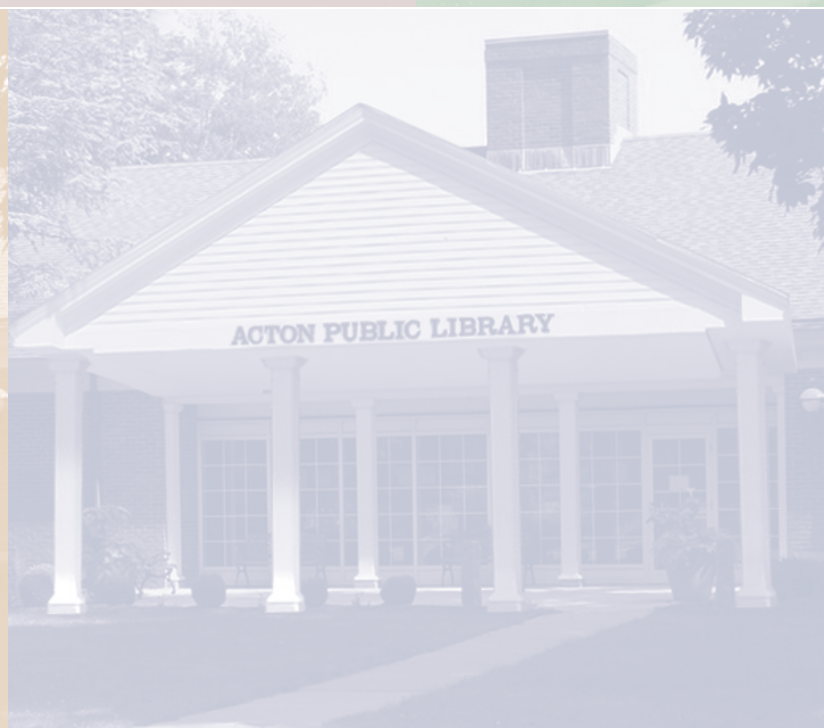
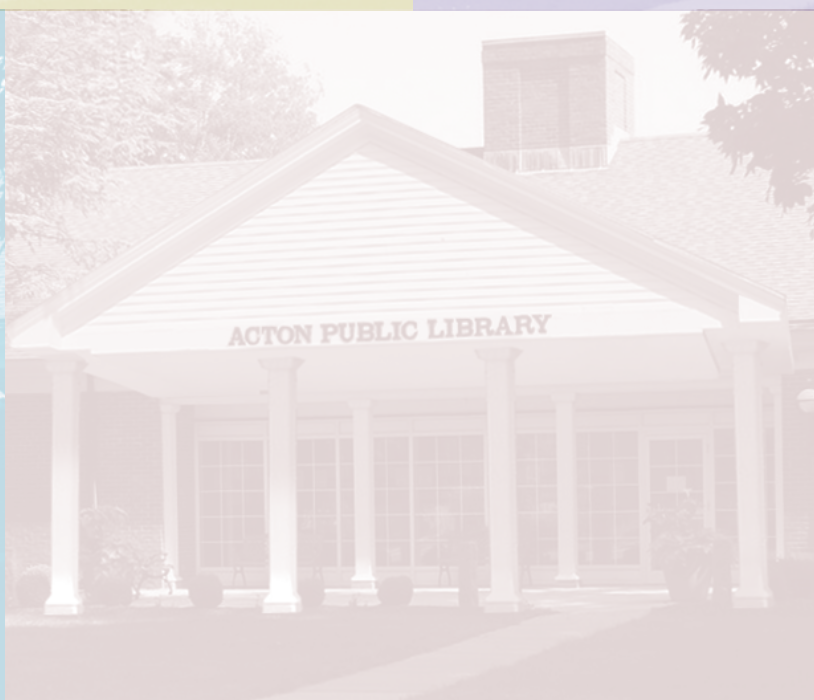


Architectural Feasibility Study

June 7, 2022

ACTON PUBLIC LIBRARY

60 Old Boston Post Rd
Old Saybrook, CT 06475



HMA2 Architects

1239 Broadway
Penthouse
New York, NY
10001

Executive Summary

Tradition

The architecture of the Acton Public Library, reflecting the heritage of Old Saybrook, fits comfortably and neighborly on Old Boston Post Road, as it has at two locations since 1870. We have learned that “the library has grown and changed along with the community of Old Saybrook.” The current facility, originally built in 1967, was expanded in 1999 to support the changing community needs at the end of the 20th century. That tradition of changing with the times and needs is the impetus behind this new facility feasibility study in 2022.

Evolution

That said, since 1999 the services and uses of libraries for public needs worldwide has dramatically evolved as modes of learning and working have evolved. Not just quiet reading and research places where books and information are stored and retrieved, libraries have become active and hospitable community hubs, blurring boundaries of social, intellectual, and cultural engagements, where new ideas, skills and content are actively exchanged and created, enjoying a mix of print and digital medias. As such communities want a vast range of adaptable spaces, accommodating quiet and noisy, social, and solitary, study and play, and entrepreneurial and entertainment activities, welcoming interactions from all walks of life. The library’s 2021-24 Strategic Plan “to make the library more adaptable to current and future needs and having the ability to use our physical space in a more flexible manner are high priorities” follows regional and national trends in library design.

Opportunities

HMA2 architects was hired to assess the existing facility and to prepare space design feasibility studies by which the existing building and site could be adapted (and perhaps expanded) to manifest the strategic plan. The proposed design strategies in this report leverage the power of place to do more for what is needed and with what is readily available. The expected outcome is to advance the library’s tradition as a vibrant and valued place of learning and center of community life for Old Saybrook today and in the future. The architectural opportunities for the facility to catch up for its all 10,000 residents, while servicing and hosting the distinct needs of its local business, cultural, community interests—and many seasonal residents—are feasible.

Space Strategy

Responsive to opportunities and related funding, timing, and environmental conditions, we propose a collection of space plan and layout concepts that can fit within the building's current footprint and that can be executed in smaller and/or larger scopes over time. The space design strategy is to:

1. Foster community, peer, and intergenerational engagement
2. A place for everyone. Create a mix of staff and public spaces that invite the entire community to participate, belong, and activate. A place for everyone.
3. Incorporate the diverse input of ideas and views from our numerous engagements with staff, leadership, and community stakeholders.
4. Make the facility "future ready" for many activities— both planned and unplanned, realizing the library's current strategy and traditional value in the community.

Architectural Manifestations

A set of potential architectural manifestations of the space strategy include:

1. Adapt and respect the library's existing architectural qualities
2. Locate enclosed, fixed, and quiet program and meeting spaces along the perimeter
3. Locate flexible, open, and noisier spaces in the middle, oriented to daylight and views
4. Create visible and flexible wrap around balcony at second level to activate connections with the double height center area.
5. Create front porch on Old Boston Post Road, with option for seasonal enclosure
6. Arrange book stacks to embrace generous and flexible study and gathering places
7. Make staff areas more efficient and adjacent to public areas
8. Layout of children's area is a smaller version of the adult areas

Specific visions and cost estimates of these architectural manifestations (that can be phased in many cases) are further described and shown within this report.

This report is the outcome of the extensive work and collaboration with HMA2 Architects and the Acton Public Library team which included weekly workshops and meetings; both on zoom and onsite. The strategic plan, which was the result of community and key stakeholders' input, was a foundation for the building strategy concepts developed in the feasibility study. The goals of the strategic plan include the following.

Strategic Plan Goals

1. Foster community, peer, and intergenerational engagement
2. Satisfy curiosity & Stimulate Imagination
3. Promote Civic Engagement
4. Support Local Economic Development
5. Provide Exemplary Service

The next step is to figure out how the design can manifest the strategic plan. As stated in the strategic plan, "Being more adaptable to current and future needs...and to use our physical space in a more flexible manner are high priorities." With these priorities in mind, we developed a series of design goals.

Design Goals

1. **Function & Feel:** a sense of belonging, participation, energy...and COMMUNITY.
2. **Flexible:** enclosed perimeter surrounds open middle spaces- all flexible
3. **Visible & Connectible:** Up + Down, side to side, in and out
4. **Books:** honor & curated, embrace the space (not take it over)
5. **Furniture & shelves:** Modular, light weight, on wheels
6. **Young Adult:** Visible, enclosed, and distinct, but flexible for other uses
7. **Quiet + Noisy:** Mix of quite & solitary with noisy and group uses
8. **Children's library:** flexible, neater, child friendly (not childish), separate access?
9. **Exterior:** add window, enhance front terrace, consider extensions
10. **Community use:** invite community groups to set space uses. Co-work, entrepreneurship, tutor, train, make, create, conference, socialize, after school, media lab...etc. Library has a set of spaces that are not dedicated to one particular use, but different community groups can come in and use them for their needs.

Design Strategy

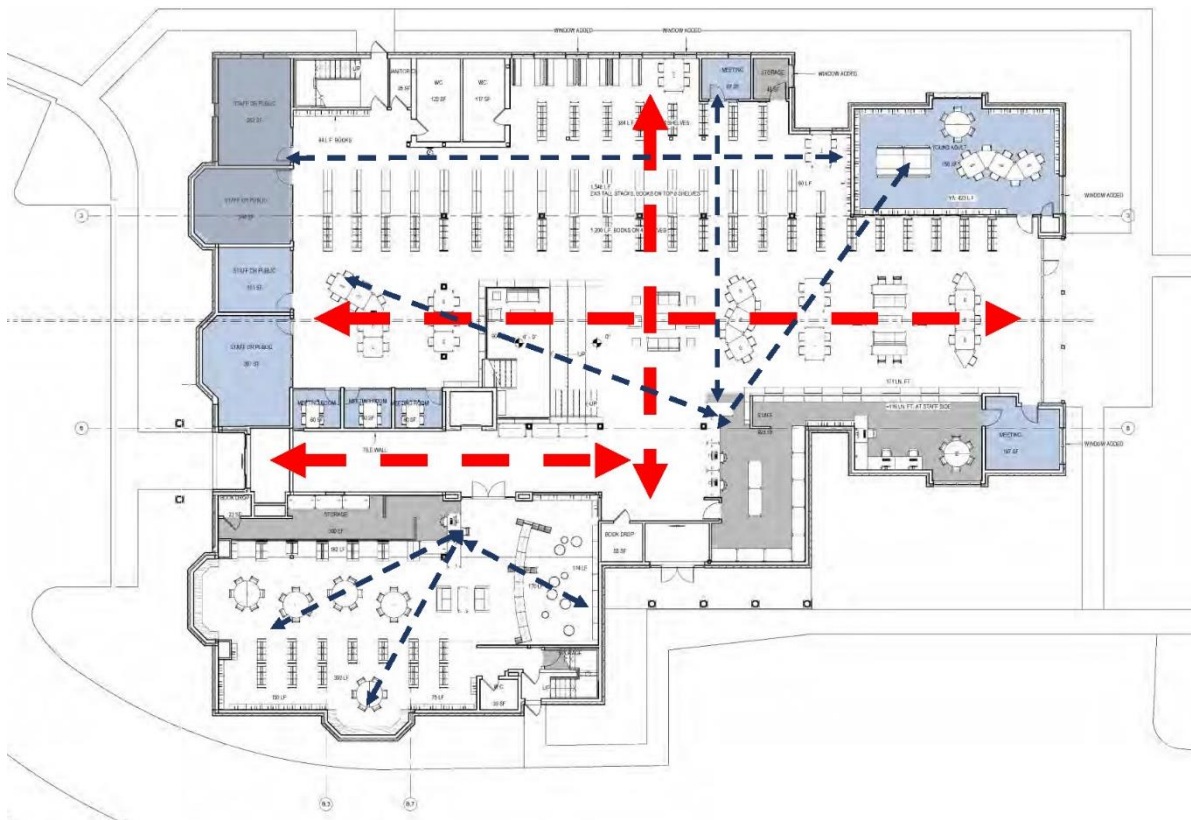
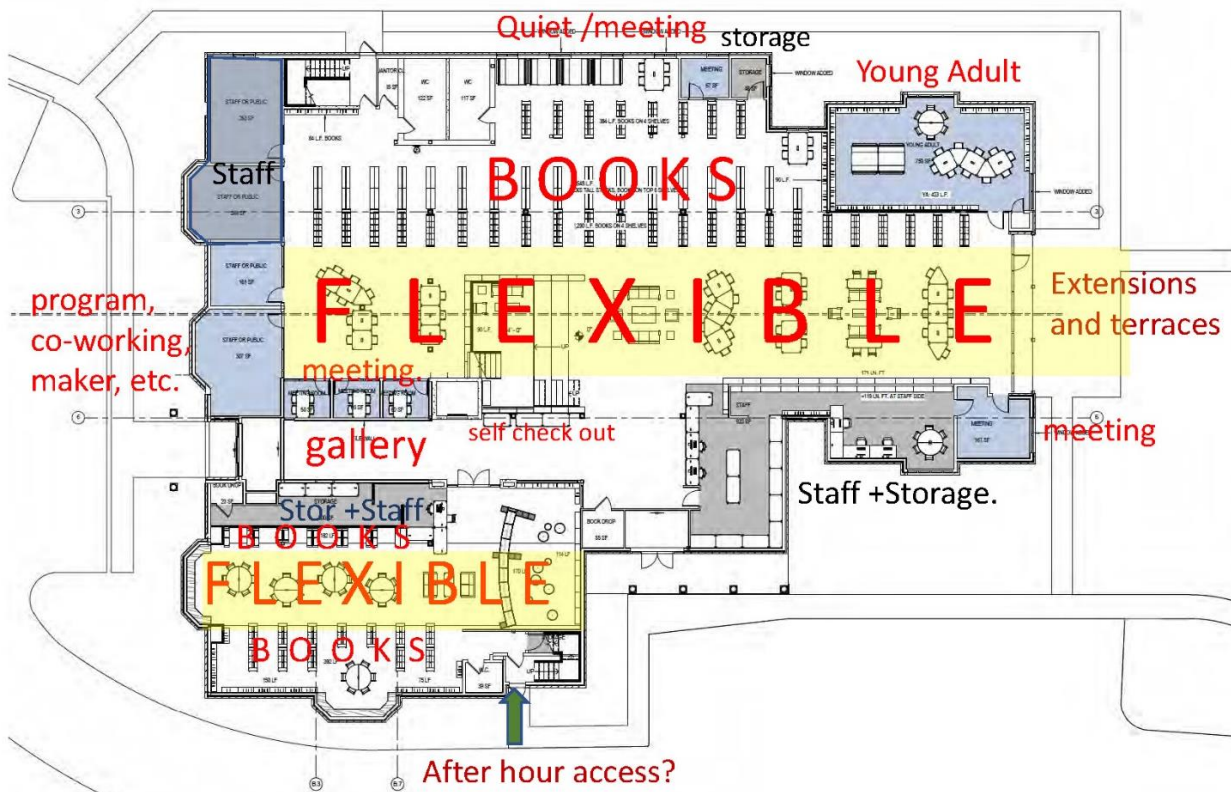
The strategy is to leverage what the library currently has, to do more. How can the library use its existing square feet to be more efficient, productive, and flexible? How can the design transform the library into a more valuable community resource?

The building can leverage what it already has by “reshuffling the deck” and rearranging the functions within it. The main organizational strategy of the design is creating a flexible space in the center. The center spaces can be opened by pushing utilities, functions, and fixed activities to the perimeter.

Books should be honored and curated. They should embrace the space but not take over the space. The future of libraries about is a collection of people and not just a collection of books. Libraries have transformed from a place where information is stored and collected to a place where it created and exchanged. How can books and people complement each other without competing against each other? The proposed design places the enclosed spaces and bookshelves around the perimeter which keeps the middle spaces open and flexible for people and programs; planned and unplanned. By doing this a large open promenade is created through the center of the library connecting functions and views. The perimeter space is captured for enclosed functions including programs, coworking, makerspace and staff. A miniature version of this is in the Children's and young adult area as well.

The design flips the staff areas from the second floor to the first floor where the action occurs to have more interaction with patrons and see what is going on. Staff should not be removed and disengaged from the main level. **“The second-floor space is currently used for administrative office, meetings space and some storage. The Administrative Office could be reconfigured to make offices smaller and use space more efficiently. The library director and assistant director would prefer office space that puts them closer to patrons.” -Amanda Brouwer**

By removing the books from the center space and pushing the fixed areas to the perimeter there is greater visibility. The public and staff can see through the building. This visibility allows people to see what is going on and the activities in the library but also filters the daylight into the center spaces. Visibility invites participation. In the main space, low bookstacks are placed toward the front and are on wheels so you can move them around for different activities (like events) and are flexible and adaptable as future needs change.



Visibility diagram- Red lines: Circulation path, Black Lines: Visibility

Main Floor

The main forum is a great space with a grand loft ceiling and stair to connect the levels however the stair is small and there is little visibility between the first and second floor. How can we open it up more? The existing library has bookstacks in the main forum which prevent the space from being used flexibly. The bookcases are scattered in the main space which creates a maze to walkthrough. One way to open the space and make it more functional is to move the bookstacks from the center space and create a three-tier high grandstand. This creates an intermediate landing space for people to sit and perch without blocking the views across the library. The grandstand can be used for everyday lounging and for tiered event seating. The same everyday chairs can be used for event seating. The grandstands connect the main floor and upper level, so they feel continuous and connected. The stairs should be inviting and clear to patrons that they are welcome to go up to the upper level and that it is not back of house.

An LED screen can be added to the open atrium walls for everyday information, movies, lectures, events, and teaching. Periodicals can be located on the grandstands or the modular bookstacks to a newsstand feel adjacent to soft seating. Since the main floor is slab on grade the existing columns can be used as of power hubs. Tables can be placed adjacent to columns to provide power to patrons looking to charge their devices.

The existing circulation desk is imposing in the space. **“The circulation desk is large and can be smaller and relocated,”- Amanda Brouwer.** By moving the circulation desk and bookstacks the space is opened to capture views to the exterior and provide a connection between inside and out. The daylight is filtered in and there are sight lines along the interior promenade to see across the main floor. This provides sense of orientation and place. The bookcases weave the public and private spaces while shielding the staff area away from view for private conversations.

The rooms around the perimeter of the library can be used for staff, programs both planned and unplanned, and meeting rooms. The current trend in libraries is small private meetings rooms for quiet work and small collaborations. The key is to provide a variety of sizes of enclosed meeting spaces for 2-4 people or 12-20 people. The pandemic has fueled a working from home culture which the library can tap into by offer a coworking space for the community without the long commute. People can choose between interactive and quiet spaces based on individual preference or activity. **“There is currently no meeting space accessible to community groups outside of the regular library hours. A meeting space separate from the main library accessible to community groups when the library is closed is desired...”- Amanda Brouwer.**



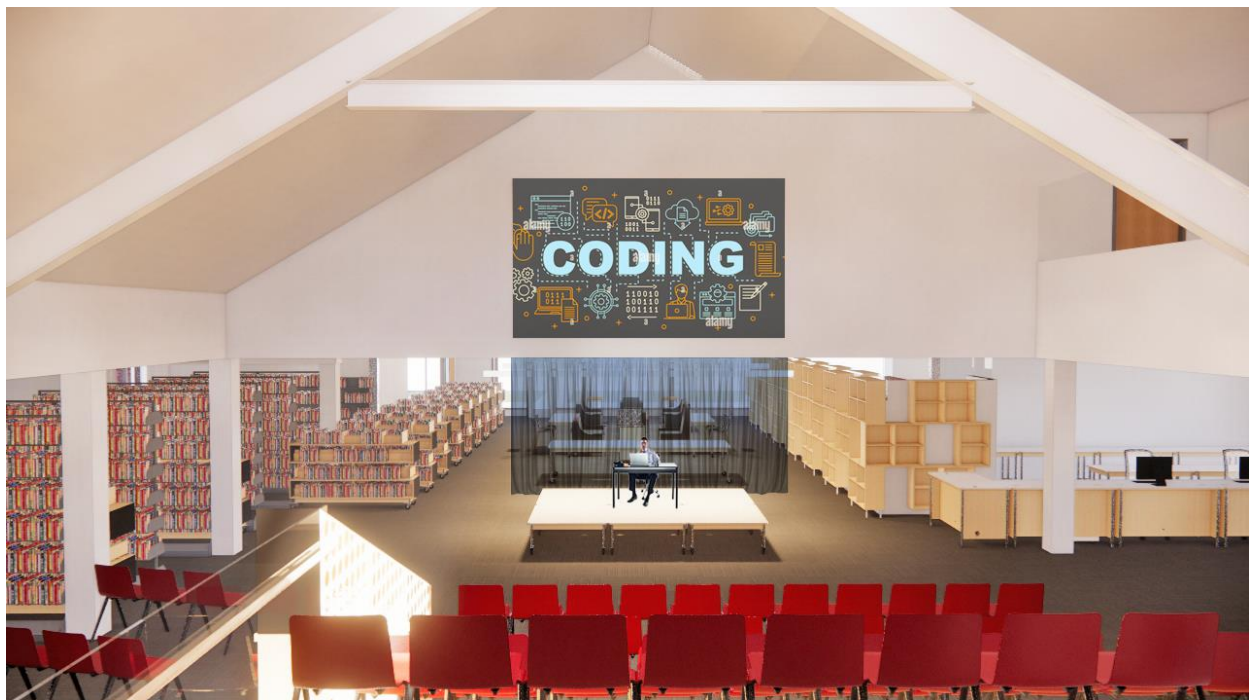
The forum can be used as an everyday lounge



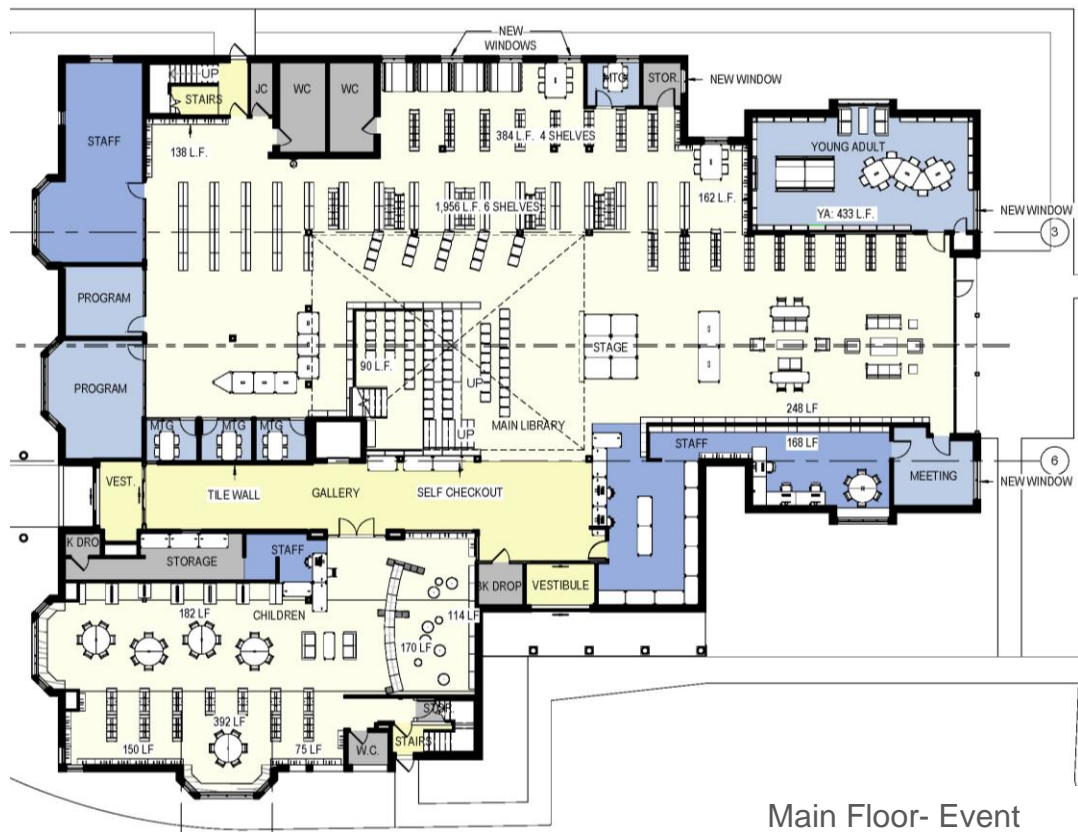
The forum can be used for events



Forum- By clearing the bookstacks from the center it captures visibility and daylight



Forum- The LED screen can but used for information or for presentations and events.





One option is to use the existing stair instead of the grandstand steps to open the center space for everyday lounge. The downsides to this option include losing the book storage surrounding the grandstand steps and a less welcoming entrance to the upper level.



Forum event seating with the existing stair. The downside to this option is the seating is on one level so the sight lines for events will not be as good as the tiered grandstands.

Second Floor

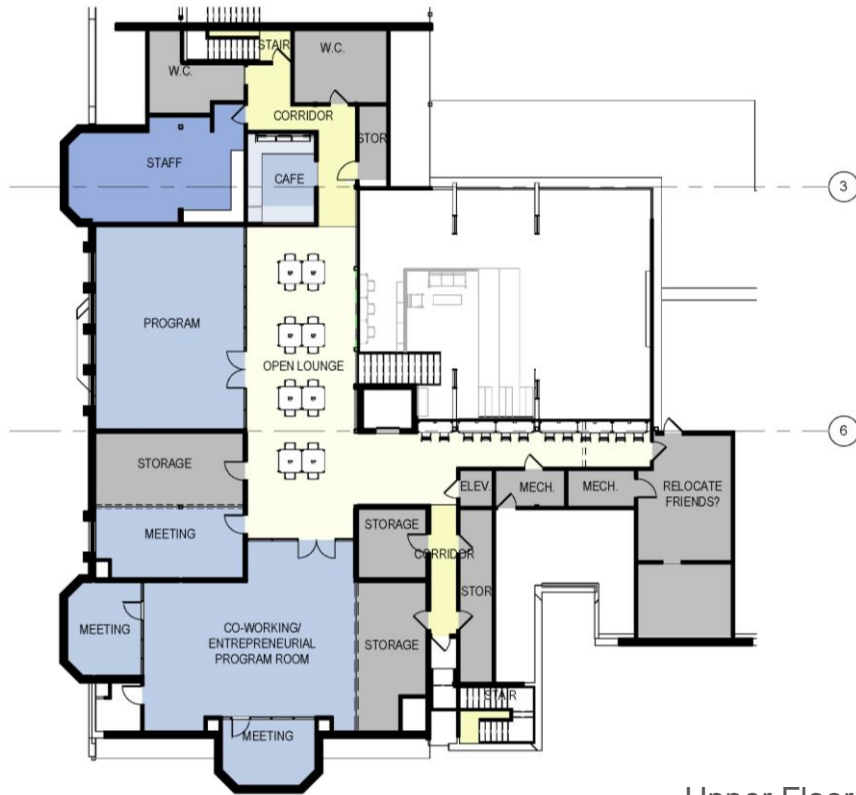
The existing second floor contains staff areas and storage rooms except for the program room. The design strategy is to relocate the staff to the main level for more patron interaction and use more of the second-floor spaces for the public. The existing program room is on the second floor disengaged from the main level. The wall between the program room and library can be replaced with glass so that it is visually connected but acoustically separated. The program room activities would then be visible from the main level. The glass also allows more daylight into the main space. The architecture should capture and harvest the light that is already available along the perimeter and extend it into the main space. The grandstand steps and the glass enclosure can help the program room feel like an extension of the main floor activity. Visibility helps people see what is happening in the library which activates energy and promotes participation.

Visibility can also be achieved by opening the ceiling and walls along the edge of the atrium to create a balcony that wraps around the forum. The width of the space outside the program room to the forum floor edge can be increased to create an open lounge. The top of the grandstands can feel like a loft lounge area and pre-function area to the program room as a destination rather than a circulation hallway. This is another example to make the most out of the space you have. The kitchen on this level can be split into two separate zones. Use the existing plumbing to serve the staff lounge and create a café for the public. A café is an opportunity to curate different food and beverages from local vendors in the community. The balcony level café can wrap around the open forum.

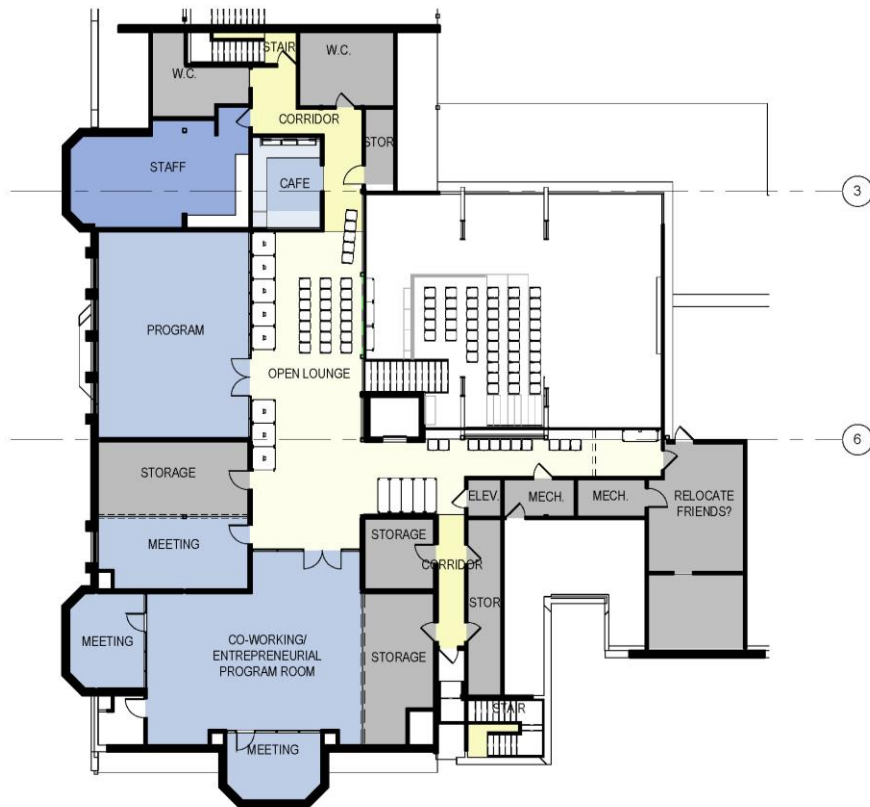
Tables that line the edge of the balconies are very popular spots in libraries as they provide a sense of belonging and privacy. Balconies also provide additional seating for events overlooking the main space. Opening the atrium perimeter makes the library space feel larger and more connected between the two floors.

The existing library has too much space dedicated to staff offices. The design relocates the staff areas to the main floor so that these rooms on the second floor can be reimagined spaces for program, coworking, incubator, business development. Bay windows can provide places for smaller meeting rooms within larger workspaces.

The balcony along the east wall may have some limitations to the length due to dead end restrictions. The hallway length may need to be shortened or can be submitted to the state for a code modification if certain criteria are met. A full code analysis would need to be conducted in a later stage to determine the extents of the design.



Upper Floor- Every day



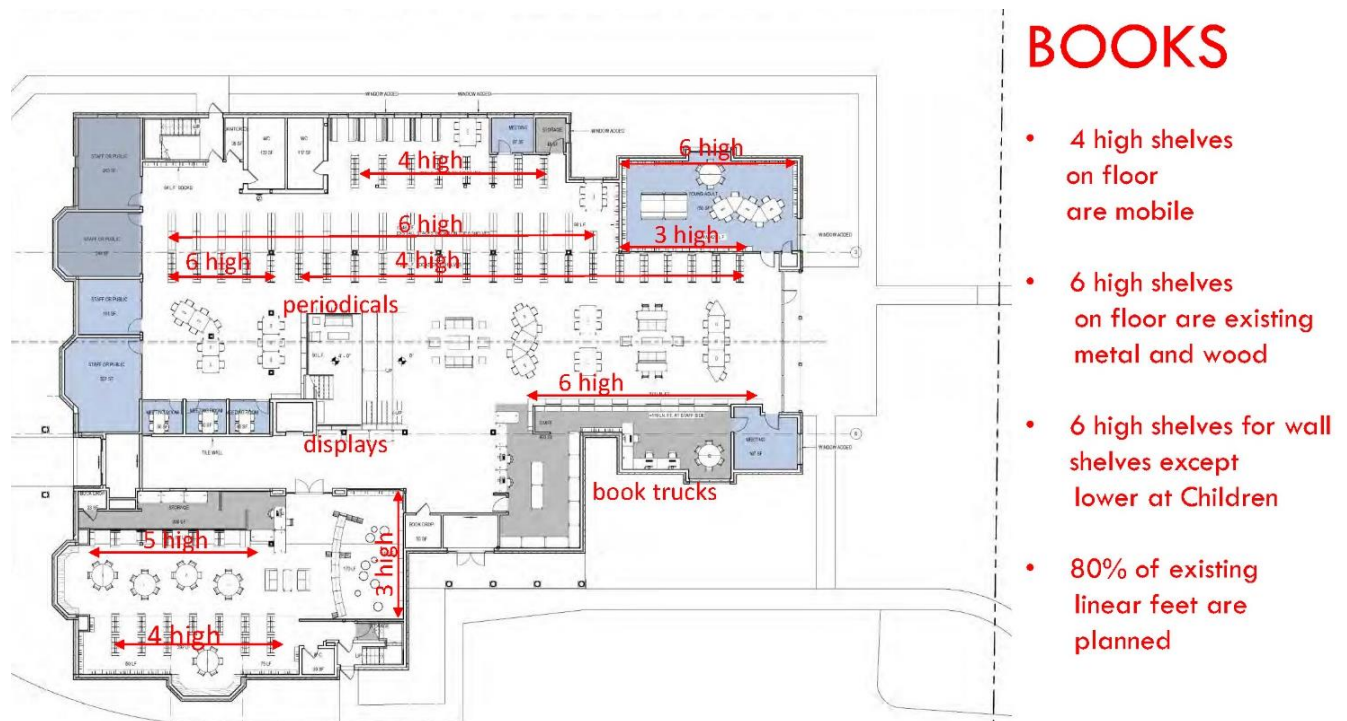
Upper Floor- Event

Book Collection

Existing bookstacks embrace the space and not take over the space. The idea is to use existing high stack 6 shelves high (leave the bottom shelf empty) near the back of the space and low mobile 4 shelves high bookcases near the front to increase visibility. The low shelves are on casters than can be rolled out of the way for larger events or to change the layout as future needs change. The modular stacked bookcases are fixed but can be demounted and reconfigured if needed. The modular stacked bookcase screens off the staff located behind.

The library has communicated that they can reduce the current collection. We have estimated that the proposed design can accommodate a blended rate of around 80% of the current collection.

How much can the library lend its collection with other libraries? A consortium with other local libraries can create a broader network of books. Ideally patrons should have access to books in a reasonable time frame but without the library needing to store every book just in case. Real estate is valuable, and space is an asset in a library. The library should make the most use of the space and be as efficient as possible while still honor and curating the collection to fit the needs of the community.





Existing Circulation Desk and stacks



Proposed- Move stacks to the perimeter to open views and capture the daylight

Children's Library

A children's library should be intimate, cozy, and comfortable. The entrance should create sense of welcome and energy.

The children's area design creates a staff area that shields the back of house and keeps it secluded from view while the rest of the space is flexible. Like the main library, the children's area has an open center with views to the outside and bookcases along the perimeter. The bookcase and furniture are mobile and can be moved out of the way to create a large open space that can be used for events or social gatherings and activities. The bookcases can also be used to partially screen and subdivide certain areas to create smaller pockets of activity.

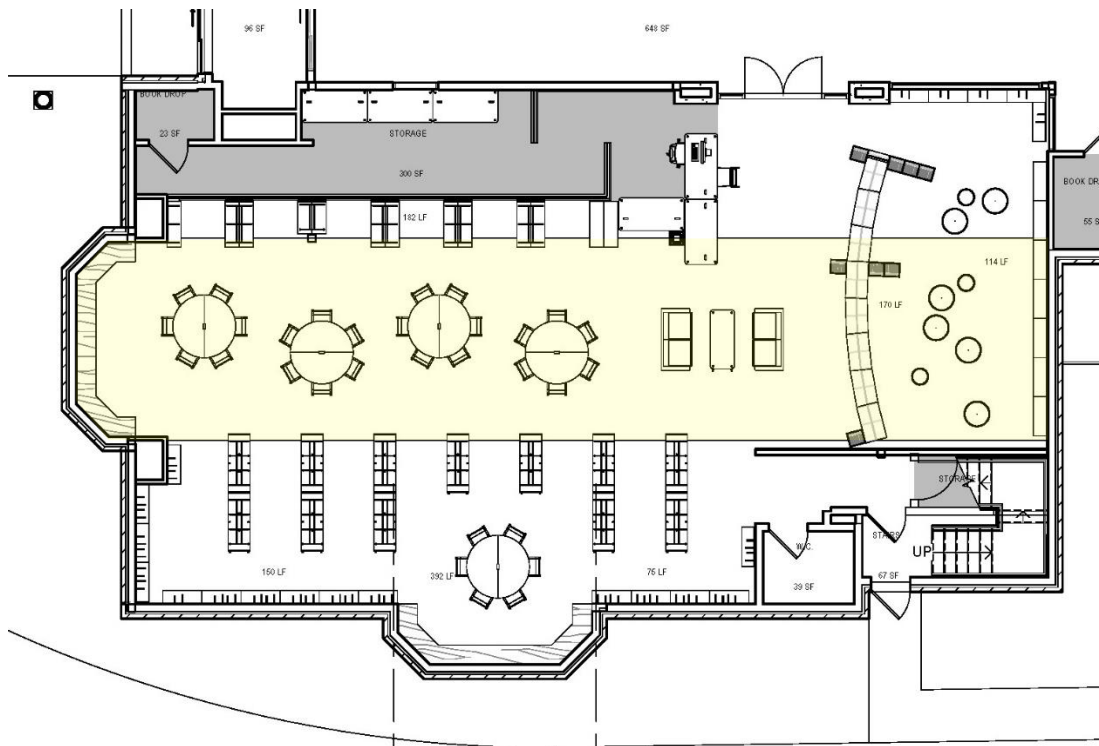
Modular bookcases are stacked and staggered to create a toddler zone that filters views, so it feels separate but connected. The staggered bookcases create larger openings for display, toys, and framed views into the adjacent space. Slat wall lines the perimeter wall of the toddler area which has the flexibility to accommodate a variety of display and collections and can be rearranged as needed.

The children's area should be a dynamic active place with a unique identity. Acoustic panels can be suspended below an exposed ceiling for more lofty feeling. The exposed building infrastructure above the acoustic panels can be a teaching tool while feeling integrated and obscure. The design features playful lights in X-O arrangement like a game of tic-tac-toe. We use standard off the shelf components configured in a fun and playful way. The children's library should be child friendly without being childish.

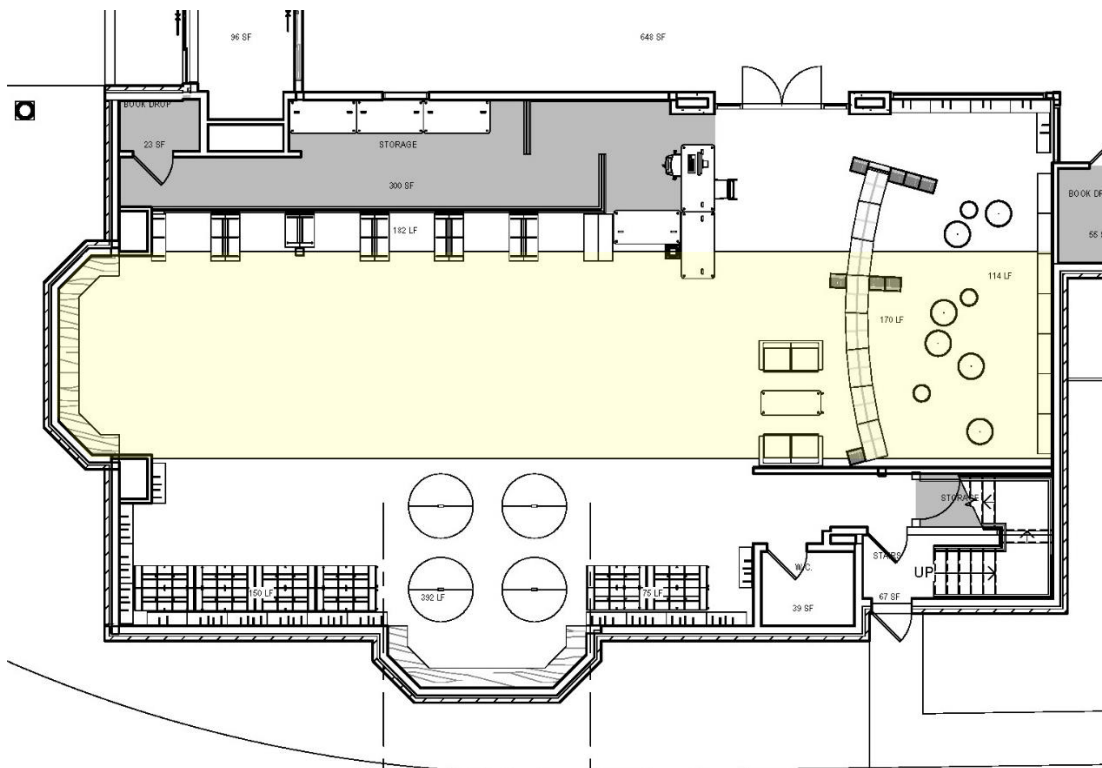
Our renderings include place holder graphics as a banner across the perimeter walls of the library that display "hello" in different languages. The library can find a local artist to use this zone as a teaching tool and graphic identity that speaks to your local community.

In the past, we have used love seats that are not catalogue new but vintage and worn. Vintage furniture can be cost effective and add a narrative and character to the space.

The children's area has an egress door to the exterior through the stairway. It may be useful for the children's area to have a dedicated entrance to the exterior for convenience of strollers or after-hours programming. The entrance can be designed to feel welcoming and secure.



Children's Library- Open center with books around the perimeter



Children's Library- Mobile furniture for events and programs



Children's Library- Open center with books around the perimeter



Children's Library- Flexible center space for programs and events



The column at the entrance is a good billboard for fun and informative graphics.



Children's area- Other direction

Young Adult

“The Elementary and Middle schools are within walking distance. The library would like to improve their space for kids and teens to expand programming options for this age group.”- Amanda Brouwer

The new young adult area is lined with books around the perimeter walls. There is an integrated LED Screen in the bookcases that can be used for homework, presentations, films, projects and does not always need to be dedicated to teens. At certain times of day and the year, the unoccupied young adult area can be an extension of children's area for maximum use and efficiency. Banquet seating is popular for young adults and other patrons throughout the library. In the past we have used modular banquets that can be moved and rearranged. There are staff sightlines into young adult using 4 shelf high bookcases along the dividing wall.

There are opportunities to expand the young adult further out toward the front terrace of the building. This expansion can create an additional program room, media lab or area for bookstacks.



Furniture

Furniture can add to the character and a narrative of the library. The furniture should tell the story of what the library is about. It should be welcoming, comfortable and flexible. Like the renovation of the existing building, the furniture should make the most of what it has. It should cohesive and integrated seamlessly with the design and functionality of the library.

Variety: There should be a mix of seating so there is a variety of different options based on the activity and individual preference. These include soft seating (sofas, armchairs, bean bags) and hard seating (bar stools at high top tables, everyday chairs and worktables, banquettes, benches). The mix of furniture, however, should work in concert with one another and be thought of in terms of the whole design.

Flexible: The furniture should be systemized so that it can be grouped and reconfigured in different ways. This gives the greatest flexibility to adapt to the future and reuse for various uses. The idea is that no piece of furniture does just one thing and they can be mixed and matched accordingly. The furniture should be lightweight and on wheels so that it is easy to move. Tables and chairs can be reconfigured for individual workstations, group work or for display and book sales. In addition, display bookcases or AV cases can be designed to sit on top of or beneath everyday tables. It should be able to be used universally throughout the building. Furniture that is too specific for one use or space does not allow the flexibility to use them interchangeable between different spaces, programs, and future uses.

Mobile bookcases can but placed on casters and have face-outs on the end for display. Slat walls are also a great way to achieve flexibility. Different accessories can be placed on the slatwall for display or to house the collection.

The state of Connecticut requires that seats be joined together for events so that chairs do not get knocked over and block paths of egress in case of an emergency. We recommend chairs, like the Davis A-chairs, which can be used for both everyday task chairs and events. The arms of the Davis A-chair overlap one another and link together. Instead of buying two separate chairs for different uses and events the chairs should be flexible to do both. Less is more.

We often encourage staff to use the arranged furniture for a few months and then reevaluate how the arrangement is working for them and adjust accordingly. This gives staff ownership of the building and helps them to think outside of the box.



MODULAR FURNITURE

Comfortable and durable: The furniture should be comfortable with finishes that are easy to clean. We often specify Marmoleum floor material on multi-ply tabletops because that are durable, pleasant to write on and easy to clean. It is important that the fabrics and materials fit the design and are durable for public use.

Scale: The scale of the furniture should be taken into consideration so that the pieces can be easily put together but also be inviting while respecting personal space. The scale has to have the right balance; if it is too small people may not want to sit next to one another but if it is too big it is not inviting. For instance, if you are sitting across from someone at a table, you want to have room to spread out your work if you are working by alone but not be too far away that it is hard to work collaboratively if you are working in a group. The scale of the furniture should also be appropriate to the size of the spaces that they are in. The furniture should feel appropriately sized in the room while also having enough room for egress and be accessible to all.

Power: Power outlets are placed on tabletops through grommet holes in the center. This avoids patrons having to bend down to the floor or wall to plug something in. It also avoids patrons from running power cords across the floor or room which is a tripping hazard and unsightly. Table lamps can also be provided that have built in USB charging to charge person devices conveniently on your work surface.

Furniture is an extension to the architecture of the building, and it should work in sync and in concert to the design.

Technology

The technology should be integrated and not dedicated. Another current library trend is lending laptops in lieu of dedicated computer stations which take up a lot of real estate and are not flexible. Some libraries offer computer vending machines that work with library cards and are programmed on the cloud instead of physical hardwired servers. Portable devices offer patrons the flexibility to work in any space based on their preferences and needs. Additional technology includes podcast equipment, video cameras, editing hardware and software, broadcasting, LED screen, 3D printers, etc.

“The library wants to provide meeting space for small businesses/non-profits, maker space and classroom space with the latest technology and the flexibility to evolve with future technology.”- Amanda Brouwer

Wayfinding/ Graphics

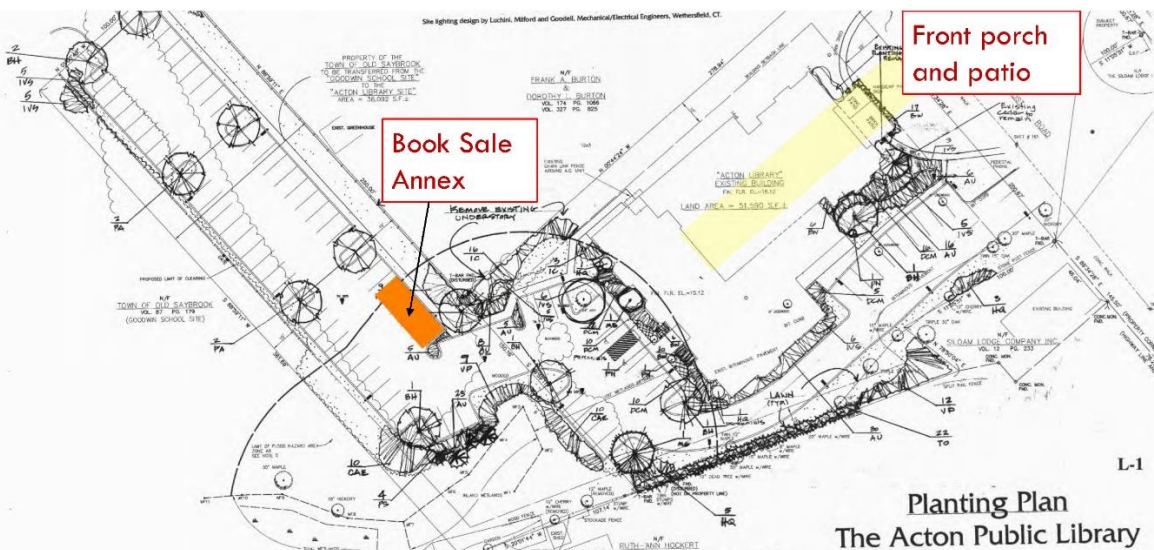
The building design should be intuitive to navigate so that patrons feel welcome and comfortable. The proposed design has a simple diagram with an open center atrium and balcony flanked by enclosed spaces around the perimeter. The open forum is an anchor that provides orientation and uninterrupted sight lines for patrons and staff to see what is going on in the library and how to get there. The enclosed spaces are located around the perimeter includes meeting rooms, program room, staff rooms, Children’s library, and young adult. Graphics can support the design and give a sense of direction.

The graphics/ signage should be seamlessly integrated with the design and consistent with the identity of the library. The graphics should tell the story and represent the character of Acton Public Library. They should be informative and be consistent throughout the building. Graphics/ signage are used for room locations, room names/ numbers, egress, information, collections, curations, donors’ names, etc. They should be accessible and legible for all. The graphics should also be adaptable to provide new information or flexible for relocations.

Friends of the Library

“There is little storage in the building. Even with the reduction of collections, the library needs additional storage options.”- Amanda Brouwer.

The friends of the library space is currently located on the second floor. One proposal to capture more library space the building's limited footprint is to provide an auxiliary space outside of the library in the parking area. A modular structure can be located outside with a more convenient outdoor book drop off. Since the Friends of the library can operate independent of the libraries day to day service it is a convenient option.



Exterior

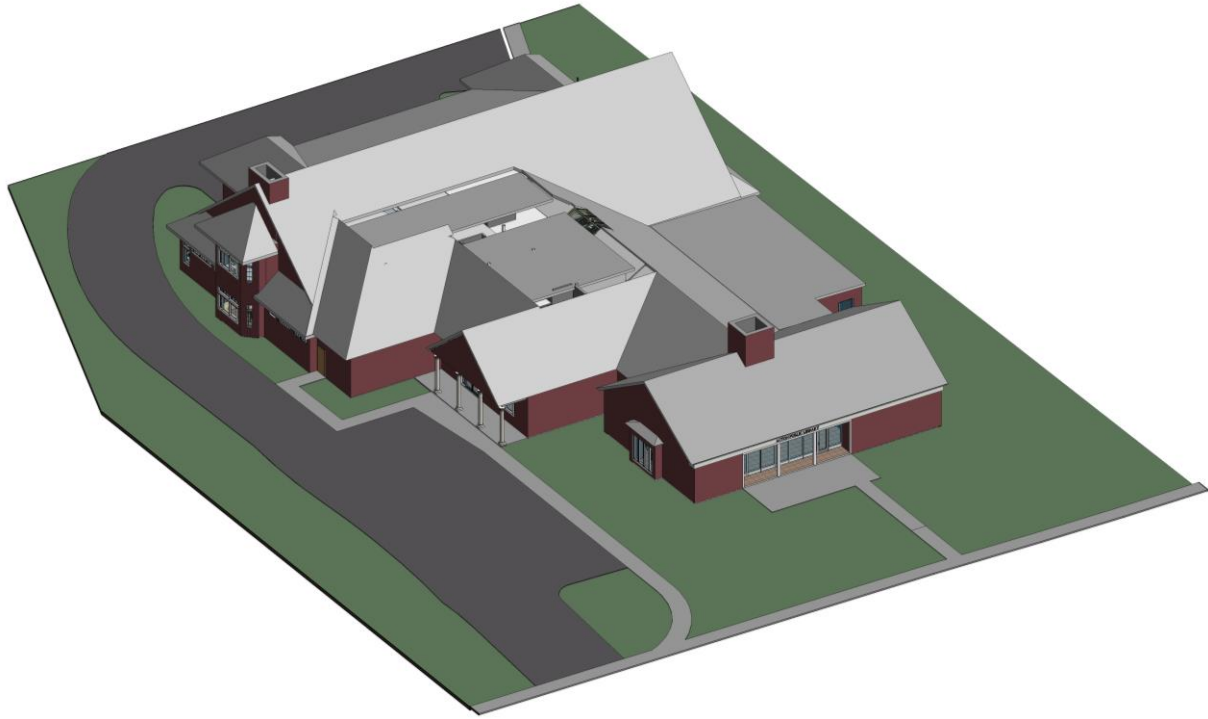
“The building looks dark and uninviting from Old Boston Post Road even when open. Better use of natural, internal, and external lighting is desired to make it a more welcoming façade along the road. Any structural changes would need to stay in character with the building and neighboring homes.”- Amanda Brouwer.

“The library wants to use outdoor spaces more effectively. Currently programs for story time, Open Mic night for teens, and Book Clubs use outdoor space. Traffic noise and bad acoustics impact these programs creating a need to amplify voices. Open Mic night sound travels to neighboring homes.” - Amanda Brouwer.

Any addition to the library should respect the existing architecture and be a good neighbor. The existing library could be improved to have more street presence on Old Boston Post Road and highlight what is happening on the inside of the library to invite people inside. In addition, there is an opportunity to make better use of and activate the outdoor space so it can become an extension of the library. The outdoor space can be for everyday use or programmed events like story time. Exterior and interior lighting can also be installed to improve the environment to highlight the activities inside and outside and highlight the architecture. There are a few different ways to help activate the front outdoor space.

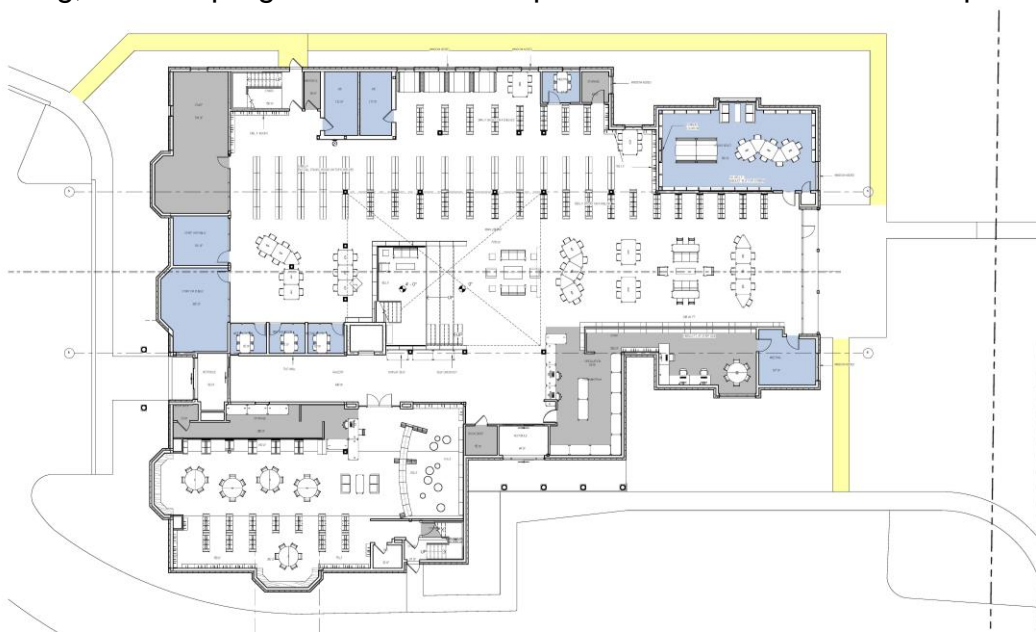


Massing diagram- Existing Library

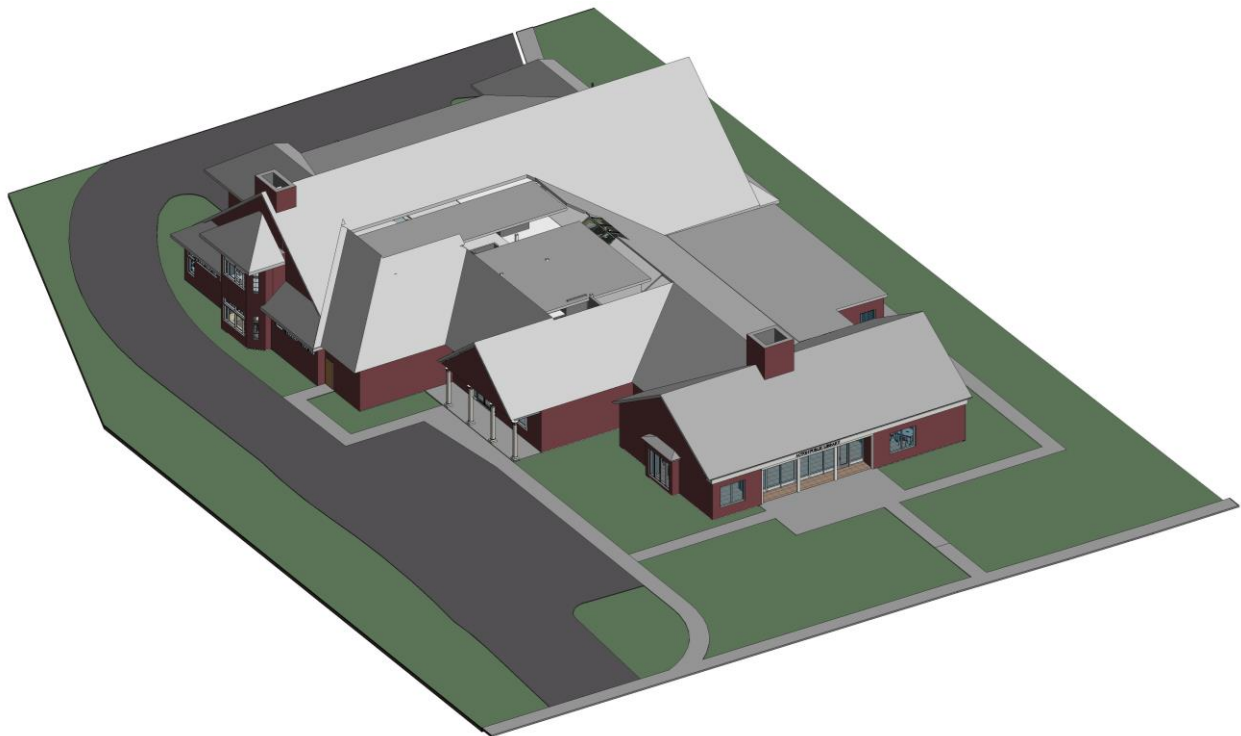


Existing Aerial Diagram

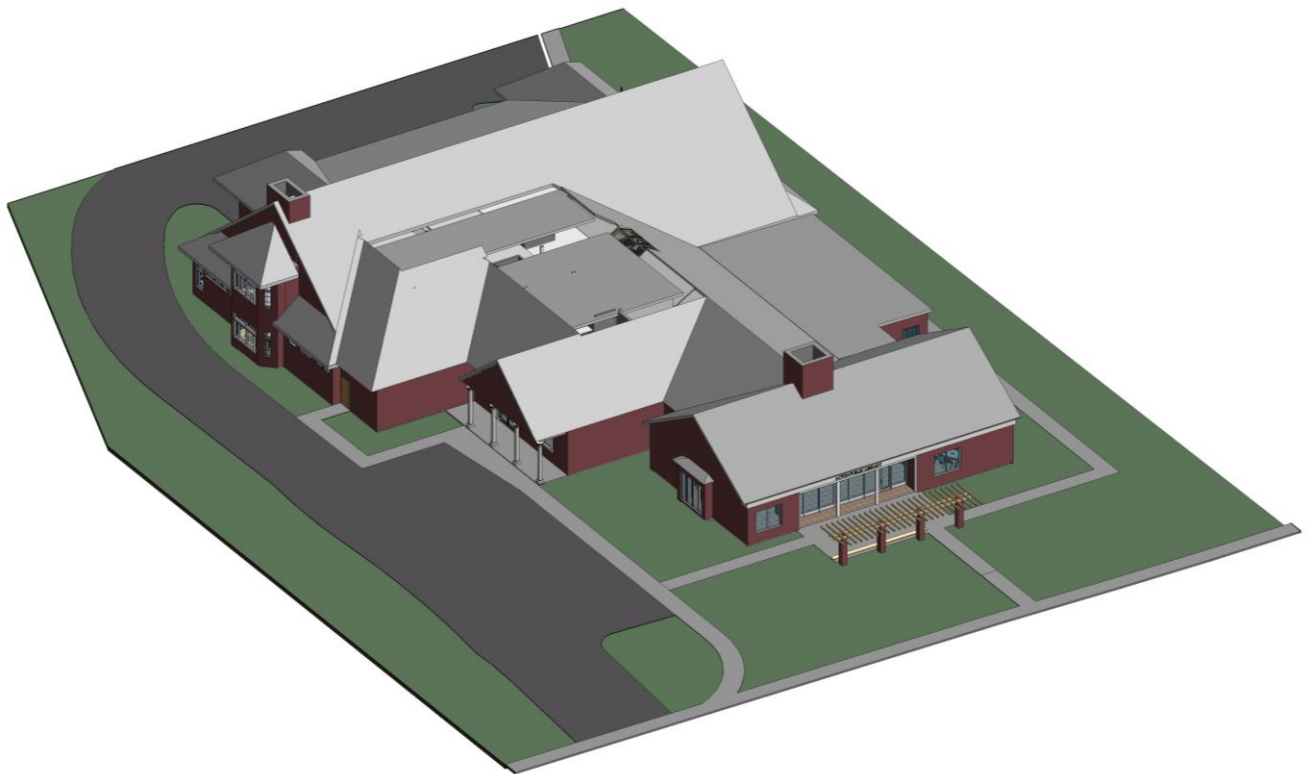
Option 1: Connect the sidewalk around the back of the building to connect the rear parking lot to the Old Boston Post Road entrance. The sidewalk would complete a walking loop around the building which can feature a learning garden with native plants, seating, or other program areas. This option can be combined other options.



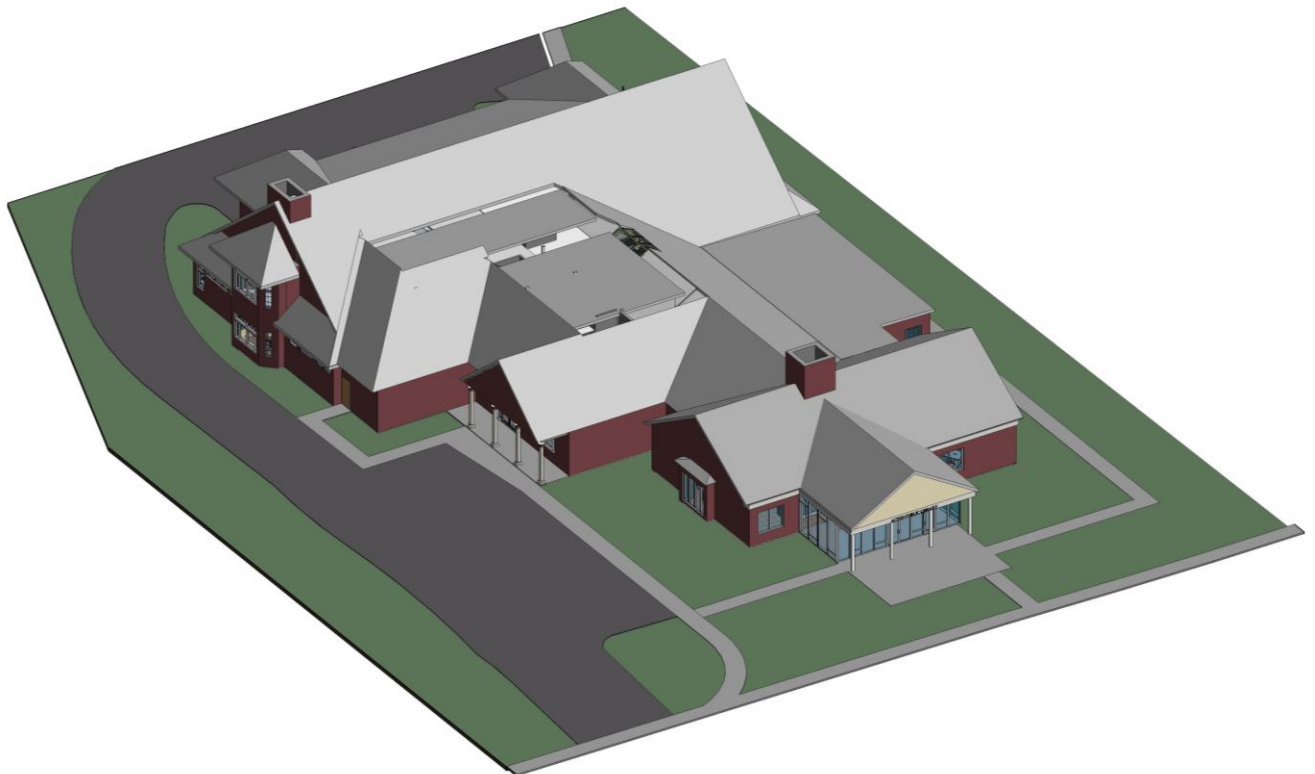
Option 2: Add the windows to the Old Boston Post Road brick facade. Windows can showcase the activities happening inside the library from the street and spark curiosity. The windows also bring more daylight into the space to make it brighter and a more enjoyable area. The windows are composed with the existing façade as a seamless insertion to complement the existing architecture. This option can be combined with other options.



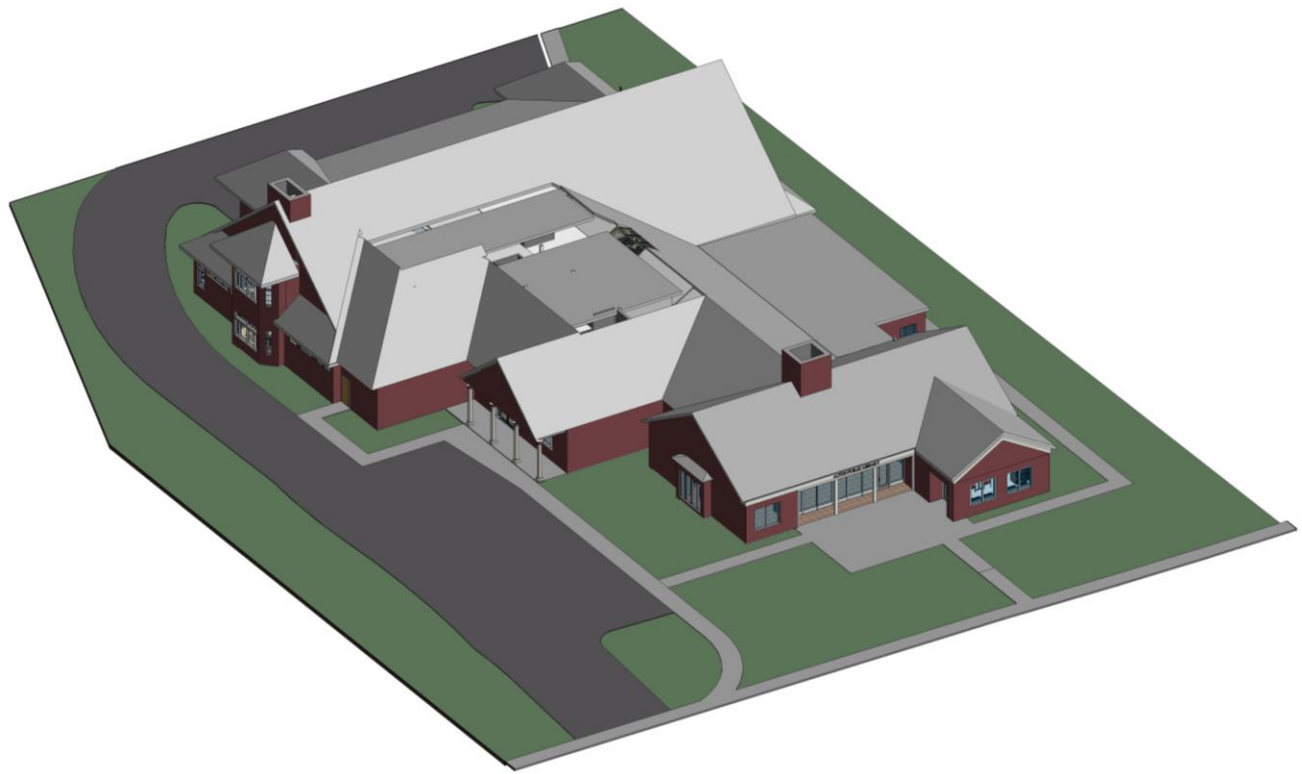
Option 3: Add a trellis in front of the existing façade on Old Boston Post Road. A trellis can help to define the outdoor patio to feel like an outdoor room. The trellis can be a framework to grow vegetation and provide shade in the summer. Seating can be integrated into the structure for everyday lounge or programmed events. The trellis is a visual barrier between the busy street and library to make it feel public yet protected.



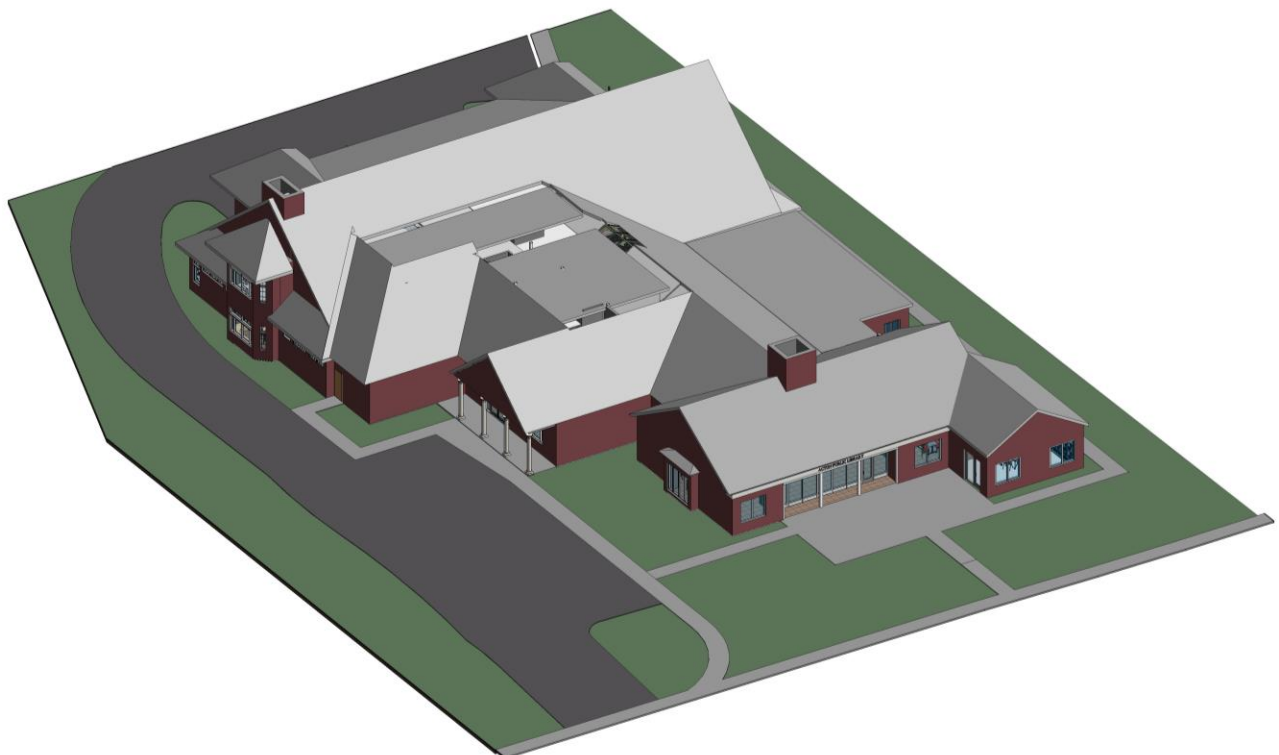
Option 4: Create a four-season porch extension centered on the existing façade on Old Boston Post Road. Using the existing storefront glass openings as a guide, build a covered porch with operable windows. This sun-drenched room can be flexible to use for multiple seasons to enclose during the winter or open during the warmer seasons. The room is flexible as it can be protected from the elements or opened for airflow and sunlight.



Option 5: Create an enclosed extension for the young adult area where the edge of the extension, lines up with the existing building. The extension provides more space for young adult on the interior and slightly expands the footprint of the building. The extension wraps around the edge of the outdoor patio and creates an outdoor room that feels public yet protected. There can also be a door from the young adult area to the patio for after hour events and blending the boundaries between indoor and outdoor.



Option 6: Create a larger extension for the young adult area bumped out on the side. The footprint of this option is slightly larger which can create more room on the interior and a larger patio on the outside. The extension wraps around the edge of the outdoor patio and creates an outdoor room that feels public yet protected. There can also be a door to the young adult area to the patio for after-hour events and blending the boundaries between indoor and outdoor. The cost and structural implications of the roof would need to be further investigation. Another benefit of this option is that it creates another outdoor niche at the back of the building for potential programs or gardens.





Rendering of porch extension



Activate the exterior for all seasons

Phasing

Phasing can be used to slowly integrate the changes based on priorities or to maintain operations as part of a larger construction scheme. The library may not need to do everything at once but phase the work overtime, however, phasing has additional costs including escalation, inflation and overhead for the contractor to call in the trades at multiple stages of construction. One benefit of phasing the project is it can help with fundraising. Seeing a phase of the construction completed can demonstrate the vision and future of the library to potential donors and inspire them to contribute to the future of the library. Some examples of construction phasing options are listed below each of which each have their own benefits and downsides.

Construction phasing options:

Option 1: Partial construction based on priority areas or one area at a time for a larger scheme to keep the library operational and minimize disruption. This option would lead to longer construction if phased over time which increased the construction costs. Some areas that can be done in phases include- the children's library, the grandstands, the balcony, the exterior, etc.

If the library was interested in phasing the project, we would recommend doing the Children's Library first. The Children's library design is a miniature version of the larger masterplan of the library with a big open flexible center with shelving around the perimeter. It would have a significant impact on the community and the library as it is a draw for many families, including children and adult caregivers. Children are the future of the library, and the renovation can be a gateway into the library for future generations to promote lifelong learning. The children's library is already separated from the rest of the library so could be easily zoned off for construction while keep the rest of the library operational with minimal disruptions. The children's library can get the community excited about the future of the library and help promote and fund later phases of the project. The children's library could also become the temporary library if the rest of the library were to be renovated later.

Option 2: Close the library and renovate everything at once. This option disrupts operations but can save on construction costs. The library would need to pay for temporary offsite storage during construction.

Option 3: Open a temporary library off site during the renovation. This option would decrease construction costs compared to phased construction however the library would have costs of a temporary facility. The benefit would be that the library can continue operation and could mockup future ideas.

Mockups

Mockups build excitement and demonstrate opportunities for the future. When people see something happen on a small scale, they can imagine how it can happen on a bigger scale. Mockups display ideas which is a good fundraising opportunity and can be more effective than renderings alone. It also establishes credibility for your commitment for advancing the project into the future. People are also more open minded and willing to try something new when it is potentially temporary or experimental in nature.

Mockups that can be implemented in the short term include the following.

- Move book stacks out of center area and 24-foot zone to allow daylight
- Build a sidewalk around the building.
- Move friends of the library out of the main building into an auxiliary structure on the library property.
- New furniture
- Reduce the size of the circulation desk

Old Saybrook

As the project gets developed, it is important to understand what makes the library distinctive to the town and makes it specific to Old Saybrook. What does the library offer to the community that is specific to the town's needs and how is this translated into the building's architecture and configuration? The current design has designated enclosed spaces around the perimeter but is open for what the uses of those spaces could be. The needs of the community may change so having the flexibility to adapt those spaces is essential.

Sustainability

The library may choose to invest into sustainable solutions for the library to make it more energy efficient and choose building materials that are more energy conscious and respectful for the environment. Energy efficient building systems can sometimes have a greater initial cost but can have a lower life-cycle cost in the long term. It can create a better indoor air quality and experience in the building while simultaneously helping the environment. LEED certification is a sustainable rating system to design and construct buildings. There are different levels that can be achieved based on the number of sustainable options that are implemented. There are additional costs for the

certification fees, design, and construction however it is a good fundraising and public relations tool to prove your commitment to the community. Some states also offer grants for different installations. The library should decide if this is a priority for them in the future.

Structure

The proposed design does not affect the existing structure which is to remain the same unless for unknown conditions. HMA2 relied on the existing structural documentation for the proposed design. The only alterations include removing some existing cosmetic rafters to shape the atrium ceiling to accommodate the proposed balcony. If the library chooses to expand the footprint with any of the options listed in the Exterior section, then the new roof of the expansion would need to be connected to the existing roof.

MEP

The existing systems building system appear to be functioning adequately. Existing fan coil units could be adapted and reused but would require further evaluation. Certain areas may require new zoning and would need to be design accordingly. The library may choose building systems that are more sustainable for long term savings and better indoor air quality. Please refer to the sustainability section.

Accessibility

The existing library facility does not have any apparent issues regarding ADA accessibility. Accessibility however goes beyond wheelchair access. The proposed design is intuitive and welcoming to all. Accessibility should be considered for all aspects of the building including parking, circulation, graphics, wayfinding, furniture, technology, etc.

Traffic/ Parking

The proposed design does not have any impact on traffic or parking.

Project Costs

Project cost allowances:

<u>Scope</u>	<u>\$/SF (+/-)</u>
Construction	205
Furniture + Equip.	25
Technology	10
Soft Costs	35
<u>Library Admin.</u>	<u>10</u>
Subtotal	285
+ 10% Contingency	28
TOTAL:	314 \$/SF

$$\text{\$314} \times \text{22,000 SF} = \text{\$6.9 Million +/-}$$

Notes:

Allowances are based on comparable renovation projects such as libraries.

Additional allowances not included:

- Expansions @ \$500/sf
- All new Mechanical systems @ \$40/sf
- Phasing of construction work
- Cost escalation going forward
- Additional contingencies

Phasing Cost Estimates:

PHASES	AREA	COST (\$ MILLIONS)
A. Children + Young Adult	3,400 SF	1.00-1.25
B. Adult Area Ground Level	13,000 SF	4.00-4.75
C. Front Porch + Site	500 SF	0.25-0.35
D. 2 ND Level	5,600 SF	1.50-1.75
TOTAL:	22,000 SF	6.75-7.85 +/-

Notes:

- 22,000 sf is the interior existing area (exclusive of exterior areas or expansions)
- Phases are for reference only
- Does not include typical and unanticipated construction cost escalations past 2022
- Costs are estimates based on current allowances for construction, furniture, equipment, and soft costs.

Building Program

The following chart includes an Existing vs. New Program comparison study. The study demonstrates how the new design is more efficient by decreasing the amount of circulation space and increasing public spaces so that the building can make the most use of its existing square feet. The proposed design also increases the amount of enclosed public spaces for programs and meetings. There are two additional itemized room schedule charts that breaks down the spaces by department for both the existing building and proposed design.

EXISTING VS. NEW PROGRAM COMPARISION

PROGRAM	EXISTING (SF)	NEW (SF)	NOTES
CIRCULATION	2,455	1,883	corridors
PUBLIC- ENCLOSED	1,364	4,020	
PUBLIC- OPEN	11,794	10,390	includes book stacks
STAFF	3,237	1,983	
STORAGE	848	1,509	includes friends of the library. does not include the attic
UTILITY	710	675	
TOTAL	20,408	20,460	

ROOM SCHEDULE- DEPARTMENT- EXISTING

Room Name	Level	Area
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CIRCULATION

CORRIDOR	MAIN FLOOR	972 SF
STAIR	MAIN FLOOR	143 SF
STAIR	MAIN FLOOR	156 SF
VESTIBULE	MAIN FLOOR	84 SF
VESTIBULE	MAIN FLOOR	96 SF
CORRIDOR	UPPER FLOOR	128 SF
CORRIDOR	UPPER FLOOR	876 SF
		2,455 SF

UTIILTY	UPPER FLOOR	31 SF
UTIILTY	UPPER FLOOR	65 SF
UTILITY	UPPER FLOOR	62 SF
WC	UPPER FLOOR	67 SF
WC	UPPER FLOOR	172 SF
		710 SF

GRAND TOTAL:**20407 SF****PUBLIC- ENCLOSED**

CONFERENCE ROOM	UPPER FLOOR	208 SF
PROGRAM ROOM	UPPER FLOOR	1156 SF
		1364 SF

PUBLIC- OPEN

CHILDREN'S LIBRARY	MAIN FLOOR	2558 SF
COLLECTIONS	MAIN FLOOR	9236 SF
		11,794 SF

STAFF

SERVICE DESK	MAIN FLOOR	744 SF
KITCHEN	UPPER FLOOR	148 SF
OFFICE- CHILDREN'S	UPPER FLOOR	232 SF
OFFICE- DIRECTOR	UPPER FLOOR	429 SF
OFFICE- TECHNICAL SERV	UPPER FLOOR	1261 SF
STAFF LOUNGE	UPPER FLOOR	422 SF
		3,237 SF

STORAGE

BOOK DROP	MAIN FLOOR	23 SF
BOOK DROP	MAIN FLOOR	55 SF
CHAIR STORAGE	UPPER FLOOR	178 SF
FRIENDS OF THE LIBRARY	UPPER FLOOR	286 SF
STORAGE	UPPER FLOOR	52 SF
STORAGE	UPPER FLOOR	109 SF
STORAGE	UPPER FLOOR	145 SF
		848 SF

UTILITY

JAN.	MAIN FLOOR	35 SF
WC	MAIN FLOOR	39 SF
WC	MAIN FLOOR	117 SF
WC	MAIN FLOOR	122 SF

ROOM SCHEDULE- NEW

Room Name Level Area

Circulation

GALLERY	MAIN FLOOR	990 SF
STAIRS	MAIN FLOOR	67 SF
STAIRS	MAIN FLOOR	156 SF
VESTIBULE	MAIN FLOOR	84 SF
VESTIBULE	MAIN FLOOR	96 SF
CORRIDOR	UPPER FLOOR	87 SF
CORRIDOR	UPPER FLOOR	207 SF
STAIR	UPPER FLOOR	85 SF
STAIR	UPPER FLOOR	109 SF

1,883 SF**PUBLIC- ENCLOSED**

MEETING	MAIN FLOOR	67 SF
MEETING	MAIN FLOOR	171 SF
MEETING	MAIN FLOOR	60 SF
MEETING	MAIN FLOOR	60 SF
MEETING	MAIN FLOOR	60 SF
PROGRAM ROOM	MAIN FLOOR	165 SF
PROGRAM ROOM	MAIN FLOOR	307 SF
YOUNG ADULT	MAIN FLOOR	746 SF
CO-WORKING/ ENTREPRENEURIAL PROGRAM ROOM OR OPEN	UPPER FLOOR	875 SF
COFFEE/CAFE	UPPER FLOOR	155 SF
MEETING	UPPER FLOOR	154 SF
MEETING	UPPER FLOOR	172 SF
MEETING	UPPER FLOOR	260 SF
PROGRAM ROOM	UPPER FLOOR	768 SF

4,020 SF**PUBLIC- OPEN**

CHILDREN	MAIN FLOOR	2,264 SF
MAIN LIBRARY	MAIN FLOOR	6,828 SF
OPEN LOUNGE	UPPER FLOOR	1,298 SF

10,390 SF**STAFF**

STAFF	MAIN FLOOR	110 SF
STAFF	MAIN FLOOR	518 SF
STAFF	MAIN FLOOR	911 SF
STAFF	UPPER FLOOR	443 SF

1,983 SF**STORAGE**

BOOK DROP	MAIN FLOOR	23 SF
BOOK DROP	MAIN FLOOR	55 SF
JANITOR CL.	MAIN FLOOR	35 SF
STORAGE	MAIN FLOOR	40 SF
STORAGE	MAIN FLOOR	48 SF
STORAGE	MAIN FLOOR	189 SF
STORAGE- RELOCATE FRIENDS?	UPPER FLOOR	286 SF
STORAGE	UPPER FLOOR	52 SF
STORAGE	UPPER FLOOR	120 SF
STORAGE	UPPER FLOOR	145 SF
STORAGE	UPPER FLOOR	275 SF
STORAGE	UPPER FLOOR	241 SF

1,509 SF**UTILITY**

W.C.	MAIN FLOOR	39 SF
WC	MAIN FLOOR	117 SF
WC	MAIN FLOOR	122 SF
ELEVATOR RM.	UPPER FLOOR	31 SF
MECHANICAL	UPPER FLOOR	62 SF
MECHANICAL	UPPER FLOOR	65 SF
W.C.	UPPER FLOOR	67 SF
W.C.	UPPER FLOOR	172 SF

675 SF**Grand total:****20,460 SF**

