



# community meeting

1.23.16



# study objectives

building program: *confirm areas and revise if appropriate*

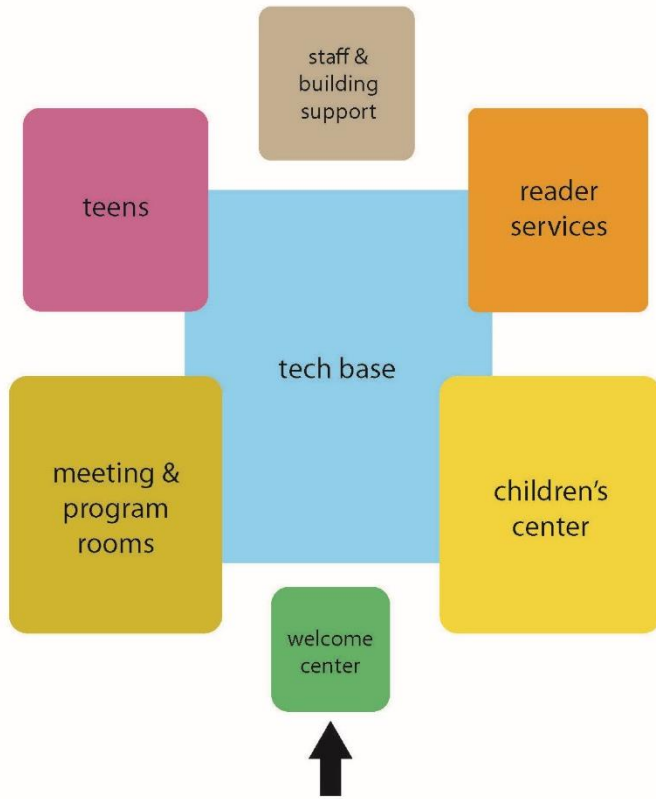
design: *develop conceptual library designs that meet the building program for four different scenarios*

- *renovation of the current building*
- *renovation with a new addition*
- *new building on the current site*
- *new building on a different site*

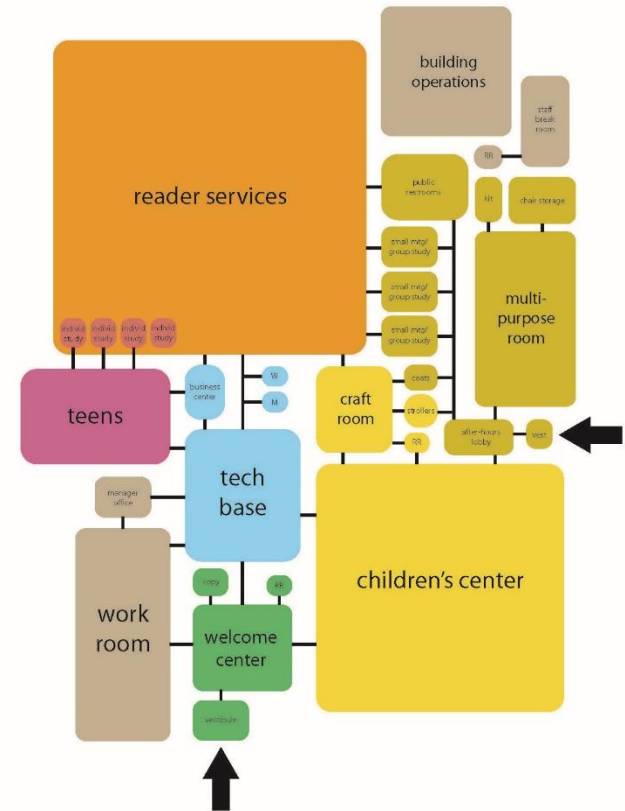
cost: *develop conceptual project costs for each design scenario*

synthesis: *compile study materials into a report so that others can identify recommended scheme for further development*

# adjacency diagrams



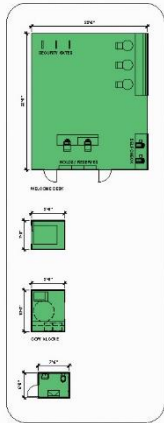
major adjacencies  
(March 2015 building program)



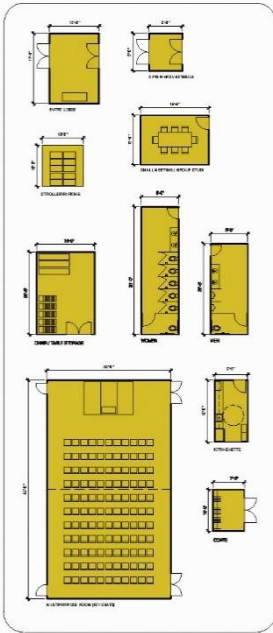
detailed adjacencies  
(November 2015 program update)

# room diagrams

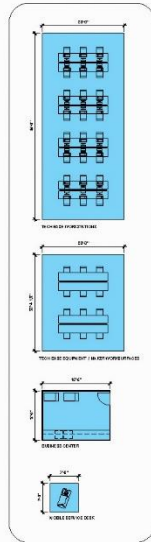
welcome center



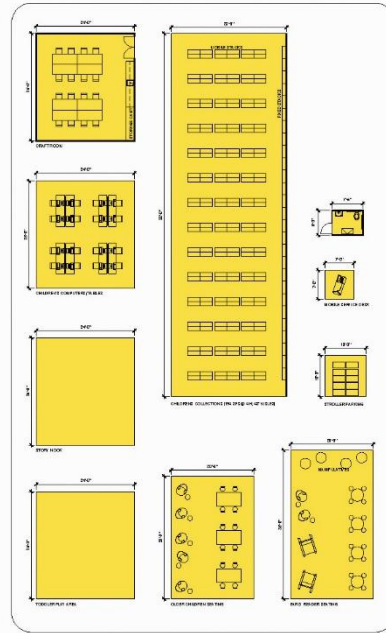
meeting spaces



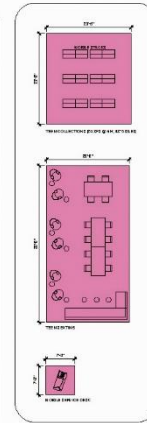
tech base



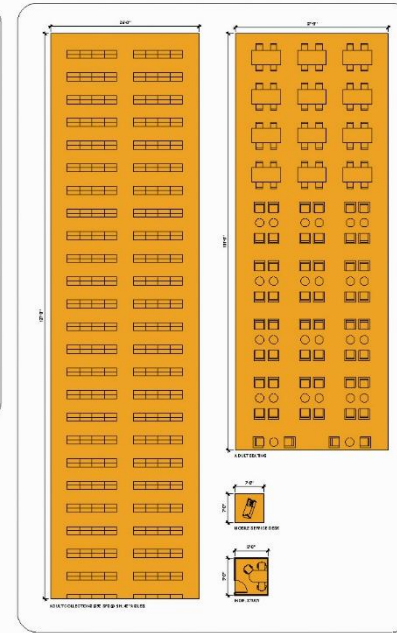
children's center



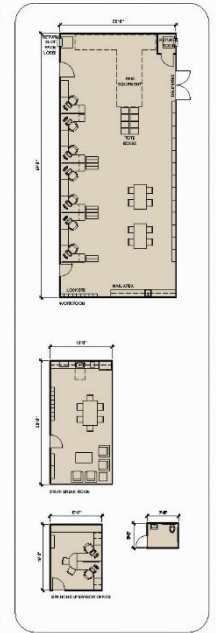
teen room



reader services



staff spaces



# program comparison

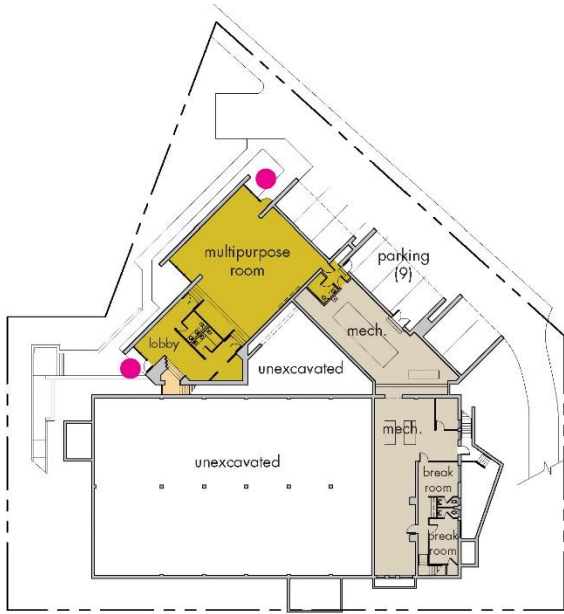
PROGRAM COMPONENT	CURRENT LIBRARY			3/2015 BUILDING PROGRAM			1/2016 PROGRAM UPDATE		
	VOLS	SEATS	AREA (SF)	VOLS	SEATS	AREA (SF)	VOLS	SEATS	AREA (SF)
WELCOME CENTER	0	0	972	0	12	1,050	0	12	1,315
MEETING / PROGRAMS	0	114	2,332	0	232	3,700	0	144	3,420
TECH BASE	0	0	0	0	36	2,800	0	37	1,720
CHILDREN'S CENTER	28,364	13	2,242	35,000	90	5,325	35,000	108	6,515
TEEN SERVICES	3,988	7	479	3,500	25	1,050	3,500	24	1,250
READER SERVICES	57,217	73	6,567	55,575	108	6,900	55,575	108	9,050
STAFF AREAS		0	1,458			2,400			2,750
<b>SUBTOTAL</b>	<b>107,498</b>	<b>207</b>	<b>14,050</b>	<b>94,075</b>	<b>503</b>	<b>23,225</b>	<b>94,075</b>	<b>433</b>	<b>26,020</b>
	<b>VOLS</b>	<b>SEATS</b>	<b>NSF</b>	<b>VOLS</b>	<b>SEATS</b>	<b>NSF</b>	<b>VOLS</b>	<b>SEATS</b>	<b>NSF</b>
unassignable spaces			8,289			15,000			10,465
<b>TOTAL BUILDING AREA</b>			<b>22,339 GSF</b>			<b>38,225 GSF</b>			<b>34,725 GSF</b>
efficiency factor*			63%			61%			75%

\*MBLC construction grant projects require buildings to be at least 65% efficient

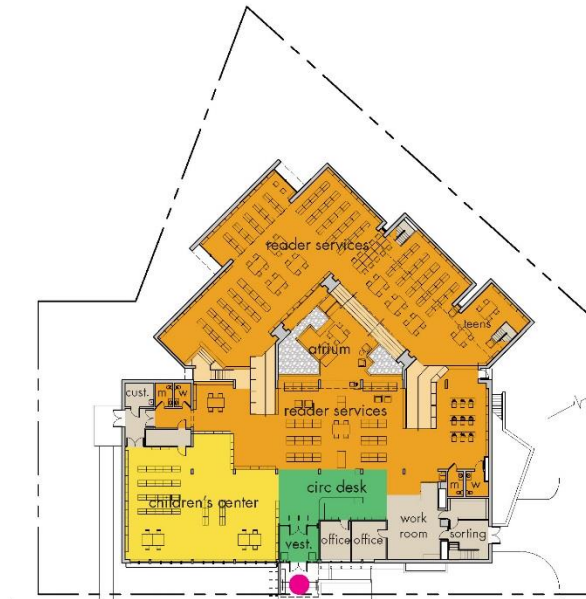
# current library



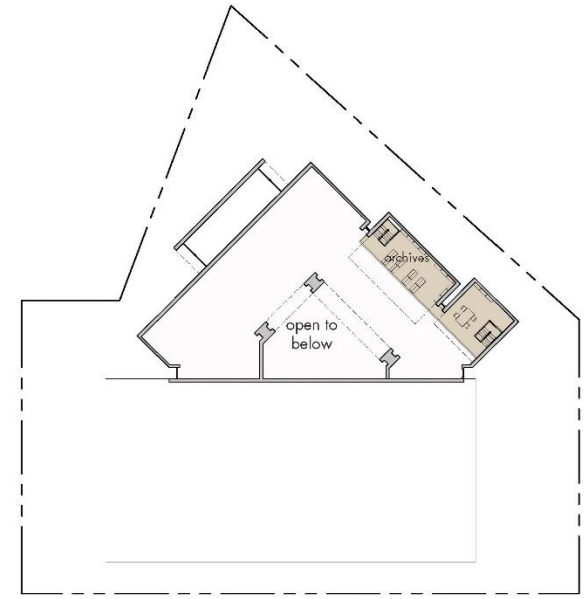
# current library



lower level

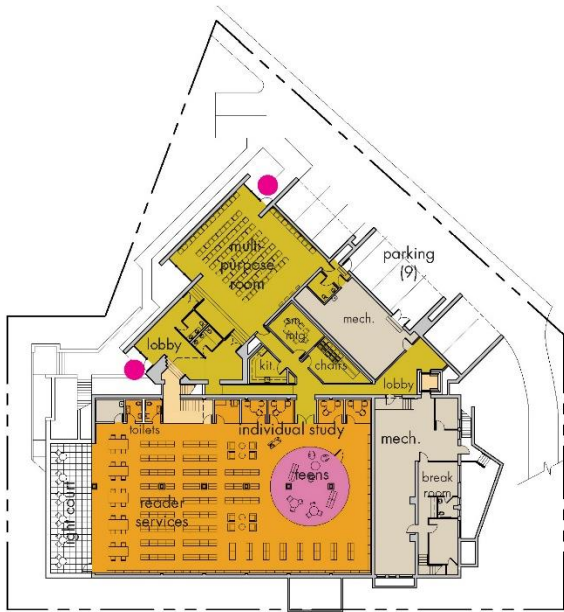


main level

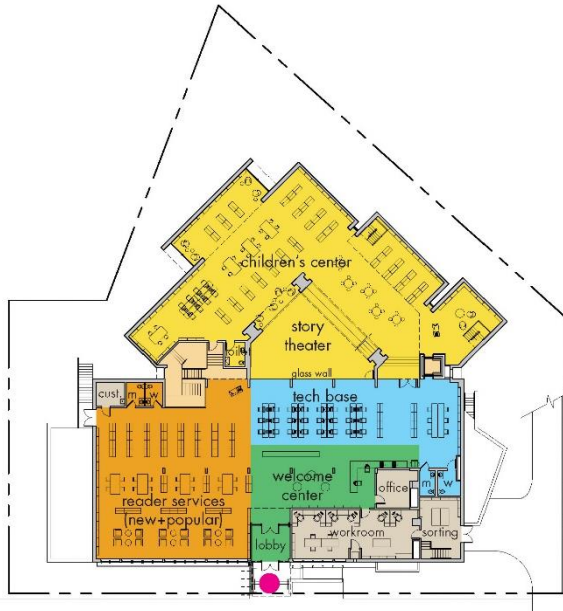


balcony level

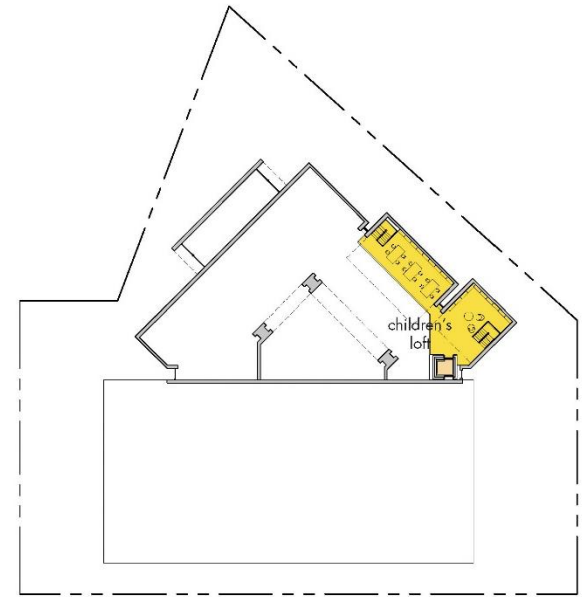
# scheme A renovation



lower level



main level



balcony level





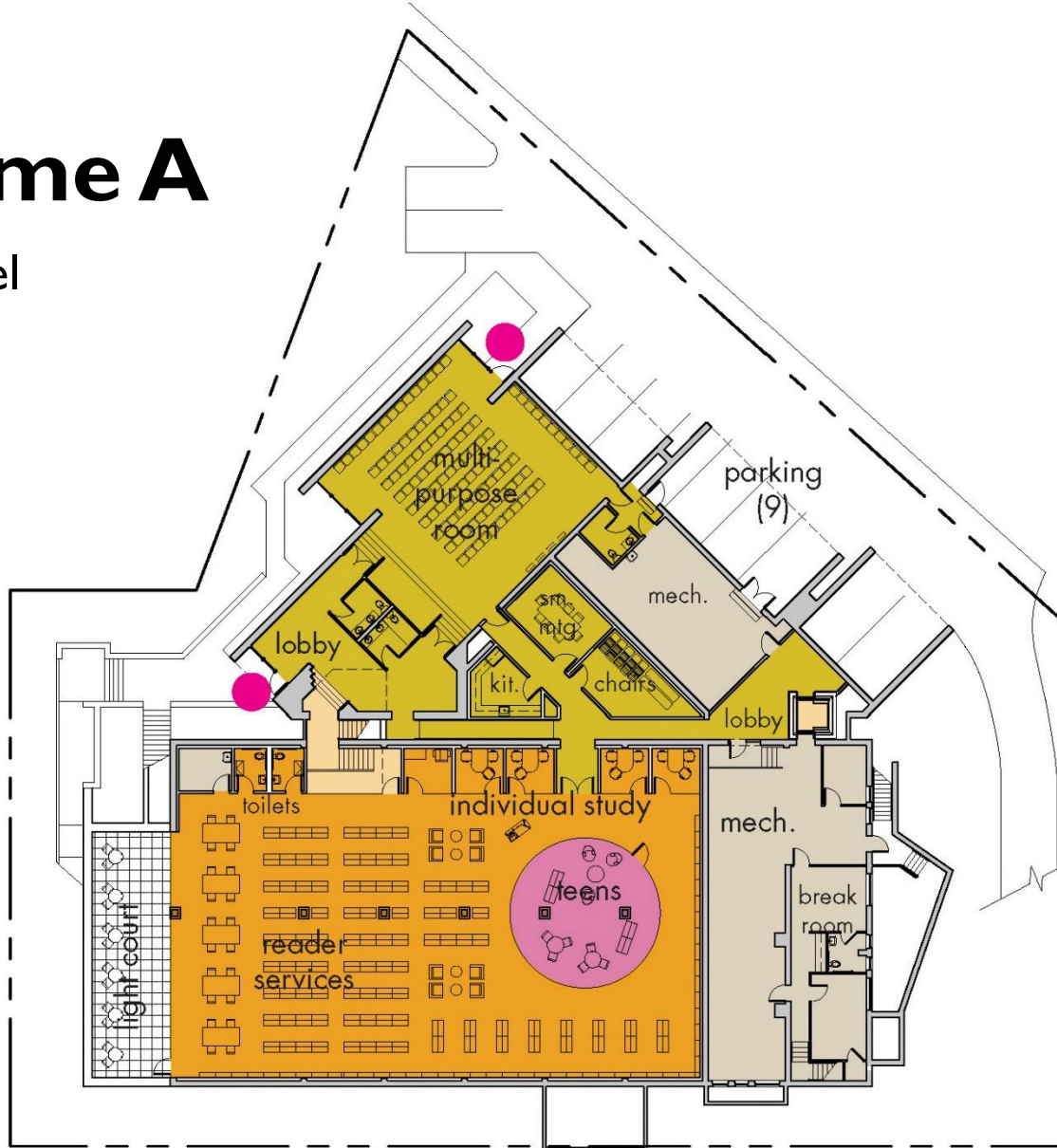
# scheme A

main level



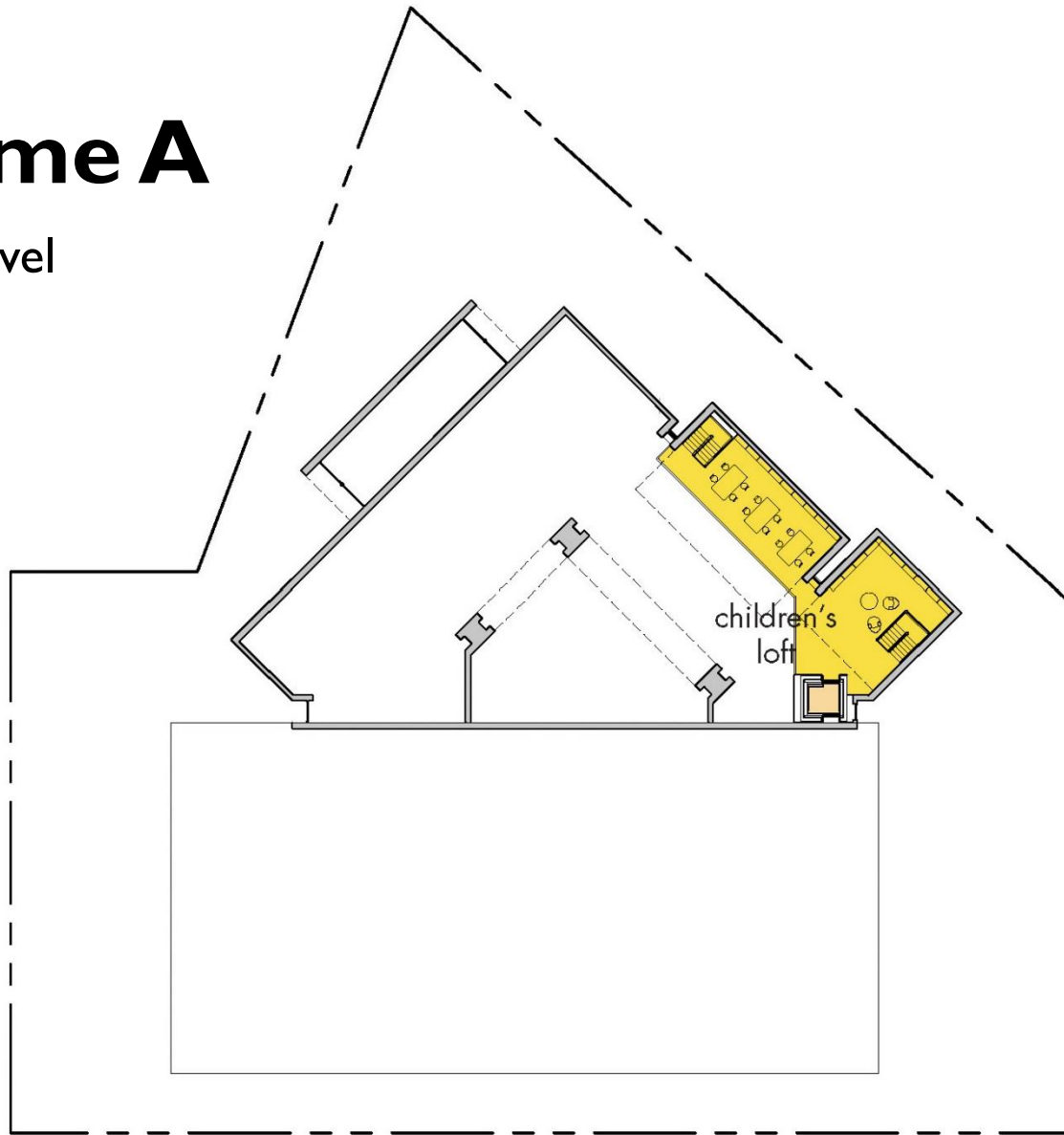
# scheme A

lower level

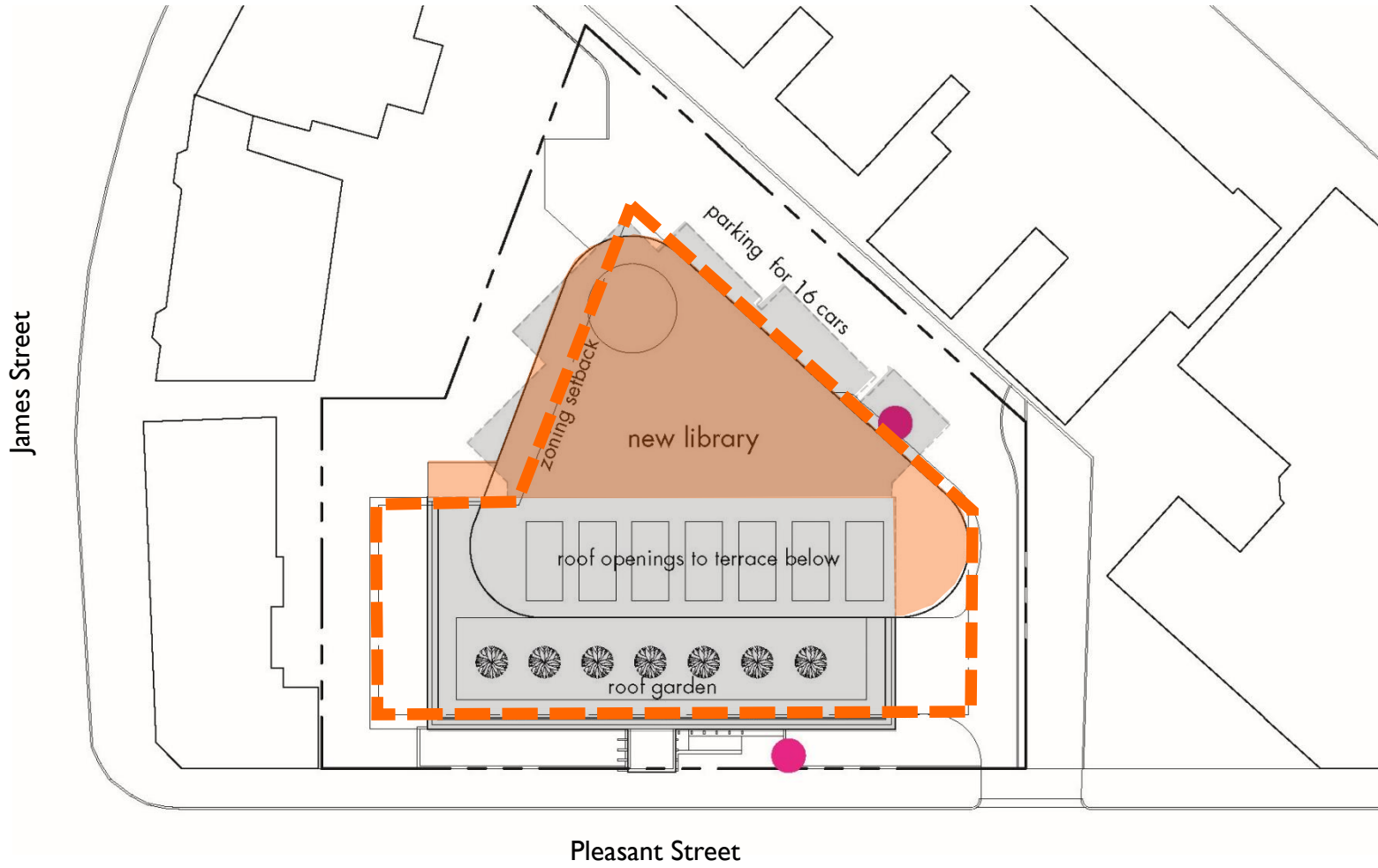


# scheme A

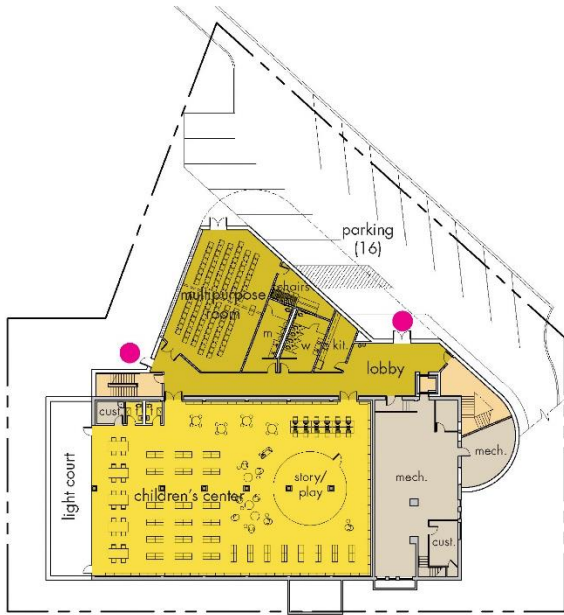
balcony level



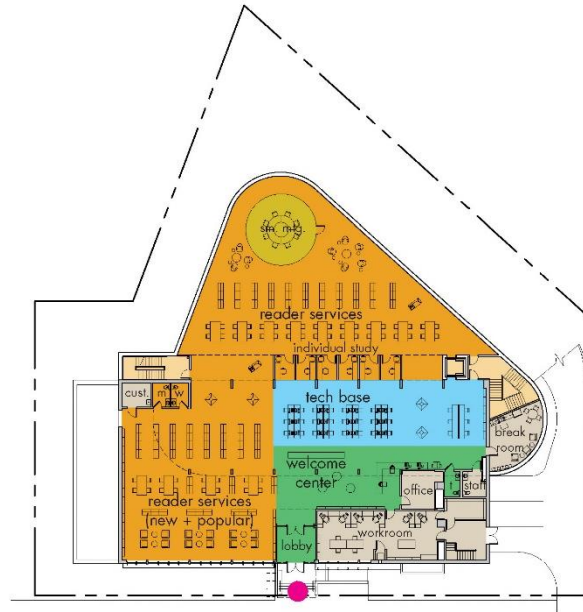
# scheme B renovation / addition



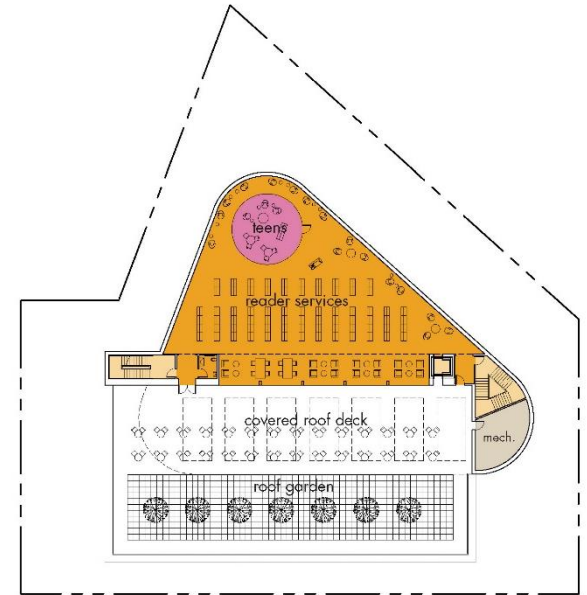
# scheme B renovation / addition



lower level



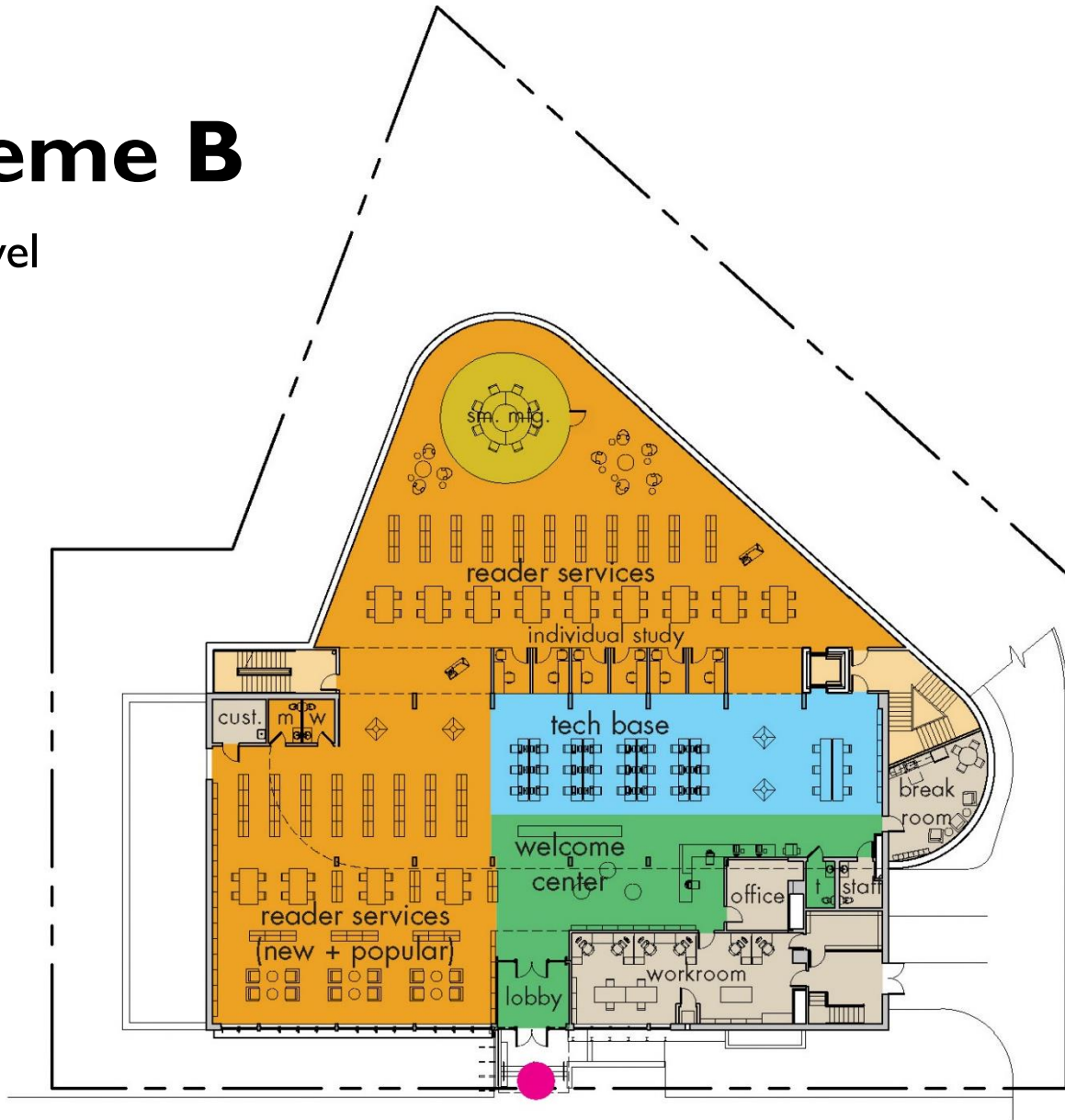
main level



upper level

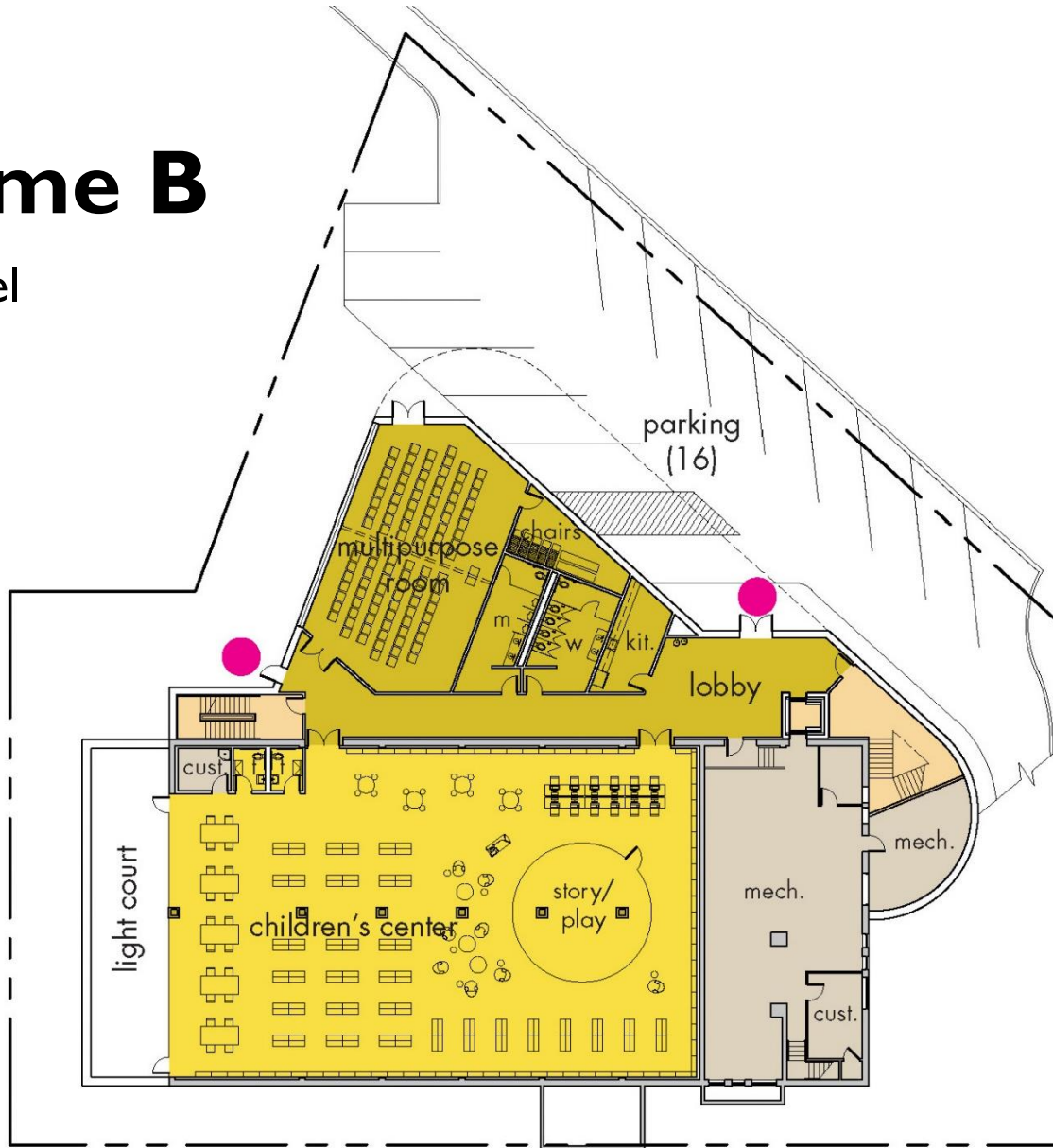
# scheme B

main level



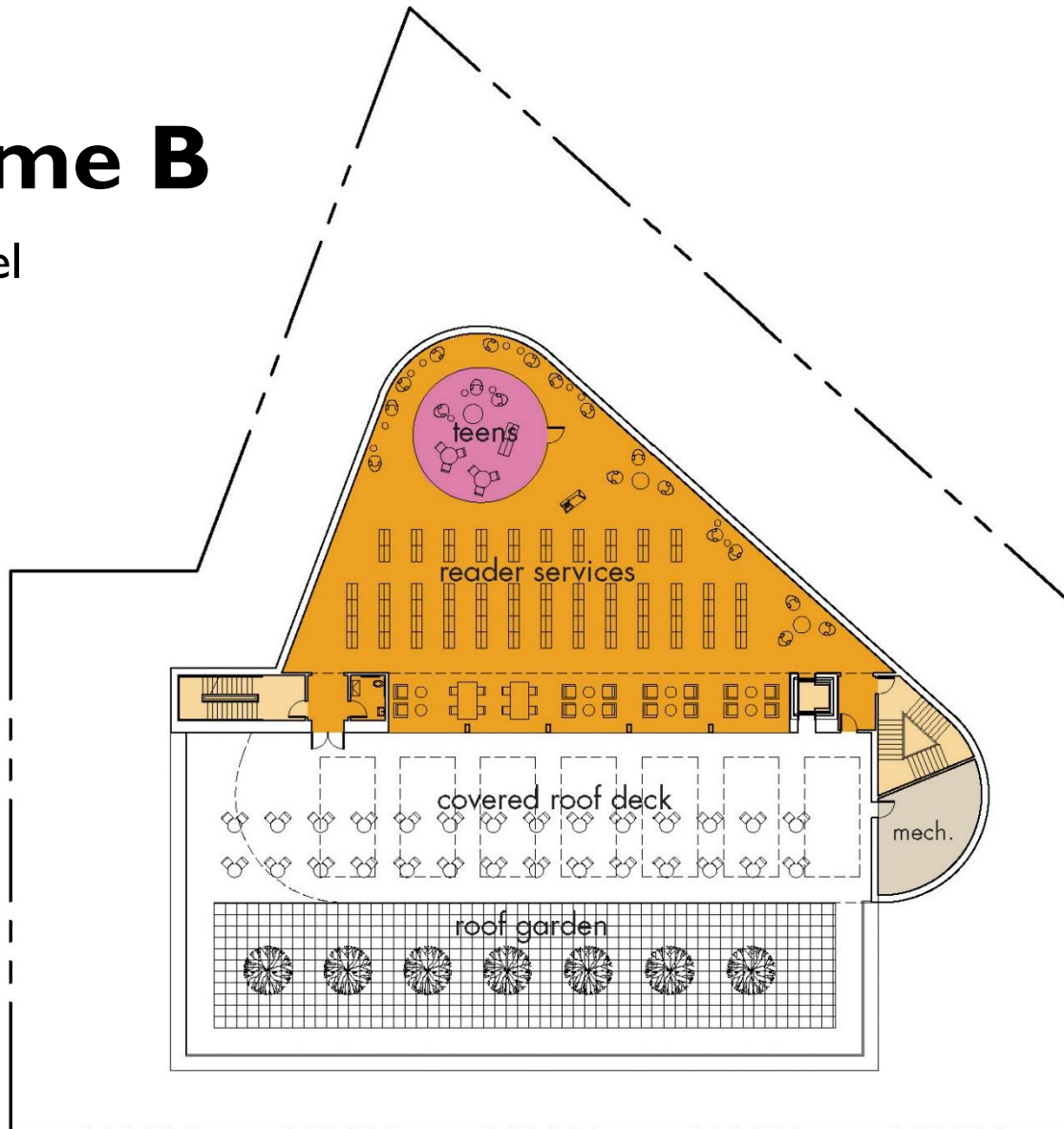
# scheme B

lower level



# scheme B

upper level





# scheme B



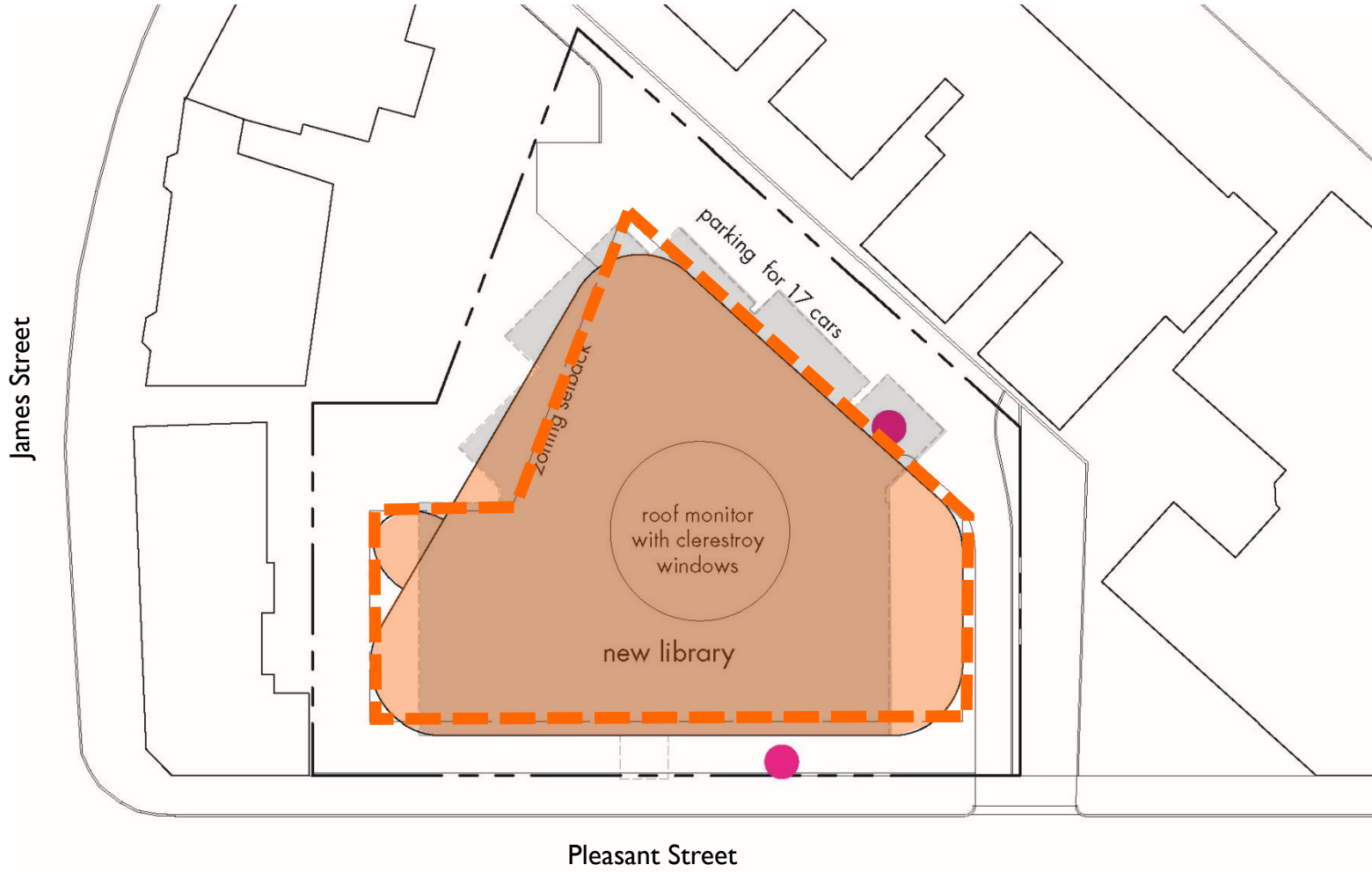
# scheme B



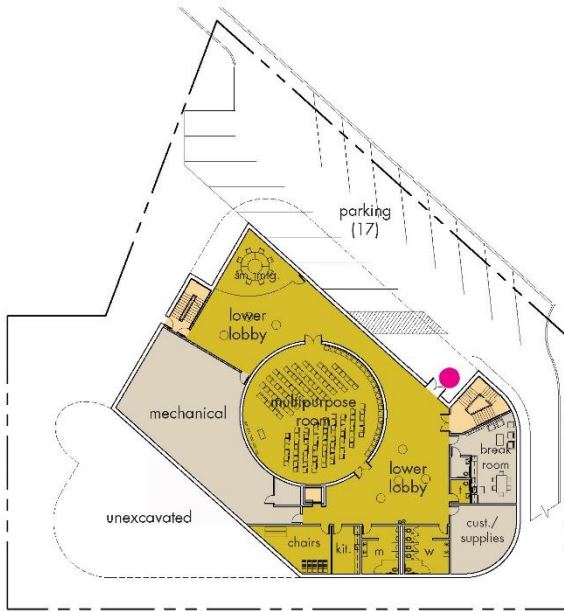
# scheme B



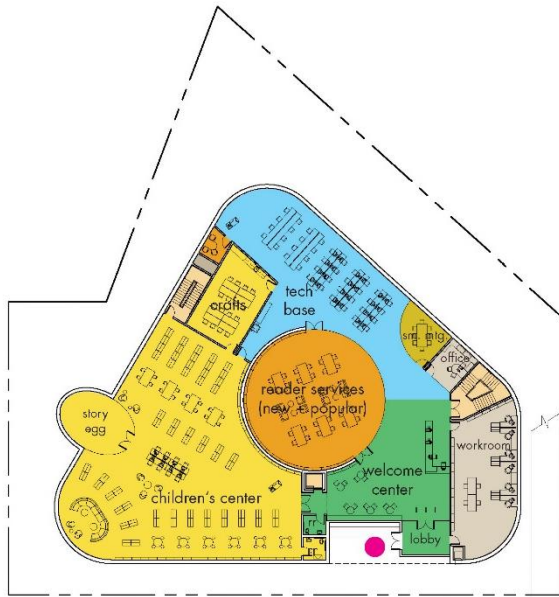
# scheme C new building on current site



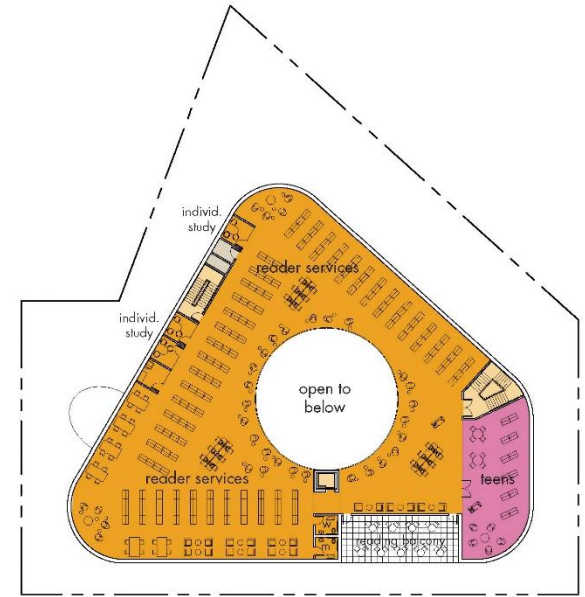
# scheme C



lower level



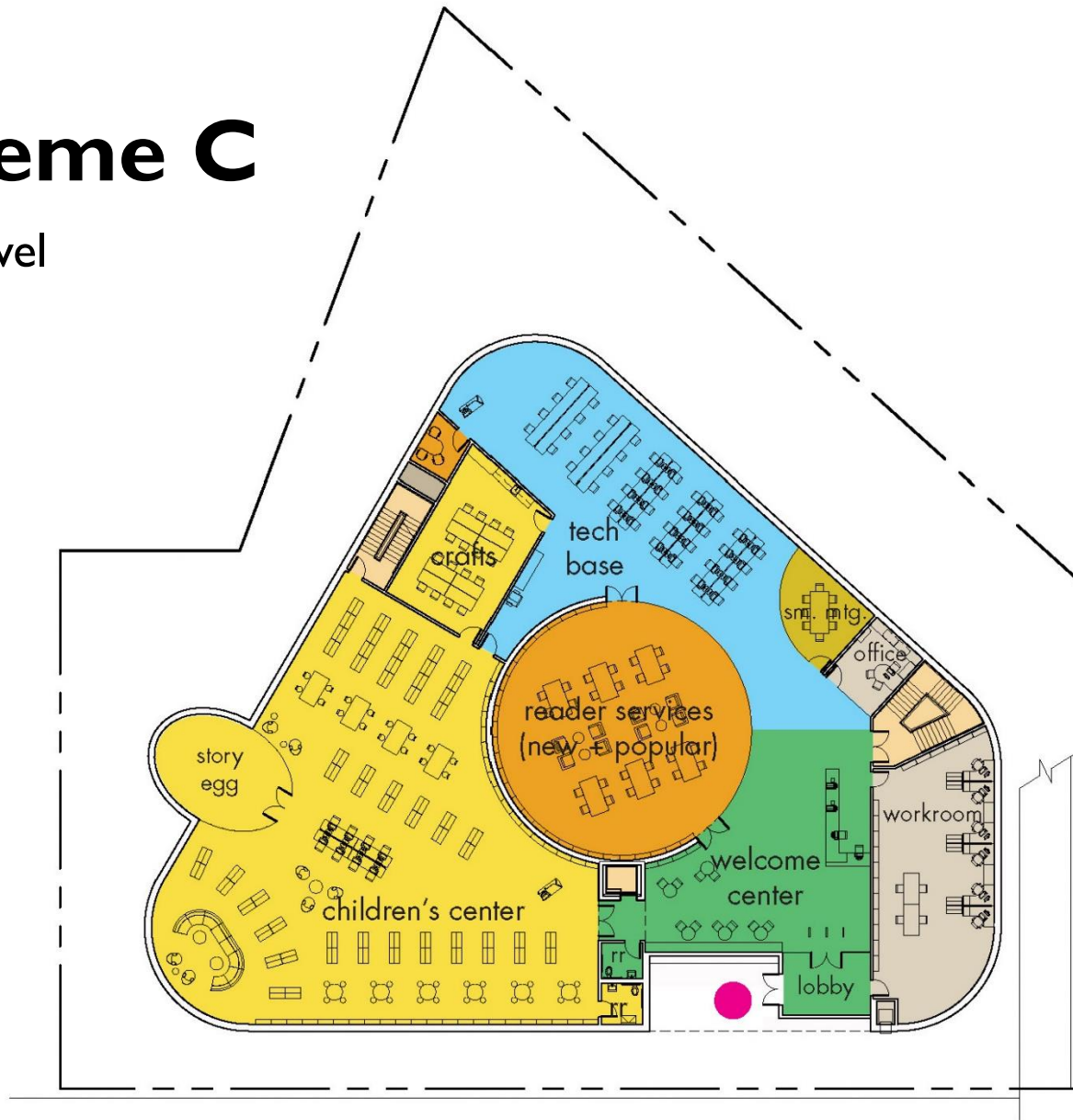
main level



upper level

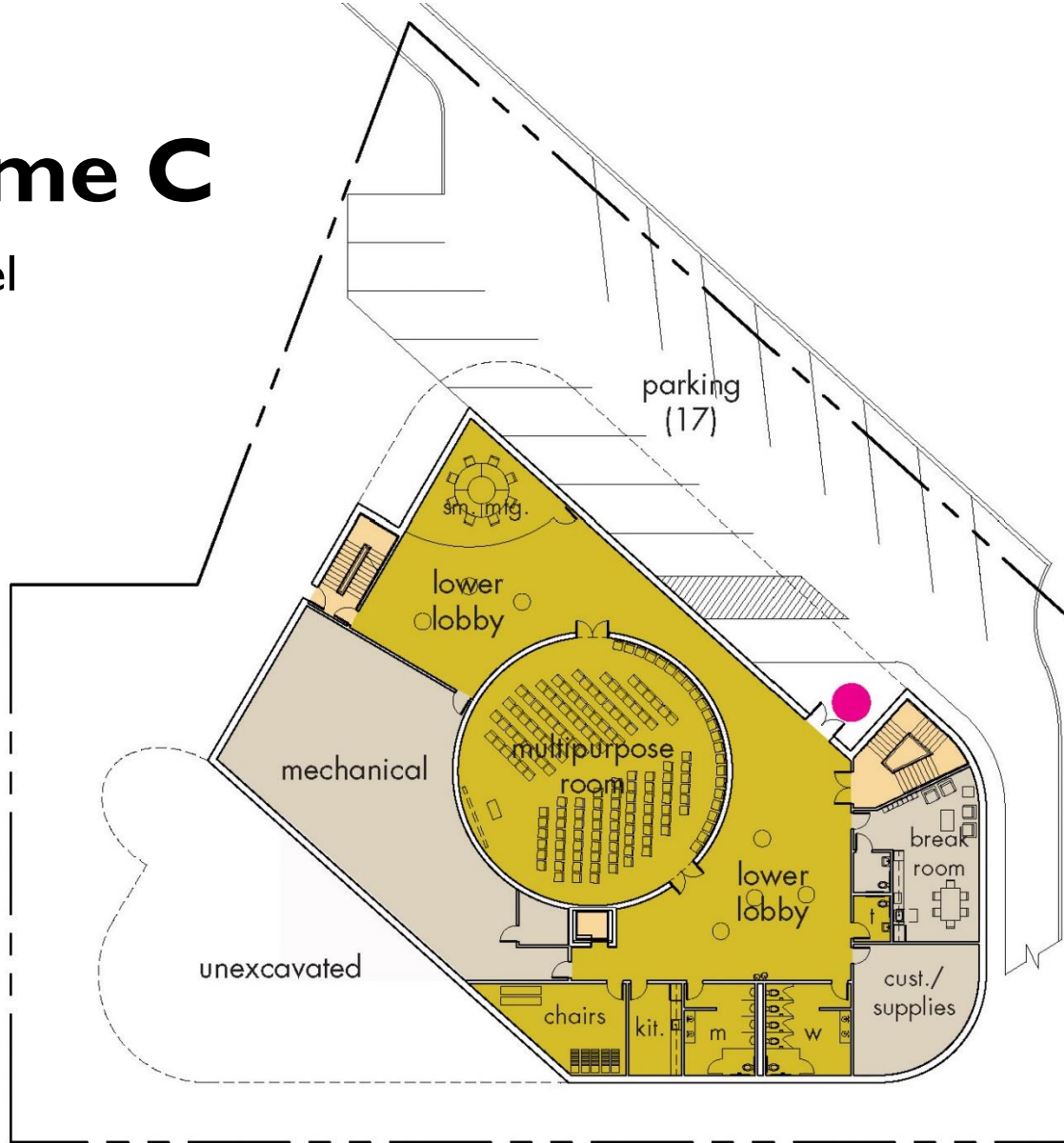
# scheme C

main level



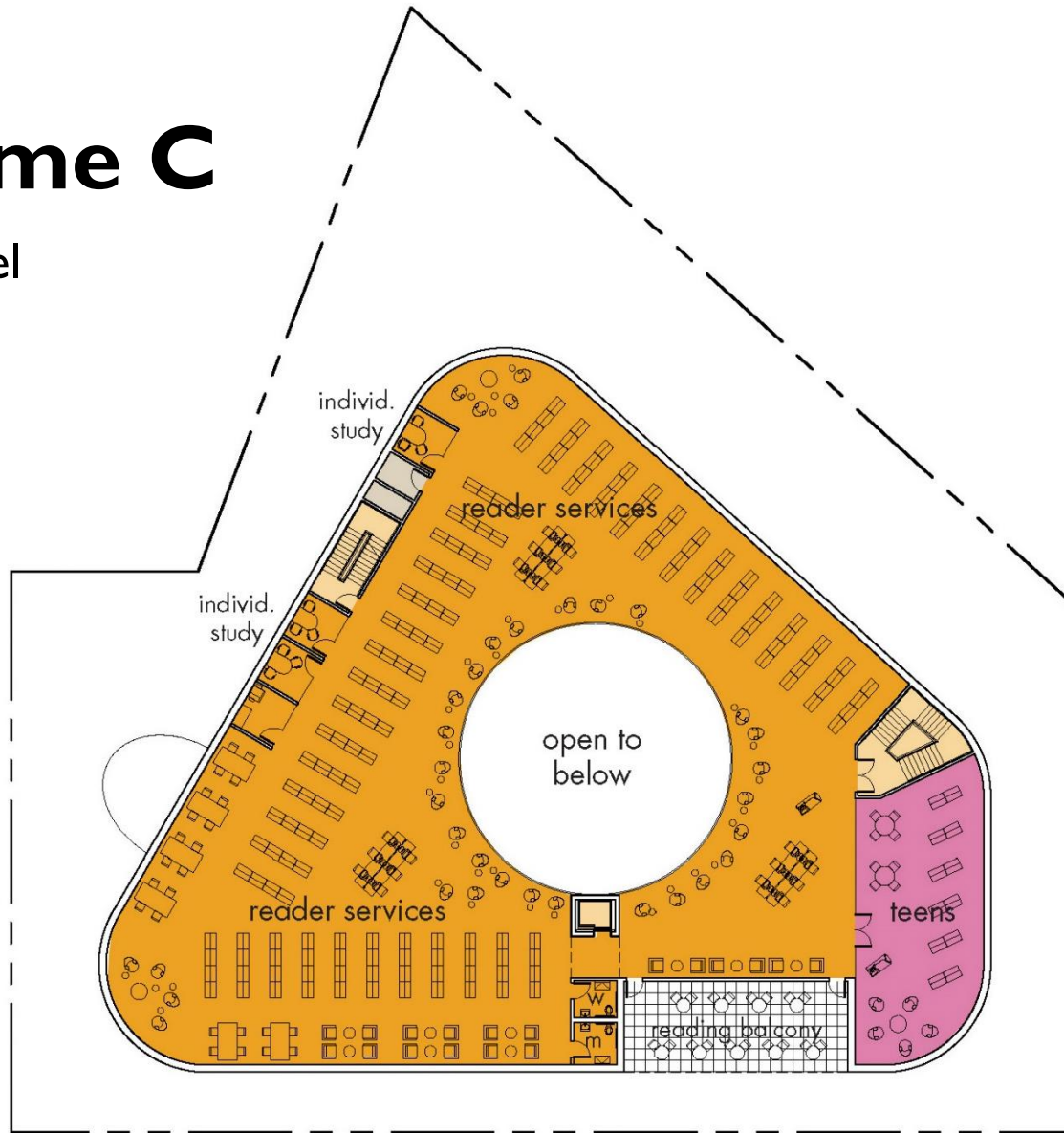
# scheme C

lower level



# scheme C

upper level





# scheme C



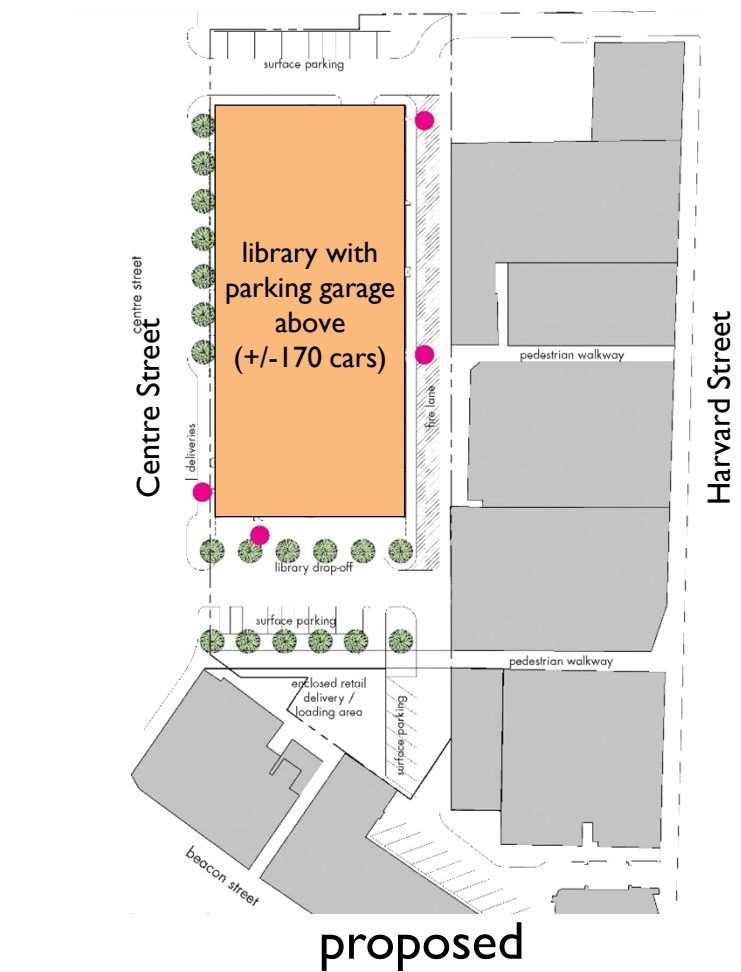
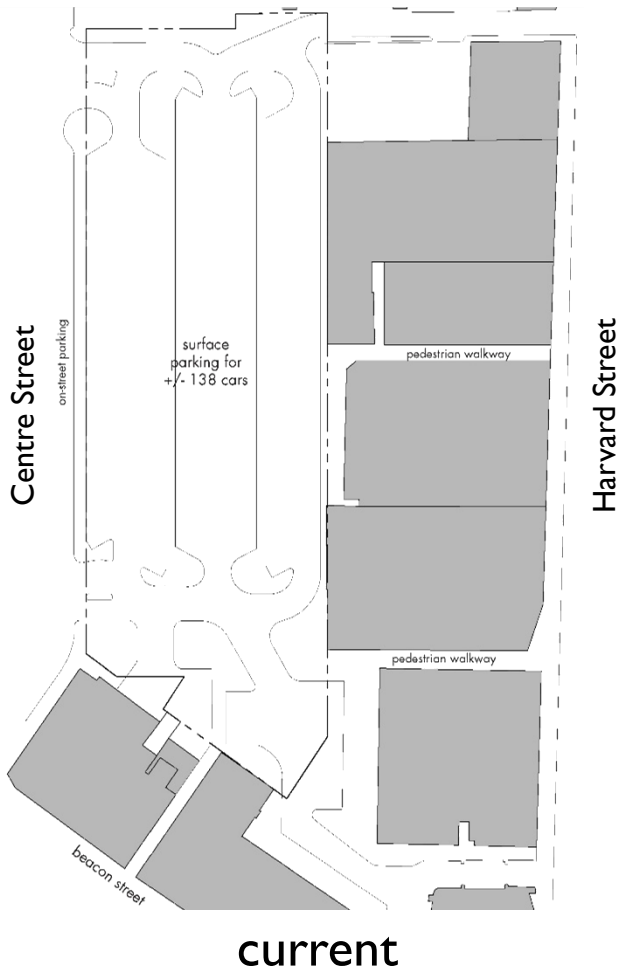
# scheme C



# scheme C

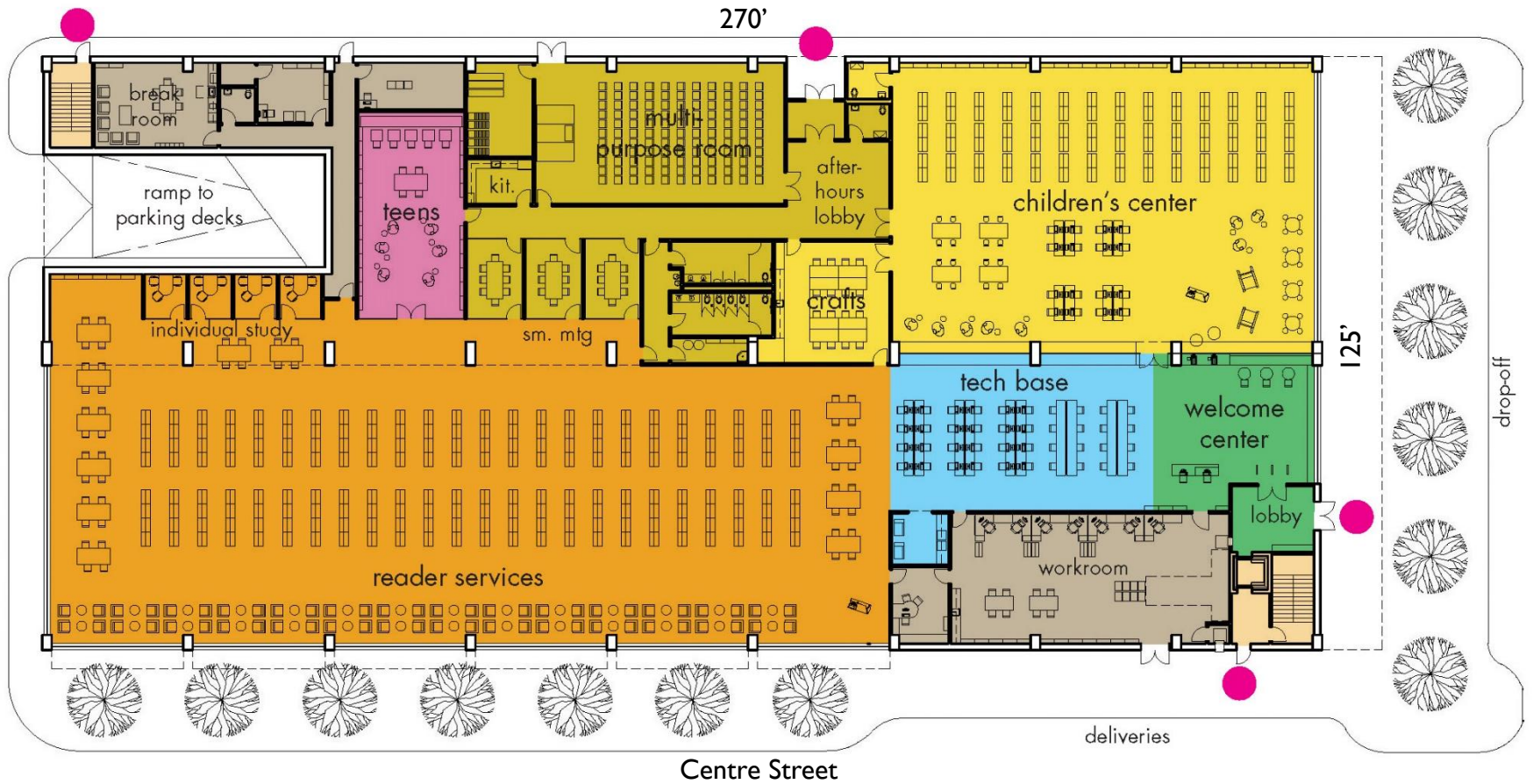


# scheme D new building on alternative site





# scheme D



# scheme D



# scheme D





# scheme D



# scheme D



# program comparison

PROGRAM COMPONENT	PROGRAM GOAL	CONCEPTUAL DESIGN SCENARIOS			
	AREA (SF)	SCHEME A	SCHEME B	SCHEME C	SCHEME D
WELCOME CENTER	1,315	1,558	1,518	2,058	1,399
MEETING / PROGRAMS	3,420	2,865	3,463	6,427	3,537
TECH BASE	1,720	1,634	1,701	2,115	2,006
CHILDREN'S CENTER	6,515	6,336	5,909	5,894	6,239
TEEN SERVICES	1,250	616	491	1,181	999
READER SERVICES	9,050	7,757	12,228	12,003	12,297
STAFF AREAS	2,750	1,646	1,556	1,913	2,362
<b>TOTAL NET AREA (NSF)</b>	<b>26,020</b>	<b>22,412</b>	<b>26,866</b>	<b>31,591</b>	<b>28,839</b>
unassignable spaces	10,465	7,294	7,972	7,243	7,050
<b>TOTAL AREA (GSF)</b>	<b>34,725</b>	<b>29,706</b>	<b>34,838</b>	<b>38,834</b>	<b>35,889</b>
efficiency factor	75%	75%	77%	81%	80%

# estimated project cost

scheme A	<i>renovation of the current building</i>	<b>\$ 15,800,000</b>	(\$531/sf)
scheme B	<i>renovation with a new addition</i>	<b>\$ 22,300,000</b>	(\$640/sf)
scheme C	<i>new building on the current site</i>	<b>\$ 24,200,000</b>	(\$622/sf)
scheme D	<i>new building on Centre St. site</i>	<b>\$ 28,950,000</b>	(\$280/sf)
	<i>library portion</i>	\$ 21,525,000	(\$600/sf)
	<i>garage portion</i>	\$ 7,425,000	(\$44,000/space)

# scheme A pros/cons

*least expensive*

*does not meet all program goals (meeting spaces, craft room, etc.)*

*what is the potential for transformation?*

*requires additional staffing (patron spaces on 3 floors)*

*inadequate parking (10 spaces)*

*requires displacement of services during construction*

*requires complicated expansion at crawlspace*

*plentiful space and acoustical separation for children*

*minimal abutter/permitting issues since exterior does not change*

*limited improvements to energy usage due to building reuse*

*no usable outdoor space for library patrons*

# scheme B pros/cons

*moderate cost; highest cost per square foot*

*meets most program goals*

*potential for significant transformation while preserving original building*

*requires additional staffing (patron spaces on 3 floors)*

*modest increase in parking (16 spaces)*

*requires displacement of services during construction*

*requires complicated expansion at crawlspace*

*children are at lower level, but adjacent to multipurpose room*

*potential abutter issues for addition, but respects zoning envelope*

*some energy improvements possible*

*potential for creating substantial roof terrace*

# scheme C pros/cons

*moderate cost, but potential reductions*

*meets all program goals*

*potential for significant architectural contribution to neighborhood*

*requires additional staffing (patron spaces on 2 floors)*

*moderate increase in parking (17 spaces)*

*requires displacement of services during construction*

*straightforward construction*

*children are at main level near entry, acoustically separated*

*potential abutter issues for addition, but respects zoning envelope*

*new building = energy efficiencies, functional efficiencies*

*potential for creating roof terrace overlooking Pleasant Street*

# scheme D pros/cons

*highest project cost, but provides additional amenity to neighborhood  
meets all program goals*

*potential to transform Coolidge Corner and attract new retailers*

*highly efficient to staff (all patron spaces on one floor)*

*ample parking for library and retailers (200 spaces)*

*library services not affected during construction*

*straightforward construction*

*children are at main level near entry, acoustically separated*

*potential resistance from residential abutters*

*new building = energy efficiencies, functional efficiencies*

*potential roof garden and/or street-level outdoor space*

*mixed-use building may encounter MBLC resistance, longer timeline*

*potential reuse or sale of Pleasant Street property*

*current parking lot would be unavailable during construction*



# next steps

present study to library trustees at February 2016 meeting

library construction grant timeline:

May 2016	<i>applications open</i>
October 2016	<i>deadline for letter of intent</i>
January 2017	<i>deadline for grant application</i>
June 2017	<i>deadline for Town Meeting approval (to approve, accept and expend grant funds – NOT to guarantee municipal funding)</i>
July 2017	<i>grants awarded</i>



**questions and feedback**

