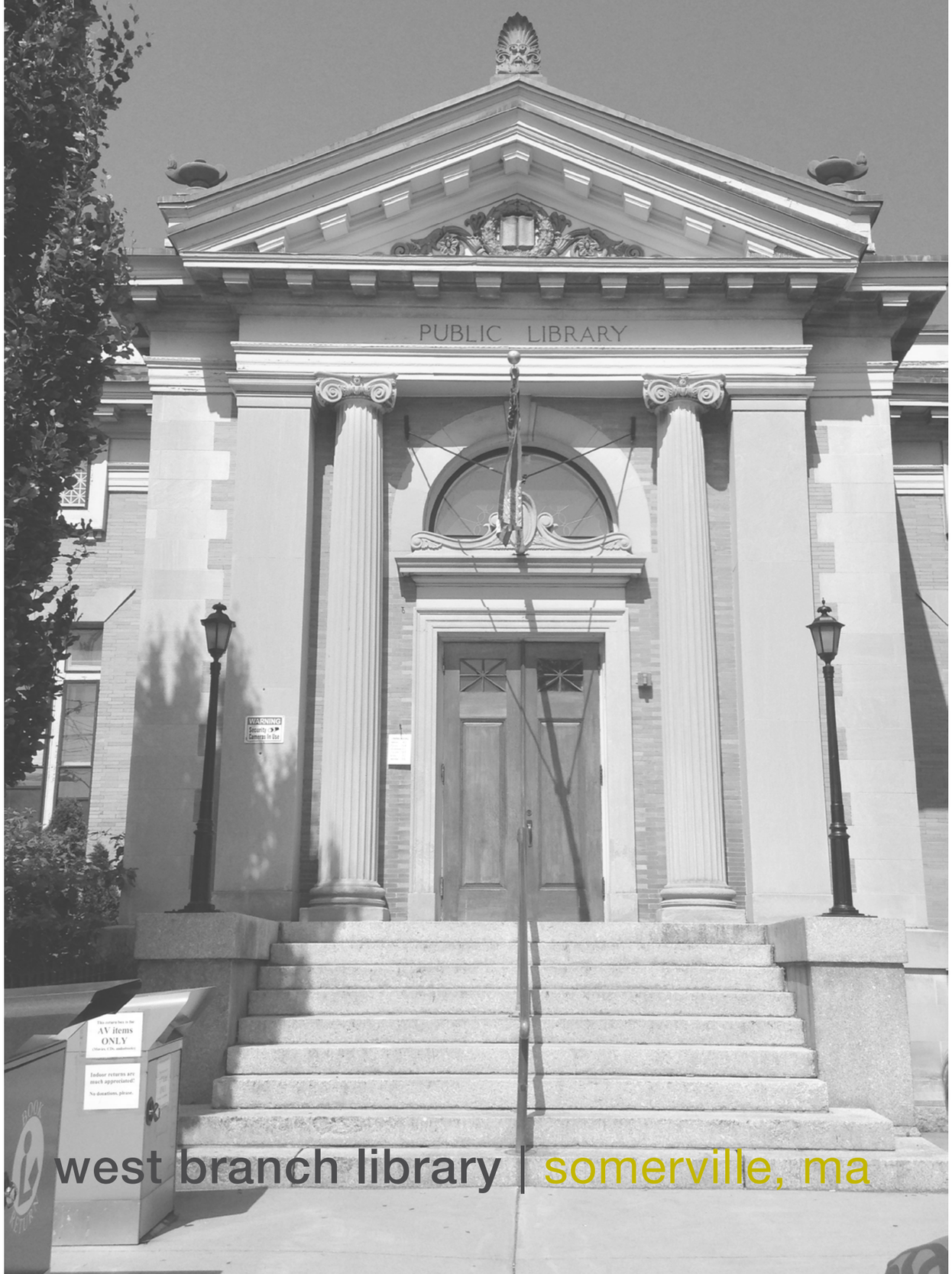


west branch library | somerville, ma

MUNICIPAL FREEDOM GIVES NATIONAL STRENGTH
SOMERVILLE, MASS.

SOMERVILLE PUBLIC LIBRARY

designLAB architects

G design studio

DesignTechnique
OWNER'S PROJECT MANAGERS

TEAM INTRODUCTION

CITY OF SOMERVILLE

mayor:	Joseph A. Curtatone
ward 6 alderman:	Lance Davis

BUILDING COMMITTEE:

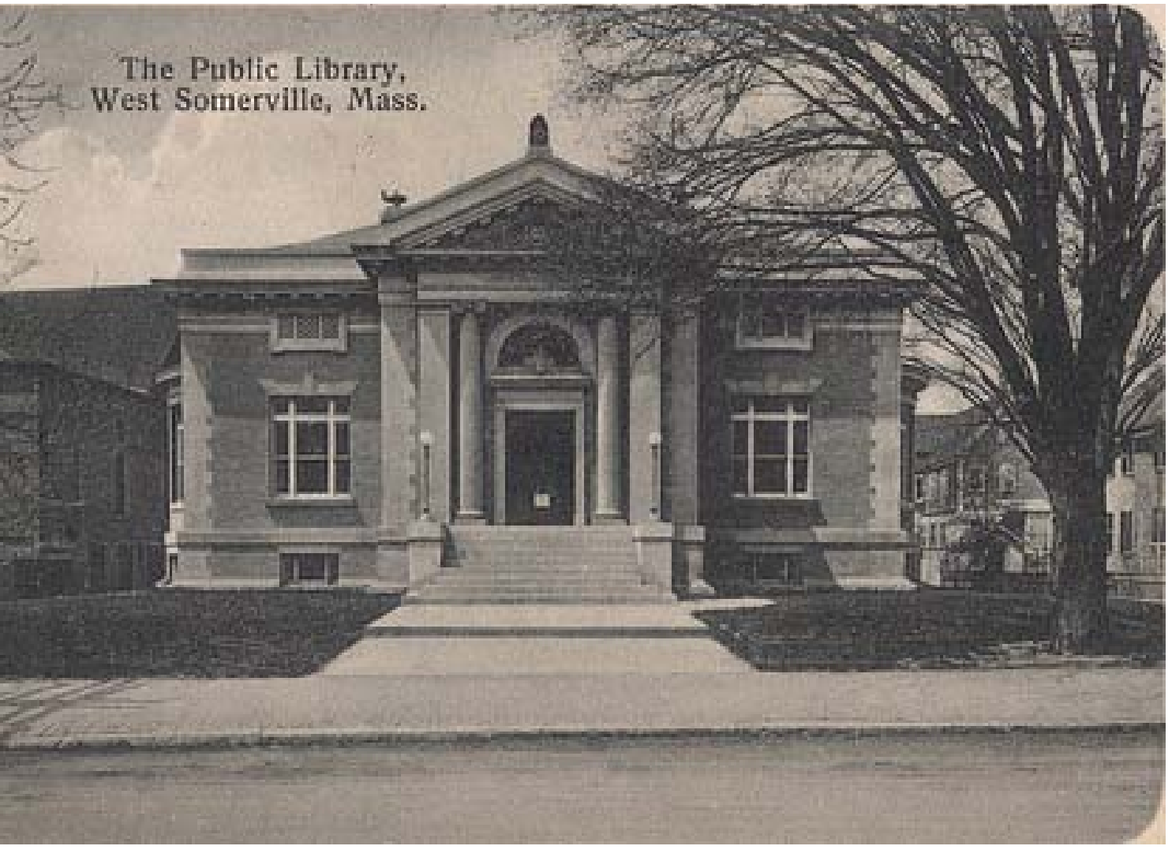
capitol projects:	Robert King, Director Stephen Vitello, Project Manager Debora Mitrano, Project Assistant
library director:	Glenn Ferdman, Library Director
west branch library:	Karen Kramer
library board of trustee:	Katherine L. Van Sleet, President Mark Howland
designLAB architects:	Bob Miklos Ben Youtz Austin Ward
G design studio:	Lisa Giersbach
design technique inc.:	John Sayre-Scibona, Owners Project Manager

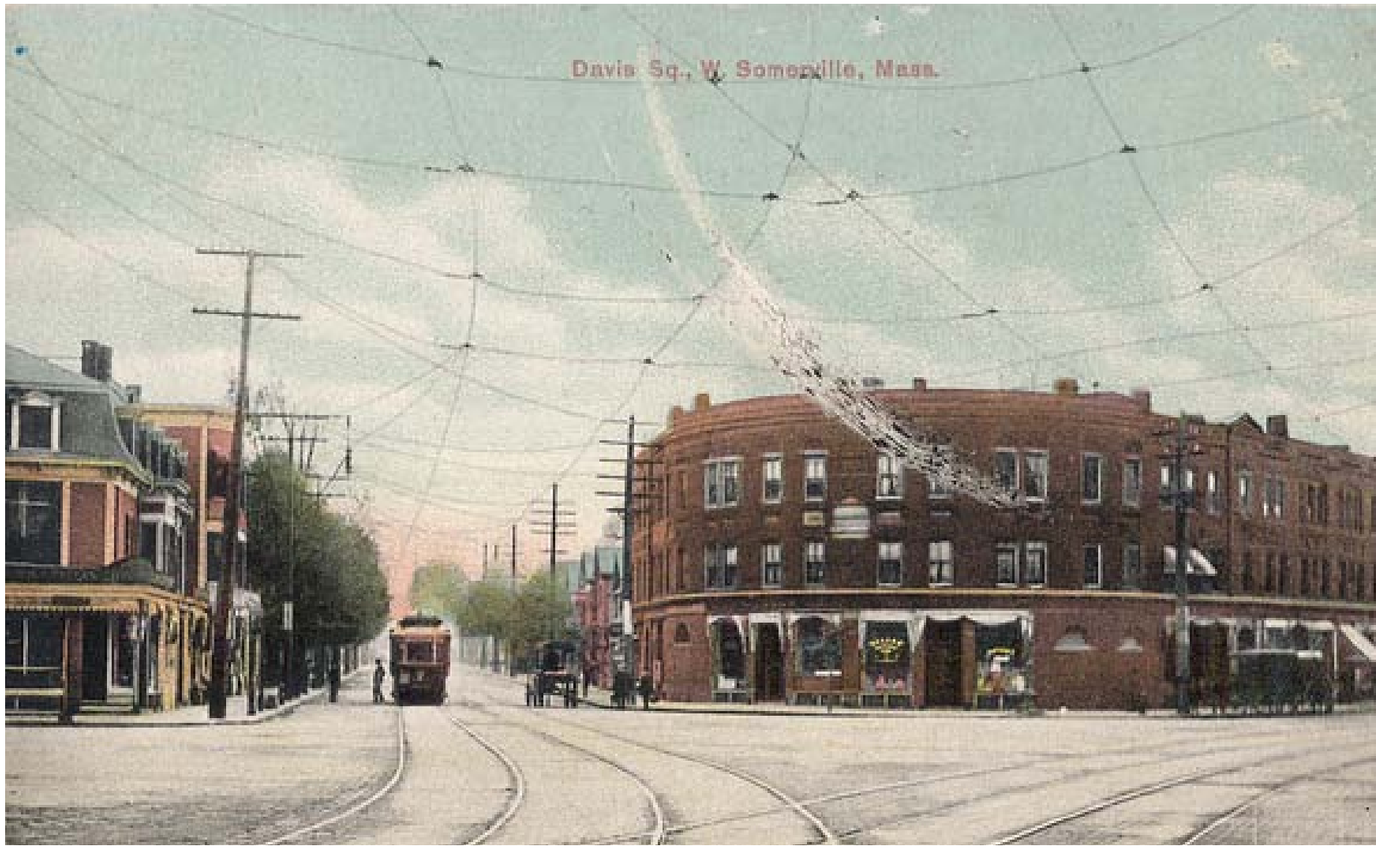
designLAB architects

G design studio

DesignTechnique
OWNER'S PROJECT MANAGERS

HISTORIC LEGACY



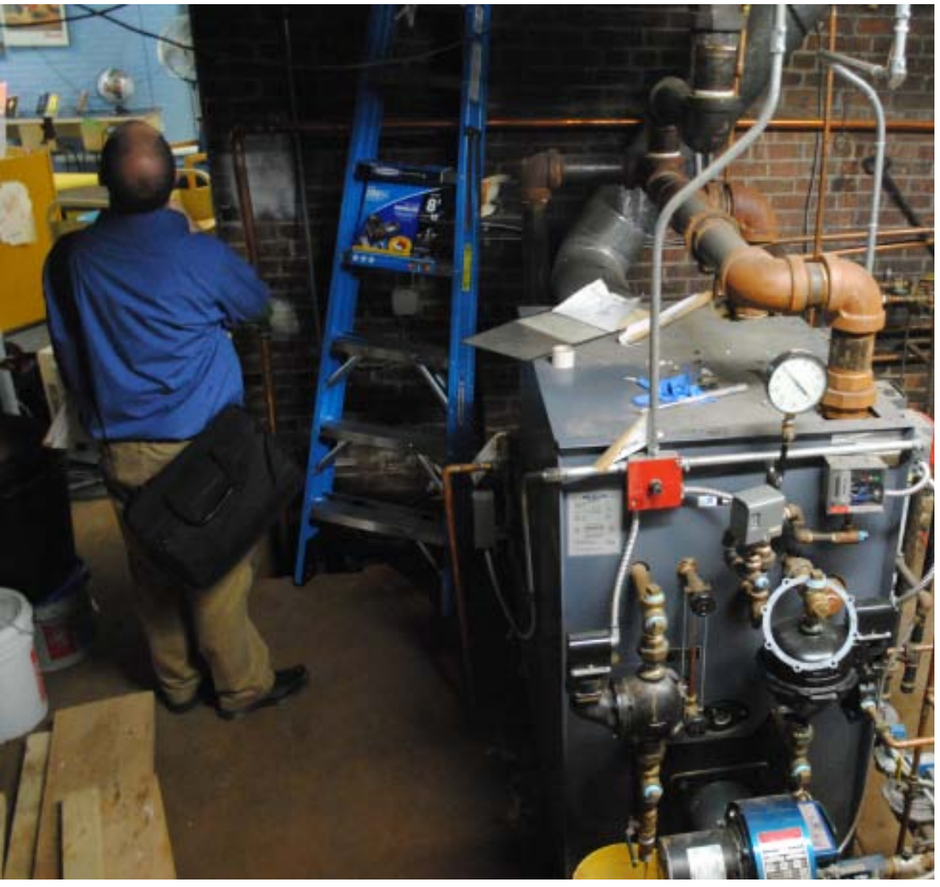


HISTORIC LEGACY

THE CHALLENGE - ENTRY & ACCESSIBILITY

THE CHALLENGE - ENTRY & ACCESSIBILITY

THE CHALLENGE - BUILDING SYSTEMS



THE CHALLENGE - BUILDING ENVELOPE

COMMUNITY ENGAGEMENT & PROCESS

Community meeting space
doubling as possible performance space

Children's space with more access to technology and privacy & children's programs

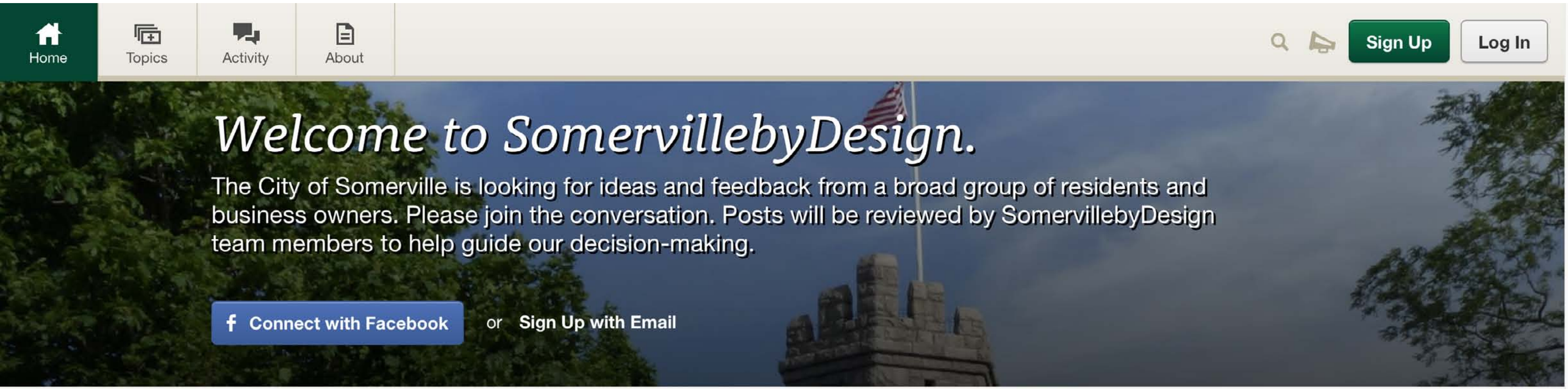
Reading space that is quiet and dedicated

Entry space – curb appeal
+ Accessibility – perhaps tackles out front.
Performance space
Large meeting space
Publishing center
outdoors theatre space
Research reading (individual) space

No need for staff parking – take the T.
– build down & put bike racks there.

Community outreach –
Somerville Arts Council – seems like such a logical partnership + way to draw in the kinds of people who don't use the library → art exhibits, performances, lectures, art maker/craft groups, films
Davis Square businesses →
Space for pop up restaurants or classes that might even generate revenue
Local clubs, Garden club, kids activities, things to draw in teens, people 20-30 yrs

COMMUNITY ENGAGEMENT & PROCESS



Topics

Join the discussion and add to current topics. **View All Topics**

West Branch Library Renovation

Posted May 27 49 Interactions 4 Days Remaining

Help us plan for the West Branch Library renovation.

Description

The City of Somerville and the Somerville Public Library are embarking on a design process for a major renovation of the West Branch Library. The renovation will include repairing the historic exterior of the building, making the entire library accessible, and creating a space for twenty-first century library services. The design process will take place over the next several months.

GOALS & VISION

PROGRAMS & RESOURCES:

NEW COMMUNITY SPACE FOR MEETINGS, SMALL PERFORMANCES & EVENTS

MULTIPURPOSE & FLEXIBLE SPACES

MAINTAIN & EXPAND CHILDRENS PROGRAMS

INCREASE EDUCATIONAL OPPORTUNITIES, COMMUNITY PARTNERSHIPS, & ADULT OFFERINGS

UNIFY COLLECTIONS AND IMPROVE BROWSABILITY

EXTERIOR & LANDSCAPE:

CREATE ACCESSIBLE & APPEALING ENTRY WHILE MAINTAINING HISTORIC INTEGRITY

SPACE FOR OUTDOOR PROGAMS

NEW COMMUNITY SPACE FOR MEETINGS, SMALL PERFORMANCES & EVENTS

OPERATIONS:

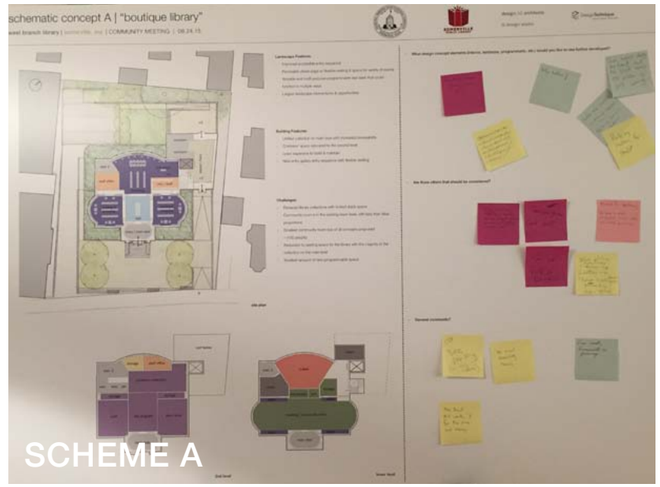
IMPROVE ENTRY SEQUENCE, SECURITY ISSUES & STAFF SPACES

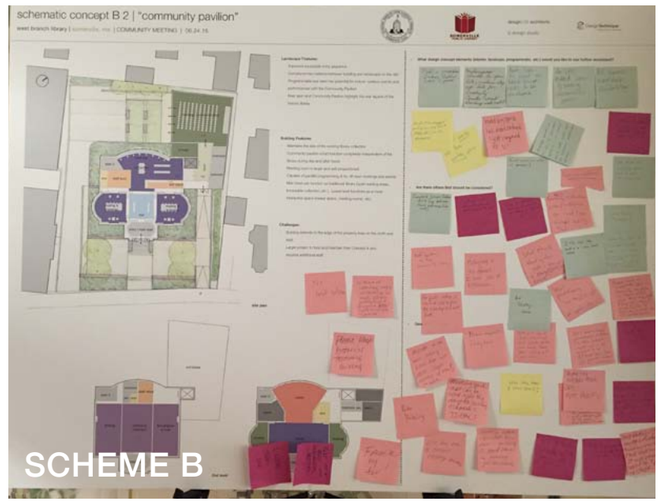
INCREASE RESTROOMS & ADD DEDICATED FAMILY & STAFF RESTROOMS

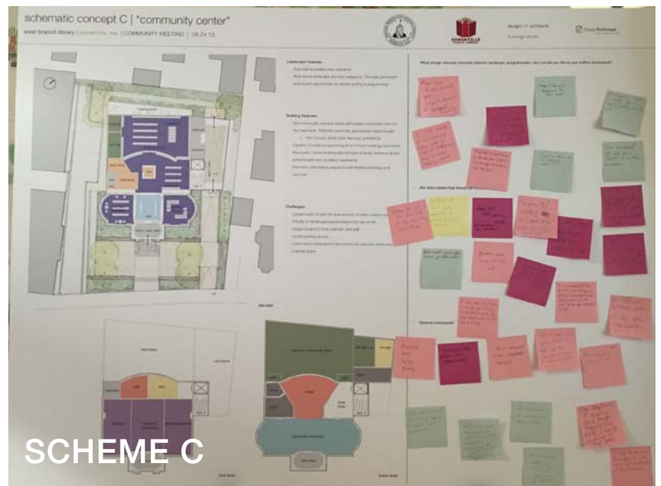
MODERNIZE MECHANICAL SYSTEMS & ADDRESS ENVELOPE ISSUES

INCREASE HOURS (EVENINGS)

COMMUNITY ENGAGEMENT & PROCESS







SCHEME SELECTION

PROGRAM ELEMENT	EXISTING	SCHEME A	SCHEME B	SCHEME C
CHILDRENS	2,270	2,200	2,200	2,200
GENERAL COLLECTION	4,200	2,450	3,000	3,000
READING & BROWSING	1,800	1,250	1,500	1,500
STACKS	1,500	1,200	1,500	1,500
HISTORIC ENTRY HALL	400	400	400	400
STAFF	260	475	500	500
MEETING SPACE	n/a	1,650	2,125	2,625
SMALL [1-10 PPL]			175	175
MEDIUM [11-25 PPL]				
LARGE [100-200 PPL]		1,200 *100 PPL	1,500 *150 PPL	2,000 *200 PPL
SUPPORT		450	450	450
MAKER | CRAFT | MEDIA	n/a	600	800	800
EXPANDED LOBBY & RECEPTION	n/a	100	100	400
COMMUNITY RESOURCE CENTER	n/a	n/a	n/a	1,500
OTHER	450	475	475	475
TOTAL NET USABLE	**7,580 SF**	**8,350 SF**	**9,600 SF**	**11,900 SF**
TOTAL NON-USABLE	3,070 SF	3,750 SF	4,300 SF	5,350 SF
TOTAL GROSS	**10,650 SF**	**12,100 SF**	**13,900 SF**	**17,250 SF**
SQUARE FOOT INCREASE	n/a	1,450 SF	3,250 SF	6,600 SF
PERCENT INCREASE	n/a	14%	31%	62%

PROPOSED SCHEME: SITE PLAN

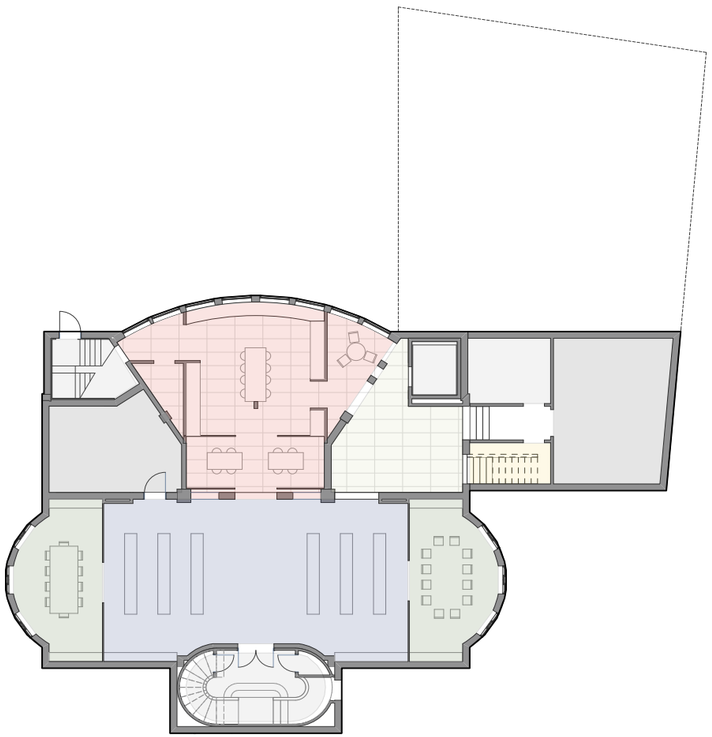
CONCEPT B: BRANCH LIBRARY WITH EXPANDED SERVICES

Fully Accessible Library with New Space to Provide 21st Century Library Services. Maintain existing library collection. 30% Increase in Usable Space, Increased Staff, Intermediate Cost.

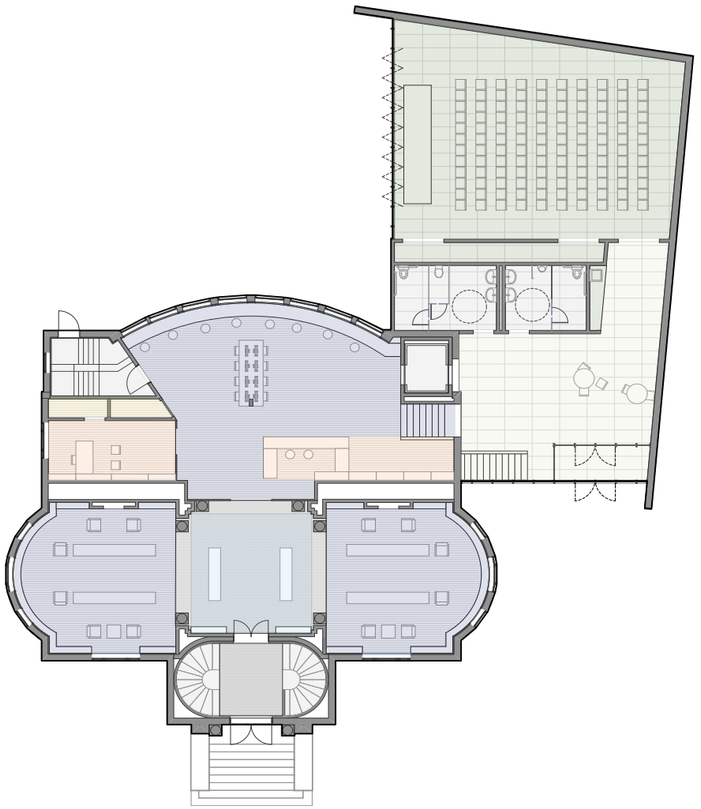
OPTION B ENVISIONS AN EXPANDED LIBRARY WITH RESOURCES TO PROVIDE 21ST CENTURY LIBRARY SERVICES INCLUDING A NEW COMMUNITY ROOM, EXPANDED ARTS & CRAFTS PROGRAMMING FOR CHILDREN, MAKER SPACES FOR YOUNG ADULTS, COMPUTER BAR FOR STARTUP PROFESSIONALS, AND LEARNING OPPORTUNITIES FOR ALL.

SITE PLAN

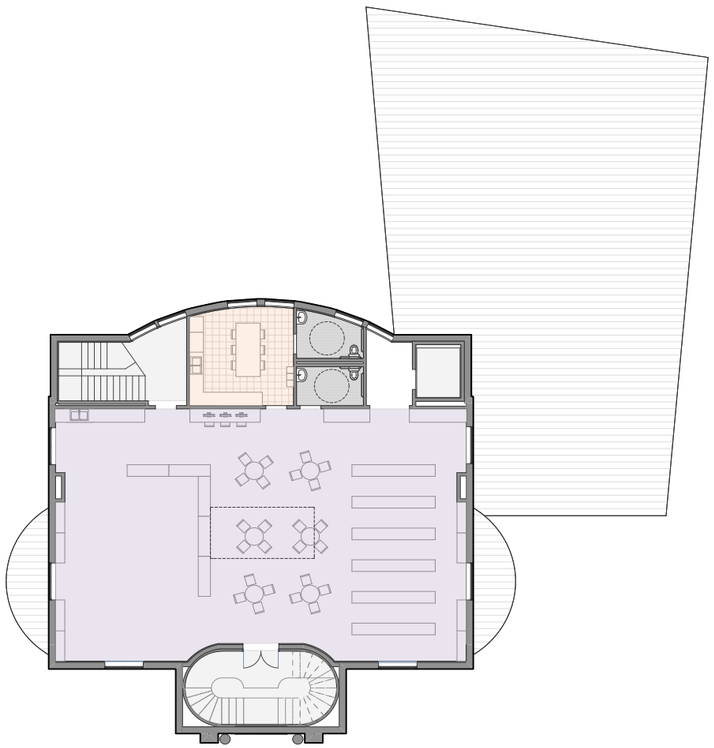
PROPOSED SCHEME: FLOOR PLANS



LOWER LEVEL



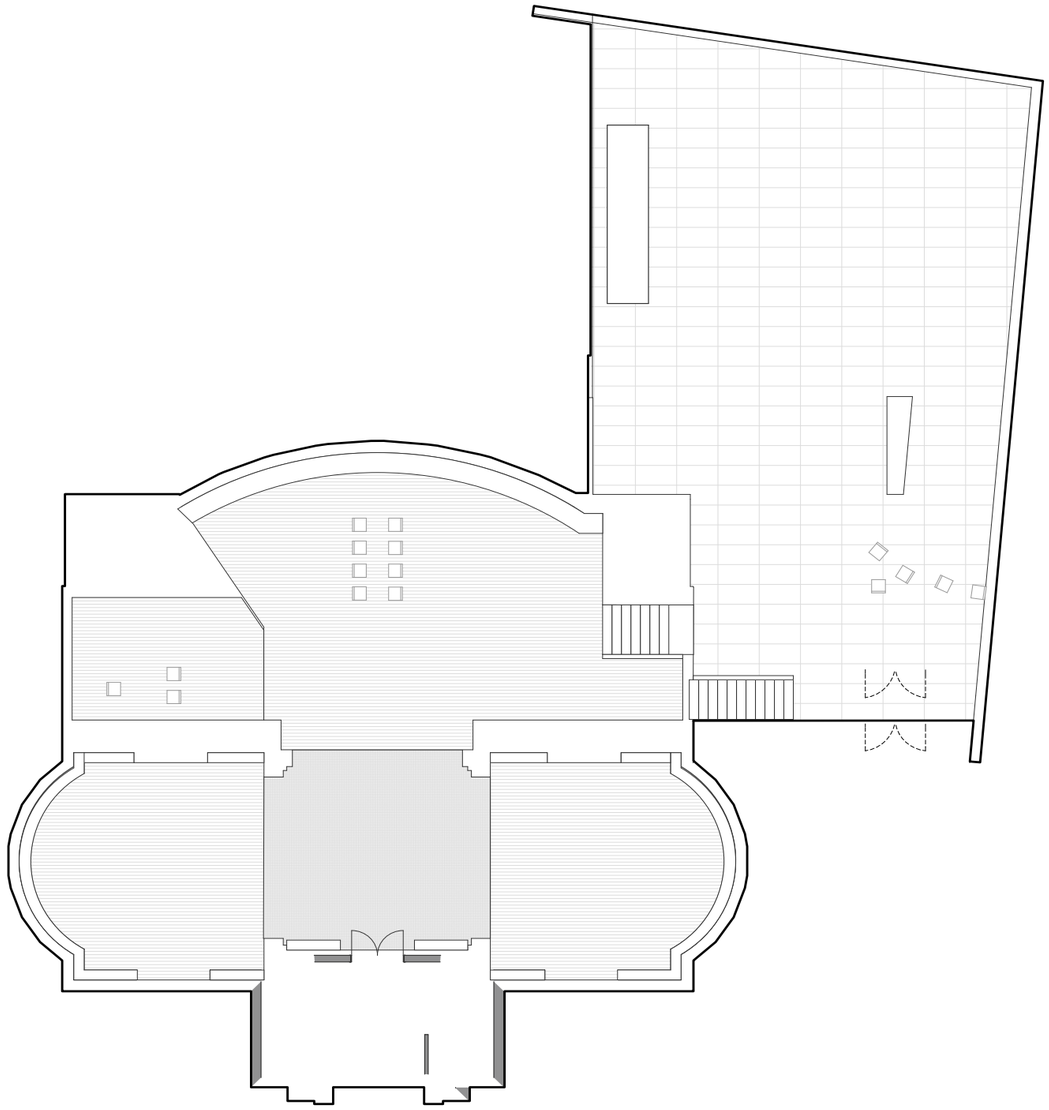
MAIN LEVEL



UPPER LEVEL

PROPOSED SCHEME: KEY FEATURES

- NEW ACCESSIBLE BUILDING ENTRY & ELEVATOR
- NEW COMMUNITY ROOM ‘PAVILION’
- PROGRAMMABLE FRONT & REAR LANDSCAPES
- EXPANDED CHILDRENS’ SPACE & PROGRAMS
- ENHANCED LIBRARY SERVICES ON MAIN LEVEL
- NEW GROUP MEETING ROOMS & MAKER SPACE
- NEW BUILDING SYSTEMS, WINDOWS & ROOF
- RESTORED HISTORIC FEATURES AND NEW FINISHES & LIGHTING THROUGHOUT
- IMPROVED AND INCREASED ACCESS TO TECHNOLOGIES



MAIN LEVEL

CONSTRUCTION COST ESTIMATE

Item	Site Work	Renovation	CPA Request Sub - Total	New Addition	Total
Sitework Preparations	32,300		32,300		32,300
Site Excavation	27,835		27,835		27,835
Site Utilities	96,400		96,400		96,400
Site Lighting and electrical	30,000		30,000		30,000
Site Paving, Concrete and Curbing	234,491		234,491		234,491
Landscaping	62,254		62,254		62,254
HAZMAT Abatement Allowance		45,000	45,000	0	45,000
Selective Demo		69,800	69,800	0	69,800
Building Excavation		118,730	118,730	71,925	190,655
Concrete		36,500	36,500	68,450	104,950
Masonry		136,352	136,352	57,060	193,412
Structural Steel		*in Misc. Metals*	*in Misc. Metals*	136,085	136,085
Miscellaneous Metal		84,720	84,720	8,680	93,400
Rough Carpentry		148,534	148,534	24,165	172,699
Finish Carpentry		224,790	224,790	18,425	243,215
Insulation		18,720	18,720	37,633	56,353
Air and Moisture Barrier		30,000	30,000	18,215	48,215
Zinc Siding		0	0	180,440	180,440
Zinc Roofing		260,940	260,940	155,600	416,540
Caulking and Sealants		3,000	3,000	4,235	7,235
Doors, Frames, and Hardware		102,650	102,650	25,925	128,575
Windows and Glass		384,350	384,350	218,100	602,450
Drywall		161,927	161,927	105,995	267,922
Acoustical Ceiling		0	0	27,000	27,000
Flooring and Tile		85,294	85,294	20,920	106,214
Painting		127,955	127,955	12,035	139,990
Specialties/ Accessories		15,802	15,802	60,376	76,178
Appliances		*by Owner*	*by Owner*	*by Owner*	0
Elevator		155,700	155,700	*in Renovation*	155,700
Fire Protection		89,050	89,050	22,180	111,230
Plumbing		102,000	102,000	67,020	169,020
HVAC		482,800	482,800	150,760	633,560
Electrical		396,738	396,738	114,070	510,808
Subtotal	**483,280**	**3,281,352**	**3,764,632**	**1,605,293**	**5,369,924**
Misc. General Requirements (2%)	19,331	131,254	150,585	64,212	214,797
General Conditions	67,698	459,650	527,348	224,869	752,216
CM Fee (4%)	20,104	136,504	156,608	66,780	223,389
Winter Weather Protection/ Temp. Heat	n/a	25,000	25,000	50,000	75,000
Subtotal	**590,413**	**4,033,760**	**4,624,173**	**2,011,153**	**6,635,326**
Performance and Payment Bond (1%)	5,904	40,338	46,242	20,112	66,353
Subtotal	**596,317**	**4,074,097**	**4,670,414**	**2,031,265**	**6,701,679**
Estimating Contingency (10%)	59,632	407,410	467,042	203,126	670,168
Subtotal	**655,948**	**4,481,507**	**5,137,455**	**2,234,391**	**7,371,847**
	32,797	224,075	256,872	111,720	368,592
Construction Totals	$688,746	$4,705,582	$5,394,328	$2,346,111	$7,740,439

$5,394,328

TOTAL PROJECT COST ESTIMATE

Item		Value
Hard Costs		
Construction Cost		7,740,439
Hazmat Abatement		*in Const.*
Construction Contingency (7%)		541,831
	Subtotal	**8,282,270**
Soft Costs		
Site Utilities		*in Const.*
Utility Backcharges		*20,000*
Property Acquisitions		*n/a*
Permits & Fees		*tbd*
Conservation/ Site Review		*tbd*
Tel/Data/Security		50,000
Computer/Technology Equipment		50,000
FF&E		
AV Equipment, Steel Shelving/ End Panels, Furnishings, Signage		265,000
	Subtotal	**385,000**
Base A&E Fees		
Architectural Design & Eng. Fees, Architectural Reimbursable, Interior Design (FF&E) Services		
Specialty Consultants Fees		
Geotechnical Consultant, Surveyor, Landscape Architect, Civil Engineering, Structural Eng. of Record, AV Consultant, Property Assessment Fee, Acoustical Consultant, Lighting Consultant, ADA Review, HAZMAT Engineering/ Testing, Commissioning (HVAC), Building Envelope Consultant		
	Subtotal	**885,000**
Project Management		
Project Management & Expenses		300,000
Project Misc.		
Material Testing, Legal Bonding, Moving/ Storage, Printing (Bid Docs.)		131,000
Other Support (Submittal Exchange), Misc. Fees & Expenses, Insurance (Builders Risk)		
	Subtotal	**431,000**
Project Total Before Contingency		**9,983,270**
Project Contingency (2%)		199,665
Project Total		$10,182,935

$10,182,935

SOMERVILLE PUBLIC LIBRARY

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