sf
functional description:	Stack area for adult fiction collection and reading	quantity of space type:	1
		views:	Adult service librarian
		required adjacencies:	Circulation and Adult non-fiction

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	27 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	10 casual, 28 task
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	3600
shelving (lf)	450
signage	Collection Identification
computers	12 Patron

technology

printers	
equipment	
telephone	
copiers	
power and data	13 stations
audio/visual	
security devices	

electrical lighting

type	Ambient and task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

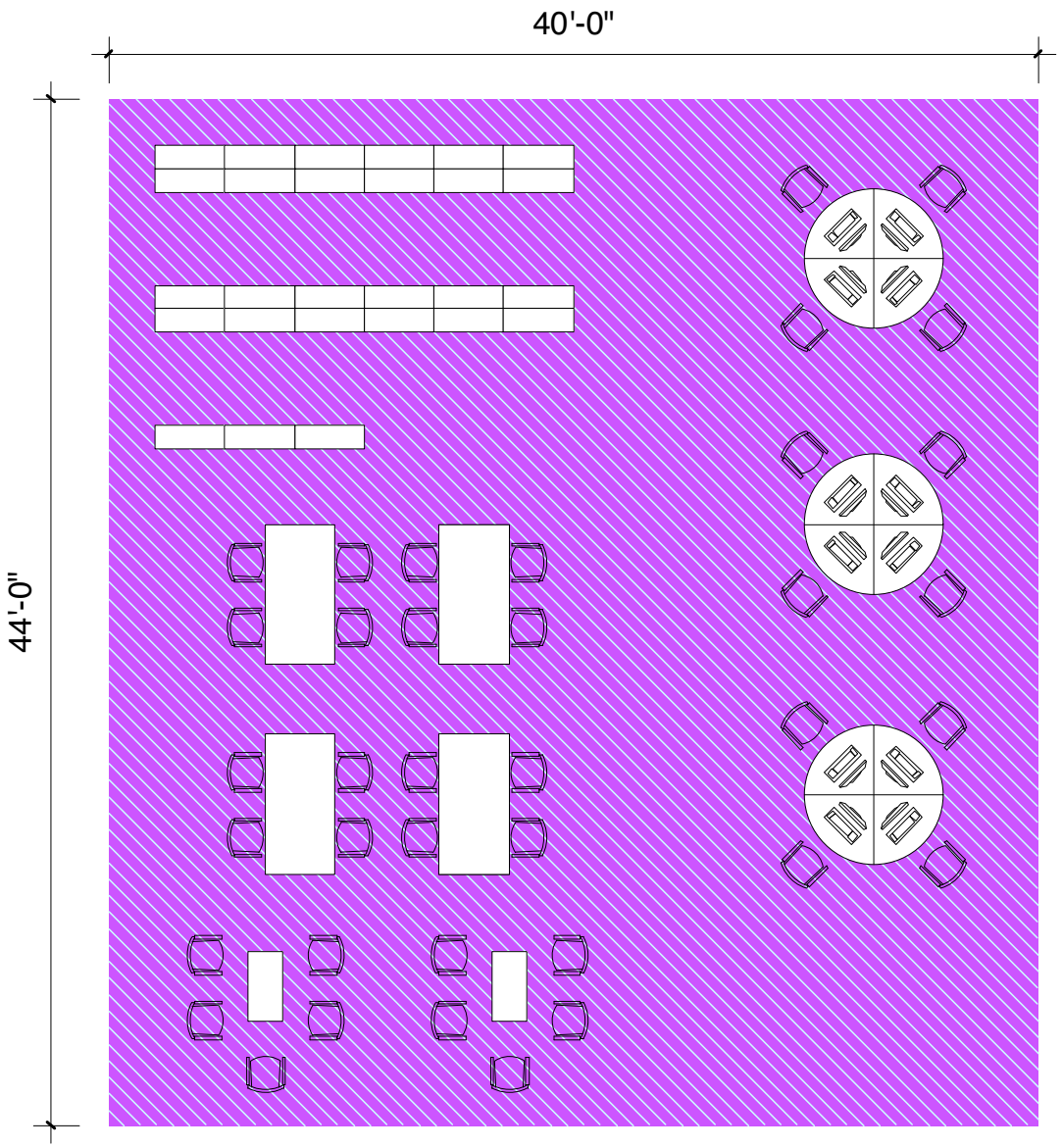
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Adult Reading and Fiction — Scale: 1/8" = 1'-0"



ROOM

room name:	Periodicals	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	40 sf
functional description:	Stack area for adult periodicals located within a larger room or space	quantity of space type:	1
		views:	Adult Reading and Fiction
		required adjacencies:	Newspaper, Adult Fiction and Reading area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	2 sfs; 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

3 months issues stored on shelves; current issue displayed facing out, older issues stored below. No volumes on bottom shelves. 42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	24
shelving (lf)	24
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

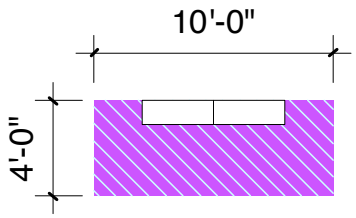
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Periodicals Scale: 1/8" = 1'-0"



ROOM

room name:	Newspapers	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	28 sf
functional description:	Stack area for the newspaper collection. Located within a larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Periodicals, Adult Fiction and Reading area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 SFS; 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

Newspapers will be displayed folded on shelves. No volumes on the bottom shelves.42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	3
shelving (lf)	3
signage	Collection identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

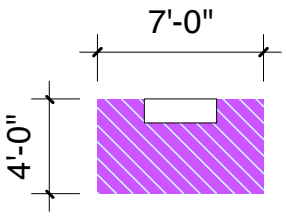
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Newspapers | Scale: 1/8" = 1'-0"



ROOM

room name:	Large Print	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	28 sf
functional description:	Stack area for large print books. Located within a larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Adult Fiction Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	5 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	560
shelving (lf)	70
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

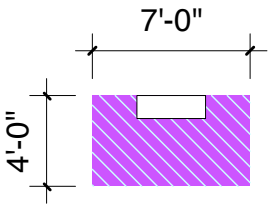
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Large Print | Scale: 1/8" = 1'-0"



B.4

ROOM

room name:	Mystery	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	78 sf
functional description:	Stack area for large print books.	quantity of space type:	1
		views:	
		required adjacencies:	Adult Fiction Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	5 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	560
shelving (lf)	70
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

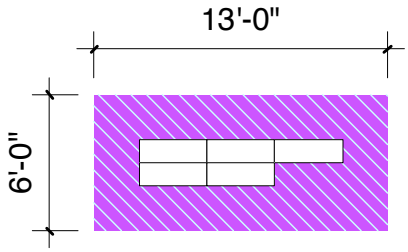
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Mystery | Scale: 1/8" = 1'-0"



B.5

ROOM

room name:	Romance	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	28 sf
functional description:	Stack area for romance books. Located within a larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Adult Fiction Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	120
shelving (lf)	15
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

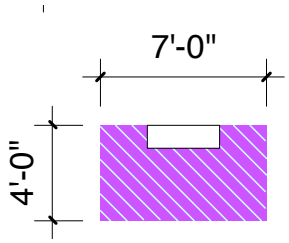
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Romance Scale: 1/8" = 1'-0"



ROOM

room name:	Non-Fiction	occupancy type:	A3
room number:	TBD	occupancy (persons):	8
department:	Adult Services (Public)	area (NSF):	396 sf
functional description:	Stack area for adult nonfiction collection. Located within a larger room or space	quantity of space type:	1
		views:	Adult Services Librarian
		required adjacencies:	Adult Reading Area, Reference Collection

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	37 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	4,400
shelving (lf)	550
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

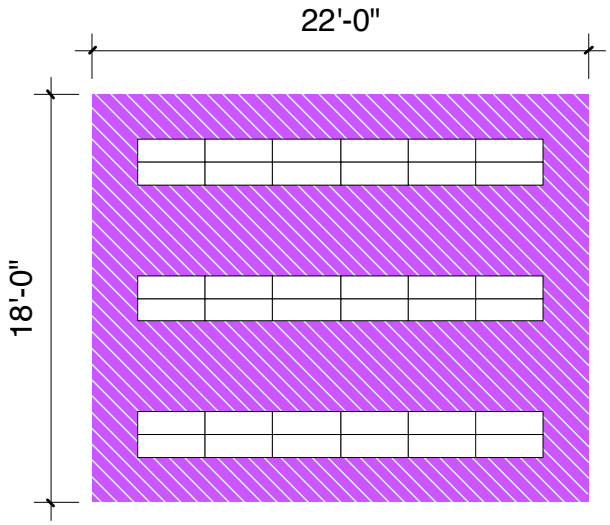
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Non-Fiction Scale: 1/8" = 1'-0"



B.7

ROOM

room name:	Reference	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	28 sf
functional description:	Stack area for reference collection. Located within a larger room or space	quantity of space type:	1
		views:	Adult Services Librarian
		required adjacencies:	Adult Fiction Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs- 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	40
shelving (lf)	7
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

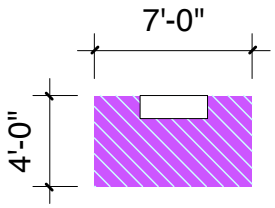
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Reference | Scale: 1/8" = 1'-0"



ROOM

room name:	Literacy/ ESL	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	40 sf
functional description:	Stack area for the Literacy/ESL collection. Located within a larger room or space	quantity of space type:	1
		views:	Adult Service Librarian
		required adjacencies:	Adult Service Librarian; Reference

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	2 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	160
shelving (lf)	23
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

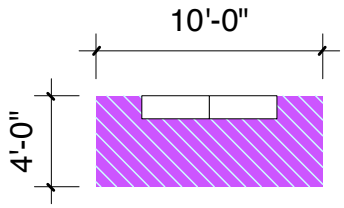
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Literacy/ ESL — Scale: 1/8" = 1'-0"



B.9

ROOM

room name:	Books on CD	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	28 sf
functional description:	Collection ara for books on CD. Located within larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	DVD/CD- near other adult colelctions

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs- 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

No volumes on lower shelves. 42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	80
shelving (lf)	10
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

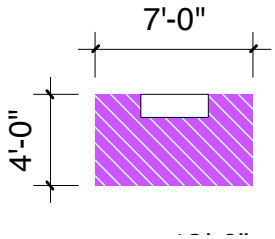
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Books on CD — Scale: 1/8" = 1'-0"



B.10

ROOM

room name:	Music CD	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Adult Services (Public)	area (NSF):	78 sf
functional description:	Collection area for music CDs. Located within larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Books on CD

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	6 sfs- 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

No volumes on lower shelves. 42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	560
shelving (lf)	70
signage	Collection Identification
computers	

technology

printers	Ambient
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

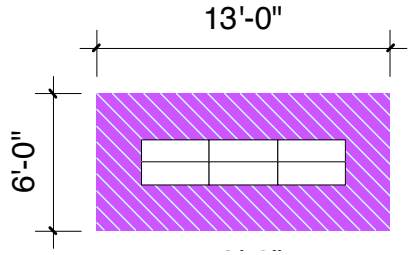
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Music CD — Scale: 1/8" = 1'-0"



B.11

ROOM

room name:	DVDs	occupancy type:	A3
room number:	TBD	occupancy (persons):	3
department:	Adult Services (Public)	area (NSF):	192 sf
functional description:	Collection area for DVDs. Located within larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Books on CD

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	13 sfs-4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

No volumes on lower shelves. 42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	1200
shelving (lf)	150
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

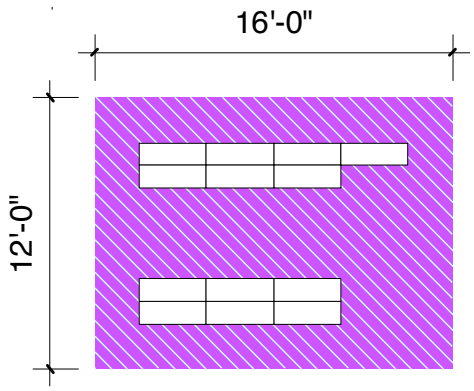
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

DVDs Scale: 1/8" = 1'-0"



B.12

ROOM

room name:	Travel	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	28 sf
functional description:	Collection area for Travel books. Located within larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Adult NonFiction Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs- 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	80
shelving (lf)	10
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

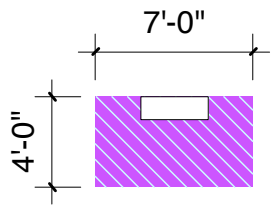
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Travel Scale: 1/8" = 1'-0"



B.14

ROOM

room name:	Reference Desk	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Adult Services (Public)	area (NSF):	90 sf
functional description:	Information desk for non-fiction material. Located within larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Adult NonFiction Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	2 desks or counter
countertop	accessible
shelving	5 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	2 task chairs
other	1 desk

acoustics

separation	

notes / comments

Computer, filing cabinet

library services

collection (volume/lf)	N/A
shelving (lf)	N/A
signage	Informational and directional
computers	1 Staff

technology

printers	1
equipment	
telephone	1
copiers	
power and data	1
audio/visual	
security devices	

electrical lighting

type	Ambient and Task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

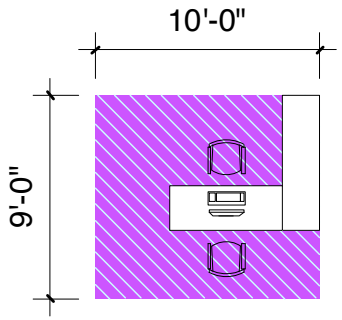
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Reference Desk | Scale: 1/8" = 1'-0"



B.15

ROOM

room name:	Spanish/ World Languages	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Adult Services (Public)	area (NSF):	78 sf
functional description:	Collection area for Spanish/World Language books. Located within larger room or space	quantity of space type:	1
		views:	
		required adjacencies:	Adult NonFiction Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	6 sfs- 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	640
shelving (lf)	80
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

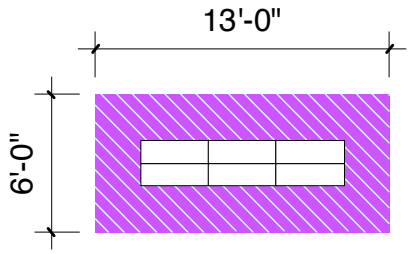
controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

TYPICAL ROOM LAYOUT

Spanish/ World Languages — Scale: 1/8" = 1'-0"



B.16

ROOM

room name:	Teen Fiction	occupancy type:	A3
room number:	TBD	occupancy (persons):	13
department:	Teen Services (Public)	area (NSF):	660 sf
functional description:	This is the stack and reading area for the teen fiction. It is within a larger room or space.	quantity of space type:	1
		views:	Staff sightline
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	8 sfs; 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	6 casual, 14 task
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	960
shelving (lf)	120
signage	Collection Identification
computers	6 public

technology

printers	
equipment	
telephone	
copiers	
power and data	6
audio/visual	
security devices	

electrical lighting

type	Ambient and task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

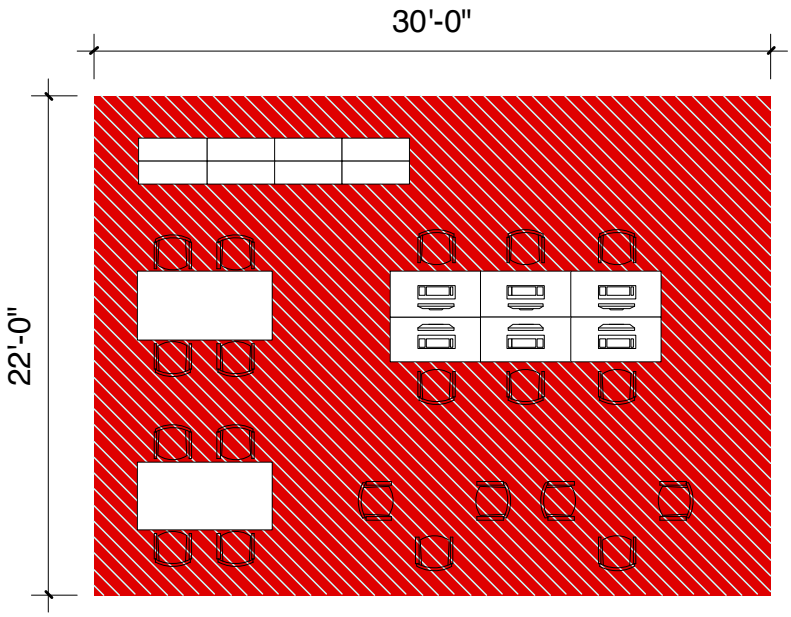
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

C.1

TYPICAL ROOM LAYOUT

Teen Fiction | Scale: 1/8" = 1'-0"



C.1

ROOM

room name:	Teen Periodicals	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Teen Services (Public)	area (NSF):	28 sf
functional description:	Stack area for teen periodicals. It is within a larger room or space.	quantity of space type:	1
		views:	Staff sightline
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs; 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	10
shelving (lf)	10
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

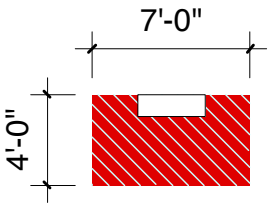
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

C.2

TYPICAL ROOM LAYOUT

Teen Periodicals — Scale: 1/8" = 1'-0"



C.2

ROOM

room name:	Teen Graphic Novel	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Teen Services (Public)	area (NSF):	78 sf
functional description:	Stack area for teen graphic novels. It is within a larger room or space.	quantity of space type:	1
		views:	Staff sightline
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	6 sfs; 4 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	560
shelving (lf)	70
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

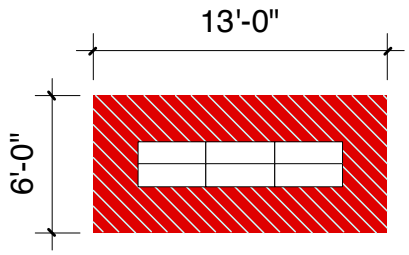
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Teen Graphic Novel — Scale: 1/8" = 1'-0"



C.5

ROOM

room name:	Teen Non Fiction	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Teen Services (Public)	area (NSF):	78 sf
functional description:	Stack area for teen nonfiction. It is within a larger room or space.	quantity of space type:	1
		views:	Staff sightline
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	5 sfs; 5 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	560
shelving (lf)	70
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

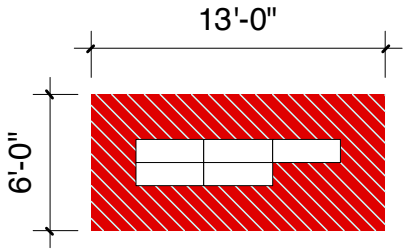
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Teen Non Fiction | Scale: 1/8" = 1'-0"



C.6

ROOM

room name:	Children's Services Picture Books	occupancy type:	A3
room number:	TBD	occupancy (persons):	39
department:	Children's Services (Public)	area (NSF):	1940 sf
functional description:	Stack area for children's picture books. It is within a larger room or space. Includes tables, computer, reading and story time area.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Children's Librarian

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	15 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	12 casual; 32 task chairs
other	8 tables

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	2,400
shelving (lf)	18
signage	Collection Identification
computers	8 public

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient and task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

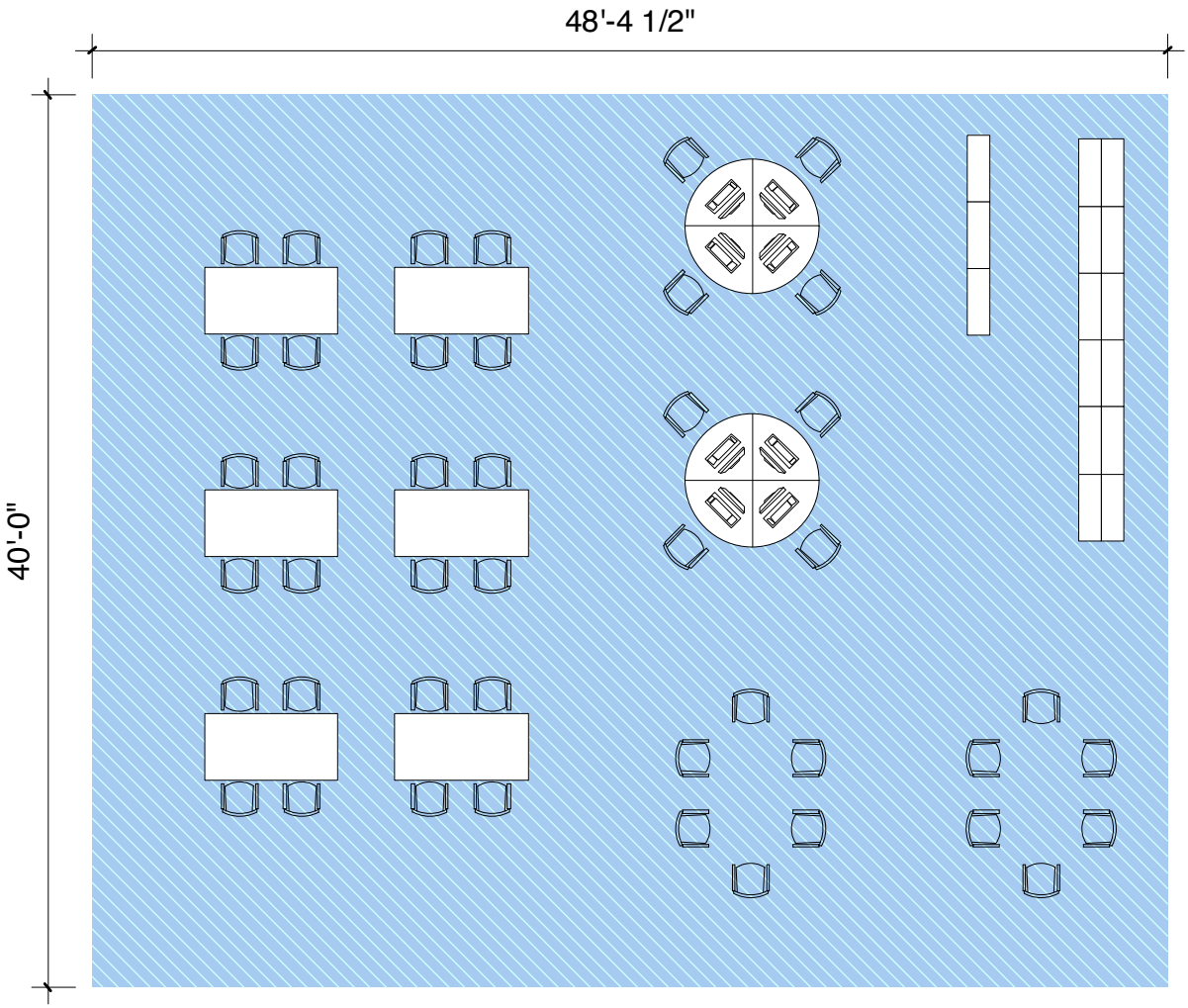
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.2

TYPICAL ROOM LAYOUT

Children's Services Picture Books — Scale: 1/8" = 1'-0"



D.2

ROOM

room name:	Children's Services Early Readers	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Children's Services (Public)	area (NSF):	78sf
functional description:	Stack area for children's early reader books. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Children's Librarian and Reading Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	6 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	800
shelving (lf)	54
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

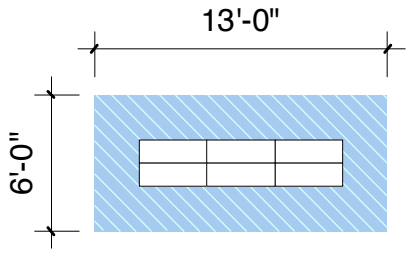
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Children's Services Early Readers — Scale: 1/8" = 1'-0"



D.3

ROOM

room name:	Children's Services Non Fiction	occupancy type:	A3
room number:	TBD	occupancy (persons):	9
department:	Children's Services (Public)	area (NSF):	460 sf
functional description:	Stack area for children's nonfiction books. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Children's Librarian and Reading Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	42 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	5,600
shelving (lf)	374
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

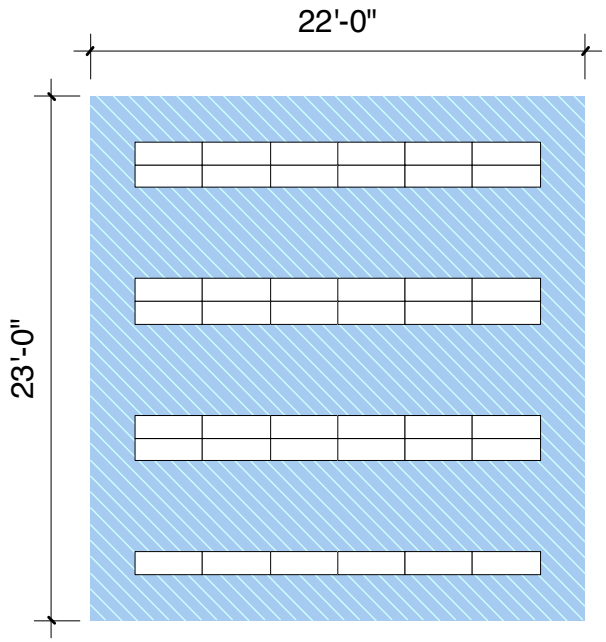
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.5

TYPICAL ROOM LAYOUT

Children's Services Non Fiction — Scale: 1/8" = 1'-0"



D.5

ROOM

room name:	Children's Services Folk and Fairy Tales	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	52
functional description:	Stack area for children's fairy tale books. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Children's Librarian and Reading Area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	3 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	320
shelving (lf)	22
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	Ambient

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

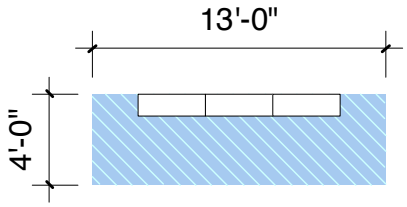
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.6

TYPICAL ROOM LAYOUT

Children's Services Folk and Fairy Tales — Scale: 1/8" = 1'-0"



D.6

ROOM

room name:	Children's Services DVDs/ CDs	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Children's Services (Public)	area (NSF):	78 sf
functional description:	Stack area for children's DVDs and CDs. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Other children's collection

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	5 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	Moveable Stacks

acoustics

separation	

notes / comments

No volumes on lower shelves. 42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	320
shelving (lf)	40
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

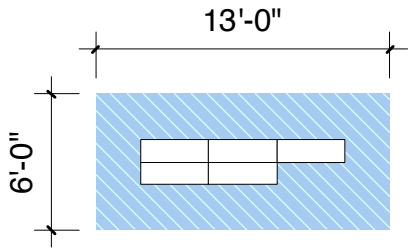
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.7

TYPICAL ROOM LAYOUT

Children's Services DVDs/CDs | Scale: 1/8" = 1'-0"



D.7

ROOM

room name:	Children's Services Reference	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	28 sf
functional description:	Stack area for the children's reference collections. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Children's Librarian

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	16
shelving (lf)	3
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

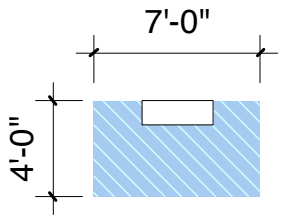
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Children's Services Reference | Scale: 1/8" = 1'-0"



ROOM

room name:	Children's Services Periodicals	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	28 sf
functional description:	Stack area for children's periodicals. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Other Children's Services.

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	8
shelving (lf)	8
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

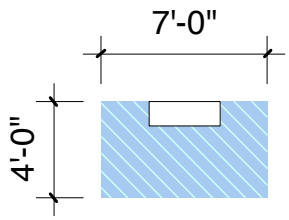
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Children's Services Periodicals — Scale: 1/8" = 1'-0"



ROOM

room name:	Children's Services Staff Desk	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Children's Services (Public)	area (NSF):	100 sf
functional description:	This is the children librarian's desk. It has a public front and a more private area behind for consultations and library work. It is within a larger room or space.	quantity of space type:	1
		views:	Children's collections
		required adjacencies:	Children's reading area and entrance to children's area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	2 task chairs
other	1 Desk, 1 lockable file cabinet

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	Informational and directional
computers	1 Staff

technology

printers	1
equipment	
telephone	1
copiers	
power and data	1
audio/visual	
security devices	

electrical lighting

type	Ambient and task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

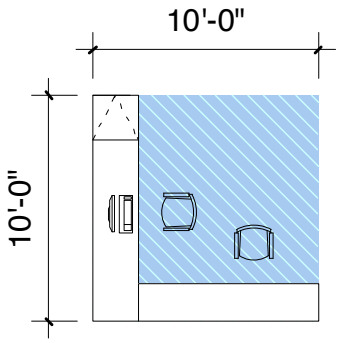
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Children's Services Staff Desk — Scale: 1/8" = 1'-0"



D.11

ROOM

room name:	Children's Services Fiction	occupancy type:	A3
room number:	TBD	occupancy (persons):	5
department:	Children's Services (Public)	area (NSF):	264 sf
functional description:	Stack area for children's fiction collection. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Other Children's Services.

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	24 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	3,200
shelving (lf)	214
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

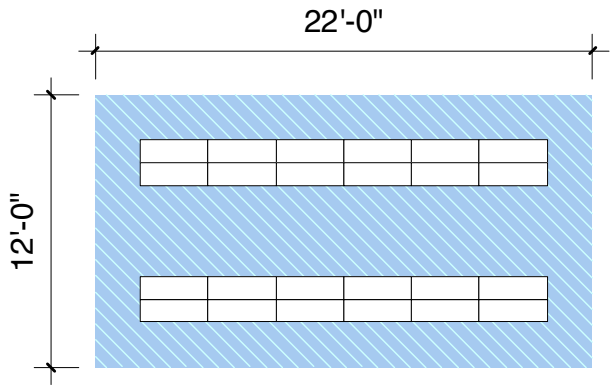
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.12

TYPICAL ROOM LAYOUT

Children's Services Fiction — Scale: 1/8" = 1'-0"



D.12

ROOM

room name:	Children's Services Books on CD	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	28
functional description:	Stack area for children's books on CD. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Other Children's Services.

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

No volumes on lower shelves. 42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	20
shelving (lf)	3
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

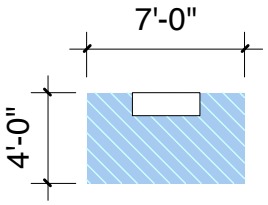
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.13

TYPICAL ROOM LAYOUT

Children's Services Books on CD — Scale: 1/8" = 1'-0"



D.13

ROOM

room name:	Children's Services Holiday	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	52 sf
functional description:	Stack area for children's holiday collection. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Other Children's Services.

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	3 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	400
shelving (lf)	27
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

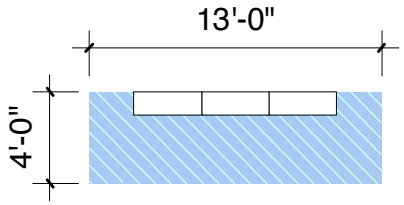
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.14

TYPICAL ROOM LAYOUT

Children's Services Holiday — Scale: 1/8" = 1'-0"



D.14

ROOM

room name:	Children's Services Board	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	40 sf
functional description:	"Stack area for children's board book collection. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Any literary area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	2 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	160
shelving (lf)	11
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

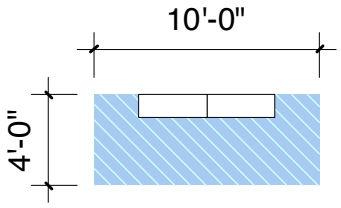
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.15

TYPICAL ROOM LAYOUT

Children's Services Board — Scale: 1/8" = 1'-0"



D.15

ROOM

room name:	Children's Services Graphic Novel	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	40 sf
functional description:	Stack area for children's graphic novel collection. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Teen area

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	2 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	160
shelving (lf)	11
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

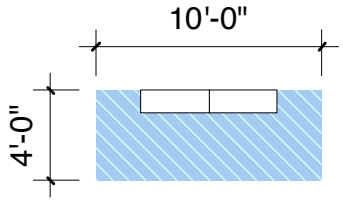
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.16

TYPICAL ROOM LAYOUT

Children's Services Graphic Novel — Scale: 1/8" = 1'-0"



D.16

ROOM

room name:	Children's Services Multimedia/CD and Book	occupancy type:	A3
room number:	TBD	occupancy (persons):	1
department:	Children's Services (Public)	area (NSF):	28 sf
functional description:	Stack area for children's multimedia/cd and book collection. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Other Children's Services.

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	1 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

No volumes on lower shelves. 42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	40
shelving (lf)	5
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

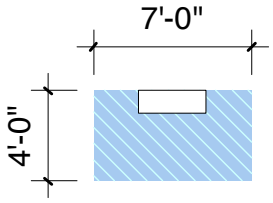
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Children's Services Multimedia/CD and Book — Scale: 1/8" = 1'-0"



D.17

ROOM

room name:	Children's Services Spanish/ World Language	occupancy type:	A3
room number:	TBD	occupancy (persons):	2
department:	Children's Services (Public)	area (NSF):	78 sf
functional description:	Stack area for children's spanish/world language collection. It is within a larger room or space.	quantity of space type:	1
		views:	Children's Librarian
		required adjacencies:	Other Children's Services.

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	5 sfs; 3 shelves high
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

42" between stacks minimum, 12" deep shelves.

library services

collection (volume/lf)	320
shelving (lf)	40
signage	Collection Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

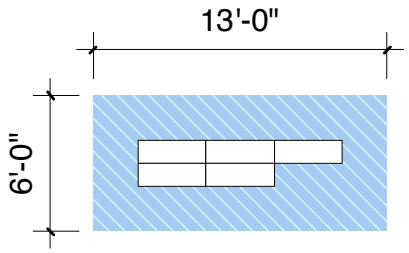
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

D.18

TYPICAL ROOM LAYOUT

Children's Services Spanish/World Language — Scale: 1/8" = 1'-0"



D.18

ROOM

room name:	Multi-Purpose Room	occupancy type:	A3
room number:	TBD	occupancy (persons):	214
department:	Shared (Public)	area (NSF):	1500
functional description:	Multipurpose room for large lectures, special events and after hours use. Voting and children's programs occur in this room.	quantity of space type:	1
		views:	Children's Area
		required adjacencies:	Children's Area

CHARACTERISTICS

architectural

character	
wall finish	GWB, glass, tackable surfaces
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	window with room darkening shade

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	
white or bulletin board	No

furniture

seating – fixed	
seating – moveable	100 stackable chairs
other	lectern, proj. screen w/ controls

acoustics

separation	

notes / comments

AV rack, sink + counter + cabinets below, coatrack, chair / equipment storage, (4) 3'x6' folding tables. Possibly include shelving in other children's area.

library services

collection (volume/lf)	
shelving (lf)	
signage	Room Identification
computers	1

technology

printers	
equipment	1 Projector,
telephone	1
copiers	
power and data	1
audio/visual	Sound system w/ a/v playback
security devices	

electrical lighting

type	Ambient, presentation
controls	
sensors	
dimming	Yes

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

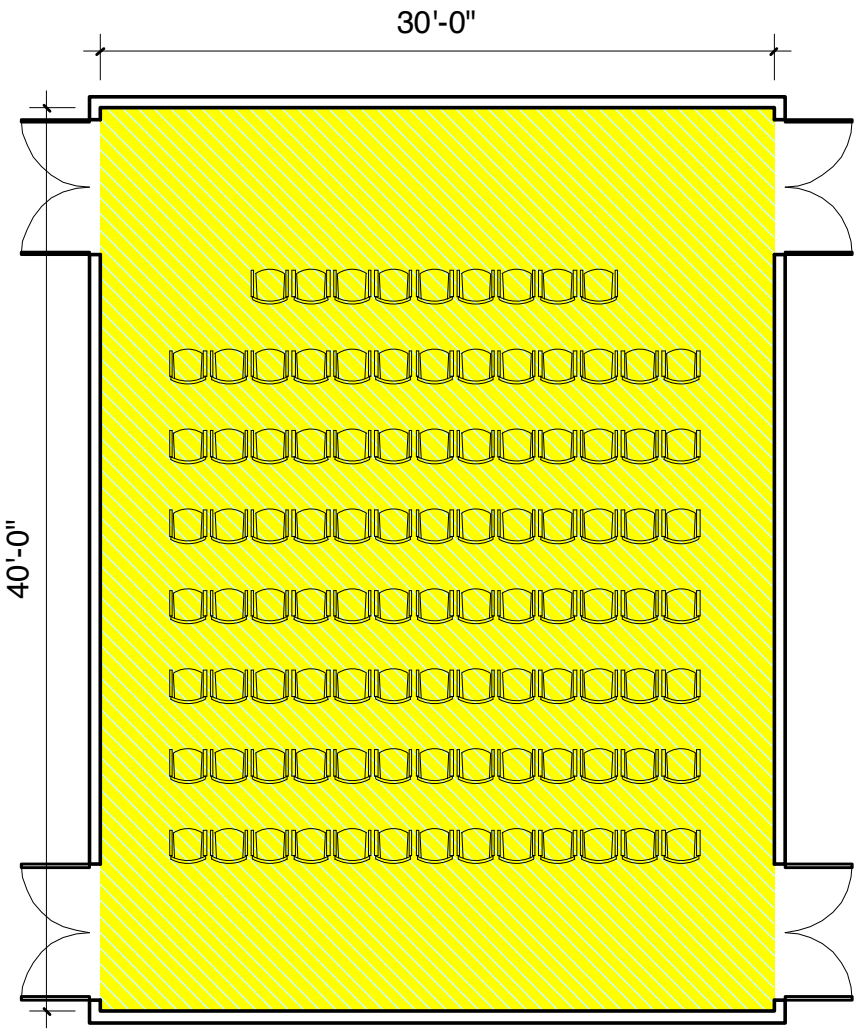
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

E.1

TYPICAL ROOM LAYOUT

Meeting Room | Scale: 1/8" = 1'-0"



E.1

ROOM

room name:	Study Room	occupancy type:	A3
room number:	TBD	occupancy (persons):	3
department:	Shared (Public)	area (NSF):	147 sf
functional description:	Existing study room for patrons.	quantity of space type:	1
		views:	Circulation
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	GWB
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	vision panel

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	2 casual, 4 task chairs
other	1 table, 1 coffee table

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	Room Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Ambient and task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

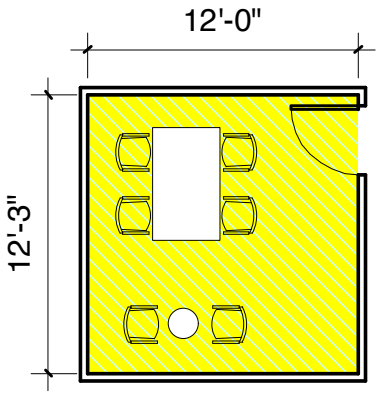
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

E.2

TYPICAL ROOM LAYOUT

Study Room | Scale: 1/8" = 1'-0"



E.2

ROOM

room name:	Public Female Restrooms	occupancy type:	A3
room number:	TBD	occupancy (persons):	170-half of population
department:	Shared (Public)	area (NSF):	300 sf
functional description:	Women's restroom available for library patrons and after hours use. The number of fixtures is determined by the Mass Plumbing Code based on occupancy.	quantity of space type:	1
		views:	Lobby, Meeting Room
		required adjacencies:	Circulation

CHARACTERISTICS

architectural

character	
wall finish	Ceramic Tile
floor finish	Ceramic Tile
base	Ceramic Tile
ceiling finish	Moisture resistant GWB
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	75 cfm per fixture
noise criterion	
vibration isolation	
natural ventilation	
daylight	No

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

1 accessible toilet and stall- accessible sinks

library services

collection (volume/lf)	
shelving (lf)	
signage	Room Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	100% exhaust

plumbing / fire protection

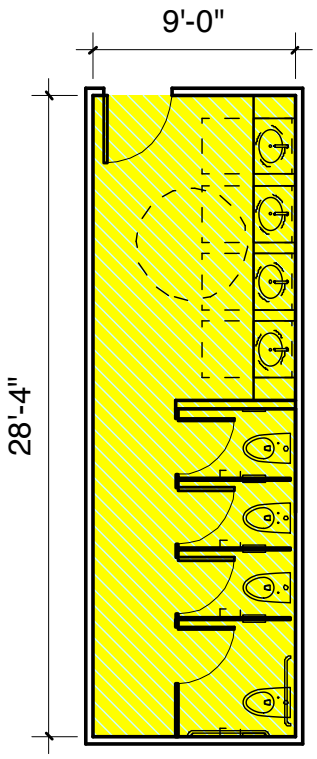
fixtures	2 sinks, 4 toilets
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

MF-05 Public Female Restrooms | Scale: 1/8" = 1'-0"



E.4

ROOM

room name:	Public Male Restrooms	occupancy type:	A3
room number:	TBD	occupancy (persons):	170-half of population
department:	Shared (Public)	area (NSF):	144 sf
functional description:	Men's restroom available for library patrons and after hours use. The number of fixtures is determined by the Mass Plumbing Code based on occupancy.	quantity of space type:	1
		views:	Lobby, Meeting Room
		required adjacencies:	Circulation

CHARACTERISTICS

architectural

character	
wall finish	Ceramic Tile
floor finish	Ceramic Tile
base	Ceramic Tile
ceiling finish	Moisture resistant GWB
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	75 cfm per fixture
noise criterion	
vibration isolation	
natural ventilation	
daylight	No

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

1 accessible toilet and stall- accessible sinks

library services

collection (volume/lf)	
shelving (lf)	
signage	Room Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	100% exhaust

plumbing / fire protection

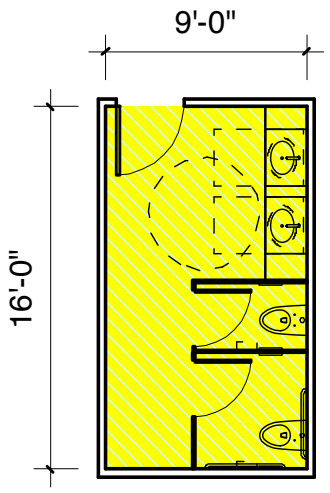
fixtures	2 sinks, 2 toilets
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

MF-06 Public Male Restrooms — Scale: 1/8" = 1'-0"



E.5

ROOM

room name:	Workroom	occupancy type:	B
room number:	TBD	occupancy (persons):	4
department:	Staff (Support)	area (NSF):	380 sf
functional description:	Room for receiving, sorting, cataloging, and reshelving activities	quantity of space type:	1
		views:	
		required adjacencies:	Circulation Desk

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	Resilient
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	Counter for computer stations
countertop	
shelving	
white or bulletin board	1 dry-erase board

furniture

seating – fixed	
seating – moveable	6 task chairs
other	1 table

acoustics

separation	

notes / comments

shelving, tables, storage, upper & lower cabinets - counter with computers. 3/4 filing cabinets below counter desk height, security control monitors.

library services

collection (volume/lf)	
shelving (lf)	
signage	Room Identification
computers	2 Staff

technology

printers	1
equipment	
telephone	2
copiers	1
power and data	2
audio/visual	
security devices	1

electrical lighting

type	Ambient and task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

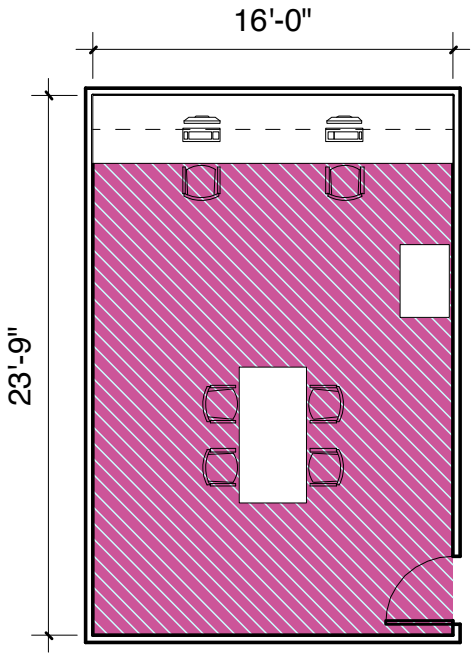
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

F.1

TYPICAL ROOM LAYOUT

Workroom Scale: 1/8" = 1'-0"



F.1

ROOM

room name:	Branch Librarian Office	occupancy type:	B
room number:	TBD	occupancy (persons):	3
department:	Staff (Support)	area (NSF):	168 sf
functional description:	This is the private office of the branch librarian	quantity of space type:	1
		views:	
		required adjacencies:	Work room, circulation

CHARACTERISTICS

architectural

character	
wall finish	GWB
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	
countertop	
shelving	
white or bulletin board	?

furniture

seating – fixed	
seating – moveable	1 task chair, 4 conf. chairs
other	1 small conf. table

acoustics

separation	

notes / comments

File cabinets, book shelves with doors.

library services

collection (volume/lf)	
shelving (lf)	
signage	Room identification
computers	

technology

printers	1
equipment	
telephone	1
copiers	
power and data	1
audio/visual	
security devices	

electrical lighting

type	Ambient, task
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

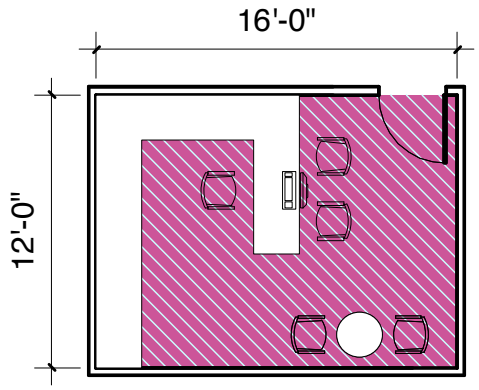
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

F.2

TYPICAL ROOM LAYOUT

Branch Librarian's Office — Scale: 1/8" = 1'-0"



F.2

ROOM

room name:	Lounge	occupancy type:	B
room number:	TBD	occupancy (persons):	20
department:	Staff (Support)	area (NSF):	320
functional description:	This is the staff break room. It will have a small kitchen for minor food preparation, lounge seating, and lockers for personal items.	quantity of space type:	1
		views:	
		required adjacencies:	Workroom, Staff Restroom

CHARACTERISTICS

architectural

character	
wall finish	GWB
floor finish	Resilient-sound absorptive
base	
ceiling finish	ACT, GWB, Plaster
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	Yes

casework

casework	base and upper cabinets
countertop	counters
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	1 love seat, 5 task chairs
other	1 table, 1 coffee table

acoustics

separation	

notes / comments

Lockers

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	1

technology

printers	
equipment	microwave, refrigerator, range,
telephone	1
copiers	
power and data	1
audio/visual	
security devices	

electrical lighting

type	Ambient
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	sink
sprinkler system	

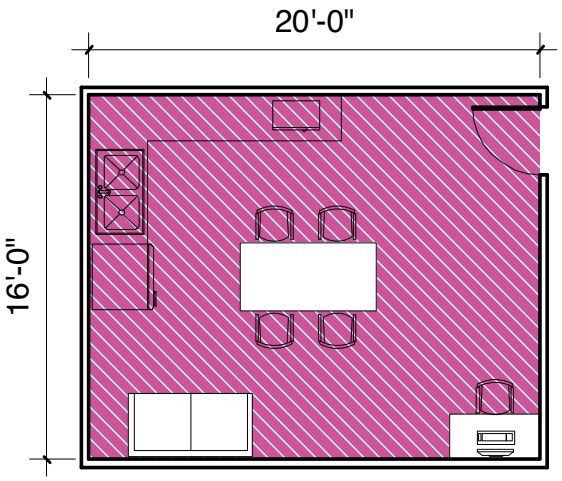
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

F.3

TYPICAL ROOM LAYOUT

Lounge | Scale: 1/8" = 1'-0"



F.3

ROOM

room name:	Unisex Restroom	occupancy type:	B
room number:	TBD	occupancy (persons):	1
department:	Staff (Support)	area (NSF):	50 sf
functional description:	Restroom for staff use only.	quantity of space type:	1
		views:	
		required adjacencies:	staff room

CHARACTERISTICS

architectural

character	
wall finish	Ceramic Tile
floor finish	Ceramic Tile
base	Ceramic Tile
ceiling finish	Moisture resistant GWB
ceiling height	
doors	

environmental

temperature range (ºF)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

Accessible fixtures and accessories.

library services

collection (volume/lf)	
shelving (lf)	
signage	Room Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	1 sink, 1 toilet
sprinkler system	

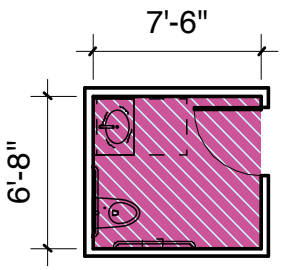
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

F.4

TYPICAL ROOM LAYOUT

Unisex Restroom | Scale: 1/8" = 1'-0"



F.4

ROOM

room name:	Mechanical Room (basement)	occupancy type:	A3
room number:	TBD	occupancy (persons):	
department:	Building Operations (Support)	area (NSF):	801 sf
functional description:	Existing area in basement for building's mechanical equipement.	quantity of space type:	1
		views:	
		required adjacencies:	Service entry

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	Room Identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

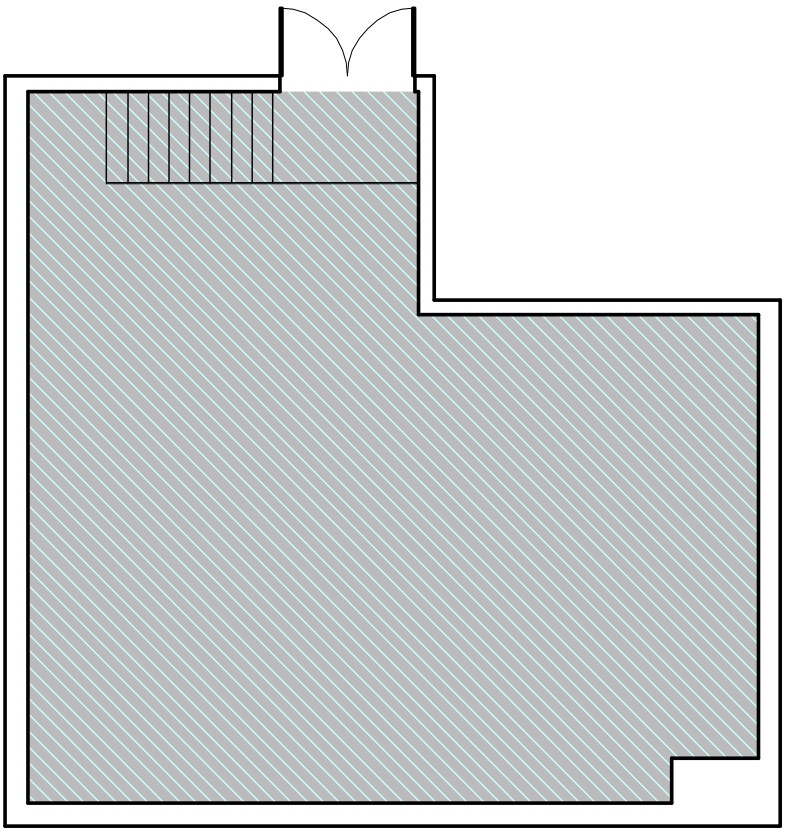
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

G.1

TYPICAL ROOM LAYOUT

Mechanical Room (basement) Scale: 1/8" = 1'-0"



G.1

ROOM

room name:	Mechanical Room	occupancy type:	A3
room number:	TBD	occupancy (persons):	
department:	Building Operations (Support)	area (NSF):	70 sf
functional description:	Existing mechanical room at first floor- within multi-purpose room space.	quantity of space type:	1
		views:	
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	Room identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

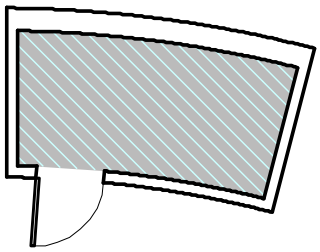
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

G.2

TYPICAL ROOM LAYOUT

Mechanical Room Scale: 1/8" = 1'-0"



G.2

ROOM

room name:	A/V Storage	occupancy type:	A3
room number:	TBD	occupancy (persons):	
department:	Building Operations (Support)	area (NSF):	34 sf
functional description:	Area in building for A/V storage	quantity of space type:	1
		views:	
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	Room identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

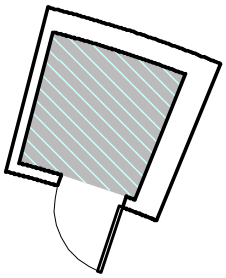
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

G.3

TYPICAL ROOM LAYOUT

A/V Storage Scale: 1/8" = 1'-0"



G.3

ROOM

room name:	Storage	occupancy type:	S-2
room number:	TBD	occupancy (persons):	
department:	Building Operations (Support)	area (NSF):	250 sf
functional description:	General storage room for building operations and maintenance.	quantity of space type:	1
		views:	
		required adjacencies:	Mechanical room

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

Recycling or trash room? Shelving? Exterior storage?

library services

collection (volume/lf)	
shelving (lf)	
signage	Room identification
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

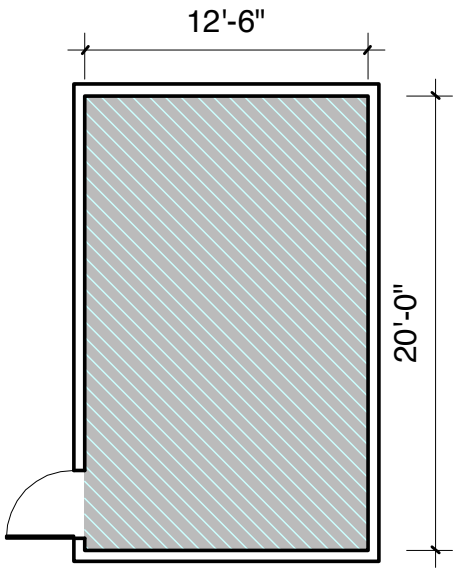
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

G.4

TYPICAL ROOM LAYOUT

Storage Scale: 1/8" = 1'-0"



G.4

ROOM

room name:	Storage A	occupancy type:	S-2
room number:	TBD	occupancy (persons):	8
department:	Building Operations (Support)	area (NSF):	2514 sf
functional description:	Existing general storage in basement for building operations.	quantity of space type:	1
		views:	
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

Shelving?

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

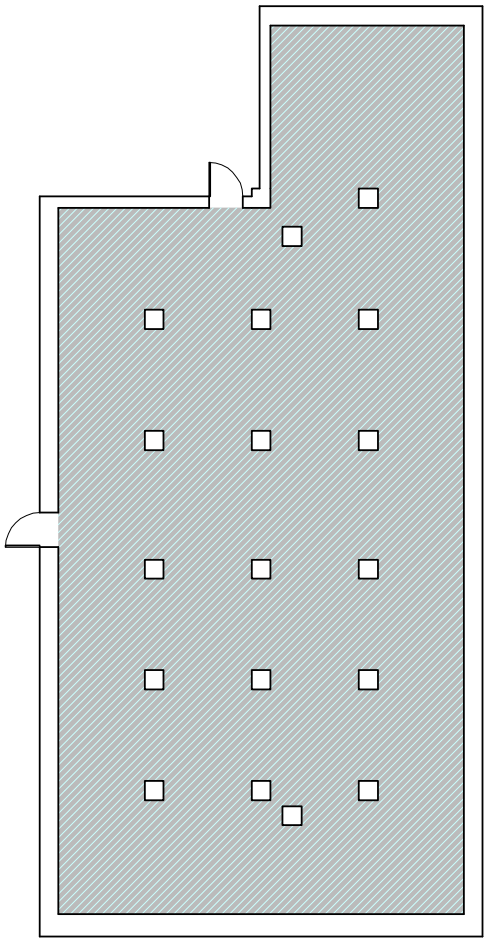
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Storage A — Scale: 1/16" = 1'-0"



ROOM

room name:	Storage B	occupancy type:	S-2
room number:	TBD	occupancy (persons):	
department:	Building Operations (Support)	area (NSF):	167
functional description:	Existing general storage in basement for building operations.	quantity of space type:	1
		views:	
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

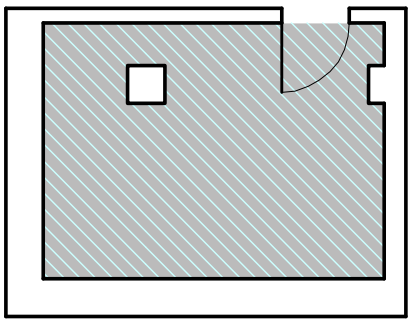
fixtures	
sprinkler system	

MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

TYPICAL ROOM LAYOUT

Storage B Scale: 1/8" = 1'-0"



G.6

ROOM

room name:	Janitor	occupancy type:	S-2
room number:	TBD	occupancy (persons):	1
department:	Building Operations (Support)	area (NSF):	96 sf
functional description:	Existing room for janitor's office.	quantity of space type:	1
		views:	
		required adjacencies:	Mechanical spaces and storage

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (˚F)	72ºF – 76ºF
humidity (%)	55% RH max.
air (exchanges)	as required for load and ventilation
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	shelves?

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	mop sink?
sprinkler system	

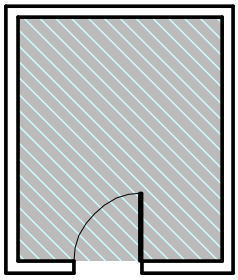
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

G.7

TYPICAL ROOM LAYOUT

Janitor Scale: 1/8" = 1'-0"



G.7

ROOM

room name:	Equipment Storage	occupancy type:	S-2
room number:	TBD	occupancy (persons):	
department:	Building Operations (Support)	area (NSF):	49
functional description:	Existing area for equipment storage.	quantity of space type:	1
		views:	
		required adjacencies:	

CHARACTERISTICS

architectural

character	
wall finish	
floor finish	
base	
ceiling finish	
ceiling height	
doors	

environmental

temperature range (ºF)	72-76
humidity (%)	55 RH Max
air (exchanges)	As required for load & vent
noise criterion	
vibration isolation	
natural ventilation	
daylight	

casework

casework	
countertop	
shelving	
white or bulletin board	

furniture

seating – fixed	
seating – moveable	
other	shelving?

acoustics

separation	

notes / comments

library services

collection (volume/lf)	
shelving (lf)	
signage	
computers	

technology

printers	
equipment	
telephone	
copiers	
power and data	
audio/visual	
security devices	

electrical lighting

type	Utility
controls	
sensors	
dimming	

electrical power

service	
isolated service	
specialty outlets	

security

access control	
camera	
emergency lockdown	

HVAC system

controls	
distribution	
special ventilation	

plumbing / fire protection

fixtures	
sprinkler system	

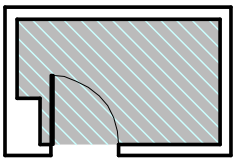
MAJOR EQUIPMENT

equipment name	no.	location	requirements	notes

G.8

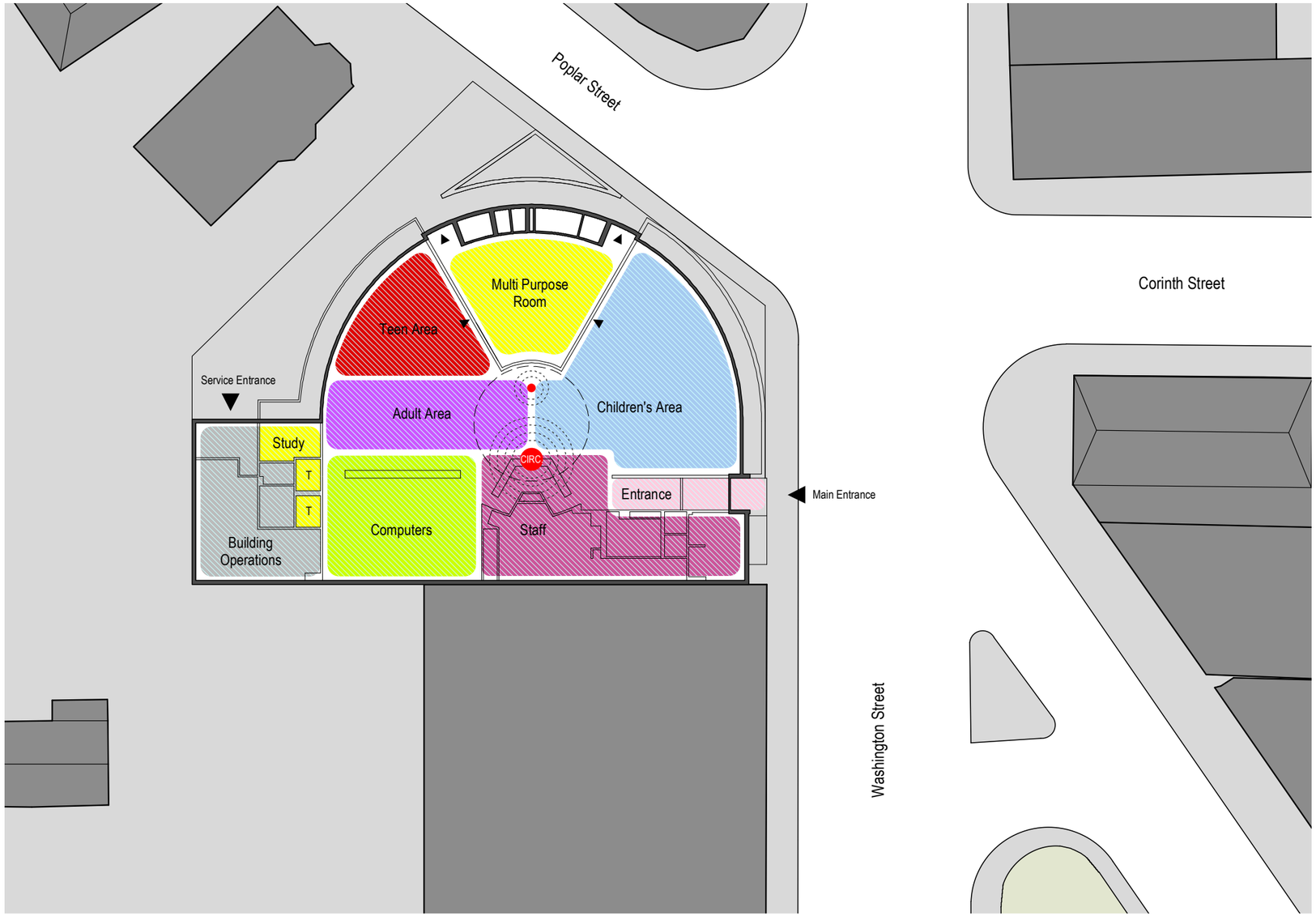
TYPICAL ROOM LAYOUT

Equipment Storage Scale: 1/8" = 1'-0"



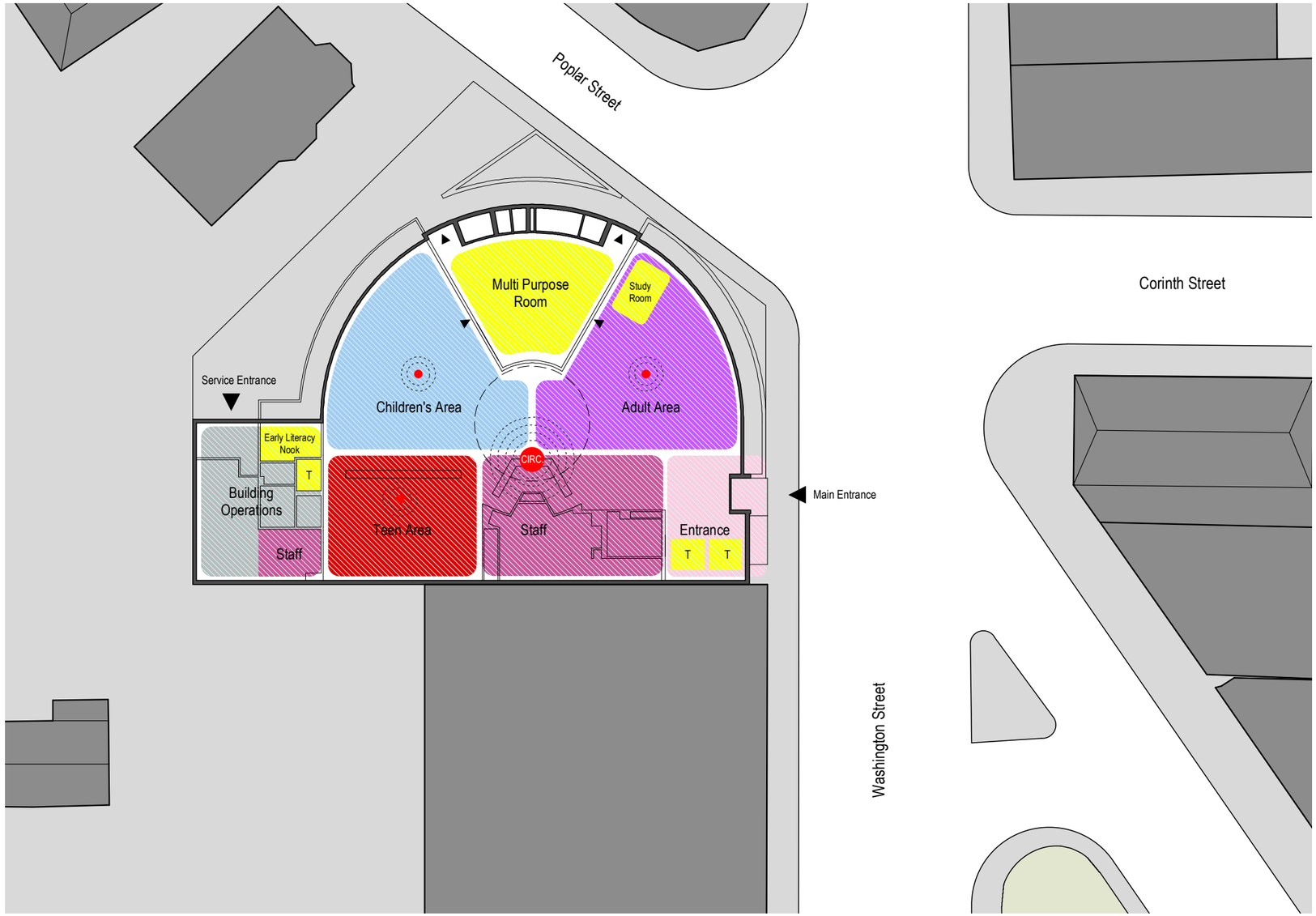
G.8

C2g. Program Diagrams



ROSLINDALE BRANCH LIBRARY STUDY - BOSTON PUBLIC LIBRARY
LEERS WEINZAPFEL ASSOCIATES

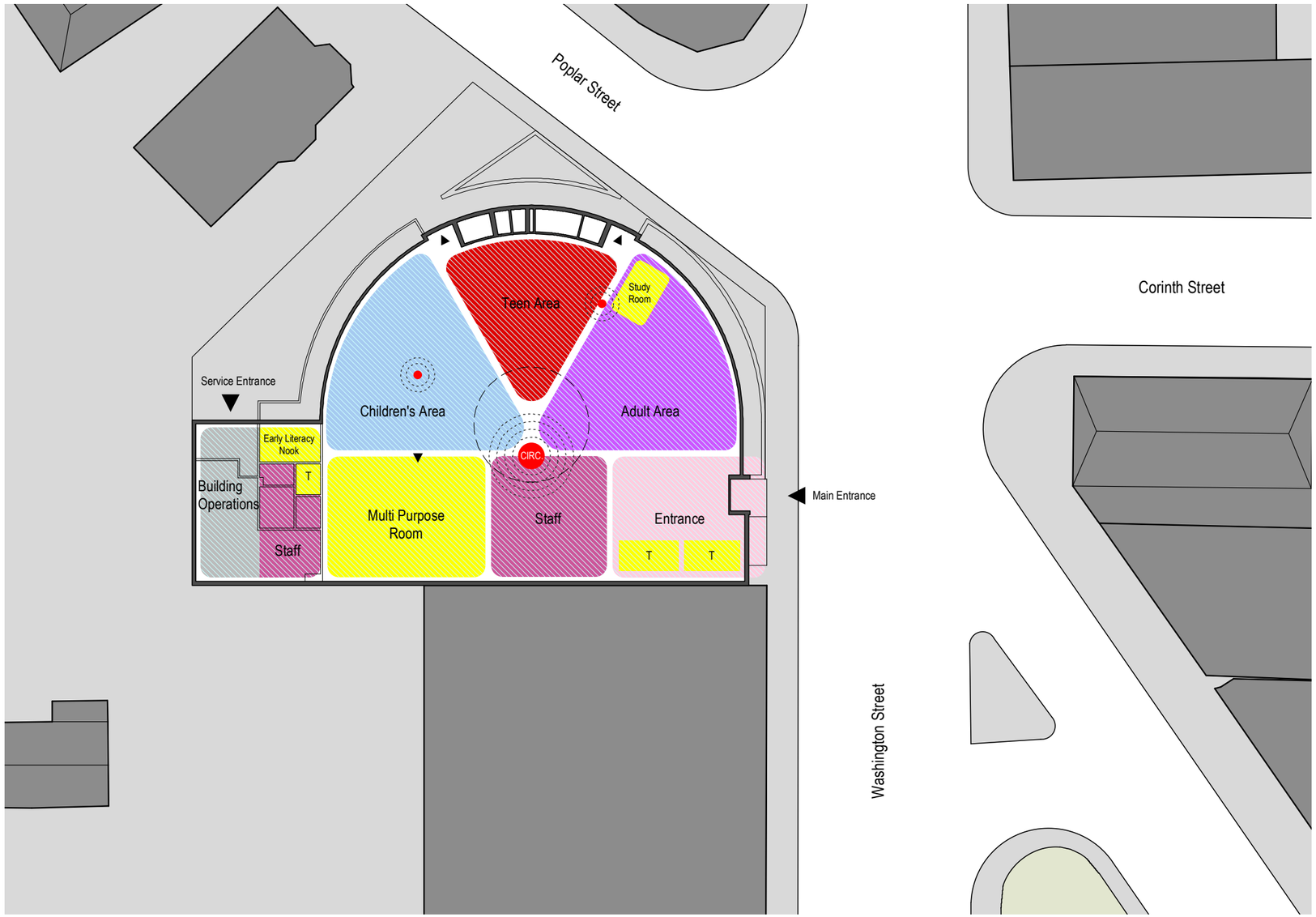
EXISTING PROGRAM DIAGRAM
18 JULY 2013



ROSLINDALE BRANCH LIBRARY STUDY - BOSTON PUBLIC LIBRARY DRAFT PROGRAM DIAGRAM OPTION 1

LEERS WEINZAPFEL ASSOCIATES

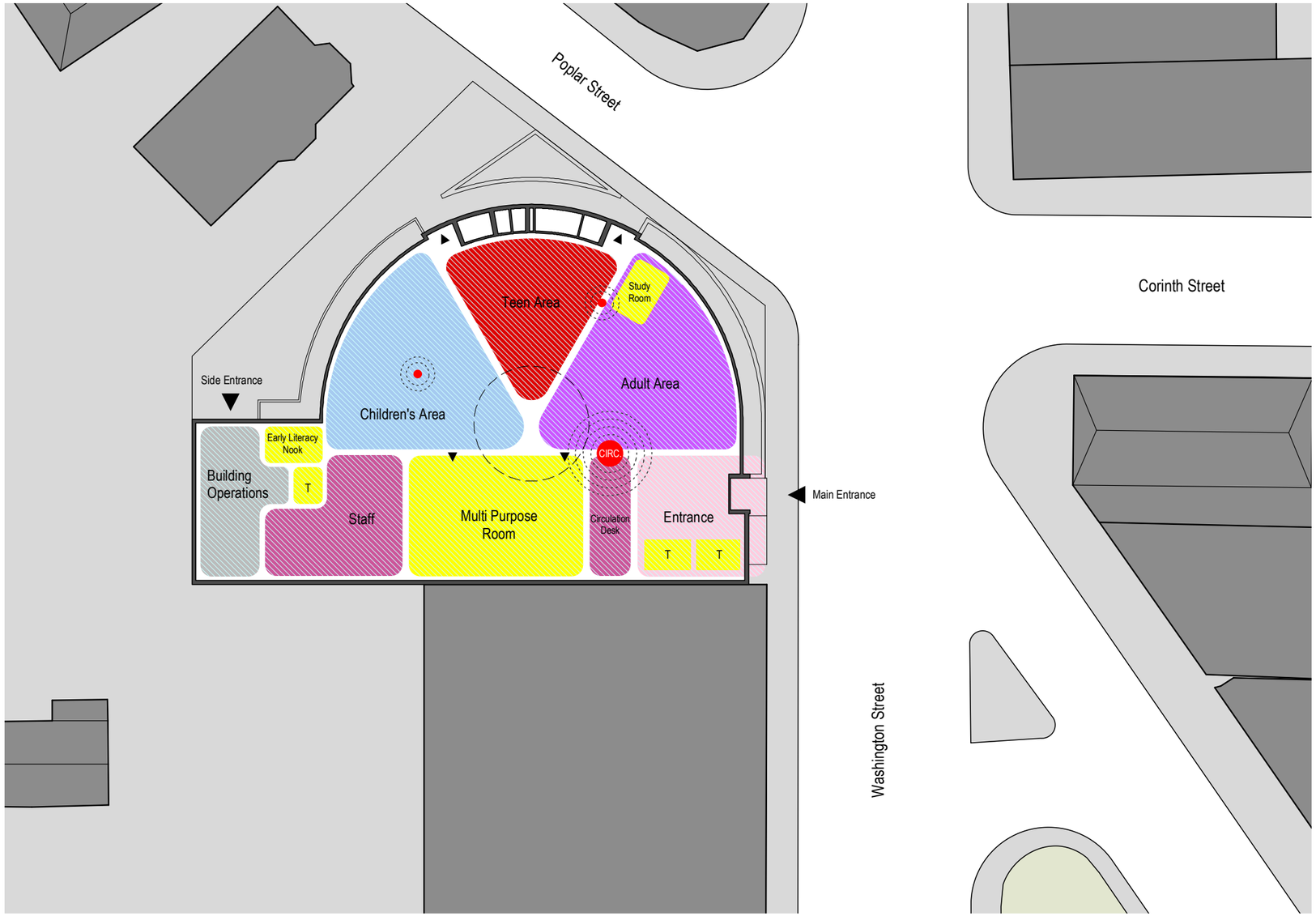
18 JULY 2013



ROSLINDALE BRANCH LIBRARY STUDY - BOSTON PUBLIC LIBRARY DRAFT PROGRAM DIAGRAM OPTION 2

LEERS WEINZAPFEL ASSOCIATES

18 JULY 2013

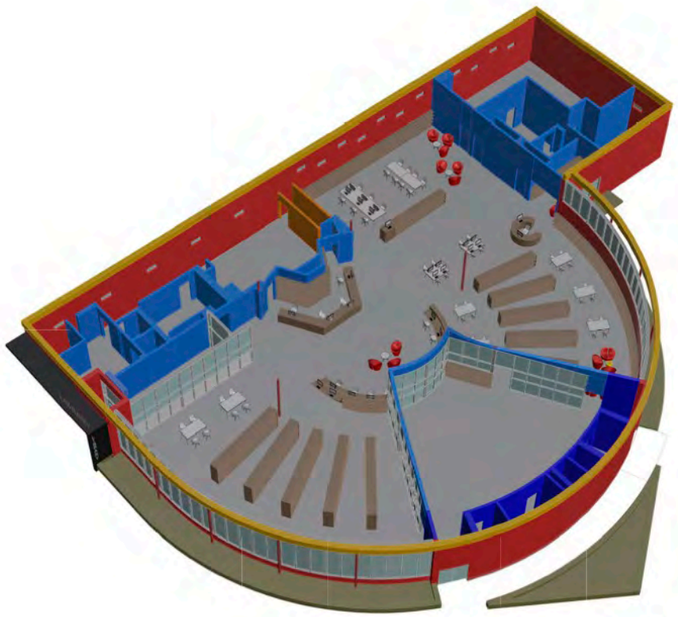


ROSLINDALE BRANCH LIBRARY STUDY - BOSTON PUBLIC LIBRARY DRAFT PROGRAM DIAGRAM OPTION 3

LEERS WEINZAPFEL ASSOCIATES

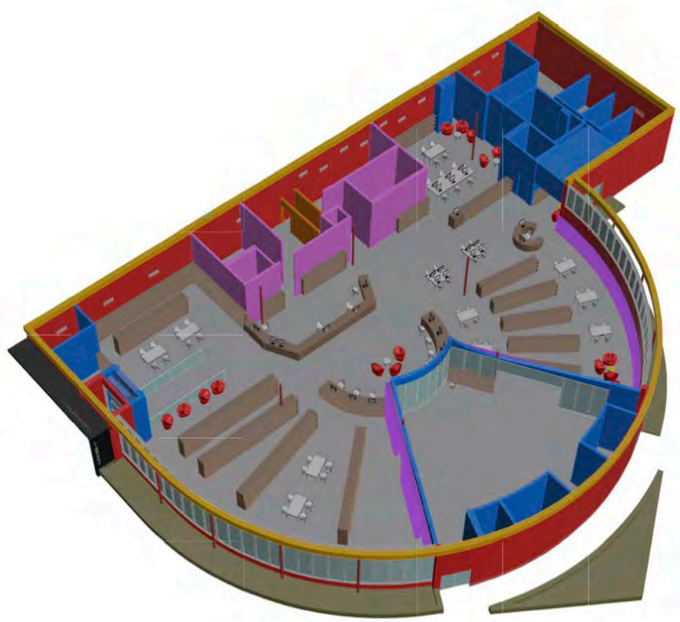
18 JULY 2013

C3a. Recommended Layouts and Options Summary



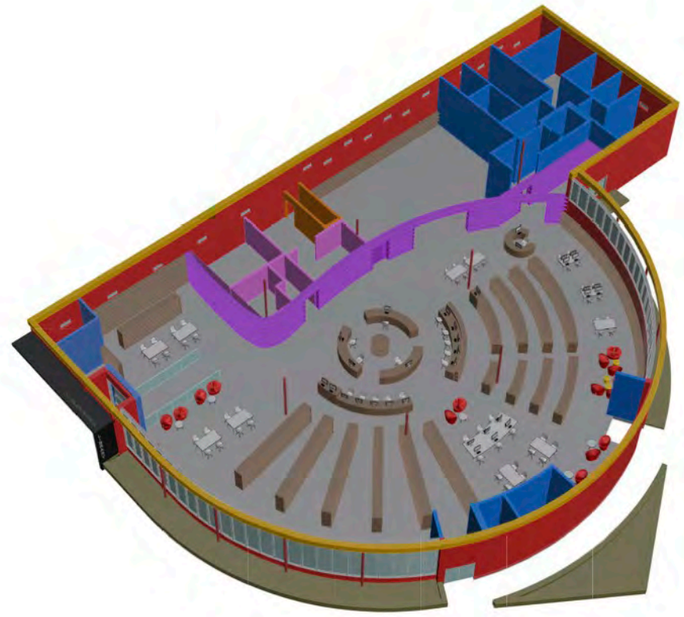
OPTION A - MINIMUM RENOVATION

- New sitework and entrance
- New vestibule entry ramp
- 100 seat Multipurpose Room in current location
- Reconfigured staff toilet and lounge
- Existing toilet rooms
- New finishes, systems and furniture
- Radial shelves



OPTION B - PARTIAL RENOVATION

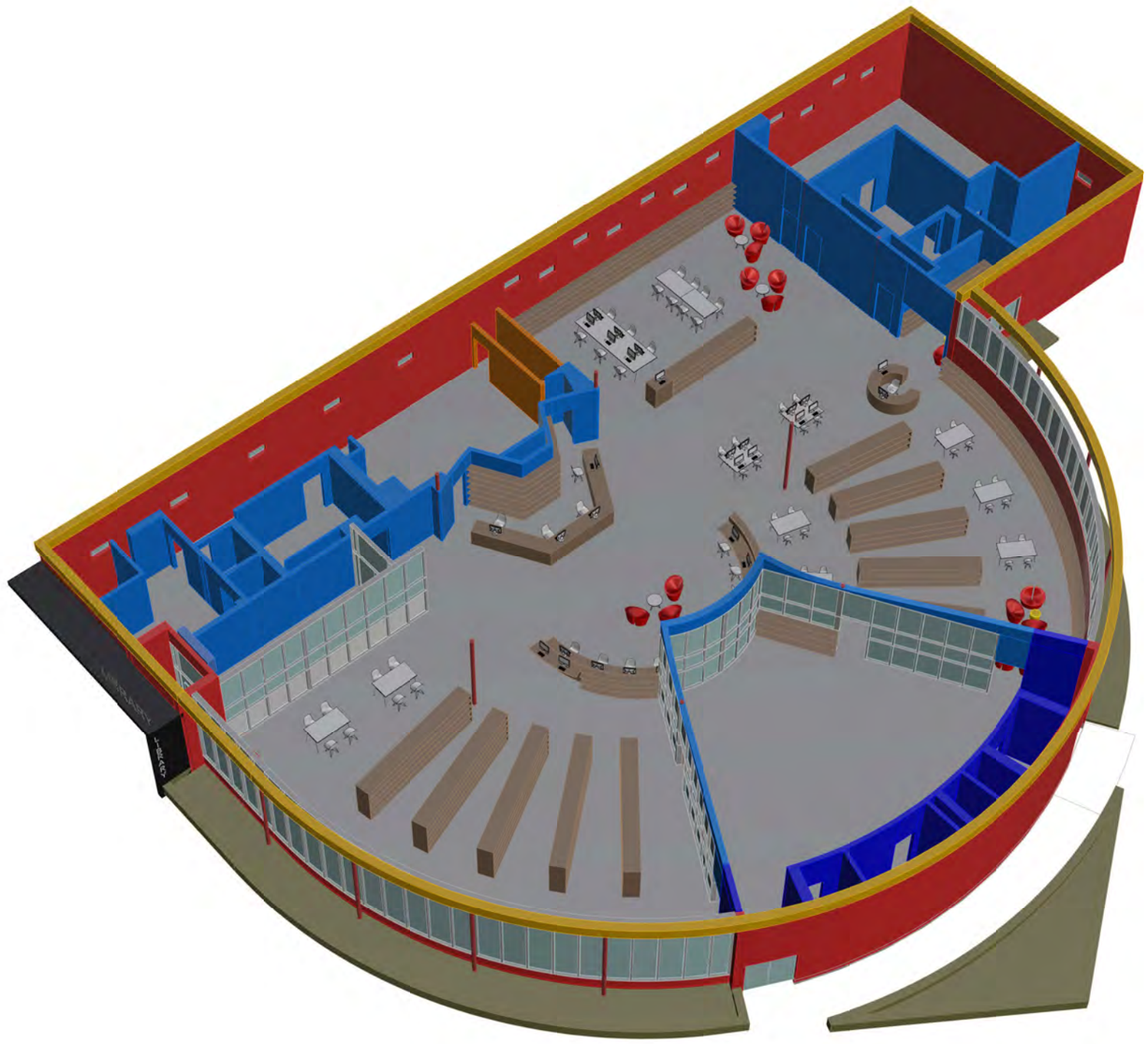
- New sitework and entrance
- New vestibule entry ramp
- 100 seat Multipurpose Room in current location with new walls and barn door
- New toilet rooms and children's toilet
- New adult study at entrance
- New circulation desk connected to staff areas
- New finishes, systems and furniture
- Radial shelves



OPTION C - FULL RENOVATION

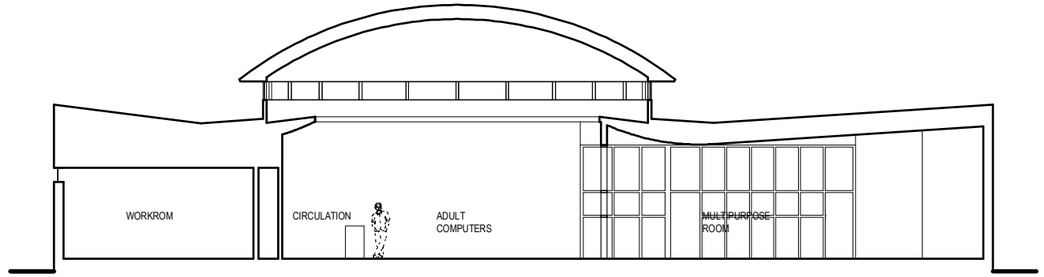
- New sitework and entrance
- New vestibule entry ramp
- 106 seat Multipurpose Room in new location
- New toilet rooms and children's toilet
- New adult study at entrance
- Circular circulation desk
- New finishes, systems and furniture
- Circular shelves at children's area, Radial shelves at adult area

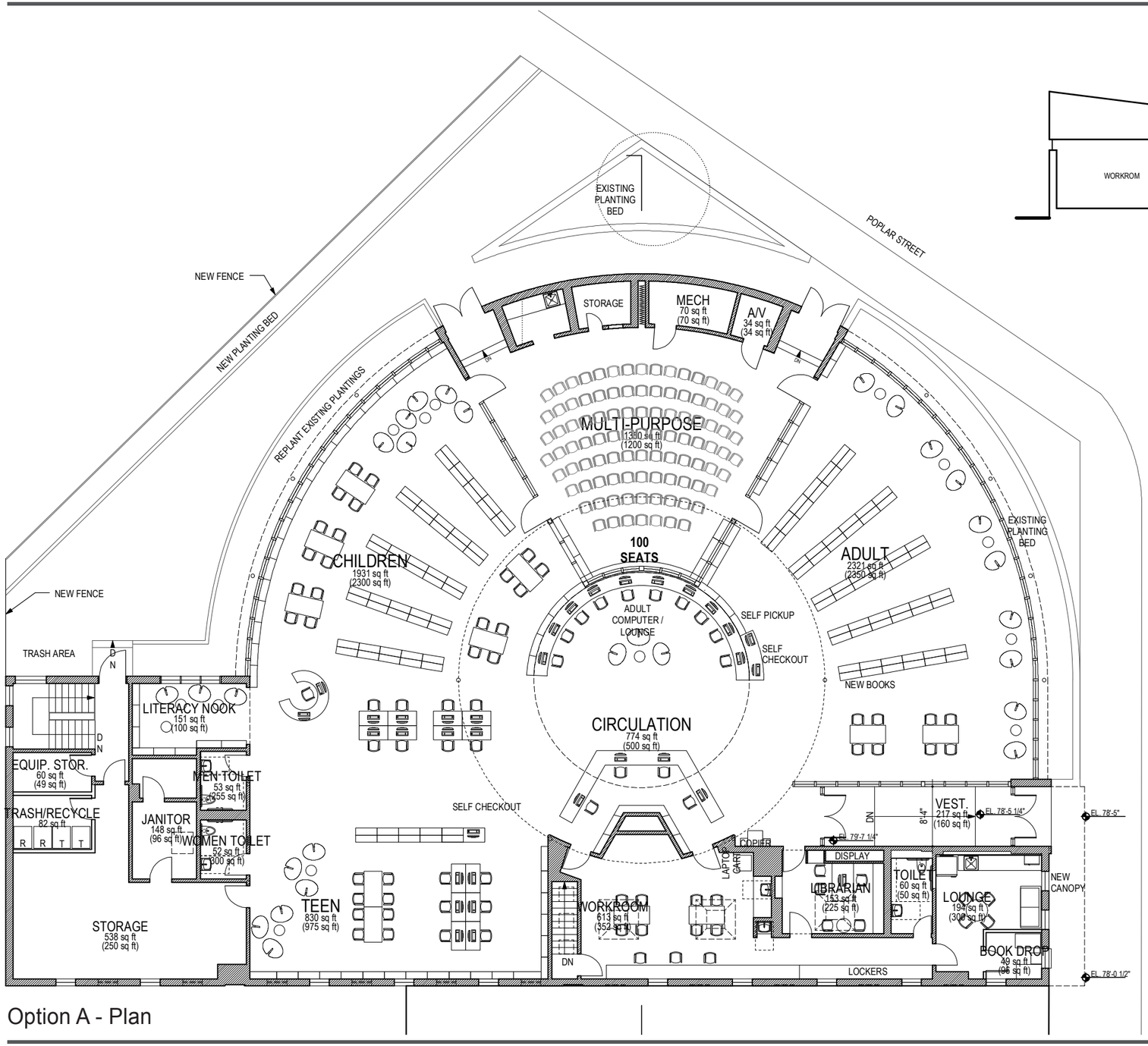
C3b. Recommended Layouts and Options



Option A - From Above

Option A - Entry





Option A - Plan

COLLECTION

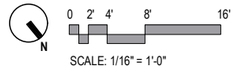
SHELVES	SUGGESTED	ACTUAL	DELTA
ADULT	103	73	(-30)
TEEN	20	24	(+4)
CHILDREN	114	88	(-26)

PATRON SEATING

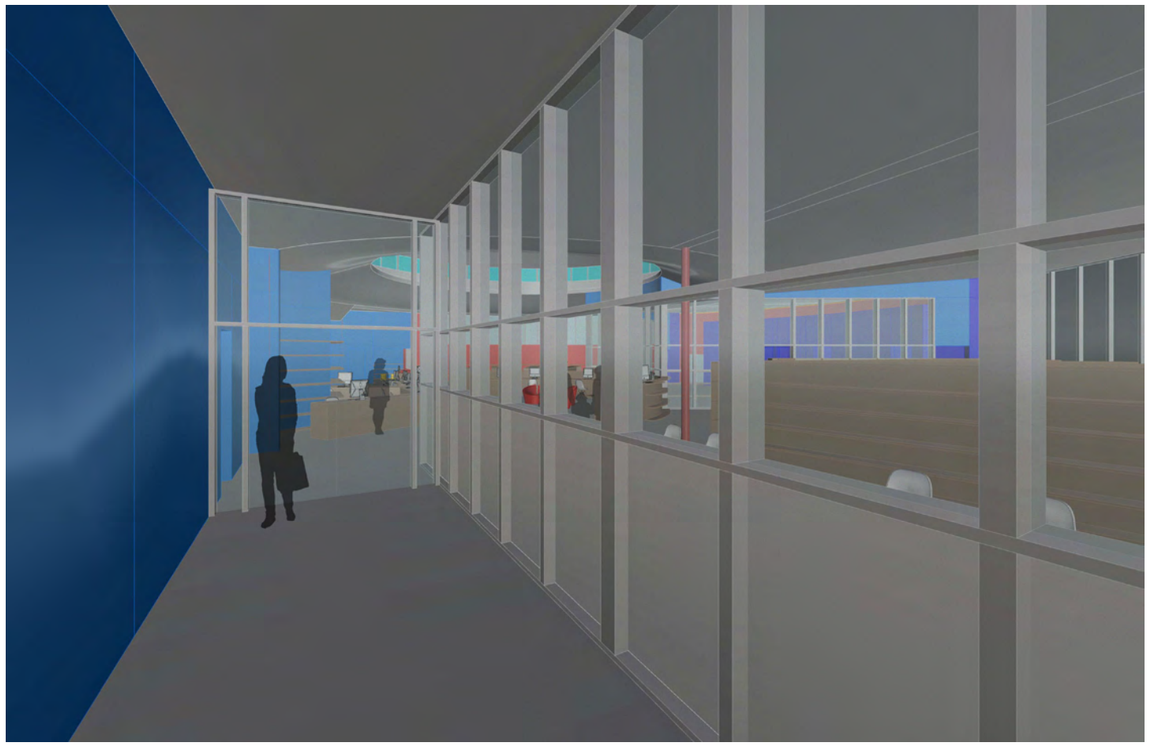
TABLES	SUGGESTED	ACTUAL	DELTA
ADULT	16	8	(-8)
TEEN	8	8	(0)
CHILDREN	24	20	(-4)

COMPUTERS

	SUGGESTED	ACTUAL	DELTA
ADULT	12	10	(-2)
TEEN	6	6	(0)
CHILDREN	8	8	(0)

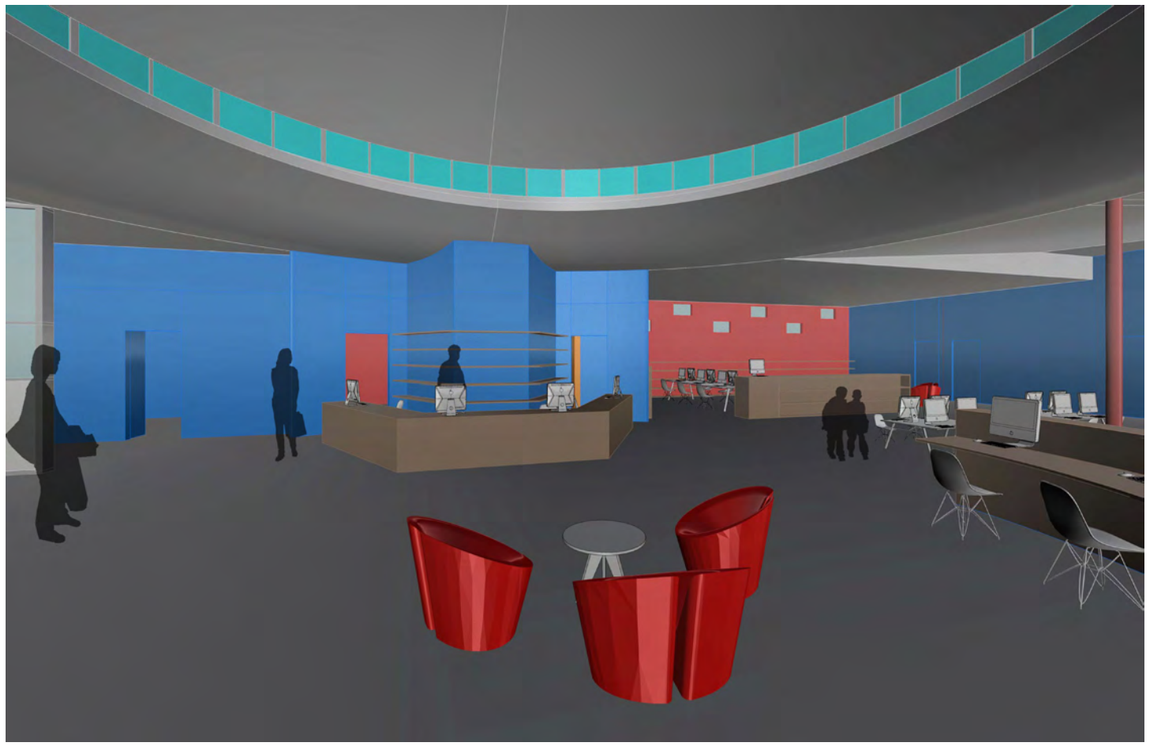


SCALE: 1/16" = 1'-0"



VIEW FROM ENTRANCE RAMP

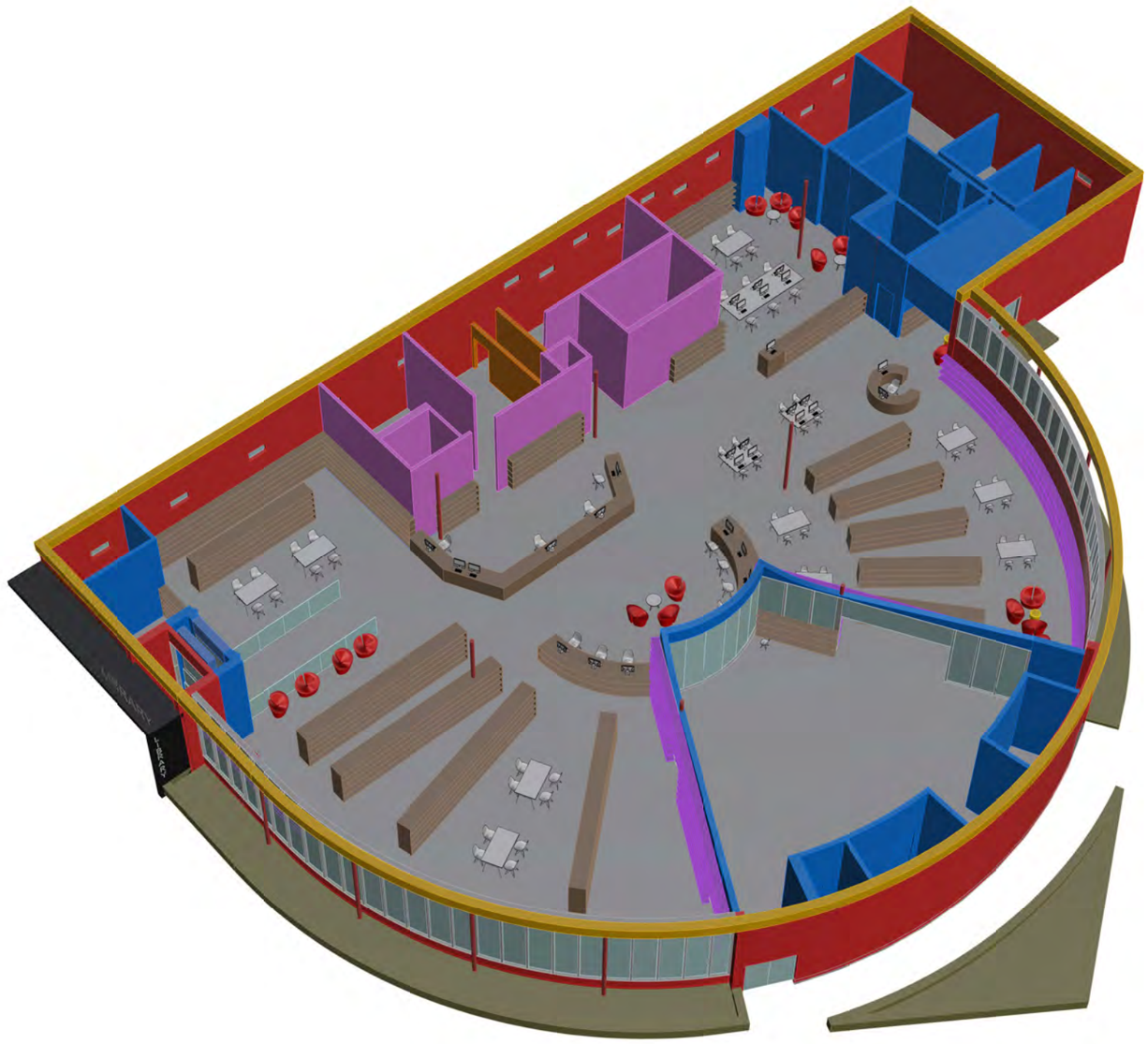
VIEW OF ENTRANCE FROM CIRCULATION DESK



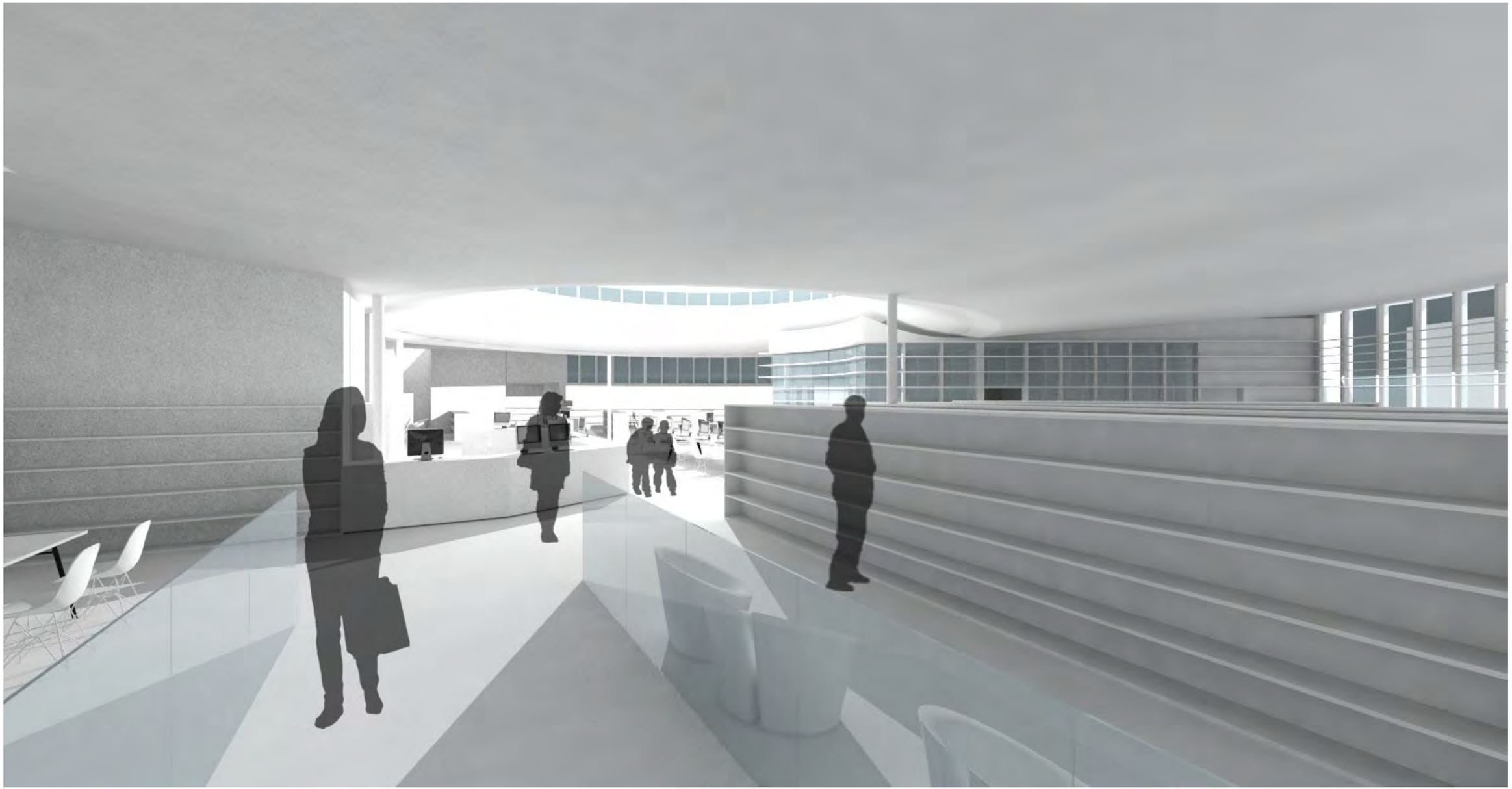
VIEW OF CIRCULATION DESK FROM COLLECTION SPACE

VIEW OF MULTIPURPOSE ROOM FROM CIRCULATION

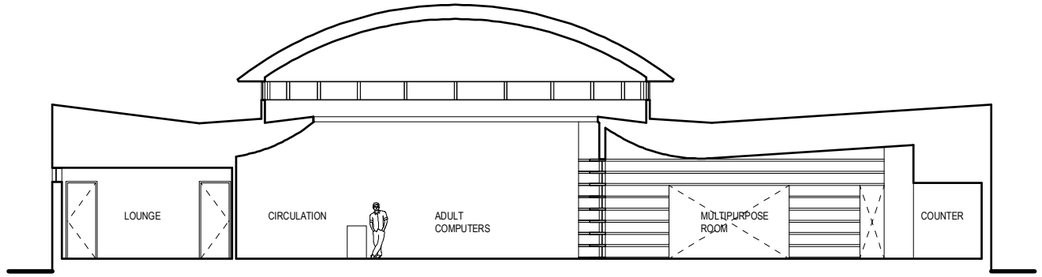
C3b. Recommended Layouts and Options

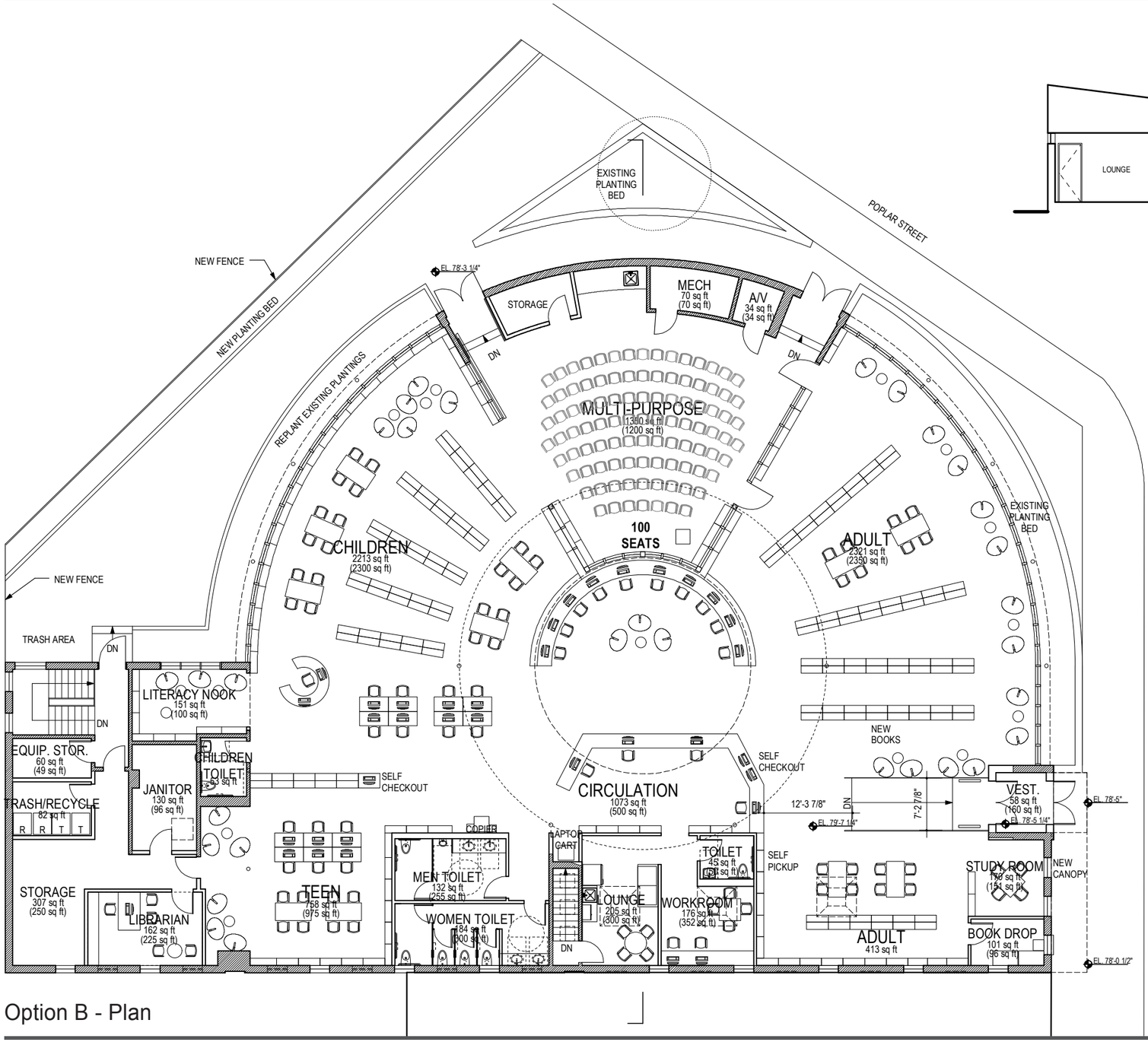


Option B - From Above



Option B - Entry





Option B - Plan

COLLECTION

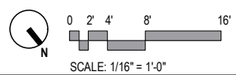
SHELVES	SUGGESTED	ACTUAL	DELTA
ADULT	103	109	(+6)
TEEN	20	20	(0)
CHILDREN	114	101	(-13)

PATRON SEATING

TABLES	SUGGESTED	ACTUAL	DELTA
ADULT	16	16	(0)
TEEN	8	8	(0)
CHILDREN	24	20	(-4)

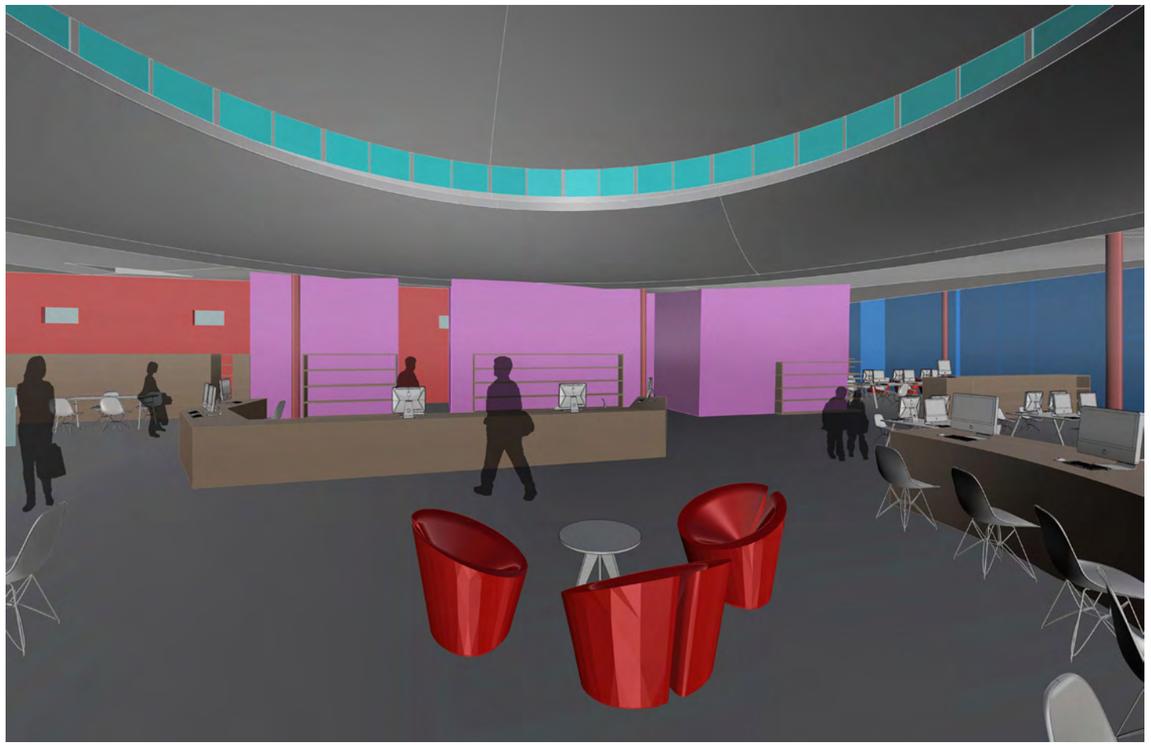
COMPUTERS

	SUGGESTED	ACTUAL	DELTA
ADULT	12	10	(-2)
TEEN	6	6	(0)
CHILDREN	8	8	(0)

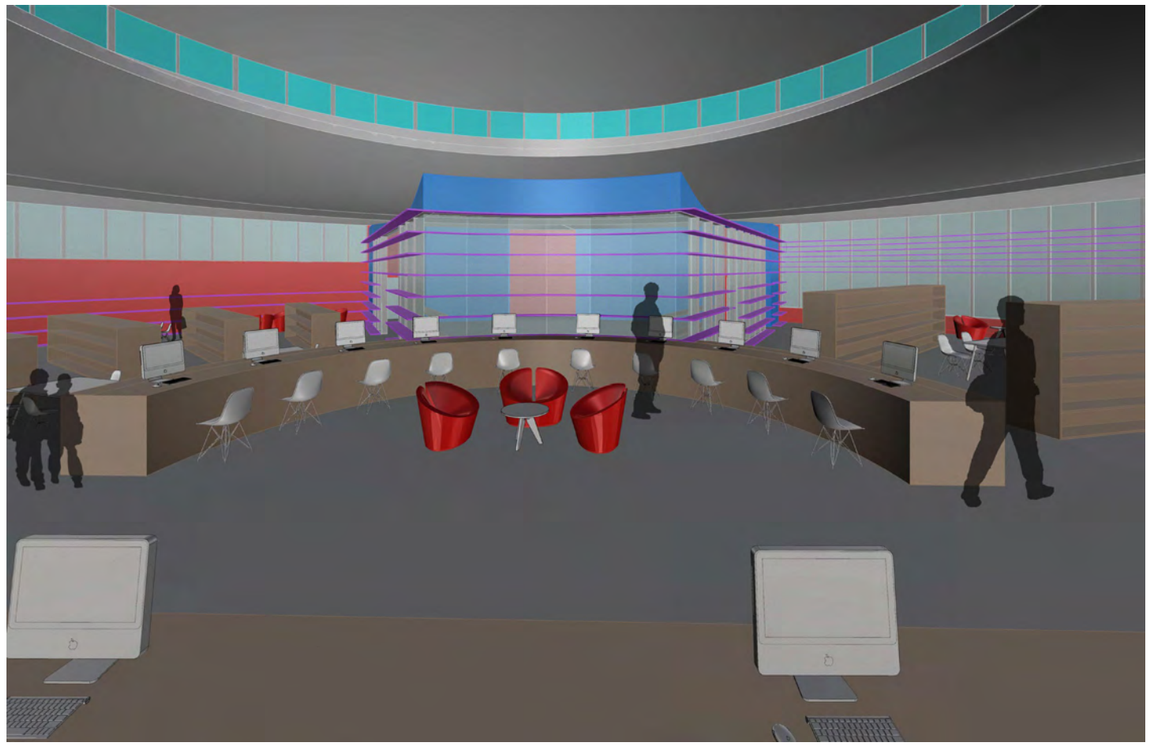


VIEW FROM ENTRANCE RAMP

VIEW OF ENTRANCE FROM CIRCULATION DESK

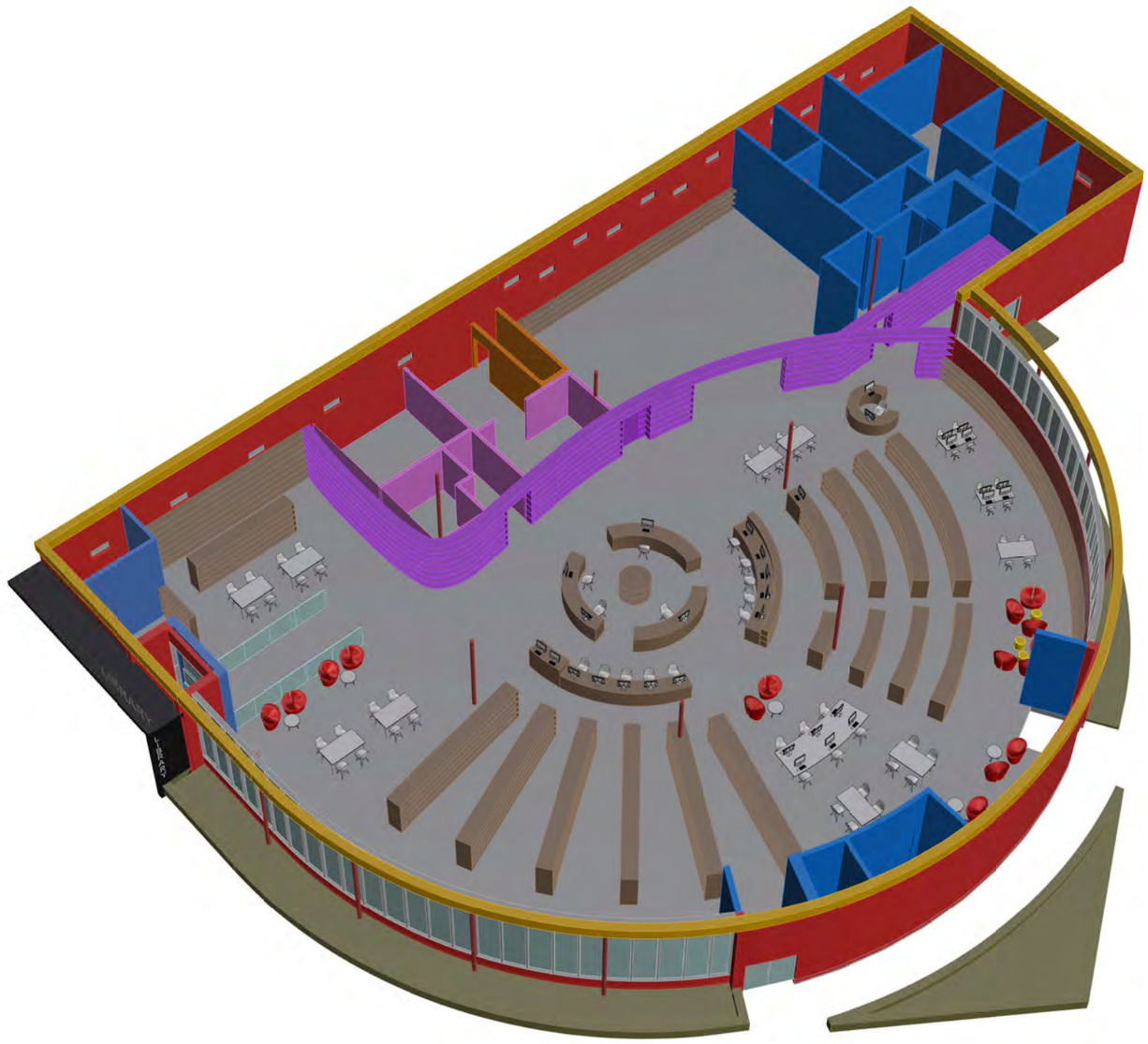


VIEW OF CIRCULATION DESK FROM COLLECTION SPACE

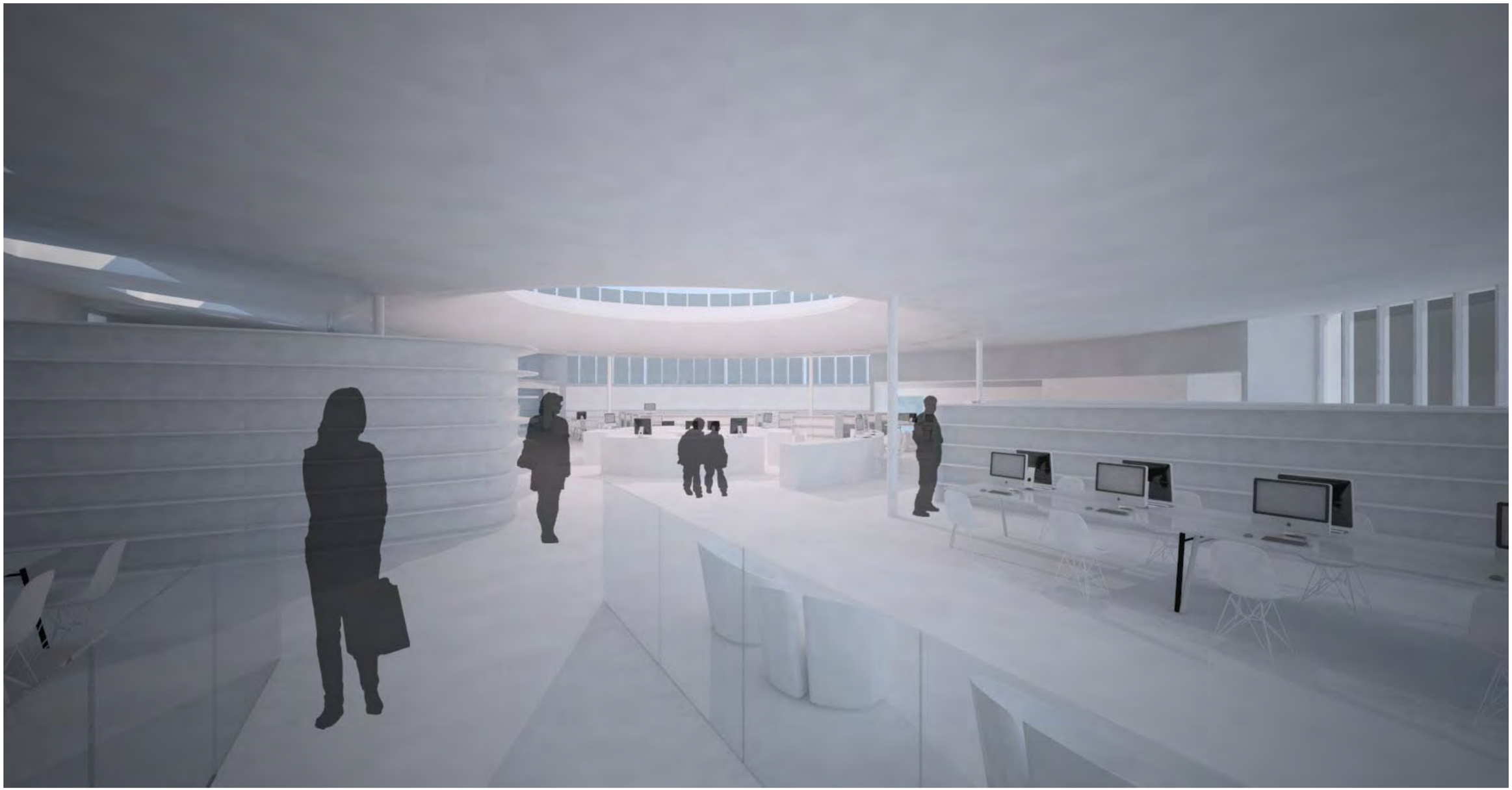


VIEW OF MULTIPURPOSE ROOM FROM CIRCULATION

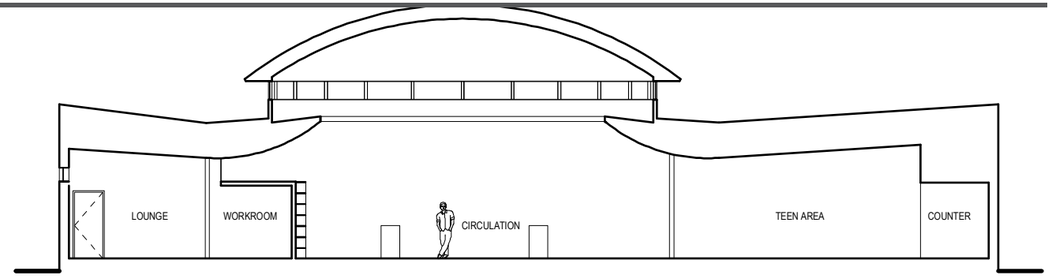
C3b. Recommended Layouts and Options

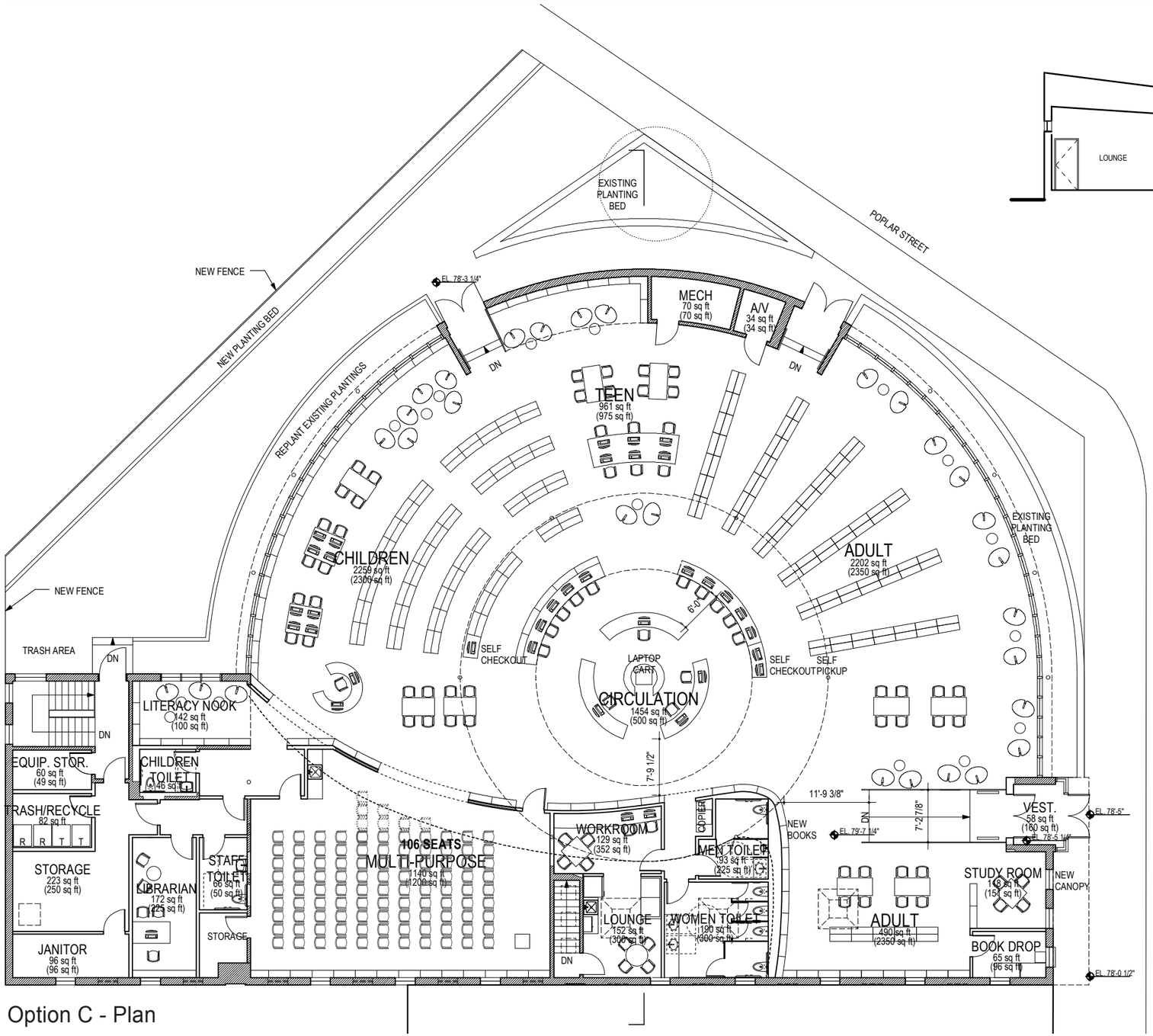


Option C - From Above



Option C - Entry





Option C - Plan

COLLECTION

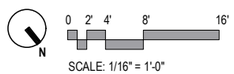
SHELVES	SUGGESTED	ACTUAL	DELTA
ADULT	103	116	(+13)
TEEN	20	20	(0)
CHILDREN	114	130	(+16)

PATRON SEATING

TABLES	SUGGESTED	ACTUAL	DELTA
ADULT	16	16	(0)
TEEN	8	8	(0)
CHILDREN	24	12	(-12)

COMPUTERS

	SUGGESTED	ACTUAL	DELTA
ADULT	12	10	(-2)
TEEN	6	6	(0)
CHILDREN	8	8	(0)

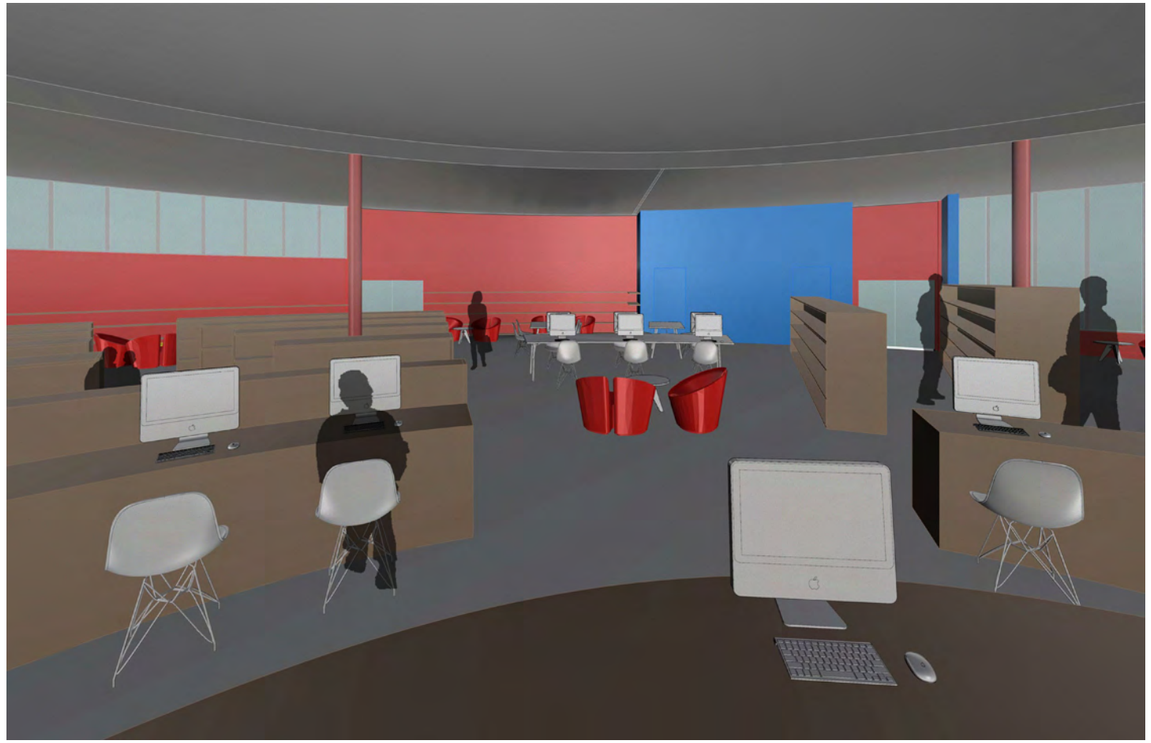


SCALE: 1/16" = 1'-0"

VIEW FROM ENTRANCE RAMP

VIEW OF ENTRANCE FROM CIRCULATION DESK

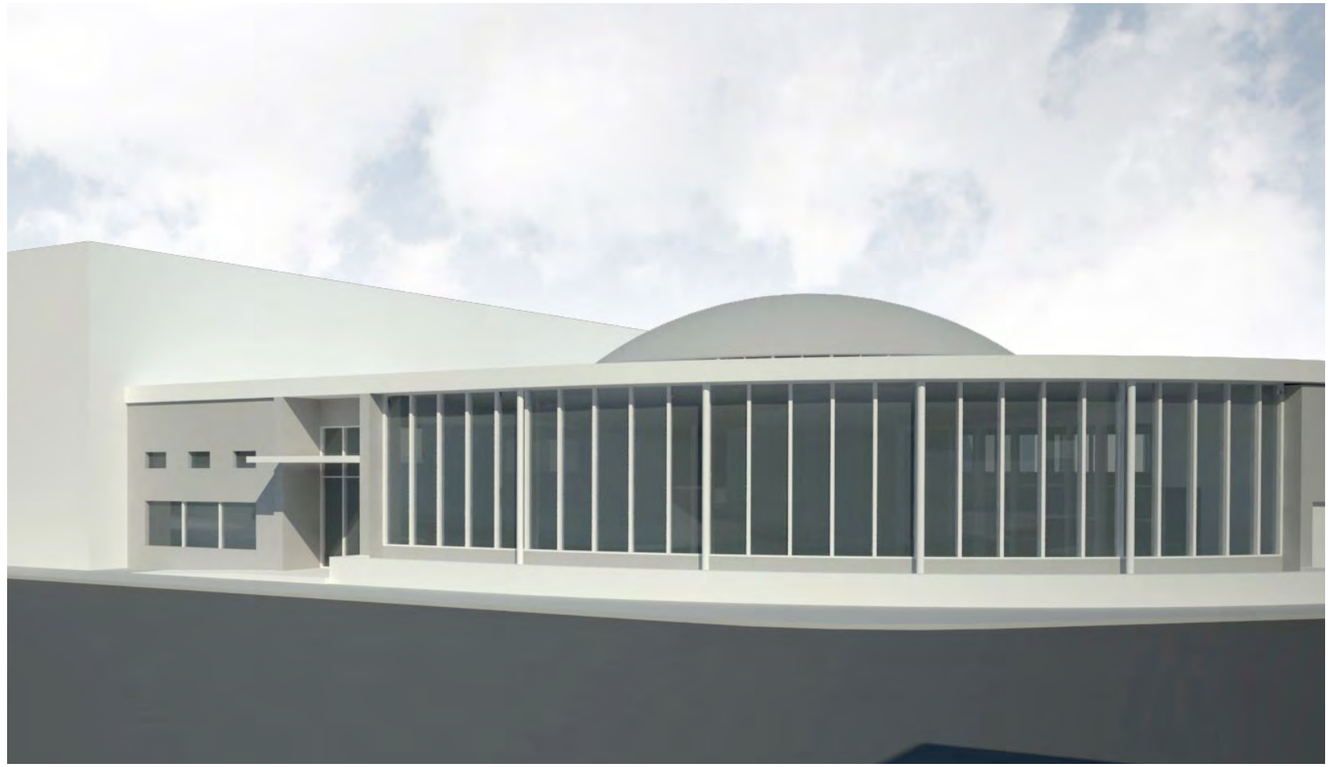
VIEW OF CIRCULATION DESK FROM COLLECTION SPACE



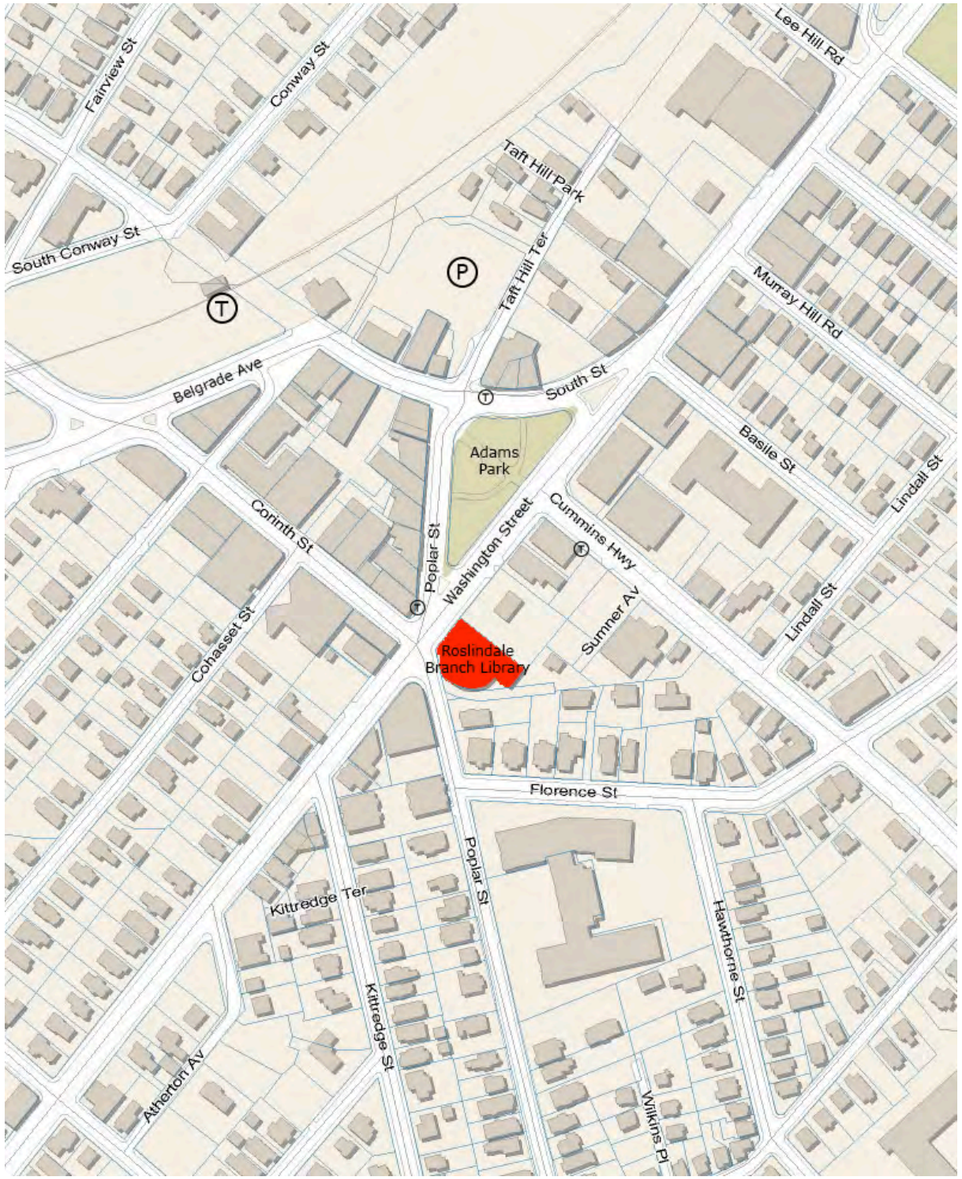
VIEW OF TEEN SPACE FROM CIRCULATION

C3c. Recommended Exterior Canopy Option

EXISTING CANOPY



VIEW OF ENTRY FROM ADAMS PARK



NEW ENTRANCE CANOPY

ENTRY FROM ADAMS PARK

ENTRY FROM CORNER OF CORINTH AND WASHINGTON STREET

ENTRY FROM WASHINGTON - LOOKING NORTH

ENTRY FROM WASHINGTON - LOOKING SOUTH

C4a. Renovation Approach Introduction

As part of the Design Team's Building Analysis, the renovation approach for the Roslindale Branch of the Boston Public Library (BPL) was established with the goal of renovating and modernizing the library using the BPL Compass project goals as a guide. The following architectural, structural and mechanical renovation approaches are included to determine the scope and the budget for all three renovation options.

C4b. Architectural Approach

Basement for (Options A, B, and C):

- Finishes will not occur in the basement mechanical room.
- Basement floor storage spaces will be remediated and a rubber floor with base will be installed. Existing finish on walls will be removed and new painted drywall will be installed. Exposed ceilings to be prepared and painted.
- All shelving to be removed.

Main Floor (Option A, B, and C):

- Remove existing interior vestibule floor, doors and glass wall and replace with new ramp and glass guardrail. Provide new vestibule with new exterior doors.
- Remove existing ceilings in all main circulation and staff areas and provide new plaster ceilings in circulation areas. Multi-purpose room and staff areas to have a combination of ACT and plaster ceilings, Literacy nook to have an ACT ceiling, Toilet rooms to have moisture resistant GWB ceilings, Storage and janitor areas to have ACT ceilings and Trash/Recycling and Equipment Rooms to have GWB ceilings.
- All base to be removed and replaced with rubber and/or wood base. New partitions to have rubber and/or wood base.
- All floors to be removed. All circulation areas to have cork tile. Multi-purpose room to have sheet linoleum floor, Children's nook and partial areas in the circulation space to have carpet tile. Toilet rooms to have wall and ceiling tile. Trash/Recycling and Equipment Storage to have rubber floor.
- Remove existing circulation desk and provide new wood main circulation desk and children's circulation desk.
- New staff toilet room. At Option A, remove two existing staff bathrooms and replace with one toilet room.
- Replace all hardware and add new interior doors as required.
- Replace existing multi-purpose room exterior doors with glass doors.
- All stairs will have new finishes, rubber treads and risers and new handrails.
- Provide new Trash/Recycle Room and Equipment Storage Room.
- Steps to exterior doors in current Multi-purpose room will have new rubber treads and risers and new handrails.
- New entry mat at Vestibule.
- Remove stage, toilet rooms and Kitchenette in current Multi-purpose room.
- Remove all window shades. Provide new, mechanized mecho shades and wood interior louvers in current adult space.
- Provide new kitchenette and appliances at staff lounge.
- Remove bench against glass curtainwall in current Children's section.
- Add new book drop.
- Remove room divider in the meeting room-patch and paint wall.
- Provide all new shelving (straight - 5 shelves high in Adult spaces, 3 shelves high in children's space).
- Wood shelves at perimeter of building follow the curve.
- Provide new equipment, furniture, main circulation desk and children's circulation desk.

Main Floor (Option A):
- At Option A, remove two existing staff bathrooms and replace with one toilet room • Repair or paint existing Multi-purpose room walls.

Main Floor (Option B):
- Remove walls in staff areas on from entrance to circulation area and provide new partitions.
- Remove all toilets except for one adjacent to Literacy Nook and renovate as a children's toilet room.
- New staff toilet. Provide new public toilet rooms with solid surface partitions and corian counters. Floor and plumbing wall to have ceramic tile.
- Provide new librarian office in current storage space.
- New windows at North Wall at storage and librarian spaces.
- New glass and wood walls with new doors and barn door at Multi-purpose room.
- New counter with sink at Multi-purpose room.
- New exterior ramp at Multi-purpose room.

Main Floor (Option C):
- Remove walls in staff areas on from entrance to circulation area and provide new partitions.
- Remove all toilets. Provide a new children's toilet room and a new staff toilet. Provide new public toilet rooms with solid surface partitions and corian counters. Floor and plumbing wall to have ceramic tile.
- New librarian office in current storage space.
- New janitor's office.
- New windows to North Wall at storage and librarian spaces.
- New walls with new doors and barn door at Multi-purpose room.
- New counter with shelves below at Multi-purpose room.

Roof (Option A, B, and C):
- Repair roof membrane near dome and any roof leaks.
- Repair cracks at chimney on roof.
- Paint dome to be the original blue color.

Roof (Option B & C):
- Replace the glass monitor beneath the dome with low-E, insulated glass.
- Remove access hatch to roof, patch and provide new hatch to roof from storage space.

Exterior (Option A, B, and C):
- Remove existing canopy and provide new folded canopy with signage.
- Remove existing exterior book drop, stair and handrails and repair sidewalk.
- Remove existing exterior display window and replace with new one.
- Exterior landscaping at new main entrance (very small) and at rear back driveway-Plantings against fence/property line and at building rear entrance. New handrail @ existing stair.
- Relocate existing flagpole on building.
- Remove existing wood boxes in rear of building.
- Examine green space proposal on adjacent church property to look at potential benefits/impacts to Library. Contact Adam Rogoff (arogoff@brownfieldslaw.net) for further info on green space proposal.

Alternates:
- All shelves to be circular.
- Children's shelves to be circular and Adult shelves to be straight and in radial configuration.

C4c. Structural Approach

LeMessurier Consultants
1380 Soldiers Field Road T: (617) 868-1200
Boston, MA 02135 F: (617) 661-7520

20 September 2013 **(31 October 2013)**

Roslindale Branch of the Boston Public Library
LeM File No. 33098

Existing Condition Report

Introduction

The following represents our observations and opinion of the structural conditions at the Roslindale Branch of the Boston Public Library in Boston, Massachusetts. Our observations and opinion have been based on a tour of the facility on 28 May 2013 and an examination of structural drawings S-1, S-2 and S-3 dated 4 January 1960 which describe the original construction.

Description - Site Condition

The library has an overall plan dimension of approximately 145' x 100'. The existing structure was built on the site of a former fire station. A portion of the original basement and roof over the basement was retained and integrated into new construction. The old basement of the fire station consisted of concrete foundation walls around the perimeter of the basement and a series of closely spaced brick piers supporting the roof over the basement area. The roof of the old basement was framed with a concrete waffle slab system consisting of 8" deep ribs, 6" wide with 3-inch concrete topping. With the exception of this area, all other portions of the old firehouse were removed to accommodate the new library construction. All areaways were either removed or backfilled with soil.

New Construction (1960 Building)

The 1960 library was built around an existing basement (old firehouse) and consisted of slab on grade where the library area is located with a small basement added on the east side to match the existing basement elevation. The foundation elements typically consist of spread footings, continuous wall footings, and foundation walls with concrete piers. These concrete piers support lally columns. There are masonry bearing as well as non-load bearing masonry walls around the perimeter of the building. The load bearing masonry walls support the roof in areas where the lally columns are absent. The roof of the library consists of a low roof and a monitor roof mostly semi-circular or circular in plan. The main roof structure consists of roof members spaced radially and span from exterior lally columns or bearing walls to interior columns at an approximate span of 36' and cantilever approximately 10'-0". This cantilever framing supports a lally column which rises above to support the monitor framing. Secondary framing provided between the radial framing members in the form of ring beams which stabilizes the cantilever portion of the low roof. Wood framing with 2x10 or 2x8 joists span between the radial beams. The roof itself is made of 1" boards, insulation and a 4-ply tar and gravel. The masonry bearing walls in addition to supporting portions of the roof also provide lateral stability to the structure. The building predates current day codes for wind and seismic forces and, therefore, may not

comply with current day code requirements especially for seismic loads. An important note of structural significance is that the low roof is very lightweight in construction and tie rods are provided along the radii of the roof plan and use the weight of the masonry wall and the concrete foundation wall to hold the roof down against uplift from wind forces.

The roof of the monitor is circular in plan and consists of a ring beam supporting curved truss joist framing spaced radially along the circle and frames into a circular ring made out of steel plates at the top of the monitor. A series of single angle spans between the truss joists and supports a steel deck and 2-1/2" concrete topping.

Components of the Structure

• Foundation spread footings:	Sizes vary
• Foundation walls:	8" to 12" thick reinforced concrete wall
• Slabs on grade:	6" thick slab on grade
• Framed slab:	Waffle slab 8" deep x 6" wide ribs + 3" topping – supported basement walls
• Roof framing:	
- Roof radial beams (low roof):	16 x 36 W beams
- Ring beam:	16" built up girder
- Timber purlins between roof beams:	2" x 10" or 2" x 8"
- Monitor roof:	
- Joists:	Structural WT top and bottom chord with 1-1/2" x 1-1/2" x 1/4" web member
- Angles between joists:	3" x 3" x 1/4" thick angle
- Top of monitor:	2-1/2" thick concrete on steel deck

Observations

On 28 May 2013, Mr. M.V. Ravindra of LeMessurier Consultants toured the site with the architects, mechanical engineer and a representative from the Boston Public Facilities Department. Our observations are as follows:

- We were able to verify that the basement construction appears in accordance with the description outlined in the structural drawings which describe the original construction. In particular, we were able to verify the slab on grade, concrete foundation walls, roof slab of the basement, and brick piers supporting the roof slab.

- We were also able to verify the masonry walls as well as the lally columns supporting the roof.

- Most of the other areas such as the low roof framing, monitor roof, etc., are covered with architectural finishes and, therefore, were not visible.

- However, our walk-through observation of the building indicates that the structure was built in accordance with the plans reviewed by our office.

- During our visit we did not see any structural condition or distress causing any concern.

- While parts and portions of the structure may not meet current day code requirements, it appears that the structure was built in accordance with the standards in force at the time of the original condition. However, retrofit to current code is not mandated unless the structure undergoes significant modifications.

- We did notice some water intrusion and cosmetic damage, including water deterioration of the foundation walls in the basement. These are cosmetic issues and better addressed by others.

In conclusion, it is our opinion that the structure has performed satisfactorily for its intended use over the years. Our opinion is based on a brief review of the existing documents made available to us by the Owner and supplemented by a walk-through observation of the facility. This report should not be construed as a check on all parts and portions of the structure as we have not performed any calculations or detailed analysis.

Structural Upgrades

The following three options are proposed:

Option A: Minimum renovation and will have a new entry ramp in the vestibule and an entrance canopy.

Option B: Partial renovation - similar to Option A, plus adding a ventilation air recovery unit on the roof, plus an exterior ramp.

Option C: Full renovation - similar to Option A, plus adding a ventilation air recovery unit on the roof.

The new structural work proposed for the three options are identical and are as follows:

- New Interior Ramp (All Options)

Provide a new ramp in the vestibule area of the entry from Washington Street. In order to achieve this, the existing slab on grade needs to be removed in the area where the new ramp is proposed. Prepare a base course of 12" non-frost susceptible gravel fill and graded to the required slope. The ramp construction will consist of a 6" cast-in-place concrete slab on

grade reinforced with welded wire fabric. The slab on grade will also have an edge beam around the perimeter of the ramp, 12" wide x 12" deep reinforced with 2 #5 top and bottom.

- Existing Ramp (All Options)

Demolish existing interior and exterior ramps and bring to proper finish grades. For the interior ramp, add additional concrete as required to make up grade.

- Front Canopy (All Options)

The new canopy will be constructed of steel. For estimating purposes, use tubular columns and beams (8" x 8" square) supporting a 1-1/2" deep, 20-gage steel deck. Total tonnage of steel to be 4 tons including columns. Columns to be supported on reinforced concrete spread footings located 5'-0" below existing grade and interconnected by 18" wide x 24" deep grade beams. Beams and columns at roof of canopy will be moment connected to resist lateral loads. Columns will also be tied to grade beams at the baseplate level.

- Ventilation Air Recovery Unit on the Roof (for Options B and C only)

To accomplish this, existing beams require reinforcing with cover plates welded to top and bottom of beams. Two or three beams require reinforcing. In addition, two W8x15 beams will be attached to create a roof opening at the mechanical unit. Make allowance for two beam penetrations in the roof beams.

- Exterior Ramp/Multipurpose Room (Option B only)

This ramp construction will be similar in construction to the interior ramp. Following establishing grades for the ramp, the base and concrete slab construction will be similar to the interior ramp. To protect the exterior ramp surface from freeze/thaw, the concrete used for the roof slab will be air entrained with 6 percent air.

Materials

Concrete Strength:	4000 (psi)
Structural Steel:	Fy = 50 (50 ksi)
WWF:	A185
Welding:	E70 Electrodes

MVR:dt

C4d. MEPFP Approach

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BOSTON PUBLIC LIBRARY
ROSLINDALE BRANCH LIBRARY IMPROVEMENTS

HVAC, PLUMBING, FIRE PROTECTION AND ELECTRICAL SYSTEMS

Existing MEP Conditions

A. General

The following report is based on the review of the available existing MEP drawings including original construction documents from 1960 and multiple system upgrades over the years, as well as observations of the existing building systems during a building walk-thru on 5/28/13.

B. HVAC Systems

Heating for the building is provided by a gas fired cast iron hot water boiler (Weil – McLain, Model 88, Series 1). The boiler has 1,632 MBH output and appear to have adequate capacity to heat the building. Originally the boiler was fired by fuel oil. The old fuel tank is still in the building. The current installation has a gas fired boiler. No existing documentation has been located for the current boiler to determine its vintage but according to BPL the boiler was replaced around 5 years ago. It appears to be in good condition and should be anticipated to have another 15 – 20 years of useful life. Boiler is located in the basement mechanical room.

Cooling for the building is provided by an electric water chiller located in the basement mechanical room and associated cooling tower on the roof. The entire system including chiller, cooling tower, condenser water pump, condenser water piping, chemical water treatment, and emergency refrigerant leak ventilation has been completely replaced as a part of mechanical system upgrade project which is currently underway. The system capacity is 50 tons.

The building heating and air conditioning is provided by multiple unit ventilators located throughout the building. Hot water and chilled water to the unit ventilators is delivered through a dual temperature seasonal change-over hot water / chilled water distribution piping from the two circulating pumps located in the basement mechanical room and connected to the boiler and chiller via a change-over valving assemblies. The dual temperature pumps were replaced in 1989 and are approaching the end of their useful life. Most unit ventilators (except the two units serving meeting room) were replaced during the 1989 renovation and are currently at the end of their useful life. The two unit ventilators serving meeting room are being replaced under the mechanical system upgrade project which is currently underway. Some unit ventilators serving basement and enclosed areas on the first floor appear to be from original installation.

The building ventilation is achieved by introducing ventilation air to the spaces though the respective unit ventilators and exhausting air from the spaces via the exhaust air duct systems terminating with exhaust air fans on the roof. The unit ventilators at the building perimeter are provided with ventilation air intakes through the exterior wall louvers with dampers. Unit ventilators serving interior spaces on the first floor and in the basement have ventilation air ducted to them from the air intakes at the roof. Most ventilation air intake dampers were observed to be closed and the exhaust fans did not appear to be running at the time of walk-thru which suggests that, as currently operated, the building does not have adequate ventilation.

Most of the HVAC distribution piping appears to be original dating back to 1960's.

The HVAC controls are original Johnson pneumatic system with some upgrades over the years for new equipment. The system is obsolete.

C. Plumbing Systems

A 2" water service enters the building from Poplar Street with water meter located in the basement. Water is distributed to plumbing fixtures, domestic water heater, and mechanical equipment make-up.

Gas fired water heater generates domestic hot water which is distributed to the plumbing fixtures. Hot water recirculation lines currently exist between kitchenette and staff workroom. The heater was replaced around 5 years ago. It appears to be in good condition and should be anticipated to have another 10 - 15 years of useful life.

The plumbing fixtures in the bathrooms were last replaced during the renovation at the late 1980's.

A gas service with meter outside enters the basement mechanical room and is extended to the boiler and domestic water heater.

The facility is provided with sanitary and vent piping.

Storm drain system consists of three roof drains and associated piping. Two out of three roof drains were replaced during the renovation of 2003.

New submersible ground water duplex pump discharging into the storm drain system was added in the basement during the renovation of 2003.

Most of the piping in the building is original dating back to 1960's.

D. Fire Protection Systems

A 4" fire water service enters the building from Poplar Street. The service entry assembly is located in the closet in the meeting room and includes isolation valve, alarm check valve, siamese connection, sprinkler drain.

Sprinkler piping is extended to the basement level and provides full coverage of the basement level with upturn sprinkler heads. No sprinkler protection is provided on the First Level.

E. Electrical Systems

The building is served by 2 utility company services. The service equipment is located in the basement of the building.

The first service is 120/240 volts, single phase and appears to be rated at 225 amperes. This service provides power to all single phase loads in the building including receptacles, lighting, misc. power, and some mechanical system equipment. The service switch supplies power to a distribution panelboard, which supplies power to several lighting and appliance panels in the building. Two of the lighting and appliance panels – located on the first floor – were replaced in 2003, the remainder appear to be original from 1960. The switches, panels, feeders, and associated equipment which were installed in 1960 are beyond their useful life.

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The second service is 240 volts, three phase and appears to be rated at 225 amperes. This service provides power to three phase loads in the building including mechanical system equipment. This service does not include a neutral and should only serve three phase loads. The service switch supplies power to a wiring trough with motor controllers tapped from the conductors in the wiring trough. The switches, panels, feeders, and associated equipment were installed in 1960 and are beyond their useful life.

The building is provided with a fire alarm system, however the system does not provide audio/visual notification appliances in compliance with current codes, and the equipment is beyond its useful life. Emergency lighting is provided with battery back-up units. This equipment is beyond its useful life.

Proposed MEP Upgrades

A. General

The MEP upgrades scope described below is developed in line with architectural levels of renovation as follows:

- Option A – Minimum Renovation
- Option B – Partial Renovation
- Option C – Maximum Renovation

B. HVAC Systems

1. General

As indicated in the Existing Conditions report the recent HVAC upgrades to the building included replacement of the chiller, the cooling tower, the boiler as well as providing a new ventilation system for the basement mechanical room. These components will remain and will be reused in all renovation options. The other HVAC system components will be upgraded depending on the renovation option as follows

2. HVAC Systems - Option A

In this option the system configuration will remain as is (dual temperature heating/cooling distribution and unit ventilators). The renovation scope will include the following items.

a. Replace three existing pumps (condenser water – 150 GPM, dual temperature water – 100 GPM, and common standby – 150 GPM). Provide new pumps with VFD's
b. Replace all existing unit ventilators in kind, except for the two unit ventilators serving Multipurpose Room that have been replaced as part of recent HVAC upgrades (11 units total)
c. Reuse existing piping mains, provide new branch piping to unit ventilators
d. Replace existing exhaust air fans on the roof (total of 9 fans)
e. Provide new Building Management System (BMS) to enable start /stop and monitor all new and existing major mechanical equipment (chiller, cooling tower, boiler, pumps, and fans). The system shall be DDC type and shall be integrated into the Boston Public Library Niagara Tridium system

3. HVAC Systems - Options B and C

In both of these options the HVAC system configuration will be changed to a 4-pipe fan coil unit scheme with mechanical ventilation air supply, exhaust and energy recovery as follows.

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a. Remove existing unit ventilators and all supply and exhaust air ductwork and fans (except for the recently installed mechanical room ventilation system).
b. Replace three existing pumps (condenser water – 150 GPM, dual temperature water – 100 GPM, and common standby – 150 GPM) with new pumps. Provide new pumps with VFD's. Repurpose dual temperature water pump for chilled water duty.
c. Provide new plate-&-frame type heat exchanger for winter "free cooling" and incorporate it into the cooling plant.
d. Provide two new hot water pumps with VFD's – 50 GPM.
e. Reuse existing dual temperature water mains to the extent practical and repurpose for chilled water distribution, reinsulate existing piping.
f. Provide new insulated hot water distribution piping.
g. Provide new 4-pipe horizontal concealed fan coil units (FCU's). Assume 20 FCU's total. On the ground level locate all units in the ceiling of the core area. Extend supply air ductwork from the fan coil units to the air distribution devices in the areas served. Ceiling plenum will be used for return air transfer back to fan coil units. Extend new chilled water, hot water and condensate piping to the FCU's.
h. Provide a new ventilation air heat recovery unit on the roof. Unit shall be packaged type, gas heat, electric cooling, and energy recovery wheel. Unit will be 2500 CFM supply air capacity. Extend conditioned ventilation air supply ductwork from the unit to the return air inlets of all FCU's. Provide new exhaust air ductwork from the new bathrooms, janitor's closets, trash rooms and other odor generating areas, and extend it to the new ventilation air heat recovery unit.
i. Provide new Building Management System (BMS) to control and monitor all new and existing mechanical equipment. The system shall be DDC type and shall be integrated into the Boston Public Library Niagara Tridium system.

C. Electrical Systems

1. General

As indicated in the Existing Conditions report the building electrical system components are for the most part original to the building and are beyond their useful life expectancy. As a part of the renovation **in all three architectural options** the existing electrical system shall be removed and the new electrical system shall be provided as described below.

2. Electrical Systems – Options A, B, & C

a. Remove the existing electrical system in its entirety, including two existing electrical services and associated emergency switches on the sidewalk next to building entrance.
b. Provide Electrical Service as follows:
    i. Power will be received from a Utility Company pad mounted transformer located adjacent to the building. The building will receive electric power at 120/208 volts, 3 phase, 4 wire.
    ii. Power will be distributed from the main switchboard at 120/208 volts for utilization by loads such as HVAC equipment, mechanical equipment, lighting, receptacles, and miscellaneous equipment.
    iii. All power will be metered in the main switchboard.
c. Power Distribution:
    i. Feeders will be EMT with wires pulled in.
    ii. Branch circuitry will be conduit (EMT) with wires pulled in, or metal clad cable (type MC).

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d. Lighting:
    i. Lighting will be by means of high efficiency lighting fixtures with appearances and light sources (HID, fluorescent, halogen, LED, etc.) appropriate to the function of the space and to the architecture.
    ii. Lighting control systems will be provided to include timer controls and occupancy sensors for exterior and public space lighting as required by energy codes and to lower the energy consumption of the building.
    iii. Emergency lighting for means of egress and exit signs will be provided.
e. Emergency Power System
    i. The building will be supplied with a central battery inverter system to supply power to emergency egress and exit sign lighting.
    ii. The inverter will be located in a 2-hour rated space.
f. Fire Alarm System
    i. The building will be provided with a complete solid state addressable type fire alarm system which will monitor actuating devices including smoke detectors, manual stations, heat detectors, and sprinkler waterflow devices.
    ii. The system will include manual stations, and smoke and heat detectors where required by applicable building and fire codes.
    iii. Combination audible/visual (strobe) units located in public spaces and public corridors will alert occupants and will be located in conformance with the ADA and applicable building and fire codes.
    iv. The fire alarm system will be connected a central station for monitoring.
    v. A remote annunciator will be provided at the main entrance of the building.
g. Telephone, Data, and CATV Distribution System
    i. The building will be provided with an empty conduit system to allow the introduction of Telephone, Data, and CATV distribution system which will provide telephone service, data service, and Cable TV to each office, media room, and to the public spaces.
    ii. The empty conduit system will connect the building with the telephone and Cable TV distribution duct system in the street.
    iii. Empty conduits will be provided from the service entrances to the telephone closet riser location.

D. <u>Plumbing Systems</u>

1. General

As indicated in the Existing Conditions report the recent Plumbing upgrades to the building included replacement of the domestic water heater, new roof drains, new ground water pump. These components will remain and will be reused in all renovation options. The other Plumbing system components will be upgraded depending on the renovation option as follows

2. Plumbing Systems - Option A

In this option the plumbing systems configuration will remain as is. The renovation scope will include the following items
    a. Replace existing plumbing fixtures with new fixtures in place and connect to the existing building cold and hot water, sanitary, and vent systems.
    b. Existing plumbing piping shall remain for the most part. Due to the piping age assume that 30% of the smaller water piping at the fixture connections will need to be replaced.
    c. Extend hot water recirculation lines to the bathrooms.

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3. Plumbing Systems – Options B & C
    a. Remove existing plumbing fixtures and associated piping in the existing bathrooms, janitor's closets, etc.
    b. Provide new plumbing fixtures in the new and reconfigured bathrooms, janitor's closets, lounge, etc.
    c. Extend new cold water, hot water, and hot water recirculation, sanitary, and vent piping from the existing building systems to the new plumbing fixtures. Also assume that due to the piping age 30% of the existing piping will need to be replaced.
    d. Extend new natural gas piping branch from the existing piping in the basement to the new air handler on the roof.

E. Fire Protection Systems

1. General

    As indicated in the Existing Conditions report the Fire Protection system currently includes 4" fire water service to the building, and sprinkler coverage of the basement. As a part of the renovation **in all three architectural options** the FP system scope shall include the following.

2. Fire Protection System – Options A, B, & C

    a. Expended existing FP system to provide Code required coverage to ground floor of the building based on Light Hazard classification.
    b. Based on the flow test results and system hydraulic calculations (during the early design phases) the need to upgrade the existing fire protection service to 6" and /or provide a fire pump shall be determined.

C4e. Sustainability Approach

The renovation of the Roslindale Branch of the Boston Public library will be primarily the renovation of the interior of the building. In the existing condition analysis report, it was determined that the exterior masonry walls, roof and curtainwall were either recently renovated or in good condition. The lack of necessary renovation to the building envelope and the partial renovation of the mechanical systems, led the City of Boston's Property and Construction Management team to conclude that LEED certification may not be pursued for this project. However, Leers Weinzapfel Associates will review all sustainable opportunities for the project and will meet the Compass goals of the Boston Public Library.

Sustainability facts/opportunities for this project:

- The reuse of an existing facility.
- The urban location with access by public transport and pedestrian access.
- Minimal sitework and lack of irrigation.
- Energy efficient mechanical and plumbing systems.
- Improvement of indoor air quality.
- Controllability of systems.
- Local, renewable and recycled materials.
- Materials with low VOCs.
- Energy efficient lighting and controls.
- Purchase of green power.
- Sun shading strategies to deter heat gain.

C5a. Cost Analysis Overview

The construction cost estimate was produced from the following documents:
- Existing Conditions Report dated June 10, 2013
- Programming Report dated August 14, 2013
- Architectural, Structural and MEPFP project approach narratives
- The existing 1960 original drawings
- Conceptual drawings of Options A, B and C

All options (A, B and C) include the following:
- Basements will be remediated, and new finishes will be installed.
- New entrance canopy, ramp and vestibule.
- New literacy nook and book drop.
- New finishes, equipment, circulation desks, furniture, shelving, signage and ceilings at first floor.
- New mechanical system and controls, new fire protection at first floor, plumbing as required, new electrical system and fixtures.
- New landscaping, fence and recycling area at rear of building.
- New Window shades.
- New recycling/trash room and equipment room in storage area.

Options B and C will include new partitions, toilet rooms, and a new adult study area at entrance of building.

The cost estimate is based on a design/bid/build cost. Escalation is included in the estimate for a total of 6% per annum, per the City of Boston's request.

Option A - Minimum Renovation
Construction Cost is $2.2M @ $137/sf
Total Project Cost is $4.4M

Option B - Partial Renovation
Construction cost is $3.41M @ $213.73/sf
Total Project Cost is $6.4M

Option C - Full Renovation
Construction cost is $3.49M @ $218.34/sf
Total Project Cost is $6.6M

C5b. Construction Cost Estimate

FAITHFUL+GOULD

Roslindale Branch Library
Boston Public Library

Study Estimate

9/30/2013 REV October 17, 2013

Faithful+Gould
55 Summer Street, 3rd Floor, Boston, MA 02110
phone: 617.423.5548 fax: 617.423.5578

Roslindale Branch Library
Study Estimate

9/30/2013 REV October 17, 2013

Main Summary

The following study estimate is based upon information provided by Leers Weinzapfel Associates and their consultants. This cost plan attempts to provide a range of costs for the alternate schemes outlined in the narratives, verification of each section of this study estimate will be required once the projects are defined by program and time frame.

		GFA		**$ Range Millions**			**$ /GSF Range**	
Renovated buildings (3rd Quarter 2013 Costs)								
1	Option X - Minimum Renovation	15,971	$1.98	**$2.20**	$2.41	$123.72	**$137.46**	$151.21
2	Option A - Partial Renovation	15,971	$3.07	**$3.41**	$3.75	$192.36	**$213.73**	$235.10
3	Option B - Full Renovation	15,971	$3.14	**$3.49**	$3.84	$196.50	**$218.34**	$240.17

Qualifications
Escalation is included for a total of 6% per the Architects request. Hazmat removal is not included in the estimate.

Market Conditions
Construction costs have been artificially depressed over the last three to five years due to the world recession, the local New England market is currently one of the strongest and quickest recovering regions in the Country. Many projects and owner's benefit from these artificially low costs where contractors and sub-contractors often took zero margins, these unsustainably low costs are being replaced with sharp increases in costs in excess of the average escalation rates shown in National and Government publications. Some New England regions are experiencing increased costs of 10% or more in certain trades this year due to increased work and lack of available or qualified labor. F+G recommends that owner's keep a close watch on local conditions and volume of work in the marketplace.

Methodology
The mid range costs shown above are based upon the detailed component estimate in this document, the 10% ranges costs high or low are mathematical adjustment to predict a possible range for these projects. It is our opinion that the Low range is representative of the Massachusetts market based upon actual construction projects and current market conditions. The mid and high ranges indicate a level of risk that can be assumed if the markets return to normal or above normal volume.

Roslindale Branch Library
Study Estimate

			Option X	Option A	Option B
		GFA	15,971	15,971	15,971
A10	Foundations & Structure		$32,643	$47,028	$47,043
B10	Envelope		$49,500	$121,650	$127,300
C10	Interior Construction		$145,235	$286,968	$293,310
C30	Interior Finishes		$460,226	$475,253	$480,267
D10	Building Systems		$805,077	$1,406,505	$1,448,447
E10	Sitework		$43,350	$50,850	$43,350
	Trade Total		$1,536,031	$2,388,254	$2,439,716
	Contingencies		$322,993	$523,028	$534,298
	Mark -Ups		$336,391	$502,196	$513,017
	Total Cost		**$2,195,415**	**$3,413,477**	**$3,487,032**
	ALTERNATES				
	FF+E Allowance	($10/sf)			$191,652
	Audio Visual Allowance	($10/sf)			$191,652
	Premium for curved shelving configuration				$43,055
	Wood fence in lieu of metal fence at rear of building				-$8,295

Roslindale Branch Library 9/30/2013 RE
Study Estimate

Option X - Minimum Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		General Area Improvements B	4,935					
		General Area Improvements 1st	11,036					
		Total GFA	**15,971**					
A	10	Foundations & Structure					$32,643	$2.04
		Foundations						
		Entry Ramps						
		Remove existing Slab on grade	278	sf	$5.00	$1,390		
		Excavate and remove - allow 12"	10.3	cy	$75.00	$772		
		Structural Fill 12'	10.3	cy	$75.00	$772		
		New Edge Beams	3.1	cy	$500.00	$1,556		
		New Ramp 6"	278	sf	$10.00	$2,780		
		Structure						
		Entry canopy						
		Excavate for Footings	2	ea	$150.00	$300		
		Column Footings	1.3	cy	$400.00	$533		
		Grade Beams 18' x 24" deep	8	cy	$500.00	$4,000		
		Structural Steel framing for Canopy	4	tns	$5,000.00	$20,000		
		1 1/2" gal roof decking	180	sf	$3.00	$540		
		STRUCTURE - TRADE TOTAL					**$32,643**	**$2.04**
B	**10**	**Envelope**	15,971	sf			$49,500	$3.10
		Exterior						
		Remove Existing Canopy & provide new with signage	180	sf	$50.00	$9,000		
		Remove existing exterior book drop, stair and handrail and repair sidewalk	1	ls	$3,500.00	$3,500		
		Remove display window and replace	1	ls	$5,000.00	$5,000		
		New exterior doors to new Vestibule	2	pr	$4,000.00	$8,000		
		Exterior canopy finish allowance	180	sf	$50.00	$9,000		
		Roof						
		Repair roof membrane near dome and any leaks - allowance - allow 16 hrs labor x 2 men	1	ls	$5,000.00	$5,000		
		Paint Dome	1	ls	$5,000.00	$5,000		
		Repair cracks in Chimney	1	ls	$5,000.00	$5,000		
		ENVELOPE - TRADE TOTAL					**$49,500**	**$3.10**
C	**10**	**Interior Construction**	**15,971**	**sf**			$145,235	$9.09
C	1010	**Interior Partitions**	**15,971**	**sf**	**$2.08**			
		Basement						
		New GWB Furring	2,880	sf	$8.00	$23,040		
		First Floor						
		New interior partitions	600	sf	$8.00	$4,800		
		Allowance for patching existing walls disturbed by new work	1	ls	$5,000.00	$5,000		
		Miscellaneous Rough Blocking	600	sf	$0.25	$150		
		Miscellaneous Sealants & Calking	600	sf	$0.25	$150		
C	1020	**Interior Doors/Frames/hardware**	**15,971**	**sf**	**$0.19**			
		Basement						
		Paint Doors	1	ls	$500.00	$500		

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option X - Minimum Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		First Floor						
		Remove existing doors, frames and hardware	2	ea	$75.00	$150		
		New standard doors, complete	2	ea	$1,500.00	$3,000		
		New hardware at existing to remain doors	26	ea	$600.00	$15,600		
C	**1030**	**Miscellaneous Millwork & Spec.**	**15,971**		**$0.00**			
		Basement						
		None	0	sf	$3.00	$0		
		First Floor						
		New Circulation desk	30	lf	$600.00	$18,000		
		New Children's Circulation desk; circular	15	lf	$750.00	$11,250		
		Self-checkout desks - curved	21	lf	$300.00	$6,300		
		Toilet accessories - single bathroom	3	ea	$750.00	$2,250		
		Librarian & Workroom work counter	35	lf	$150.00	$5,250		
		Kitchenette casework	12	lf	$500.00	$6,000		
		Allowance for new interior wood louvers to windows at Adult space	1,000	sf	$30.00	$30,000		
		Allowance for new specialties throughout renovated space - misc metals, fire extinguishers, signage, visual display boards,lockers etc	11,036	sf	$1.25	$13,795		
C	**30**	**Interior Finishes**	**15,971**	**sf**	**$17.03**		$378,479	$23.70
C	3010	**Wall Finishes**	**15,971**	**sf**	**$0.36**			
		Basement						
		Prep/Paint Walls	2,880	sf	$2.00	$5,760		
		First Floor						
		Wall tile to wet wall in bathrooms	140	sf	$15.00	$2,100		
		Paint all new and existing walls	13,800	sf	$0.75	$10,350		
		Allowance for FWAP/ sound absorbing wall panels in Public spaces	2,000	sf	$25.00	$50,000		
C	3020	**Floor Finishes**	**15,971**	**sf**	**$1.25**			
		Basement						
		Prep floor/Rubber floor/base -	2,000	sf	$10.00	$20,000		
		First Floor						
		Remove existing floor finishes	10,047	sf	$1.50	$15,071		
		Prep floor	10,047	sf	$2.00	$20,094		
		Cork tile in Circulation spaces	6,000	sf	$14.00	$84,000		
		Sheet linoleum in Multipurpose room	1,200	sf	$8.00	$9,600		
		Carpet tile in Reading nook and portion of Public space	1,601	sf	$4.50	$7,205		
		Tile in toilet rooms	190	sf	$15.00	$2,850		
		Rubber flooring in Janitor, Storage spaces	995	sf	$10.00	$9,950		
		Entry mat in Vestibule	60	sf	$30.00	$1,800		
		New rubber flooring and base to stair	1	flt	$2,000.00	$2,000		
		New rubber treads to steps & landings in M/P room	2	loc	$500.00	$1,000		
		Wood base in Public/ Circulation spaces	500	lf	$10.00	$5,000		
		Rubber base in back of house spaces	799	lf	$2.00	$1,598		
		Tile base in toilet rooms	95	lf	$12.00	$1,140		
C	3030	**Ceiling Finishes**	**15,971**		**$7.46**			
		Basement						
		Prep/Paint Structure	4,935	sf	$2.00	$9,870		
		First Floor						
		Remove existing ceilings	10,047	sf	$1.25	$12,559		

Roslindale Branch Library
Study Estimate

9/30/2013 RE

Option X - Minimum Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		New plaster ceilings in Circulation areas	6,500	sf	$12.00	$78,000		
		Combination plaster and ACT ceilings in Multi-Purpose room and Staff areas (assume 50/50 split)	2,202	sf	$8.50	$18,717		
		ACT ceilings in Literacy nook	160	sf	$5.00	$800		
		Moisture resistant GWB ceiling in Toilet rooms	190	sf	$8.00	$1,520		
		ACT ceilings in Storage and Janitor areas	995	sf	$4.00	$3,980		
		Allowance for soffits	10,047	sf	$0.35	$3,516		
E	10	**Equipment**	**15,971**	**sf**			$58,347	$3.65
		Basement						
		No work						
		First Floor						
		New book drop	1	ea	$1,000.00	$1,000		
		New kitchen appliances in Staff lounge - Fridge, Microwave	1	ls	$3,000.00	$3,000		
		New Adult library shelving; double sided; 5 high	100	lf	$200.00	$20,000		
		New Children's library shelving; double sided; 3 high	95	lf	$150.00	$14,250		
		Perimeter shelving	185	lf	$100.00	$18,500		
		Misc Building Equipment	15,971	sf	$0.10	$1,597		
E	20	**Furnishings**	**15,971**	**sf**			$23,400	$1.47
		Basement						
		No work						
		First Floor						
		Furniture				Assume separate FF+E budget		
		New motorized mechoshades at windows	1,300	sf	$18.00	$23,400		
		INTERIORS - TRADE TOTAL					**$605,461**	**$37.91**
D	**10**	**Building Systems**	**15,971**	**sf**				
D	1020	**Plumbing**					$26,376	$1.65
		Fixtures						
		WC-1, Water Closet	3	ea	$1,553.00	$4,659		
		L-1, Lavatory	3	ea	$1,220.00	$3,660		
		Lounge Sink	1	ea	$1,145.00	$1,145		
		M-1,Janitor Mop Sink	1	ea	$1,290.00	$1,290		
		ESW-1, Electric Water Cooler (If needed)	1	ea	$2,877.00	$2,877		
		Workroom Miscellaneous Sinks	2	ea	$1,080.00	$2,160		
		Hose Bibbs	3	ea	$445.00	$1,335		
		Domestic Water Piping				$0		
		Fixture Connections	11	ea	$250.00	$2,750		
		Sanitary Waste & Vent				$0		
		Fixture Connections	11	ea	$250.00	$2,750		
		Insulation				$0		
		Water Piping	1	ls	$1,000.00	$1,000		
		Miscellaneous				$0		
		Work Associated w/ General construction, Coordin	1	ls	$1,200.00	$1,200		
		Testing & Disinfection	1	ls	$200.00	$200		
		Shop Drawings	1	ls	$1,000.00	$1,000		
		Pipe ID & Labeling	1	ls	$150.00	$150		
		Commissioning & Owner Training	1	ls	$200.00	$200		
D	1030	**Fire Protection**					$4,000	$0.25

Roslindale Branch Library
Study Estimate

9/30/2013 RE

Option X - Minimum Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		Rework existing in Basement	2,000	sft	$2.00	$4,000		
D	1040	**HVAC**					$173,694	$10.88
		Equipment						
		Unit Ventilators	11	ea	$3,728.00	$41,008		
		Pumps						
		CWP-1, Condenser Water 150 GPM	1	ea	$10,665.00	$10,665		
		DTW-1, Dual Temp Pump, 100GPM	1	ea	$8,762.00	$8,762		
		Stand By Pump, 150GPM	1	ea	$10,665.00	$10,665		
		VFD's	3	ea	$5,500.00	$16,500		
		Fans						
		Replace Air Fans	9	ea	$800.00	$7,200		
		Piping						
		2" and smaller	550	lf	$25.00	$13,750		
		Valves & Fittings	1	ls	$3,900.00	$3,900		
		Equipment hook-up:						
		Unit Ventilators	11	ea	$550.00	$6,050		
		Pumps	3	ea	$3,988.00	$11,964		
		Insulation						
		Piping	550	lf	$8.00	$4,400		
		Temperature Controls	1	ls	$28,880.00	$28,880		
		Testing & Balancing	1	ls	$1,600.00	$1,600		
		Miscellaneous						
		Work Associated with General Construction/Coord.	1	ls	$5,000.00	$5,000		
		Pipe & Duct Labeling	1	ls	$150.00	$150		
		Testing	1	ls	$200.00	$200		
		Rigging	1	ls	$300.00	$300		
		Shop Drawings	1	ls	$1,500.00	$1,500		
		Commissioning	1	ls	$1,200.00	$1,200		
D	1050	**Electrical**					$569,065	$35.63
		Primary power ductbank empty	1	ls	$12,000.00	$12,000		
		Transformer pad ground (TX by utility company)	1	ls	$2,000.00	$2,000		
		Secondary service entrance	1	ls	$25,000.00	$25,000		
		Gear and distribution	15,971	sf	$3.00	$47,913		
		Emergency power central battery inverter to service egress and exit signs	15,971	sf	$0.75	$11,978		
		Equipment wiring	15,971	sf	$2.50	$39,928		
		Lighting by means of high efficiency lighting fixtures	15,971	sf	$8.00	$127,768		
		Lighting controls	15,971	sf	$1.00	$15,971		
		Branch devices	15,971	sf	$0.50	$7,986		
		Lighting and branch circuitry	15,971	sf	$3.50	$55,899		
		Solid state addressable fire alarm system with radio master box	15,971	sf	$3.00	$47,913		
		Telephone/data/CATV service entrance ductbank	1	ls	$15,000.00	$15,000		
		Telephone/data/CATV rough-in only	15,971	sf	$1.50	$23,957		
		Technology infrastructure - allowance	15,971	sf	$4.00	$63,884		
		Communicty broadcast rough-in	15,971	sf	$1.00	$15,971		
		Audio/visual rough-in and power	15,971	sf	$1.00	$15,971		
		Security system	15,971	sf	$2.50	$39,928		
		MEP Demolition					$31,942	$2.00
		Demolition and removal of existing MEP systems	15,971	sf	$2.00	$31,942		

Roslindale Branch Library
Study Estimate

9/30/2013 RE

Option X - Minimum Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		SYSTEMS - TRADE TOTAL					**$805,077**	**$50.41**
E	1010	**Sitework**					$43,350	
		Landscaping at New Main entrance	1	ls	$5,000.00	$5,000		
		Landscaping at rear	1	ls	$10,000.00	$10,000		
		New handrail at existing stair	1	ls	$1,500.00	$1,500		
		Relocate flagpole on building	1	ls	$1,500.00	$1,500		
		Remove wood Boxes	1	ls	$500.00	$500		
		Rear Sitework						
		Metal fence	120	lf	$150.00	$18,000		
		Rail at exterior stair	8	lf	$75.00	$600		
		New plantings against building	1	ls	$3,000.00	$3,000		
		Trash & recycling enclosure	20	lf	$50.00	$1,000		
		Driveway coating	1500	sf	$1.50	$2,250		
		SYSTEMS - SITEWORK					**$43,350**	**$2.71**
		TRADE TOTAL					**$1,536,031**	**$96.18**
		Contingencies					$336,391	$21.06
		Design & pricing	15%		$1,536,031	$230,405		
		Escalation - @ 6% (% per Architects request - Construction start Spring 2017)	6%		$1,766,436	$105,986		
		Mark -Ups					$322,993	$20.22
		General Conditions/Requirements	12%		$1,872,422	$224,691		
		Bond & Insurance	2.25%		$1,872,422	$42,130		
		Permit - By owner	0.00%		$1,872,422	$0		
		Fee/Profit	3%		$1,872,422	$56,173		
		TOTAL CONSTRUCTION COST					**$2,195,415**	**$137.46**
		GFA	15,971	sf			$137.46	

Roslindale Branch Library
Study Estimate

FAITHFUL GOULD

9/30/2013 RE

Option A - Partial Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		General Area Improvements B	4,935					
		General Area Improvements 1st	11,036					
		Total GFA	**15,971**					
A	10	Foundations & Structure					$47,028	$2.94
		Foundations						
		Entry Ramps						
		Remove existing Slab on grade	278	sf	$5.00	$1,390		
		Excavate and remove - allow 12"	10.3	cy	$75.00	$772		
		Structural Fill 12'	10.3	cy	$75.00	$772		
		New Edge Beams	3.1	cy	$500.00	$1,556		
		New Ramp 6"	278	sf	$10.00	$2,780		
		Allowance for slab demo, trenching and replacement at new toilet rooms	409	sf	$15.00	$6,135		
		Structure						
		Entry canopy						
		Excavate for Footings	2	ea	$150.00	$300		
		Column Footings	1.3	cy	$400.00	$533		
		Grade Beams 18' x 24" deep	8.0	cy	$500.00	$4,000		
		Structural Steel framing for Canopy	4	tns	$5,000.00	$20,000		
		1 1/2" gal roof decking	180	sf	$3.00	$540		
		Ventilation Air Recovery Unit - allow						
		Allowance for roof penetrations	1	ls	$2,500.00	$2,500		
		Reinforce existing beams	1,800	lbs	$2.50	$4,500		
		New W8x15 beams	500	lbs	$2.50	$1,250		
		STRUCTURE - TRADE TOTAL					**$47,028**	**$2.94**
B	**10**	**Envelope**	15,971	sf			$121,650	$7.62
		Exterior						
		Remove Existing Canopy & provide new with signage	180	sf	$50.00	$9,000		
		Remove existing exterior book drop, stair and handrail and repair sidewalk	1	ls	$3,500.00	$3,500		
		Remove display window and replace	1	ls	$5,000.00	$5,000		
		Build up exterior wall for new Vestibule doors	22	sf	$75.00	$1,650		
		New exterior doors to new Vestibule	2	pr	$4,000.00	$8,000		
		Create larger ope at new Multi Purpose door	1	ls	$1,500.00	$1,500		
		New exterior doors @ Multipurpose room	2	pr	$4,000.00	$8,000		
		Replace windows at Librarian & Storage areas	2	ea	$1,000.00	$2,000		
		Exterior canopy finish allowance	180	sf	$50.00	$9,000		
		Roof						
		Repair roof membrane near dome and any leaks - allowance - allow 16 hrs labor x 2 men	1	ls	$5,000.00	$5,000		
		Paint Dome	1	ls	$5,000.00	$5,000		
		Repair cracks in Chimney	1	ls	$5,000.00	$5,000		
		Replace glass monitor beneath dome w/ low-E, insulated glass	1,080	sf	$50.00	$54,000		
		Remove access hatch to roof, patch and provide new hatch to roof from storage space	1	ea	$5,000.00	$5,000		
		ENVELOPE - TRADE TOTAL					**$121,650**	**$7.62**

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option A - Partial Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
C	**10**	**Interior Construction**	**15,971**	**sf**			$286,968	$17.97
C	1010	**Interior Partitions**	**15,971**	**sf**	**$6.56**			
		Basement						
		New GWB Furring	2,880	sf	$8.00	$23,040		
		First Floor						
		Demo and remove existing partitions - solid and glazed	2,400	sf	$3.00	$7,200		
		New interior partitions	3,600	sf	$8.00	$28,800		
		New chase partitions	300	sf	$10.00	$3,000		
		New wood and glass partition at Multipurpose room	500	sf	$75.00	$37,500		
		Allowance for patching existing walls disturbed by new work	11,036	sf	$0.30	$3,311		
		Miscellaneous Rough Blocking	3,900	sf	$0.25	$975		
		Miscellaneous Sealants & Caulking	3,900	sf	$0.25	$975		
C	1020	**Interior Doors/Frames/hardware**	**15,971**	**sf**	**$1.87**			
		Basement						
		Paint Doors	1	ls	$500.00	$500		
		First Floor						
		Remove existing doors, frames and hardware	8	ea	$75.00	$600		
		Standard Office/Bathroom Doors	11,036	sf	$1.25	$13,795		
		New hardware at existing to remain doors	12	ea	$600.00	$7,200		
		New sliding door at Multipurpose room; 15' ope	120	sf	$60.00	$7,200		
		Miscellaneous sealants and caulking	11,036	sf	$0.15	$1,655		
C	**1030**	**Miscellaneous Millwork & Spec.**	**15,971**	**sf**	**$0.09**			
		Basement						
		Remove existing shelving in basement - allow	1	ls	$1,500.00	$1,500		
		First Floor						
		Remove existing casework and specialties throughout main floor including shelving, room dividers, accessories, glazed walls etc	11,036	sf	$1.00	$11,036		
		New Glass handrail at entry	40	lf	$450.00	$18,000		
		New Circulation desk	40	lf	$600.00	$24,000		
		New Children's Circulation desk; circular	15	lf	$750.00	$11,250		
		Adult computer/Lounge work counter	16	lf	$300.00	$4,800		
		New handrails to steps in M/P room	6	lf	$75.00	$450		
		Toilet partitions in new restrooms	5	ea	$1,200.00	$6,000		
		Toilet accessories - single bathroom	2	ea	$750.00	$1,500		
		Toilet accessories - large bathroom	2	ea	$2,000.00	$4,000		
		Vanity counters in restrooms	14	lf	$350.00	$4,900		
		Librarian & Workroom work counter	23	lf	$150.00	$3,450		
		Multi-purpose room millwork	10	lf	$300.00	$3,000		
		Kitchenette casework	5	lf	$500.00	$2,500		
		Allowance for new interior wood louvers to windows at Adult space	1,000	sf	$30.00	$30,000		
		Allowance for new specialties throughout renovated space - misc metals, fire extinguishers, signage, visual display boards etc	11,036	sf	$2.25	$24,831		
C	**30**	**Interior Finishes**	**15,971**	**sf**	**$23.83**		$385,603	$24.14
C	3010	**Wall Finishes**	**15,971**	**sf**	**$4.41**			
		Basement						

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option A - Partial Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		Prep/Paint Walls	2,880	sf	$2.00	$5,760		
		First Floor						
		Wall tile to wet wall in bathrooms	322	sf	$15.00	$4,830		
		Paint all new and existing walls	13,228	sf	$0.75	$9,921		
		Allowance for FWAP/ sound absorbing wall panels in Public spaces	2,000	sf	$25.00	$50,000		
C	3020	**Floor Finishes**	**15,971**	**sf**	**$11.44**			
		Basement						
		Prep floor/Rubber floor/base -	2,000	sf	$10.00	$20,000		
		First Floor						
		Remove existing floor finishes	10,047	sf	$1.50	$15,071		
		Prep floor	10,047	sf	$2.00	$20,094		
		Cork tile in Circulation spaces	6,000	sf	$14.00	$84,000		
		Sheet linoleum in Multipurpose room	1,300	sf	$8.00	$10,400		
		Carpet tile in Reading nook and portion of Public space	1,544	sf	$4.50	$6,948		
		Tile in toilet rooms	409	sf	$15.00	$6,135		
		Rubber flooring in Janitor, Storage spaces	734	sf	$10.00	$7,340		
		Entry mat in Vestibule	60	sf	$30.00	$1,800		
		New rubber flooring and base to stair	1	flt	$2,000.00	$2,000		
		New rubber treads to steps in M/P room	1	ls	$300.00	$300		
		Wood base in Public/ Circulation spaces	580	lf	$10.00	$5,800		
		Rubber base in back of house spaces	461	lf	$2.00	$922		
		Tile base in toilet rooms	164	lf	$12.00	$1,968		
C	3030	**Ceiling Finishes**	**15,971**	**sf**	**$7.97**			
		Basement						
		Prep/Paint Structure	4,935	sf	$2.00	$9,870		
		First Floor						
		Remove existing ceilings	10,047	sf	$1.25	$12,559		
		New plaster ceilings in Circulation areas	6,800	sf	$12.00	$81,600		
		Combination plaster and ACT ceilings in Multi-Purpose room and Staff areas (assume 50/50 split)	1,884	sf	$8.50	$16,014		
		ACT ceilings in Literacy nook	160	sf	$5.00	$800		
		Moisture resistant GWB ceiling in Toilet rooms	409	sf	$8.00	$3,272		
		ACT ceilings in Storage and Janitor areas	794	sf	$4.00	$3,176		
		Allowance for soffits	10,047	sf	$0.50	$5,024		
E	10	**Equipment**	**15,971**	**sf**	**$4.15**		$66,250	$4.15
		Basement						
		No work						
		First Floor						
		New book drop	1	ea	$1,000.00	$1,000		
		New kitchen appliances in Staff lounge - Fridge, Microwave	1	ls	$3,000.00	$3,000		
		New Adult library shelving; 5 high	135	lf	$200.00	$27,000		
		New Children's library shelving; 3 high	75	lf	$150.00	$11,250		
		Perimeter shelving	240	lf	$100.00	$24,000		
E	20	**Furnishings**	**15,971**	**sf**	**$1.47**		$23,400	$1.47
		Basement						
		No work						
		First Floor						
		Furniture				Assume separate FF+E budget		
		New motorized mechoshades at windows	1,300	sf	$18.00	$23,400		

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option A - Partial Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		INTERIORS - TRADE TOTAL					**$762,221**	**$47.73**
D	**10**	**Building Systems**	**15,971**	**sf**				
D	1020	**Plumbing**					$110,529	$6.92
		Fixtures						
		Children's Water Closet	1	ea	1,553.00	1,553		
		Children's Lavatory	1	ea	1,553.00	1,553		
		WC-1, Water Closet	6	ea	1,553.00	9,318		
		L-1, Lavatory	5	ea	1,220.00	6,100		
		Urinal	1	ea	1,180.00	1,180		
		Lounge Sink	1	ea	1,145.00	1,145		
		M-1,Janitor Mop Sink	1	ea	1,290.00	1,290		
		ESW-1, Electric Water Cooler (If needed)	1	ea	2,877.00	2,877		
		Hose Bibbs	3	ea	445.00	1,335		
		Domestic Water Piping						
		Piping Allowance	11,036	sft	2.55	28,142		
		Sanitary Waste & Vent						
		Piping Allowance	11,036	sft	1.55	17,106		
		Natural Gas Piping						
		Allowance	350	lf	30.00	10,500		
		Valves & Fittings	1	ls	3,244.00	3,244		
		Insulation						
		Water Piping	11,036	sft	1.00	11,036		
		Miscellaneous						
		Work Associated w/ General construction, Coordin	1	ls	8,500.00	8,500		
		Testing & Disinfection	1	ls	700.00	700		
		Shop Drawings	1	ls	2,500.00	2,500		
		Pipe ID & Labeling	1	ls	450.00	450		
		Commissioning & Owner Training	1	ls	2,000.00	2,000		
D	1030	**Fire Protection**					$31,942	$2.00
		Rework existing	15,971	sft	$2.00	$31,942		
D	1040	**HVAC**					$615,114	$38.51
		Equipment						
		Plate & Frame Heat Exchanger	1	ea	28,990.00	28,990		
		Fan Coil Units	20	ea	3,500.00	70,000		
		Energy Recovery Unit, 2,500cfm	1	ea	42,500.00	42,500		
		Pumps						
		HWP-1, HWP-2, Hot Water Pumps, 50GPM	2	ea	3,288.00	6,576		
		VFD's	2	ea	5,500.00	11,000		
		Sheetmetal						
		Galvanized ductwork	15,000	lbs	9.50	142,500		
		Ductwork accessories (Dampers, Fire Dampers)	1	ls	18,000.00	18,000		
		RGD's	65	ea	145.00	9,425		
		Fans						
		Replace Air Fans	9	ea	800.00	7,200		
		Piping						
		Allowance	15,971	sft	6.00	95,826		
		Valves & Fittings	1	ls	24,335.00	24,335		
		Equipment hook-up:						
		Fan Coil Units	20	ea	650.00	13,000		
		Pumps	2	ea	3,988.00	7,976		
		Insulation						
		Piping	1	ls	18,000.00	18,000		

Roslindale Branch Library 9/30/2013 RE
Study Estimate

Option A - Partial Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		Temperature Controls	15,971	sft	5.00	79,855		
		Testing & Balancing	15,971	sft	0.65	10,381		
		Miscellaneous						
		Work Associated with General Construction/Coord.	1	ls	12,000.00	12,000		
		Pipe & Duct Labeling	1	ls	650.00	650		
		Testing	1	ls	900.00	900		
		Rigging	1	ls	4,500.00	4,500		
		Shop Drawings	1	ls	6,500.00	6,500		
		Commissioning	1	ls	5,000.00	5,000		
D	1050	**Electric**					$608,992	$38.13
		Primary power ductbank empty	1	ls	$12,000.00	$12,000		
		Transformer pad ground (TX by utility company)	1	ls	$2,000.00	$2,000		
		Secondary service entrance	1	ls	$25,000.00	$25,000		
		Gear and distribution	15,971	sf	$3.50	$55,899		
		Emergency power central battery inverter to service egress and exit signs	15,971	sf	$0.75	$11,978		
		Equipment wiring	15,971	sf	$3.00	$47,913		
		Lighting by means of high efficiency lighting fixtures	15,971	sf	$9.00	$143,739		
		Lighting controls	15,971	sf	$1.00	$15,971		
		Branch devices	15,971	sf	$0.50	$7,986		
		Lighting and branch circuitry	15,971	sf	$4.00	$63,884		
		Solid state addressable fire alarm system with radio master box	15,971	sf	$3.00	$47,913		
		Telephone/data/CATV service entrance ductbank	1	ls	$15,000.00	$15,000		
		Telephone/data/CATV rough-in only	15,971	sf	$1.50	$23,957		
		Technology infrastructure - allowance	15,971	sf	$4.00	$63,884		
		Communicty broadcast rough-in	15,971	sf	$1.00	$15,971		
		Audio/visual rough-in and power	15,971	sf	$1.00	$15,971		
		Security system	15,971	sf	$2.50	$39,928		
		MEP Demolition					$39,928	$2.50
		Demolition and removal of existing MEP systems	15,971	sf	$2.50	$39,928		
		SYSTEMS - TRADE TOTAL					**$1,406,505**	**$88.07**
E	1010	**Sitework**					$50,850	
		Landscaping at New Main entrance	1	ls	$5,000.00	$5,000		
		Landscaping at rear	1	ls	$10,000.00	$10,000		
		New handrail at existing stair	1	ls	$1,500.00	$1,500		
		Relocate flagpole on building	1	ls	$1,500.00	$1,500		
		Remove wood Boxes	1	ls	$500.00	$500		
		New exterior ramp at Multi-Purpose room including railings	1	ls	$7,500.00	$7,500		
		Rear Sitework						
		Metal fence	120	lf	$150.00	$18,000		
		Rail at exterior stair	8	lf	$75.00	$600		
		New plantings against building	1	ls	$3,000.00	$3,000		
		Trash & recycling enclosure	20	lf	$50.00	$1,000		
		Driveway coating	1500	sf	$1.50	$2,250		
		SYSTEMS - SITEWORK					**$50,850**	**$3.18**

Roslindale Branch Library
Study Estimate

9/30/2013 RE

Option A - Partial Renovation

Description	GSF	Unit Price	Subtotal	TOTAL	$/SF
TRADE TOTAL				$2,388,254	$149.54
Contingencies				$523,028	$32.75
Design & pricing	15%	$2,388,254	$358,238		
Escalation - @ 6% (% per Architects request - Construction start Spring 2017)	6%	$2,746,492	$164,790		
Mark -Ups				$502,196	$31.44
General Conditions/Requirements	12%	$2,911,281	$349,354		
Bond & Insurance	2.25%	$2,911,281	$65,504		
Permit - By owner	0.00%	$2,911,281	$0		
Fee/Profit	3%	$2,911,281	$87,338		
TOTAL CONSTRUCTION COST				**$3,413,477**	**$213.73**
GFA	15,971 sf			$213.73	

Roslindale Branch Library 9/30/2013 RE
Study Estimate

Option B - Full Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		General Area Improvements B	4,935					
		General Area Improvements 1st	11,036					
		Total GFA	**15,971**					
A	10	Foundations & Structure					$47,043	$2.95
		Foundations						
		Entry Ramps						
		Remove existing Slab on grade	278	sf	$5.00	$1,390		
		Excavate and remove - allow 12"	10.3	cy	$75.00	$772		
		Structural Fill 12'	10.3	cy	$75.00	$772		
		New Edge Beams	3.1	cy	$500.00	$1,556		
		New Ramp 6"	278	sf	$10.00	$2,780		
		Allowance for slab demo, trenching and replacement at new toilet rooms	410	sf	$15.00	$6,150		
		Structure						
		Entry canopy						
		Excavate for Footings	2	ea	$150.00	$300		
		Column Footings	1.3	cy	$400.00	$533		
		Grade Beams 18' x 24" deep	8.0	cy	$500.00	$4,000		
		Structural Steel framing for Canopy	4	tns	$5,000.00	$20,000		
		1 1/2" gal roof decking	180	sf	$3.00	$540		
		Ventilation Air Recovery Unit - allow						
		Allowance for roof penetrations	1	ls	$2,500.00	$2,500		
		Reinforce existing beams	1800	lbs	$2.50	$4,500		
		New W8x15 beams	500	lbs	$2.50	$1,250		
		STRUCTURE - TRADE TOTAL					**$47,043**	**$2.95**
B	**10**	**Envelope**	15,971	sf			$127,300	$7.97
		Exterior						
		Remove Existing Canopy & provide new with signage	180	sf	$50.00	$9,000		
		Remove existing exterior book drop, stair and handrail and repair sidewalk	1	ls	$3,500.00	$3,500		
		Remove display window and replace	1	ls	$5,000.00	$5,000		
		New curtain wall system at new Vestibule doors	88	sf	$100.00	$8,800		
		New exterior doors to new Vestibule	2	pr	$4,000.00	$8,000		
		New exterior doors @ Multipurpose room	2	pr	$4,000.00	$8,000		
		Replace windows at Librarian & Storage areas	2	ea	$1,000.00	$2,000		
		Exterior canopy finish allowance	180	sf	$50.00	$9,000		
		Roof						
		Repair roof membrane near dome and any leaks - allowance - allow 16 hrs labor x 2 men	1	ls	$5,000.00	$5,000		
		Paint Dome	1	ls	$5,000.00	$5,000		
		Repair cracks in Chimney	1	ls	$5,000.00	$5,000		
		Replace glass monitor beneath dome w/ low-E, insulated glass	1080	sf	$50.00	$54,000		
		Remove access hatch to roof, patch and provide new hatch to roof from storage space	1	ea	$5,000.00	$5,000		
		ENVELOPE - TRADE TOTAL					**$127,300**	**$7.97**
C	**10**	**Interior Construction**	**15,971**	**sf**			$293,310	$18.37

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option B - Full Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
C	1010	**Interior Partitions**	**15,971**	**sf**	**$4.61**			
		Basement						
		New GWB Furring	2,880	sf	$8.00	$23,040		
		First Floor						
		Demo and remove existing partitions - solid and glazed	3,960	sf	$3.00	$11,880		
		New interior partitions	3,840	sf	$8.00	$30,720		
		New chase partitions	360	sf	$10.00	$3,600		
		Allowance for patching existing walls disturbed by new work	11,036	sf	$0.20	$2,207		
		Miscellaneous Rough Blocking	4,200	sf	$0.25	$1,050		
		Miscellaneous Sealants & Caulking	4,200	sf	$0.25	$1,050		
C	1020	**Interior Doors/Frames/hardware**	**15,971**	**sf**	**$2.12**			
		Basement						
		Paint Doors	1	ls	$500.00	$500		
		First Floor						
		Remove existing doors, frames and hardware	12	ea	$75.00	$900		
		Standard Office/Bathroom Doors	11,036	sf	$2.00	$22,072		
		New hardware at existing to remain doors	5	ea	$600.00	$3,000		
		New sliding door at Multipurpose room; 15' ope	120	sf	$60.00	$7,200		
		Miscellaneous sealants and caulking	11,036	sf	$0.15	$1,655		
C	1030	**Miscellaneous Millwork & Spec.**	**15,971**	**sf**	**$0.09**			
		Basement						
		Remove existing shelving in basement - allow	1	ls	$1,500.00	$1,500		
		First Floor						
		Remove existing casework and specialties throughout main floor including shelving, room dividers, accessories, glazed walls etc	11,036	sf	$1.00	$11,036		
		New Glass handrail at entry	40	lf	$450.00	$18,000		
		New Circulation desk; curved	38	lf	$900.00	$34,200		
		New Children's Circulation desk; circular	15	lf	$750.00	$11,250		
		Self-checkout desks - curved	40	lf	$300.00	$12,000		
		New handrails to steps in M/P room	20	lf	$75.00	$1,500		
		Toilet partitions in new restrooms	5	ea	$1,200.00	$6,000		
		Urinal screen	1	ea	$350.00	$350		
		Toilet accessories - single bathroom	2	ea	$750.00	$1,500		
		Toilet accessories - large bathroom	2	ea	$2,000.00	$4,000		
		Vanity counters in restrooms	12	lf	$350.00	$4,200		
		Librarian & Workroom work counter	23	lf	$150.00	$3,450		
		Multi-purpose room millwork; counter w/ shelves below	42	lf	$300.00	$12,600		
		Kitchenette casework	5	lf	$500.00	$2,500		
		Allowance for new interior wood louvers to windows at Adult space	1,000	sf	$30.00	$30,000		
		Allowance for new specialties throughout renovated space - misc metals, fire extinguishers, signage, visual display boards etc	11,036	sf	$2.75	$30,349		
C	**30**	**Interior Finishes**	**15,971**	**sf**	**$23.88**		$391,367	$24.50
C	3010	**Wall Finishes**	**15,971**	**sf**	**$4.40**			
		Basement						
		Prep/Paint Walls	2,880	sf	$2.00	$5,760		
		First Floor						
		Wall tile to wet wall in bathrooms	301	sf	$15.00	$4,515		

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option B - Full Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		Paint all new and existing walls	13,389	sf	$0.75	$10,042		
		Allowance for FWAP/ sound absorbing wall panels in Public spaces	2,000	sf	$25.00	$50,000		
C	3020	**Floor Finishes**	**15,971**	**sf**	**$11.31**			
		Basement						
		Prep floor/Rubber floor/base -	2,000	sf	$10.00	$20,000		
		First Floor						
		Remove existing floor finishes	10,047	sf	$1.50	$15,071		
		Prep floor	10,047	sf	$2.00	$20,094		
		Cork tile in Circulation spaces	6,000	sf	$14.00	$84,000		
		Sheet linoleum in Multipurpose room	1,100	sf	$8.00	$8,800		
		Carpet tile in Reading nook and portion of Public space	1,983	sf	$4.50	$8,924		
		Tile in toilet rooms	410	sf	$15.00	$6,150		
		Rubber flooring in Janitor, Storage spaces	488	sf	$10.00	$4,880		
		Entry mat in Vestibule	66	sf	$30.00	$1,980		
		New rubber flooring and base to stair	1	flt	$2,000.00	$2,000		
		New rubber treads to steps & landings in M/P room	2	loc	$500.00	$1,000		
		Wood base in Public/ Circulation spaces	463	lf	$10.00	$4,630		
		Rubber base in back of house spaces	593	lf	$2.00	$1,186		
		Tile base in toilet rooms	163	lf	$12.00	$1,956		
C	3030	**Ceiling Finishes**	**15,971**	**sf**	**$8.16**			
		Basement						
		Prep/Paint Structure	4,935	sf	$2.00	$9,870		
		First Floor						
		Remove existing ceilings	10,047	sf	$1.25	$12,559		
		New plaster ceilings in Circulation areas	7,266	sf	$12.00	$87,192		
		Combination plaster and ACT ceilings in Multi-Purpose room and Staff areas (assume 50/50 split)	1,733	sf	$8.50	$14,731		
		ACT ceilings in Literacy nook	150	sf	$5.00	$750		
		Moisture resistant GWB ceiling in Toilet rooms	410	sf	$8.00	$3,280		
		ACT ceilings in Storage and Janitor areas	488	sf	$4.00	$1,952		
		Allowance for soffits	10,047	sf	$1.00	$10,047		
E	10	**Equipment**	**15,971**	**sf**	**$4.10**		$65,500	$4.10
		Basement						
		No work						
		First Floor						
		New book drop	1	ea	$1,000.00	$1,000		
		New kitchen appliances in Staff lounge - Fridge, Microwave	1	ls	$3,000.00	$3,000		
		New Adult library shelving; double sided; 5 high	145	lf	$200.00	$29,000		
		New Children's library shelving; double sided; 3 high	110	lf	$150.00	$16,500		
		Perimeter shelving	160	lf	$100.00	$16,000		
E	20	**Furnishings**	**15,971**	**sf**	**$1.47**		$23,400	$1.47
		Basement						
		No work						
		First Floor						
		Furniture				Assume separate FF+E budget		
		New motorized mechoshades at windows	1300	sf	$18.00	$23,400		
		INTERIORS - TRADE TOTAL					**$773,577**	**$48.44**

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option B - Full Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
D	**10**	**Building Systems**	**15,971**	**sf**				
D	1020	**Plumbing**					$110,529	$6.92
		Fixtures						
		Children's Water Closet	1	ea	1,553.00	1,553		
		Children's Lavatory	1	ea	1,553.00	1,553		
		WC-1, Water Closet	6	ea	1,553.00	9,318		
		L-1, Lavatory	5	ea	1,220.00	6,100		
		Urinal	1	ea	1,180.00	1,180		
		Lounge Sink	1	ea	1,145.00	1,145		
		M-1,Janitor Mop Sink	1	ea	1,290.00	1,290		
		ESW-1, Electric Water Cooler (If needed)	1	ea	2,877.00	2,877		
		Hose Bibbs	3	ea	445.00	1,335		
		Domestic Water Piping						
		Piping Allowance	11,036	sft	2.55	28,142		
		Sanitary Waste & Vent						
		Piping Allowance	11,036	sft	1.55	17,106		
		Natural Gas Piping						
		Allowance	350	lf	30.00	10,500		
		Valves & Fittings	1	ls	3,244.00	3,244		
		Insulation						
		Water Piping	11,036	sft	1.00	11,036		
		Miscellaneous						
		Work Associated w/ General construction, Coordin	1	ls	8,500.00	8,500		
		Testing & Disinfection	1	ls	700.00	700		
		Shop Drawings	1	ls	2,500.00	2,500		
		Pipe ID & Labeling	1	ls	450.00	450		
		Commissioning & Owner Training	1	ls	2,000.00	2,000		
D	1030	**Fire Protection**					$31,942	$2.00
		Rework existing	15,971	sft	$2.00	$31,942		
D	1040	**HVAC**					$615,114	$38.51
		Equipment						
		Plate & Frame Heat Exchanger	1	ea	28,990.00	28,990		
		Fan Coil Units	20	ea	3,500.00	70,000		
		Energy Recovery Unit, 2,500cfm	1	ea	42,500.00	42,500		
		Pumps						
		HWP-1, HWP-2, Hot Water Pumps, 50GPM	2	ea	3,288.00	6,576		
		VFD's	2	ea	5,500.00	11,000		
		Sheetmetal						
		Galvanized ductwork	15,000	lbs	9.50	142,500		
		Ductwork accessories (Dampers, Fire Dampers)	1	ls	18,000.00	18,000		
		RGD's	65	ea	145.00	9,425		
		Fans						
		Replace Air Fans	9	ea	800.00	7,200		
		Piping						
		Allowance	15,971	sft	6.00	95,826		
		Valves & Fittings	1	ls	24,335.00	24,335		
		Equipment hook-up:						
		Fan Coil Units	20	ea	650.00	13,000		
		Pumps	2	ea	3,988.00	7,976		
		Insulation						
		Piping	1	ls	18,000.00	18,000		
		Temperature Controls	15,971	sft	5.00	79,855		
		Testing & Balancing	15,971	sft	0.65	10,381		
		Miscellaneous						
		Work Associated with General Construction/Coord.	1	ls	12,000.00	12,000		

Roslindale Branch Library
Study Estimate

FAITHFUL+GOULD

9/30/2013 RE

Option B - Full Renovation

		Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
		Pipe & Duct Labeling	1	ls	650.00	650		
		Testing	1	ls	900.00	900		
		Rigging	1	ls	4,500.00	4,500		
		Shop Drawings	1	ls	6,500.00	6,500		
		Commissioning	1	ls	5,000.00	5,000		
D	1050	**Electric**					$650,934	$40.76
		Remove electrical System including bothe electrical services & emergency switches on sidewalk	1	ls	$10,000.00	$10,000		
		Primary power ductbank empty	1	ls	$12,000.00	$12,000		
		Transformer pad ground (TX by utility company)	1	ls	$2,000.00	$2,000		
		Secondary service entrance	1	ls	$25,000.00	$25,000		
		Gear and distribution	15,971	sf	$4.00	$63,884		
		Emergency power central battery inverter to service egress and exit signs	15,971	sf	$0.75	$11,978		
		Equipment wiring	15,971	sf	$3.00	$47,913		
		Lighting by means of high efficiency lighting fixtures	15,971	sf	$10.00	$159,710		
		Lighting controls	15,971	sf	$1.00	$15,971		
		Branch devices	15,971	sf	$0.50	$7,986		
		Lighting and branch circuitry	15,971	sf	$4.50	$71,870		
		Solid state addressable fire alarm system with radio master box	15,971	sf	$3.00	$47,913		
		Telephone/data/CATV service entrance ductbank	1	ls	$15,000.00	$15,000		
		Telephone/data/CATV rough-in only	15,971	sf	$1.50	$23,957		
		Technology infrastructure - allowance	15,971	sf	$4.00	$63,884		
		Communicty broadcast rough-in	15,971	sf	$1.00	$15,971		
		Audio/visual rough-in and power	15,971	sf	$1.00	$15,971		
		Security system	15,971	sf	$2.50	$39,928		
		MEP Demolition					$39,928	$2.50
		Demolition and removal of existing MEP systems	15,971	sf	$2.50	$39,928		
		SYSTEMS - TRADE TOTAL					**$1,448,447**	**$90.69**
E	1010	**Sitework**					$43,350	
		Landscaping at New Main entrance	1	ls	$5,000.00	$5,000		
		Landscaping at rear	1	ls	$10,000.00	$10,000		
		New handrail at existing stair	1	ls	$1,500.00	$1,500		
		Relocate flagpole on building	1	ls	$1,500.00	$1,500		
		Remove wood Boxes	1	ls	$500.00	$500		
		Rear Sitework						
		Metal fence	120	lf	$150.00	$18,000		
		Rail at exterior stair	8	lf	$75.00	$600		
		New plantings against building	1	ls	$3,000.00	$3,000		
		Trash & recycling enclosure	20	lf	$50.00	$1,000		
		Driveway coating	1500	sf	$1.50	$2,250		
		SYSTEMS - SITEWORK					**$43,350**	**$2.71**
		TRADE TOTAL					$2,439,716	$152.76

Roslindale Branch Library
Study Estimate

9/30/2013 RE

Option B - Full Renovation

Description	GSF		Unit Price	Subtotal	TOTAL	$/SF
Contingencies					$534,298	$33.45
Design & pricing	15%		$2,439,716	$365,957		
Escalation - @ 6% (% per Architects request - Construction start Spring 2017)	6%		$2,805,674	$168,340		
Mark -Ups					$513,017	$32.12
General Conditions/Requirements	12%		$2,974,014	$356,882		
Bond & Insurance	2.25%		$2,974,014	$66,915		
Permit - By owner	0.00%		$2,974,014	$0		
Fee/Profit	3%		$2,974,014	$89,220		
TOTAL CONSTRUCTION COST					**$3,487,032**	**$218.34**
GFA	15,971	sf			$218.34	

1 **Introduction**

5 **Executive Summary**

9 **A. Goals & Objectives**
11 1. Compass

13 **B. Project Team**
15 1. Project Directory

19 **C. Study Methodology**
1. Facility Analysis
21 a. Facility Analysis General Information
27 b. Collection Information
29 c. Existing Drawings
45 d. Existing Photos
55 e. Existing Conditions Report
59 f. Structural Analysis
63 g. MEPFP Analysis
67 h. Code Analysis
75 i. MAAB/ADA Analysis
2. Library Program
79 a. Library Program Summary
81 b. Program Methodology
83 c. Program Comparison/ Detailed Program
87 d. Existing Program Diagram and Adjancencies
89 e. Proposed Program Diagram and Adjancencies
91 f. Room Data Sheets
207 g. Program Diagrams
3. Recommended Layouts and Options
215 a. Recommended Layouts and Options Summary
217 b. Recommended Layouts and Options
235 c. Recommended Exterior Canopy Option
239 4. Building Assessment & Renovation Approach
a. Renovation Approach Introduction
241 b. Architectural Approach
243 c. Structural Approach
247 d. MEPFP Approach
253 e. Sustainability Approach
5. Cost
255 a. Cost Anaylsis Overview
257 b. Construction Cost Estimate

277 D. Appendix
279 1. Meeting Minutes

LEERS WEINZAPFEL ASSOCIATES

75 Kneeland Street
Boston, Massachusetts 02111
T 617.423.5711 F 617.482.7257

June 19, 2013

ARCHITECTS, INC

CAC MEETING #1 MEETING MINUTES

Roslindale Branch Library Study
Public Facilities Department (PFD) Project #7023

A. Attendees:
Alistair Lucks, Property and Construction Management Department (PFD)
Christine Schonhart, Boston Public Library (BPL)
Eamon Shelton, Boston Public Library (BPL)
Laura Gang-Friends, Friends of the Roslindale Library
Richard Kort- Friends of the Roslindale Library
Lee Blasi-Councilor Rob Consalvo/Director of Constituent Services Boston City Council
Mary Flaherty, Boston Public Library (BPL)
Jeannette Pizarro-Charles Sumner School
Sharin Horvitz-Chung, Boston Public Library (BPL)
Paula Wiktorowicz, Boston Public Library (BPL)
Lisa Garrone, ESOL Program Coordinator for ABCD South Side Head Start
Carol Taplin, Boston Public Library (BPL)
Elizabeth Swanson, Roslindale Village Main Street
Natasha Espada, Leers Weinzapfel Associates Architects (LWA)

B. Purpose of Meeting:
The purpose of this meeting was to introduce the team, receive community feedback and to discuss the community process, BPL Compass, library study and community goals, existing condition analysis and next steps.

C. Introductions:
- A round of introductions was followed by an introduction of Leers Weinzapfel's office and work.

D. Community Process:
- There will be 3 Community Meetings with the CAC and public.
- Meet with BPL Leadership
- Weigh goals, priorities, existing conditions
- Build consensus for preferred plan
- Meet BPL Compass goals

E. BPL Compass Goals:
- User-Centered Institution
- Community Gathering
- Special Collections
- Center of Knowledge
- Children and Teens
- Access and Innovation

- Sustainable Organization
- Fun

F. Library Study and Goals:

- Design recommendations based on BPL Compass
- Work within existing building footprint- no building up or out.
- Staffed services on one level
- Improved spaces for all ages including furnishings, technology, staff work space, collections and program spaces
- Mechanical and systems improvements
- Improved accessibility
- Flexibility to allow for future growth and program changes
- Alistair Lucks noted that the goal of the programming study is for program design with a conceptual plan of how the building should be improved. Once project receives funding, design will be further developed to go to into construction. In the end, the programming study will provide a scope for the work and a budget.

G. Existing Conditions:

- The 1960's building is centrally located in Roslindale Village, near public transit and the Roslindale Community Center.
- It was built on the foundation of an existing fire station and has been renovated in the 1980's, 1990's, 2001 and is currently having some mechanical alterations.
- The Exterior glass curtainwall, masonry and roof are in good condition and plantings are well maintained.
- The Entry is not accessible and is not visible from the neighborhood.
- The main space is bright, sunlit, with high ceilings and dome.
- Public and staff spaces do not meet current desired programmatic needs.
- Finishes and furniture are outdated and the building needs new signage and wayfinding.
- Technology needs to be updated and glare and heat gain from western facing curtain wall needs to be addressed.
- Structural system is in good condition.
- Mechanical systems are partially upgraded and partial haz mat investigation has been completed.
- Electrical, fire protection, and plumbing systems are outdated.
- Needs security system.

H. Community Feedback-Users and Programming:

- BPL inquired about what is changing in the library and it was noted that there are more families with children, immigrants and interest in art and music classes.
- Desired: a good children's story telling area, family outreach, more fiction and non-fiction and materials for K-5th grades.
- Lisa Garrone mentioned that space for an ESL conversation group was desired. There are diverse language groups who would like to see more publications in Spanish (large Dominican population-75% of population speaks Spanish), Asian languages, Creole, French, Arabic and Albanian. Bilingual signage and staff is desired.
- Laura Gang noted that the BPL is a community resource. Currently, people borrow space for programs in other buildings, if BPL cannot accommodate the group. Library also needs sources to purchase items for the community.
- Laura Gang noted there is no dedicated space for teens. Paula Wiktorowicz noted that not many teenagers use the library. It is mostly used by grade school kids ages 0-13 and there are more kids in this part of the city than in any other area. However, many of the middle school students get bused and do not stay in the area afterschool. There is a summer reading program and Boston Latin has more advanced projects, which could have the potential to use the library resources. Monday movies attract 100 kids.

- Elizabeth Swanson noted that the library has outgrown some programs in which 300 people attend. Currently, these programs have moved to the church.
- Eamon Shelton noted that BPL wants to design flexible spaces for all different sizes of venues and does not recommend designing for the largest yearly venue.
- Jeannette Pizarro noted that teachers need technology such as ipads and internet access for research as there are too many kids at her school and not enough computers. She believes a better way to check books in and out of the library would be to have more self check out lines. Christine Schonhart indicated there is a new system being implemented, which will improve this, but one would still need to have a library card.
- Lee Blasi mentioned that young adults in their 20's don't visit the library. They find it is difficult to navigate the collection, not enough material for them, the space is not comfortable, not enough laptops or computers, and hours do not work with their schedules-they prefer night hours. She will send emails from them.
- Elizabeth Swanson indicated that the new fiction collection is not very good and that there needs to be signage. Current distribution of the collection is not intuitive.
- Would like to see more books on CD

I. Community Feedback-Interior Spaces:

- First Floor Storage Room: The Friends of the Library use the storage space for selling books. Custodian stores snowblower, trash and recycling is this room. Historical artifacts are also stored. Need to determine who uses storage room and how it can be better.
- Active roof leaks is a concern and should be coordinated with BPL.
- Multi-purpose Room:
    - Back doors of multi-purpose space are not accessible and a ramp is needed.
    - Kitchen is helpful, but cabinets and appliances are original and in need of renovation. Currently it provides running water-no refrigerator or stove.
    - Acoustics are terrible.
    - Drop down screen.
    - Jeannette Pizarro noted that the room is used for kindergarten ceremonies. Appx. 50 adults and 22 children per class.
    - Some use stage, but not required. Laura Gang likes that the room has many doors. Room needs storage, but current storage is not useful.
    - All programs are well attended. The 10:30 story hour attracts appx. 80 kids and movies attract 200 kids.
    - Stroller parking occurs adjacent to exterior doors, in stair landings. Need a better location.
    - Retractable wall in room or a way to make space larger and smaller would be useful.
    - Laura Gang mentioned that the exterior doors are not accessible entrances and BPL makes wooden ramps on voting day. Explore using exterior doors for night events. Would be good to have direct access from the outside.
    - Sharin Horvitz-Chung runs programming and is a parent. She indicated that the acoustics in the multi-purpose room are not adequate. She can use a microphone for singing, but not for speaking. Would like carpeted floor space in front of stage for interaction. Doesn't like kids on stage for safety. People trip on stairs and it is an issue with kids. They open the doors when it is warm in room and strollers (multiple and singles) are parked at stair landing or children's area.
    - Laura Gang noted that storage for chairs is a problem. Currently, they are stacked on stage.
    - Grilles and registers have soot, especially in back stairwell. The Friends clean the one in the kitchen. Alistair Lucks added that air filters or ducts may not be clean or dust in building is entering the system. BPL and PFD to review.
    - Lights are high and difficult to change.

- Other elements in need of renovation or change: furnishings, carpet, technology, programming, lighting (exterior and interior), acoustics., not enough computers(especially for young adults).
- Richard Kort recommended carpeting, area rugs and cork for their warmth and acoustic quality. The entire building needs new shelving, which can be seen through and good signage to locate collections.
- Paula Wiktorowicz commented on the Children's Area:
    - Needs to be spaced differently-librarian does not have a good view of the room.
    - Children are in open space.
    - Shelves are really low and hard to maintain. DVD up and down shelves don't work.
    - Young children read at a small table but table is too low and it is slanted. Preferrably it would be higher, longer and flat.
    - Many years ago (1990s), library received a grant to improve children's furniture- no work has been done to it since then.
    - Upholstered seating for children would be welcome. Beanbags didn't work.
    - Window bench used very rarely-mostly people sit there to use computers. Laura Gang mentioned a Minnesota Library with comfortable cushioned benches at windows.
    - Blinds are an issue; they are banged up and tracks don't work. Mainly closed-can't see out and public can't see in. Carol Taplin noted that the afternoon sun from window and dome clerestory blinds the circulation desk in the afternoons.
    - Currently there are three computers in the children's area. Ideally, there would be more.
- Richard Kort suggested reviewing top windows to aid with the direct sun and glare. He also suggested that the future children's area be enclosed and glazed so that the noise from the kids do not distract the adults.
- Small room near teen collection is not good for kids. This space could be a quiet reading space for adults or a meeting room.
- The adult computer area needs to be near the main desk.
- Laura Gang noted that bulletin boards can be friendlier as literature is placed all over the library. Current cork is only ¼" deep and they need depth. There should be a bulletin board outside of multi-purpose room door.
- Better sight lines to children are desired.
- Better subject signage is needed.
- Gallery space would be nice.

J. Community Feedback-Exterior:

- Laura Gang noted that the exterior display case is not good-very shallow with fluorescent light. The lobby display case is old and dark with glaring fluorescent lights. A wall used as an interior art gallery would be welcome with display cases. Outside, the art/display area could be thematic, based on time of the year or a specific theme. In addition, sun bleaches the front of the building, the dome needs to be painted and shading over the entry would be a good idea. Paula Wiktorowicz added that in the 80's the ramp was installed in front of the building and it eliminated the depth of the display case by half.
- All agreed that a built-in book drop is desired. It is currently difficult to drop off a book as there is no parking. A book return slot on Poplar would be great, especially if the HC parking space could be used as a 15 min. parking space and another HC parking space could be added.
- Laura Gang noted that the gardening group who takes cares of the garden beds has thoughts and she will forward them.
- Maggie Redfern has written a historical piece on the building, which can be shared with the group and it guided the group in what colors to choose when painting the homasote bulletin boards with original colors.

- Richard Kort is interested in an electronic bulletin board outside or a public message board. Christine Schonhart noted that maybe a flat screen TV or digital signage could be a possibility.
- Elizabeth Swanson noted that she does not like the current recessed entrance, as it is dark and uninviting.
- Richard Kort noted that he prefers an entrance with good lighting (perhaps fiberoptic), more visible and attractive.
- Site lighting should be improved and interior lighting should compliment the building- it should be welcoming. Exterior lighting at entrance is not turned on at night. Floodlights at back doors don't work and they point at the cars at the traffic light.
- Laura Gang suggested displaying books in large window in main space and also providing shelves on casters to be moved to clear the floor when programs, such as salsa dancing, occur. She also recommended mechanical shades on the interior with a design on the exterior- possibly local art- which can be viewed like a banner from the community side.
- The parking lot at the post office will be removed as a big substation will be developed with L-shaped housing. Laura Gang inquired if a path could be created at the rear of the library, between the grassy parking area behind the church and the library driveway. This may be difficult as there is a building property owner adjacent to the library.
- Flagpole needs to be fixed.

Next Steps:

- Ways of communicating with Christine Schonhart at BPL can be via email info@bpl.com. General information on the project will be on the BPL website under "neighborhood libraries" and under the BPL Blog. Tonight's presentation and meeting minutes will be posted. There will be time at each CAC meeting for community input and discussion.
- Next CAC meeting is on July 31 and it will discuss programming.
- Oct. 24th will be the final CAC meeting and 3 options will be presented.
- Schedule: The final report will be submitted on Nov. 6th and will include a preferred concept plan and budget. The BPL will meet in Feb/March 2014. If approved, the project will be presented to City Council in April and the Mayor will review at the end of June 2014.

The foregoing constitutes an understanding of matters observed. Other participants are requested to review these notes and advise in writing of any errors or omissions within two weeks from this date. If no comments are received, concurrence will be assumed.

LEERS WEINZAPFEL ASSOCIATES

75 Kneeland Street
Boston, Massachusetts 02111
T 617.423.5711 F 617.482.7257

July 31, 2013

ARCHITECTS, INC

CAC MEETING #2 MEETING MINUTES

Roslindale Branch Library Study
Public Facilities Department (PFD) Project #7023

A. Attendees:
Alistair Lucks, Property and Construction Management Department (PFD)
Eamon Shelton, Boston Public Library (BPL)
Daniel Greenberg, Roslindale Transcript
Tonya Hall, Citizen Schools-Irving Middle School
Laura Gang, Friends of the Roslindale Library
Diane Carter Duggan, Roslindale Green & Clean
Maggie Redfern, Friends of the Roslindale Library/Roslindale Green & Clean
Kelly Bates, Friends of the Roslindale Library
Sydney Thiel, Boston Public Library (BPL)
Diana Preusser, Boston Public Library (BPL)
Natalie Mauceli, CAC Members
Christine Cignoli, CAC Members
Catherine Davidson, Boston Public Library (BPL)
Austin Hall, Bulletin Newspapers
Rachele Rosi-Kessel
Elizabeth Swanson - RVMS
Richard Kort- RVMS
Darlene Donovan - RVMS
Natasha Espada, Leers Weinzapfel Associates Architects (LWA)

B. Purpose of Meeting:
The purpose of this meeting is to receive community feedback regarding the building programming and adjacencies.

C. Community Process:
- There will be three Community Meetings in total with the CAC and public. The first meeting in June focused on existing conditions, this meeting will focus on programming and the final meeting will include three planning options.

D. BPL Compass Goals:
- User-Centered Institution
- Community Gathering
- Special Collections
- Center of Knowledge
- Children and Teens
- Access and Innovation
- Sustainable Organization
- Fun

E. Library Study and Goals:

- Design recommendations based on BPL Compass
- Work within existing building footprint- no building up or out.
- Staffed services on one level
- Improved spaces for all ages including furnishings, technology, staff work space, collections and program spaces
- Mechanical and systems improvements
- Improved accessibility
- Flexibility to allow for future growth and program changes

F. Existing Conditions:

- LWA presented findings of existing conditions from the previous CAC meeting.
- Maggie Redfern presented her findings about the history of the building. Some highlights include:
    - Flag was relocated from back of building to Washington Street to mark the entrance.
    - This is the first branch library with air conditioning.
    - Since 1961, there have been major changes at the entrance of the building (with addition of ramp) and to the window mullion pattern. Windows were replaced in 2004.
    - City installed transformers on sidewalk in front of the building.
    - Field stone is original and in good shape.
    - Amongst all of the branch libraries, it is the only one on an irregular site with a circular plan. One other library in Quincy is 16-sided. Eggleston Square branch was designed by same architects, Richmond and Goldberg.
    - There were planters located at the central "control center".
    - Library has unique feature; open feeling and space.
    - There are acoustical issues with open plan.
    - Furniture was modern (Eames chairs, etc.) and colorful.
    - Wood sculpture under dome is unique and hides air vents.
    - Building materials: Brick, blue dome roof has synthetic mineral surface, blue glass(dome was same color as glass), exterior 1" tile (only one tile missing), steel and glass.
    - Recently, entrance panels have been painted in original colors.

G. Community Input from Existing Conditions Meeting:

- Improved spaces for children and teens.
- Think about rearranging space to allow librarian to be closer to adults who need help.
- Potentially rearrange all spaces for a better layout.
- Improved accessibility, lighting, display options, book drop and storage.
- Improved storage for maintenance equipment.
- Review what could be done with windows for efficiency.
- Improved multi-purpose room-address the acoustic conditions.
- Changing nature of Roslindale-more diverse, more families, more technology needs.
- Improved technology for all ages.
- How to attract 20-35 year olds?
- Update all furnishings.

H. Programming:

- LWA presented existing and proposed color-coded programming diagrams and adjacencies. A sizing diagram compares the changes in space sizes.

- Most spaces to remain the same size with the exception of the computer area, which will be eliminated and computers will be dispersed throughout adult, teen and children's services. The area captured by the elimination of the computer area (appx. 1,000sf) will be allocated to adult services.
- Laura Gang noted that that teen area shown in the existing program diagram is shown incorrectly. Currently, the teen area is located on the North wall of the computer area. LWA to review with BPL and revise.
- Maggie Redfern inquired if access from the exterior into the multi-purpose room is important. It is mostly used on voting days, but is not accessible and wooden ramps have to be built. It was recommended that the community center be used on voting days.
- BPL noted that multiple entrances into the building is concerning as they can't be monitored. BPL prefers one entrance into the building. Laura Gang noted that the building is used by the Friends at night and can be used more. BPL noted that staff is required to stay when building is occupied in the evenings.
- Laura Gang inquired why the children's area was moved from the front of the building. LWA noted that it was for security reasons (current children's area is next to entrance) and because of opportunities for adjacency to a dedicated children's toilet and a literacy nook.
- Laura Gang stated that the bathrooms and the kitchen in the multi-purpose room are beneficial when using the space. LWA noted that, if the room remains in the current location, the current toilet rooms and kitchen do not meet code.

I. Program Adjacency Options:

- LWA presented three options for possible programming adjacencies.
    - **Option 1** flips current children's and adult's areas, maintains multi-purpose space in current location and locates teens in current computer area. New public toilets in lobby and an existing public toilet is renovated for children. Current Study becomes a Children's Literacy Nook. Staff circulation desk is in current area and the staff's current square footage is maintained, but reallocated to meet current demands. A small area of staff space is now located in the building operations area.
    - **Option 2** flips current children's and adult's areas, locates teens in current multi-purpose space and locates multi-purpose room in current computer area. New public toilets in lobby and an existing public toilet is renovated for children. Current Study becomes a Children's Literacy Nook. Smaller staff circulation desk is in current area and the staff's total current square footage is maintained, but reallocated to meet current demands. Some of the staff space is now located in the building operations area.
    - **Option 3** flips current children's and adult's areas, locates teens in current multi-purpose space and locates multi-purpose room in current circulation area. New public toilets in lobby and an existing public toilet is renovated for children. Current Study becomes a Children's Literacy Nook. Staff circulation desk and small workroom is near lobby and the staff's total current square footage is maintained, but reallocated to meet current demands. Most of the staff space is now located in the building operations area.
- Diane Carter Duggan and others noted that they preferred Option 2 as the multi-purpose room is closer to the entrance. All concurred that the children's area with literacy nook and children's toilet room were in a good location-away from entrance. It is important for children to have their own bathroom. It is also important to have the multi-purpose room adjacent to the children's area as it is heavily used by children's programs.
- It was asked that, if the multi-purpose room is relocated, could there be a second entrance at the back of the building (where current stair is located from driveway) with a ramp.
- Maggie Redfern noted that the current multi-purpose room location mitigates acoustics. LWA noted that acoustics in the library space would be reviewed.
- Laura Gang noted that she currently heats food up in the staff lounge and then brings it back to the multi-purpose room. It was discussed that it would be good if the multi-

purpose room relocates near a staff area, as it would be easier to access the staff kitchen. She added that if the toilet and staff spaces are flipped in Option 2, the toilets could have a connection to the multi-purpose room and the circulation desk would be able to better monitor who enters the toilets.

- All concurred that it is important that the building maintain good natural daylight levels and there is no darkness in building.
- Laura Gang is concerned that if computers are distributed throughout building, staff will be pulled away from circulation area to help with computer questions. She noted that if the computer terminals for each area were located near the "points of the pie" they would be closer together and more readily accessible to the staff to help patrons.
- Catherine Davidson noted that the toilet rooms are currently locked and staff needs to be near toilets and computers. Current staffing configuration is not expected to change. Sometimes the head librarian sits in the main space, across from the circulation desk.
- Maggie Redfern stated that the restrooms should be visible by the staff, but open to the public (not locked). This would free up the staff who have to open the locked toilets when someone needs to use them. Visibility of the toilets by the staff is advisable.
- Catherine Davidson recommends keeping adult and children's computers in separate areas. Richard Kort and Diane Carter Duggan concurred that the children and adult computers should be separated.
- Children doing their homework need their own technology. Perhaps the computers could be close to the point of the pie piece in plan.
- Teen and adult areas should be separated, but it can be accomplished with circulation.
- It was recommended Lisa Garrone be invited to the next CAC mtg as her knowledge of the ESL program requirements would provide valuable input. Lisa Garrone from ESL to send second language program notes and garden group to send any notes.

J. Process and Next Meeting:

- Eamon Shelton noted that the programming study is near completion and the design team will enter the phase of plan options. Alistair Lucks noted that there will be three options and three estimates during the study period. Eamon Shelton stated that it should be a manageable project in cost.

Next Steps:

- Ways of communicating with Christine Schonhart at BPL can be via email info@bpl.com. General information on the project will be on the BPL website under "neighborhood libraries" and under the BPL Blog. Tonight's presentation and meeting minutes will be posted. There will be time at each CAC meeting for community input and discussion.
- Next CAC meeting is on October 24th and it will discuss design options..

The foregoing constitutes an understanding of matters observed. Other participants are requested to review these notes and advise in writing of any errors or omissions within two weeks from this date. If no comments are received, concurrence will be assumed.

LEERS WEINZAPFEL ASSOCIATES

75 Kneeland Street
Boston, Massachusetts 02111
T 617.423.5711 F 617.482.7257

October 24, 2013

ARCHITECTS, INC

CAC MEETING #3 MEETING MINUTES

Roslindale Branch Library Study
Public Facilities Department (PFD) Project #7023

A. Attendees:
Community Members-see attached attendee list
Alistair Lucks, Property and Construction Management Department (PFD)
Eamon Shelton, Boston Public Library (BPL)
Christine Schonhart, Boston Public Library (BPL)
Cathy Clancy, Boston Public Library (BPL)
Juliet Chun, Leers Weinzapfel Associates Architects (LWA)
Natasha Espada, Leers Weinzapfel Associates Architects (LWA)

B. Purpose of Meeting:
The purpose of this meeting is to present study options for the Roslindale Branch of the Boston Public Library and to receive community feedback.

C. Community Process:
- This is the final of three Community Meetings. BPL requested feedback from the community at the meeting or via email through the BPL website. Boards with the three plan options were presented to the community and the boards are to remain in the library for information to those community members who were not able to attend the meeting.

D. General:
- Introductions were made and Alistair Lucks presented the agenda and the community process to date. Christine Schonhart presented BPL's Compass goals, the library study and community goals, and the community input since the last CAC meeting.

E. BPL Compass Goals:
- User-Centered Institution
- Community Gathering
- Special Collections
- Center of Knowledge
- Children and Teens
- Access and Innovation
- Sustainable Organization
- Fun

F. Library Study and Goals:
- Design recommendations based on BPL Compass
- Work within existing building footprint- no building up or out.

- Staffed services on one level
- Improved spaces for all ages including furnishings, technology, staff work space, collections and program spaces
- Mechanical and systems improvements
- Improved accessibility
- Flexibility to allow for future growth and program changes

G. Plan Options: LWA noted the existing conditions of the building, reviewed program spaces and presented three renovation options: options A, B and C. Eamon Shelton noted that, currently, there is no preferred option, as the option selected will depend on funding.

- **Option A-Minimum Renovation** includes:
  - New sitework and entrance.
  - Minimum changes to the existing walls.
  - New vestibule entry ramp.
  - 100 seat Multipurpose room in current location.
  - Reconfigured staff toilet and lounge.
  - Existing toilet rooms.
  - New finishes, systems(replaced in kind) and furniture.
  - Radial shelves.
- **Option B-Partial Renovation** includes:
  - New sitework and entrance.
  - Partial reconfiguration the existing walls.
  - New vestibule entry ramp.
  - 100 seat Multipurpose room in current location with new walls and barn door.
  - New toilet rooms and children's toilets.
  - New adult study at entrance.
  - New staff areas and circulation desk.
  - New finishes, systems and furniture.
  - Radial shelves.
- **Option C- Partial Renovation** includes:
  - New sitework and entrance.
  - Maximum reconfiguration the existing walls.
  - New vestibule entry ramp.
  - 106 seat Multipurpose room in new location with barn door.
  - New toilet rooms and children's toilets.
  - New adult study at entrance.
  - New staff areas and circular circulation desk under dome.
  - New finishes, systems and furniture.
  - Radial shelves at adult area, circular shelves at children's area.

H. Community Comments:.

- LWA noted that the current public bathrooms will not change in Option A as the amount of fixtures are not required to increase by code (the occupancy is not changing). Options B and C include new toilet rooms with additional fixtures in an alternate location.
- LWA indicated that acoustics will be addressed at multi-purpose room, even if it remains in the same location.
- The community inquired about the location of the computers near the front desk. The visibility of the screens by the librarians was questioned. BPL and LWA noted that the concepts focus on the zoning of the spaces and adjacencies. The furniture will be reviewed in the design phases and the current location of the computers is based on the desire by the librarians to have the computers near the circulation desk for proximity and ease of helping patrons.
- LWA stated that an internal book drop will be included in all options and the exterior book drop will be eliminated. Laura Gang inquired if the existing book drop, which has been fixed, can be recycled to a new location. Christine Schonhart indicated that most libraries

would rather have an indoor book drop, but that recycling of the existing book drop would be considered.

- LWA stated that the entrance vestibule is not in conformance with the accessibility code as it does not have 5'-0" flat landings at either side of the doors.
- All concurred that new adult reading area near the front door in Options B and C is a good idea and were pleased with the location.
- The community inquired about changes in the Children's area. BPL noted that the children's area will be relocated to the existing Adult area and there will be an Early Literacy Nook for 0-3 yr olds in the current study room. The Early Literacy Nook allows early readers and their caregivers a comfortable, bright and welcoming place to gather, read a book, and play. Carpeting, soft furniture, early concept books and wall toys are known to help infant brain development**.**A children's toilet room is also included in Options B and C.
- Glare and direct sunlight is currently an issue and LWA is proposing mecho shades in the interior with possible wood louvers on the inside of the building to help with direct sunlight and glare. Mulitpurpose room will also be able to be darkened when needed with black out shades.
- There was an inquiry about what will happen to the current exterior display area adjacent to front door. LWA noted that the current display area will be located in the same location, but reconfigured to allow light into the adult reading area. It will be studied in more detail when the project proceeds into design.
- The community questioned if the staff was losing space in the new concepts. LWA noted that the staff space is not lost, it is just reconfigured and, in some of the concepts, the head librarian's office will be located in what is currently storage space.
- Laura Gang inquired if there is access to the storage space from the outside door in the rear of the building, the door entering the back stair. The concern is bringing in equipment such as the snowblower. BPL and LWA noted that the stair would be an access to the storage areas, but a ramp has not yet been considered.
- Many inquired about the use of the multi-purpose room for voting in Option C. Chrisitine Schonhart indicated that voting can take place in all of the options. It is the desire of BPL that all of the voters enter through the front door, the accessible entrance to the building.
- Jon Goodhue does not agree about the visibility of the public entry to the library. LWA noted the community and the BPL concur that the entrance of the building is not very visible as you approach the building from either pedestrian and/or vehicular access. A more visible entrance is recommended.
- Laura Gang stated that she likes the larger canopy at the entrance. It provides good visibility for the entrance and it can be used as a place to gather when inclement weather or when patrons are waiting for the library to open.
- There was an inquiry about providing a green roof. Maggie Redfern indicated that the green roof would provide a permeable surface on site. Alistair Lucks noted that the dome would not be available, only the flat portions of the roof, but the structural analysis indicated that the structure is not designed for additional loads and it is not a logical step forward. He agreed that site permeability would be advantageous and that perhaps a pervious driveway can be reviewed in the design phase.
- PFD provided a preliminary Project Budget for the options based on the concept level study.
    - Option A- $4.4M
    - Option B- $6.4M
    - Option C- $6.6M
- BPL provided a preliminary project schedule contingent on approvals, priorities and capacity of the BPL and the City of Boston.
    - Study Completion: November 2013
    - Approval of Funds: TBD
    - Project Design: 12 Months
    - Construction: 12 Months
    - Project Completion: TBD

- There was a general consensus that Option C is not much more expensive than Option B and it is more visionary, it opens up the space. The majority of the attendees voiced support for Option C.

Next Steps:

- Boards of the three options will be displayed at the library and BPL is encouraging input from the community. Ways of communicating with Christine Schonhart at BPL can be via email info@bpl.com. General information on the project will be on the BPL website under "neighborhood libraries" and under the BPL Blog. Tonight's presentation and meeting minutes will be posted.

The foregoing constitutes an understanding of matters observed. Other participants are requested to review these notes and advise in writing of any errors or omissions within two weeks from this date. If no comments are received, concurrence will be assumed.

ROSLINDALE BRANCH LIBRARY STUDY

CAC Meeting #3 Oct. 24, 2013

SIGN IN SHEET

Name	Affiliation
Alistair Lucks	PCMD
JULIET CHUN	LWA
Christine Schonhart	BPL
Elizabeth Nowicki	Friends of the Library
Talia Whyte	Friends of BPL
David Vieira	citywidefriends
Karen Cavanaugh	
Amy G. Hsu	Ros. friends
Laura Peter	Rosi friends
Marie Burdsall	" "
Kim Shaw	BPL
Nandana Noskuegli	Rosi Friends
NICOLENE HENGERI	ROS FOL
Lea Blasi	Councilor Rob Consalvo
Joan MATULIS	Friends, Treas.
Meaghan Kirby	Roslindale Transcript
Sarah Singe	Rosi Friends
Katie Cole	
Louise Gilmore	Ros Friend
Carmen Margherita	
Kris Liberman	Ros friend

NAME	AFFILIATION
Angela Brooks	Senator Sonia Chang-Díaz
Stephen Babcock	none.
Phyllis Bluhm	Friend of the Ros Library
Jodie Goldman	FORL
George Marsh	FORL / ESL Tutor
Gwyneth Jones	
Daniel Hallas	
Shari Hallas	
RICHARD KORT	GHI AFOL
Alta Tarada	
Meri Bond	
Laura Gang	Friends
Rachele Ros-Kobel	Neighbor
Dave Gaswosky	"
Catherine Cello	Friends
Ellen Dyer	
Laura Dowd	Friends
Ruth Covert	FORL / LONGFELLOW NEIGHBORHOOD ASSOC.