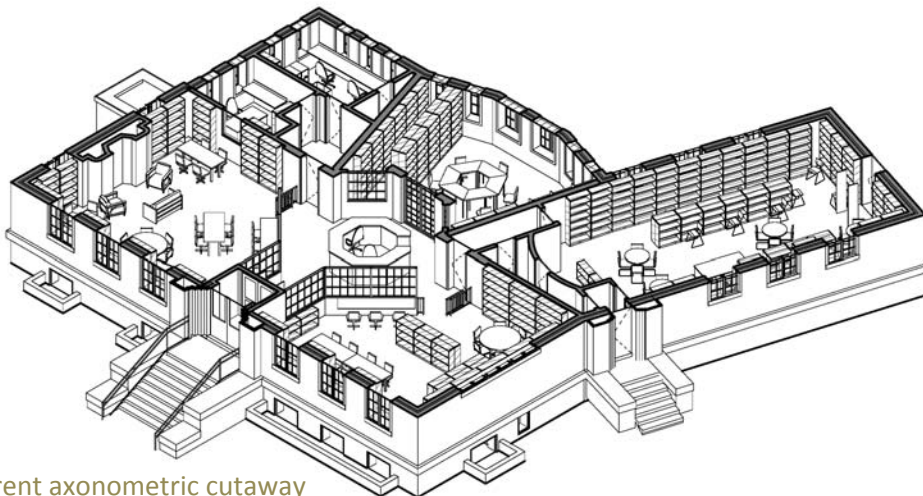


Final Report – 11/23/2015

Faneuil Branch of the Boston Public Library Programming Study Brighton, MA



Current axonometric cutaway

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EXECUTIVE SUMMARY

The Faneuil Branch of the Boston Public Library is a remarkable and well-loved building and institution. Opened in 1932, the 7,600 square foot branch is a well preserved example of a well-constructed Art Deco building, with intact details inside and out. The stone building is a solid anchor located at the geographical and cultural heart of the community.



GENERAL FACILITY INFORMATION

The library is located on a roughly rectangular site at the intersection of Bigelow Street and Faneuil Street in Brighton. The site abuts a Fire Station to the West on Faneuil Street and the residential community to the North. The building is well positioned on the urban open space of Oak Square, sharing frontage on the Square with other prominent civic institutions (YMCA, Fire Station, Church, bank), as well as local business.

There have been a series of minor improvement and maintenance projects over the decades (including replacement windows in 2004), but the building remains a largely intact example of the Art Deco style and the only building in this style in the Boston Public Library system. The building is one and one-half stories, with the main level used for the majority of public services and basement primarily for staff functions and public toilets. There is also a crawl space under a portion of the building.

The purpose of this study has been to investigate options for improvements to the Faneuil Branch of the Boston Public Library to maintain its utility

and to enhance services for the 21st century. This study has been completed through a process of assessing the building's existing condition, establishing the programmatic requirements for the future, and then developing conceptual designs. The conceptual designs became the basis for a construction cost projection.

The work was closely coordinated through the City of Boston's Public Facilities Department and the BPL. The local community participated actively at every phase of the process through a series of public meetings.

The foundation for the library assessment, programming and conceptual design was the Boston Public Library's strategic plan, the "BPL Compass." The BPL Compass served as a guiding document that directed the development of library enhancement initiatives. Its principals were incorporated into all phases of the study, setting a basis for our existing conditions analysis, shaping our programming dialog with the community and guiding the development of the conceptual designs.

GOALS & OBJECTIVES

BPL issued project goals early in the study process:



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August 13, 2014

Faneuil Branch Improvements

Project Goals for Programming Study

The programming study should focus on the following goals for improvements to the Faneuil Branch facility based on the BPL Compass Strategic Plan.

- I. **User-Centered Institution** – Enable easy and effective access to library services.
 - Improve navigation for able-bodied users and those with physical, vision, or auditory challenges including creation of an accessible front entrance as well as improved interior circulation to collections and services
 - Repair of stairs at front entrance; Provide accessible public restroom facilities
 - Improve interior and exterior signage
 - Improve self-service features including space for self pick-up and check-out
 - Provide new furniture; Replace fixtures throughout the building
- II. **Community Gathering** – Provide library spaces that are inviting, stimulating, comfortable, clean and safe.
 - Accommodate flexibility in furnishings, layouts and spaces
 - Provide welcoming outdoor spaces to maximize usage
 - Consider opportunities to create collaborative spaces for group work, conversation and conference.
- III. **Special Collections** – Strengthen and grow collections that focus on existing strengths and geographic specialties.
 - Develop a way to showcase historic collections or artifacts that allow more people to interact or appreciate them (digitally/display case?)
- IV. **Center of Knowledge** – Develop a community-responsive and neighborhood-reflective circulating collection.

- Develop a plan for maximizing use of the existing collection (note: please refer to BPL Design Standards document for information about calculating collection capacity and required shelf clearances by genre)
- Provide and enhance public training programs to include technical, health, civic and financial literacy
- Establish the library as a destination for basic computer skills learning.

V. **Children and Teens** – Enhance early literacy programs such as reading readiness, including age-appropriate multi-lingual collections.

- Provide welcoming, exciting, kid-centered spaces with opportunities for early learning – may not need full teen space but consider options for teen access/technology
- Consider improvements to sightlines

VI. **Access and Innovation** – Provide state-of-the-art public computer spaces.

- Incorporate latest technologies that allow for user-created content and creation based learning
- Increase quantity of public computers for children, teens, and adults
- Plan for future increase in tech capacity

VII. **Sustainable Organization** – See out and establish partnerships that enrich services, expand outreach, and leverage public investment through private support.

- Evaluate Library practices and workflow to optimize efficiency
- Explore new programming model where partner organizations complement and enhance library services and expertise. Potential partners include Oak Square YMCA, Presentation Community Center, Little Sprouts Daycare, neighborhood schools, Unbound Visual Arts, Inc., Allston Brighton Adult Education Coalition, Harvard Achievement Support Initiative.
- Library services to remain on one level
- Improvements (or replacement) of Circulation desk, Reference desk, and work spaces
- Maintain historic elements per historic designation
- Update all building systems, particularly electrical, data and mechanical systems, including the replacement of two old split system AC units
- Pursuit of LEED certification may not be necessary for this project, but the design should strive to meet or exceed LEED goal
- Study improvements to lighting and flooring including material abatement where necessary

VIII. **Fun** – 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.

- Connect people to popular books, music, films, and artwork
- Embrace neighborhood branches as tourist destinations and architectural attractions.

Additional items for consideration:

1. Is there something unique that the community can identify with that would make this branch unique? For example, there are 2 other branches in the neighborhood. What can make this one special without replicating all of the same amenities and services provided elsewhere?
2. Potential for expansion at the rear of the building – TBD

DEMOGRAPHICS & BRANCH PERFORMANCE

The BPL also provided statistical data relative to community demographics and use statistics for the branch library. These are summarized here and their full memorandum is included as Appendix G.

Community Demographics

The latest population data published for the Brighton neighborhood is 48,445, and for the Allston neighborhood is 19,796. The population by age for each neighborhood is as follows:

	Brighton	Allston
Children (under 9)	5.3%	3.4%
Your Adults (10-19)	6.3%	12.6%
Adults (20+)	88.4%	84.0%

Faneuil Branch Performance Statistics

VISITORS: In FY15 the Faneuil branch received 131,697 in-person visitors, which ranks the 3rd highest visited branch system-wide behind the Central Library and East Boston Branch. By comparison, the neighboring Brighton and Honan-Allston branches rank 17th and 20th respectively for visitors.

COLLECTION SIZE: the Faneuil branch ranks 21st in terms of current collection size (30,258 items). The community has voiced repeated impassioned requests for no change to the existing collection size.

FACILITY SIZE: Amongst 25 system-wide facilities, it ranks 22nd in terms of building size with only 7,600sf.

COLLECTION USE: Items from the Faneuil branch's collection are typically borrowed as follows:

Children's Collection: 56%

Teen Collection: 3%

Adult Collection: 41%

COLLECTION/SF RATIO: In terms of collection items/sf, the Faneuil branch ranks 7th with a ratio of 3.95 items/sf. By comparison, the neighboring Brighton and Honan-Allston branches have a ratio of 2.05 and 2.50 items/sf, respectively.

NEIGHBORHOOD POPULATION: The ratio of neighborhood population to existing building area for the Faneuil branch is 6.37 people/sf. For comparison, the equivalent ratio of neighboring Brighton and Honan-Allston branches are 2.16 and .99 people/sf respectively.

REACH: The Faneuil branch ranks 5th for Reach amongst system-wide branch locations (excluding the Central Library). By comparison, the neighboring Brighton and Honan-Allston branches rank 7th and 20th for Reach, respectively.

Note: "Reach" is a measure that takes into account total circulation + visitors + programs + computer sessions. Reach provides an indicator of each location's level of activity.

FACILITY AGE: Built in 1931, the Faneuil Branch is the oldest un-renovated facility in the Boston Public Library system.

COMMUNITY MEETINGS: In FY15, the Faneuil branch ranked last in terms of quantity of community meetings held, with only 15 events. The low number of community meetings is attributed to the lack of a dedicated meeting space. In the current facility, all community meetings are held in the Children's Room where shelving and furniture must be moved out of the way to make space for group gatherings.

These events are limited to being held after regular library hours so as not to interfere with public service in the Children's Room. By contrast, the Brighton and Honan-Allston branches rank 4th and 16th for community meetings respectively, indicating that there is

community demand for public gathering spaces in the neighborhood. The Faneuil branch could help to meet this need if a more suitable space were available to the public for use.

ACCESSIBILITY: The existing facility does not meet current standards for ADA accessibility.

Project Goals & Objectives emerged from the BPL general agenda, branch use statistics, demographic composition of the service population, community desires for library services, the City need to provide and maintain quality facilities and the consultant team experience with library buildings.

Combining all these factors, the following general goals and objectives emerged.

Establish the library's welcoming character and become an accessible library with all patron services on one level. Achieve this goal without dramatically changing the exterior appearance of the historic building.

Facilitate an "active library" accommodating "next generation" library service, without compromising the historic integrity of the library's interior spaces.

Re-establish quality spaces and programs for Children which support early literacy and learning, without disturbing the essential character of the spaces which have become well loved by several generations.

Maintain quality collections, without encroaching on space for patrons to spend time in the library.

Update furnishings while maintaining and/or restoring important pieces that carry forth the

unique history of the library for subsequent generations.

Support community groups in their need to have spaces to gather and share ideas, while maintaining a high "utilization rate" for all of the library's spaces.

Improve (or replace) building systems in general (plumbing, lighting, heating, cooling, fire protection).

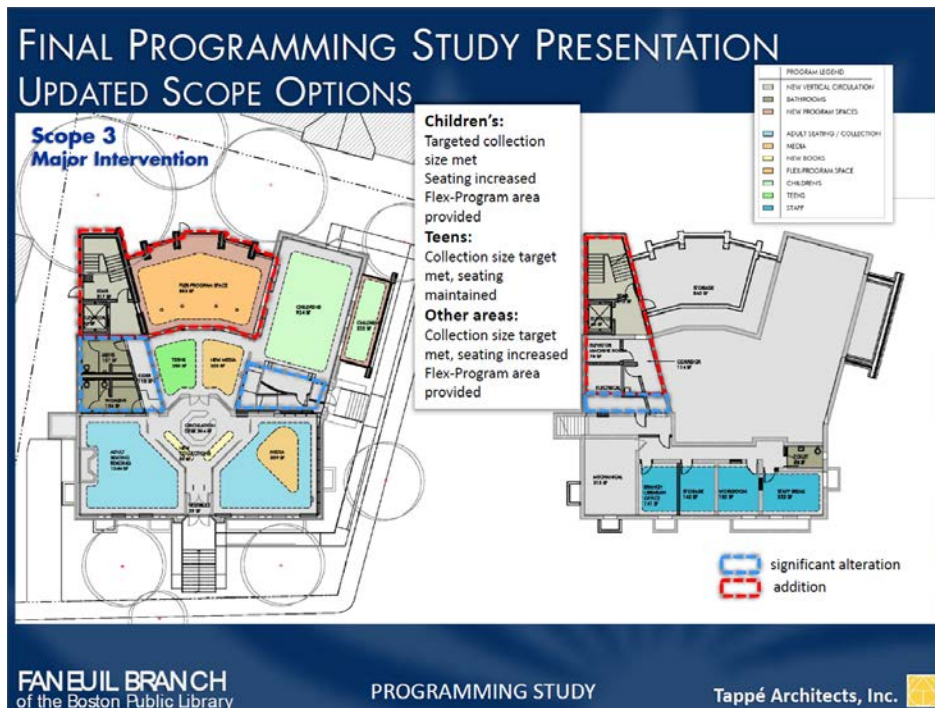
Support future enhanced technologies for communicating and producing as well as garnering information, even though we do not yet know what they will be.

Efficiently support staff functions while having offices and support on the lower level and community service points on the main level.

Further space-specific goals are articulated in the Program section.

CONCLUSIONS

The process yielded 3 design options of differing scope and value. While all three options have their pros and cons, the Library is recommending support for option three. The support was based on the enhanced functionality that this scope provides, with emphasis on the flexibility to adapt to potential future changes. The community also appreciated and endorsed the manner in which the expansion of the building (in two directions) respected and enhanced the original historic architectural composition.



Slide from Final Study Presentation, illustrating added and significantly renovated areas

PROJECT ESTIMATE

As noted above, the conceptual designs reflect 3 different scopes. The estimate reflects the varying scopes with corresponding cost projections. BPL project stakeholders and the City of Boston Property and Construction Management Department project administrators assisted with review of preliminary drafts. Their comments were incorporated to bring the scope of the estimate into alignment with similar projects and to reflect their recent experiences with projects of similar complexity and scope. Costs were projected as follows (rounded to the nearest thousand dollars):

Scope 1 (Light Intervention)

\$

ADA Accessibility &
 Basic Systems Upgrades

Scope 2 (Moderate Intervention)

\$

Accessibility, System
 Upgrades + Moderate
 Expansion

Scope 3 (Major Intervention)

\$

Accessibility, Maintenance +
 Comprehensive Improvements/
 Expansion

SUMMARY/RECOMMENDATION

We are pleased to submit this report for consideration. Implementing the general agenda for library goals will maintain the integrity and relevance of this essential community resource as it is improved to meet contemporary building standards and adapted to 21st century library services and community needs.

The study process articulated and quantified a program of spaces that were derived through a process that involved working closely with the BPL leadership, the branch library's staff and the library service population. The results of this programming study indicate that area required to accommodate the desired program for the library is larger than the available space within the building. However, there is space available on the site to accommodate building expansions (in two directions) sufficient to provide for the library program.

Increasing collection size was not a factor contributing to the additional space needs. The collection projection in the building program is the same as the current library collection size. However the density of the collection is greater than other branch libraries (supporting data is provided in an appendix). Because of the relatively high circulation statistics, the Faneuil branch projected collection size is being maintained at a constant level, rather than a reduced level. The primary generator of the larger area projection is the need to support community gatherings within the neighborhood library. Currently there is no dedicated space for group meetings, and the children's library space is converted to accommodate programs and meetings, many of which would be better hosted in space that was not intended for children. Another generator of the increased space requirements was establishing the proper clearances for compliance with the American's with Disabilities Act. For instance, providing accessible toilets together with adequate space between bookshelves and seating required that the building be larger merely to accommodate the current functions.

From among the 3 options for improving library service at the Faneuil Branch which were examined in the course of this programming study, the Major Intervention Option is recommended. This option accommodates sufficient space to maintain the current collection size while satisfying ADA accessibility upgrades. The incremental cost of this option is 19% more than the Moderate Intervention Option (26% more than the Light Intervention Option). However, the Light Intervention Option addresses primarily the accessibility requirements, and actually reduces the seating and collections relative to the current condition. The Moderate Intervention Option increases the library footprint sufficiently to accommodate the accessibility improvements and mitigate against losses to seating and collections, thereby maintain (but not improving) the existing functionality.

As noted earlier, the Faneuil branch ranks 7th for collection size per square foot (3.95 items/sf). If the Faneuil branch were expanded to the size proposed by the Major Renovation scheme this ratio would improve to 2.53 items/sf which is comparable to the current ratio at Honan-Allston. Also, the ratio of neighborhood population to existing building would be reduced from 6.37 people/sf to 4.08 people/sf.

With additional expansion, the Major Intervention Option satisfies all the programmatic requirements, including accessibility, together with space for additional seating, community gathering and library program activities.

PROJECT TEAM

The project team for this study was made up of members of the City of Boston Property and Construction Management Department, the Boston Public Library, the Faneuil Branch Library Community Advisory Committee composed of key stakeholders, and the project consultants.

CITY OF BOSTON PROPERTY AND CONSTRUCTION MANAGEMENT DEPARTMENT

Patricia M. Lyons, Commissioner
Gert Thorn, Assistant Director
Alistair Lucks, Project Architect

BOSTON PUBLIC LIBRARY

David Leonard, Interim President
Michael Crawford, Director of Library Services
Christine Schonhart, Director of Library Services, Branches
Sydney Thiel, Major Projects Coordinator
Eamon Shelton, Major Projects Program Manager
Dorothy Keller, Branch Librarian for the Faneuil Branch Library

COMMUNITY ADVISORY COMMITTEE

Abigail Furey, President	Anabela Gomes
Judith Spiegel-Markson	Rose Chung-Dell
Michael Simmons	Wirth Douglas
Sheila Dillon	Nancy O'Hara
Daniel Lee	Maria Rodrigues
Abigail Furey	
Ram Rao, Aaron Donahue	

PROJECT CONSULTANTS

Tappé Architects

Jeffrey M. Hoover, Library Design Director, Principal
Damian Liddiard, Design Director
Daraline Bou, Technical Designer
Griscel Diaz, CADD/BIM Technician
Amanda Lockwood, Intern Architect

AWE | Air Water Energy Engineers, Inc.(MEP/FP)

Rome & Guarrancino, LLC (Structural)

Rider Levett Bucknall (Cost)

R.W. Sullivan Engineering (Code)

STUDY METHODOLOGY

Tappé Architects was selected for the study and then given authorization to proceed with the work on 7/2/14. The study was divided into 3 phases, and existing conditions analysis, a programming study, and a conceptual design phase with cost estimate. The final presentation was made to the Community Advisory Committee almost a year later, on 6/10/15.

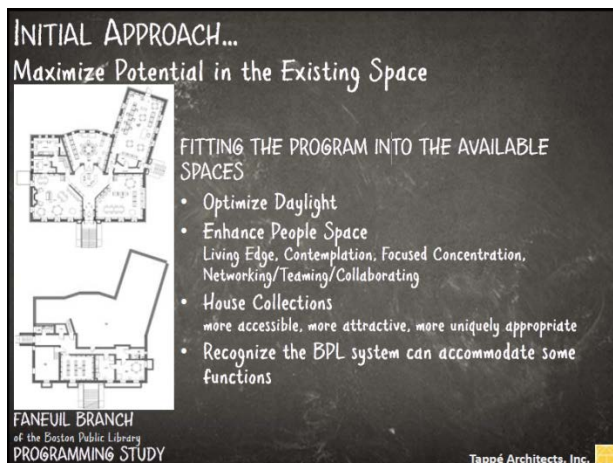
Although 3 community meetings were originally planned, ultimately four were held, responding to community request for additional opportunity for interaction, input and feedback:

- **Community Meeting #1 - October 29, 2014**
Presentation of **Draft Existing Conditions Report** for review and Comment
Presentation of preliminary feedback from the **Patron Survey** for review and comment
- **Community Meeting #2 - December 18, 2014**
Review of the **revised Existing Conditions Report**, incorporating community comment
Presentation of the initial **Draft Building Program** for discussion, commentary and development
Program Development Breakout Session
- **Community Meeting #3 - April 1, 2015**
Review **Design Explorations** based on **Scope Options**
- **Community Meeting #4 - June 10, 2015**
Review Final **Design Explorations** and **Cost Projection**

The Community Advisory Committee (CAC) was present and participated at all the community meetings. The notes from these meetings are included in Appendix B, together with a copy of the presentations made on these dates.

EXISTING CONDITIONS

The work commenced with a review of the existing facility (see Appendix A). Tappé and our consulting engineers and consultants examined the building to determine the principal issues and opportunities facing a BPL branch library in the 21st century as well as examining the building's systems and configurations relative to their condition and compliance with building code. We also gave special emphasis to using the BPL Compass Strategic Plan as criteria for evaluation. Additionally, we recognized the building's place in history as the only example of the Art Deco Style in the BPL system.



Slide from Community Meeting #1 Reporting on Existing Conditions

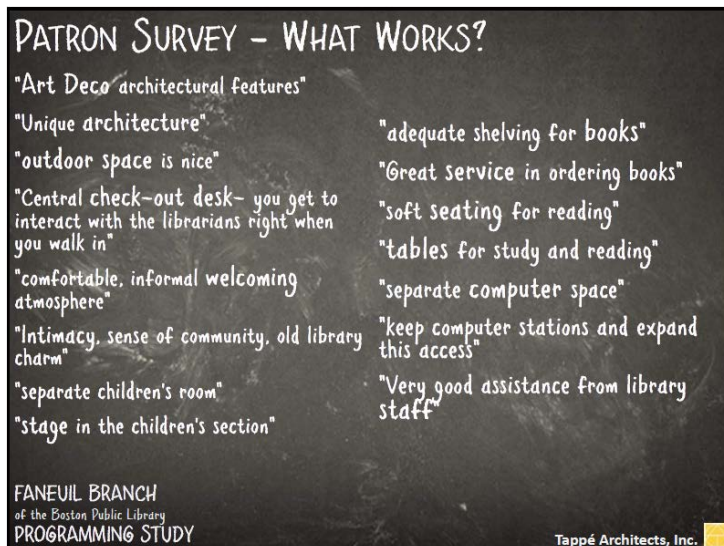
Additionally, it was recognized from community input and feedback relative to the existing conditions report that the historic character and configuration of the building would have impact on the program such that their desires for programmatic utility were tempered by the desire for maintaining the character of the spaces. So, to a limited extent, the spaces set criteria for the program as well as the program setting criteria for the spaces. The community contributed their thoughts and aspirations for the program in a charrette that was integrated into the 2nd community meeting.

The Existing Conditions Report was presented at a community meeting and a copy placed on the BPL web site for additional review and comment from members of the community who may not have been in attendance. After a review period to receive the comments, the existing conditions report was revised to address the comments.

The Code Analysis was prepared and submitted separately. Incorporated into the final Existing Conditions Report, it is included in Appendix D.

PROGRAMMING

The programming phase of the study involved initial review with BPL to set the criteria relative to the Compass Strategic Plan. To garner community input in the programming process, an on-line and paper survey was prepared by Tappé and circulated to library patrons and members of the community. The in-progress survey was used to establish a lively dialog with the community at a meeting focused on programming. Additionally, the CAC prepared a survey and provided the project team with the results and analysis (see Appendix F).



While all of the of the community meetings encouraged and benefited from active community participation, community meeting #2 also included a “charrette” or breakout session focused on garnering community perspective on the their goals for the library at a somewhat detailed level. Below is an outline for the session, the primary purpose of which was to garner community input about desired service goals as well as potential spatial improvements. It established an opportunity for the community to craft their own narrative about a future library.

Slide from the Community Meeting Reporting on Initial and On-Going Survey Results. This slide shows actual comments from the community in response to the survey.

- Tappé introduced the preliminary in-progress Draft Program.
- Each breakout group focused on a particular zone:
 - Children’s and/or Teen Service
 - Adult Services
 - Welcome zone
- Each breakout group read and reacted to the functions and goals for each area of the library as they were currently written
- Each breakout group discussed what is missing or what they would change
- Each breakout group wrote bullet points or short sentences that reflect their perspective
- Each group reported back to the entire meeting

The exercise encouraged the community to get into some detail with the narrative about the program, but in small enough sections that it was not overwhelming. Although the exercise could not be replicated on-line, the notes and presentation from the meeting were posted for the benefit of those who could not attend the meeting in person. We recognized the community feedback and suggestions and incorporated them as appropriate into the final program.

CONCEPTUAL DESIGN

At the 2nd community meeting scope options were introduced as a method for investigating alternative schemes and programmatic options for development. Described in more detail later in this report, the basic options were:

Scope 1

ADA Accessibility &
Basic Systems Upgrades

Scope 2

Accessibility, System
Upgrades + Moderate
Expansion

Scope 3

Accessibility, Maintenance +
Comprehensive Improvements/
Expansion

These Scope Options were developed into similar Design Options during Conceptual Design:

Scope 1

Light Intervention



Scope 2

Moderate Intervention



Scope 3

Major Intervention



Several variations on the options were developed and reviewed with BPL, from which preferred options were selected for presentation to the community. Common to all options was an accessible entrance, accessible toilets and elevator to serve both levels. Each option was reviewed at a community meeting, and the presentation and meeting notes were posted on the BPL web site so that community members who could not be present could review and comment.

After the period for review and comment from the community ended, the input was incorporated into revised drawings, virtual models and perspective renderings. The updated drawings became the basis for the construction cost estimate.

A final presentation of the conceptual design was made on 6/10/15. After discussion and debate, the consensus from the community was a preference for Scope 3, "Major Intervention."



Conceptual view of the proposed southeast aspect of the preferred Conceptual Design



Conceptual view of the proposed expanded Children's Library looking through former exterior windows into the addition in the background



Conceptual view of the proposed multi-function community gathering space from the existing back of the Library, looking out the north facing windows to the landscape



Conceptual view of the proposed multi-function community Gathering Space looking through a former window into the Children's Library

BUILDING PROGRAM

INTRODUCTION

The Library Program for the Faneuil branch builds on the BPL Compass Strategic Plan. It is additionally informed by community feedback from user surveys and meetings. The programmatic goals and objectives are also reflective of the existing building and site's configuration, character and size. Therefore the programmatic requirements are not just a reflection of community needs and desires for library service, but also reflective of the limitations of the existing Faneuil branch and site.

SCOPE OPTIONS

Notwithstanding the size and configuration of the existing building and site, consideration of improvements in library services and spaces is not necessarily limited to the existing building's size. Three scope options are being considered, which can be characterized as follows:

Scope 1 - (Light Intervention)

ADA Accessibility & Basic Systems Upgrades

The program for the basic level of facility improvement will be designed to achieve accessibility throughout the library and update building mechanical and systems and life safety. Wherever the goals and objectives for the various areas of the library program can be met within the context of these improvements, they will be incorporated, but additional improvements will be beyond the limits of scope 1. Achieving accessibility within the existing library spaces will require wider circulation paths and a commensurate reduction in shelving and/or seating.

Scope 2 - (Moderate Intervention)

Accessibility, System Upgrades + Focused Improvements

In this scope alternative, the goals and objectives of scope 1 are addressed together with exploring the potential to realize additional library service improvements. Aiming to limit expansion of the building footprint except as necessary for accessibility, this scope is expanded to include the potential for comprehensive improvements to all the spaces of the library and address contemporary library service needs as described for each library space. Within this scope, design alternatives for accommodating collections capacities relative to spaces for patron services can be evaluated. Replacement furnishings, shelving and equipment can be considered.

Scope 3 – (Major Intervention)

Accessibility, Maintenance + Comprehensive Improvements

Achieve the goals of scope 1 and 2 considering expanding the building area to accommodate a broader spectrum of desired services, recognizing the constraints of the existing site, but without being limited by the existing building footprint. Some of the community suggestions for service improvements that could require building expansion include:

- Shared space for community meetings
- Shared small group rooms (study, homework, projects, tutoring, consultation)
- Enhanced children's program space

BPL OBJECTIVES

In each of the scope options we will address BPL objectives for the Faneuil branch library:

- ADA Accessibility, including new public toilets
- Public service on one level
- Collection changes (+/- 30,000 items recommended, with roughly 55% of Children/Teens 45% for Adults)
- Support Early Literacy and Learning
- Update furnishings
- Integrate state-of-the-art information technology
- Update building finishes (respecting historic configurations and details)
- Update building systems: heating ventilation and air conditioning (HVAC), electrical, fire protection, plumbing
- Efficiently support staff functions

LIBRARY PROGRAM – CONCEPTUAL APPROACH

Combining input from the Community Advisory Committee meetings, community feedback from on line and paper surveys and BPL objectives together with Tappé Architects insights, a set conceptual outline of the general programmatic requirements has been developed for the improvements to the Faneuil Branch. Survey results are summarized separately in Addenda F, but there was a general support for:

- Quality spaces and programs for Children
- Maintaining access to quality collections
- Providing adequate, comfortable & quiet places to read
- Supporting community groups needing meeting space
- Adding collaboration spaces and accommodating informal meetings
- Preserving the Art Deco character of the building, inside and out, details and overall spaces
- Relieving the congestion in the building
- Improving toilet facilities, and building systems in general (lighting heating, cooling)
- Enhanced technology for communicating and producing as well as garnering information

AN ACTIVE LIBRARY

Accommodating “next generation” library service – recognizing that collections and media continue to evolve - in the historic Faneuil branch library, will have certain attributes in terms of the physical space. The space will be more responsive to the full spectrum of activities of the library visitors as well as to the needs of collections. Access to (and storage of) the collections will continue to be fundamental to the organization of the library, but maintaining a current and relevant collection is critical, rather than collection growth per se. Generally, this means establishing a stable collection size by maintaining a collection that is responsive to the community needs.

COLLECTIONS

The result of maintaining a stable popular materials collection is that spaces for patrons to sit and read and meet with others can be established and sustained, without being encroached upon by expanding collections. The advantage this has for the Faneuil Branch Library can be new opportunities for the community to not only access information, but to actively use information, share information, and potentially create new information.

PROVIDING FOR PRODUCTIVE PEOPLE

A renovated Faneuil branch library facility can be even more welcoming to patrons coming to the library:

- as individuals coming to the library to find information,
- as individuals seeking comfortable space for focused concentration,
- as pairs of individuals looking for a space for tutoring,
- as small groups of people coming to collaborate on a joint project,
- as a community organization attending a periodic meeting,
- as large groups coming for a library sponsored program,
- and as individuals looking for impromptu opportunities to connect with other members of the community in the library's informal networking spaces.

USER EXPERIENCE

Of course, convenience will continue to be important to patrons, therefore, facilitating “grab and go” transactions that take as little time as possible should be accommodated, together with creating places that are comfortable for extended visits to the library.

ACCOMMODATING ALL AGES

Additionally, provisions for these services and spaces above will need to be tuned to meet the needs of each age group that uses the library.

CENTER OF COMMUNITY

The Faneuil branch library can maintain its role as the center for the community, functioning in some ways as a sort of collective Living Room. Distinct from a “community center,” which has an implied association with a recreation center and physical activities, the renovated library can continue to be a hub of intellectual activities, informal self-directed learning and personal advancement for the community.

LIBRARY PROGRAM – PRACTICAL CONSIDERATIONS

ACOUSTIC APPROACH

The future library will have active, interactive environments; however quiet reading is still an essential activity for Faneuil branch library patrons. Because the library is envisioned to continue to have open and interconnected spaces, noise control is a critical consideration. The library can be organized in zones that cluster spaces with a higher noise level together and transition through spaces that have an increasing intolerance for elevated sound levels to the places that require the most quiet. Where this logical progression is not possible, acoustical composition of the building construction and the properties of the finish material will need to be used to achieve the appropriate acoustic environment for each space. The existing partial height and full height glass walls help create acoustic buffers. The separation of children's services in its own wing is an asset. Additional buffering within the two main wings of the Library can be obtained through judicious use of upgraded finishes on walls and floors, and even furnishings.

Acoustical separation will be necessary around the mechanical rooms, restrooms, offices and meeting areas. Sound rated doors, hardware and frames can be used to isolate noisy areas. Bathroom areas with noisy plumbing and hand dryers should be acoustically isolated from surrounding areas.

AMERICANS WITH DISABILITIES ACT (ADA)

Together with establishing criteria for accessible entrances, pathways, and toilet facilities in all public buildings, the Americans with Disabilities Act has some requirements that are particularly relevant to public libraries.

- Shelving Aisle Widths - 42 inch aisles are preferred, though 36 inch aisles are permitted
- Shelving Height - There are no height restrictions for shelving except for display shelving, for which a height of 48 inches is preferred, but where 54 inches is allowed in configurations where a lateral approach is possible.
- Seating at tables, carrels, counters - At least five percent or a minimum of one of each element must meet specifications for clearances, access and reach.
- Public Service Desks - Every public service desk must provide a 36 inch wide portion of the desk/counter that is no higher than 34 inches as well as meeting clearance requirements.
- Signage – Requirements for contrast, symbology, size, Braille apply to permanent signage.

ENERGY DISTRIBUTION

The renovated library will require ample power outlets for library equipment and general patron use. The library's computers, scanners, copy/print machines, task lighting, express check out, and other devices all have energy requirements. In addition, most patrons will have a portable electronic device or phone in addition to a portable computer of some sort. They desire the ability to charge (any/all of) these devices while at the library.

Adequate electrical service will need to be provided for both present and future configurations of equipment and furnishings. Evenly spaced runs of wall, counter, and floor outlets are needed in work rooms, public service desk areas, digital media areas, and catalog areas to create maximum flexibility. Flush, capped floor outlets are to be provided, as appropriate, in a grid that enables planned deployment of equipment as well as flexibility for future needs. Fortunately, basement and crawl spaces exist under the main floor patron spaces, simplifying the installation of new power outlets.

DATA NETWORK

A wired data network will serve all the staff computers and other networked devices as well as the patron PCs that are stationary. Additionally, a network of available data ports will be needed for future flexibility. However, to service patron-owned portable devices and the library's portable devices that will be loaned to patrons, there will need to be a robust wireless network.

Also, there may be locations that may merit higher bandwidth than the typical data port. These areas include any collaboration stations or computers configured to run processor intensive software (e.g. for photo or video editing or 3D modeling) or a potential gaming stations in Teens. Sharing the output of these endeavors will be facilitated by enhanced network connections.

LIGHTING

Lighting is a basic, inseparable factor in the architectural composition and over-all design of a library building. During the daylight hours a combination of natural and artificial light will be desirable to meet the physical needs of library patrons and staff. The natural and artificial lighting system needs to be designed to admit the proper amount and type of natural light (e.g. direct sunlight is generally undesirable, while indirect daylight is desired), and automatically supplement that light with artificial light when required.

Lighting Levels

Below are recommendations of the Illumination Engineering Society (IES). The IES measures lighting in foot-candle or in Equivalent Sphere Illumination (ESI) levels. Where foot-candle measure only the ambient lighting on a given surface, ESI levels also take into account other factors including glare, reflection, veiling, shadows etc.

In practice, the IES lighting levels are excessive for most modern library environments, and complying with the recommendations makes energy efficiency difficult. To mitigate, lighting deployment needs to be increasingly strategic. For instance:

- At reading areas, the floor area can be relatively dark (lit by low level ambient lighting fixtures – or available daylight). This can be supplemented with task lighting on the tables with variable lighting levels. When needed, patrons can adjust the lighting level to meet their needs. When no one is at a table, the lights can be off or on their dimmest setting.
- Similarly, at service desks and staff workstations, the staff can use task lights built into their desks, rather than rely on the overhead lights.
- At bookstacks, again the light on the floor can be minimal and bookstack mounted lights can direct light onto the spine or faces of the books being housed or displayed.
- Computer spaces can have less than the suggested fc at the worksurface, since the displays glow and keyboards that are back lit are widely available. Also, if reading material is desired next to the computer, a task light can then bring the illumination up to a desired level.
- Also, in teen areas the lighting level can also be less than the IES standards.

All these strategies use less power for lighting either by not using light when no one needs it or by putting the light source close to the surface being lit (mitigating the effect of the inverse square law*) or both. Additionally, these strategies give greater control of the local environment to individual patrons or staff.

Flexibility

Associating a light fixture with a table, carrel, bookstack or book display unit, incorporating controls in the fixture itself, and decoupling the lighting design from the architecture will facilitate future arrangements. Power outlets (typically in the floor) can be provided for all furniture mounted light fixtures.

Glare

Although less problematic with most flat panel displays on contemporary computers, avoiding glare off of computer screens is still advisable. Avoiding glare from sunlight will be desirable in all readings areas.

Switching/Controls

Light fixtures are to be controlled by the automated Building Management System. Some areas will have local override switches and these lights should be visible from the switching location. Label all switches according to the names of their program areas. Consider locating staff work area light switches near the staff exterior entrance and public area light switches near the staff work area interior entrance from the library. Coordinate all final switch/controls locations with staff prior to completion of the construction contract documents.

* In physics, an inverse-square law is any physical law stating that a specified physical quantity or intensity is inversely proportional to the square of the distance from the source of that physical quantity

PROGRAM SUMMARY

On the following pages are a quantitative summary and then room data sheets or functional area descriptions. On these sheets, space-by-space goals and objectives are summarized as they apply to each of the various functional areas of the library. The spaces of the library are organized into 6 basic use zones:

Welcome Zone

Entrance & Vestibule
Borrower Service Desk – Circulation & Info
Self-Service Holds
Browsing/New Books
Friends Booksale Space

Commons Zone/Shared Services

Community Gathering Space
Casual Seating & Networking Zone
Group Study/Consultation Space
Copy/Print Services
Public Restrooms

Adult Services

Information/Reference
Adult Fiction/Non-Fiction Collections
CDs & DVDs
Magazines/Reading
Adult Seating/Reading
Adult Computers
Quiet Reading/Study Area

Children's Services

Children's Fiction/Non-Fiction &
AV Collections
Children's Picture Book Area
Children's Computers
Children's Program Area
Children's Storage

Teen's Services

Teen Collections
Teen Gathering & Seating Spaces
Teen Computers

Administration/Support

Staff Workroom
Branch Librarian Office
Staff Break Room
Building Maint./Custodial Closet/
Custodian's Desk
Tele/Data Closet
Storage

Some of these spaces are not currently in Faneuil branch and are included only in Scope 3, described earlier. In the section that follows, different aspects of the various library spaces are also identified as part of Scope 1, 2, or 3.

Area Designation	Net Area (<i>existing</i>)		Seating	Staff Stns.	Collection	PCs
A. Welcome Zone						
Entrance & Vestibule	40	40	0	0	0	0
Borrower Service Desk	395	395	0	1	0	0
Browsing/New Books	300	40	0	0	200	0
Self-Service Holds	75	40	0	0	200	0
Friends Book Sale Space	75	20	0	0	100	0
B. Commons Zone/Shared Services						
Community Gathering Space	900	0	28	0	0	0
Casual Seating & Networking Zone	inc. above	0	0	0	0	0
Group Study/Consultation Space	inc. above	0	6	0	0	0
Copy/Print Services	80	40	0	0	0	0
Public Restrooms	300	65	0	0	0	0
C. Adult Services						
Information/Reference	inc. above	inc. above	1	1	0	1
Adult Fiction/Non-Fiction Collections	700	560	0	0	8853	0
CDs & DVDs	400	150	0	0	4441	0
Magazines/Reading	inc. above	inc. above	0	0	20	0
Adult Seating/Reading	700	560	14	0	0	0
Adult Computers	300	560	5	0	0	5
Quiet Reading/Study Area	inc. above	0	0	0	NA	0
D. Children's Services						
Children's Services - General	1500	995	40	1	inc. below	4
Children's Fiction/Non-Fiction & AV Collections	inc. above	inc. above	0	0	15186	0
Picture Book Area	inc. above	inc. above	0	0	inc. above	0
Children's Computers	inc. above	inc. above	0	0	0	0
Children's Program Area	inc. above	65	20 ★	0	0	0
Children's Storage	100	60	0	0	0	0
F. Teen's Services						
Teen Services - General	400	360	10	0	inc. below	0
Teen Collections	inc. above	inc. above	0	0	1620	0

Area Designation	Net Area (<i>existing</i>)		Seating	Staff Stns.	Collection	PCs
Teen Gathering & Seating Spaces	inc. above	<i>inc. above</i>	10	0	0	0
Teen Computers	inc. above	<i>inc. above</i>	5	0	0	5
G. Administration/Support						
Staff Workroom	180	175	0	3	0	0
Branch Librarian Office	160	110	0	1	0	0
Storage	650	305	0	0	0	0
Staff Break Room	215	215	6 *	0	0	0
Building Maint./Custodial Closet/Custodian's Desk	50	35	0	0	0	0
Tele/Data Closet	50	25	0	0	0	0
TOTAL PROGRAMMED :	6370		119	7	30,620	15 **
Non Programmed :	3,058					
	9,428					
Net to Gross Ratio :	68%					

* Not included in the total of Reader Seats.

** Not including Circulating laptops/tablets/iPads/eReaders, etc.

Area Entrance & Vestibule

A. Welcome Zone

Functions Performed Scope Option 1, 2, & 3:

The primary function of Library Entrance is to provide a formal entrance and lobby for the library building and access to all library services. Multiple entrances are not desirable.
 The vestibule creates a thermal buffer between the interior controlled climate and the exterior weather. It also provides opportunity for BPL and community bulletins and notices.
 Staff will plan displays and post notices. Patrons will wait here for transcription.
 Incorporates book theft detection gates.

Service Goals Scope Option 1:

Establish an accessible primary entrance.
 Create a welcoming atmosphere.

Scope Option 2 & 3:

Relieve current visual clutter and physical congestion in the arrival area.
 Facilitate patron orientation from the entrance and vestibule to the various sections of the library – in ways that are intuitive and less dependent on signage.
 Reinforce the library building's original character by restoring the interior and exterior doors.

Occupancy Patron Seating: 0

Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0

Staff Stations: 0

Seating Notes: on bench-short-term use

Proximity to Borrower services, browsing/new books, children's library

Distant from Quiet reading areas

Area Required 40 sq.ft.

Collection Capacity 0

Other Materials

Architectural Features **Outside:**

The doors need to be ADA compliant.

Inside:

The entrance lobby should be inviting with a small community bulletin board to avoid visual clutter. A display area for booksale items, can be closer the circulation area to mitigate congestion at the small entrance space.

Lighting:

Ambient lighting level to navigate the space with flexible accent lighting on special elements and displays.

Floors:

Durable, high traffic materials. Anticipate a walk-off mat that meets LEED criteria in the vestibule, just inside the doors from the exterior.

Acoustics:

Contain noise from spreading beyond the area and minimize reflected sounds within the area. The area will be noisy with the activity of patrons entering and leaving the building, but the existing glass wall that flank the entry space will continue to mitigate the impact on the main reading room. Consider a removable walkoff mat type carpet if the noise escalates to become a disturbance.

Walls:

Incorporate tackable surfaces for display

Furnishings/Equipment

Furniture:

community bulletin board
 literature/pamphlet display racks (mobile)
 wastebasket/recycling receptacle
 umbrella stand

Elec/Data (provide infrastructure):

Provide for book theft detection equipment

Equipment:

Shelving:

NA

Additional Orientation should be assisted with signs and graphics, but only to the extent necessary.

Area Borrower Service Desk

A. Welcome Zone

Functions Performed Scope Option 1, 2, & 3:

Efficiently handle transactions for the library's circulating collections, including interlibrary loan items and holds. Includes the following tasks: 1) Library patrons checking-out library materials at the desk and self checkout units; 2) Registration of new borrowers, 3) Routine business transactions including registration, payment of fines and fees (future credit & debit transactions); 4) Limited sorting of various materials by staff.

Service Goals Scope Option 1:

Establish an accessible approach and transaction point at the desk. Assure adequate space for passage around desk activities.

Scope Option 2 & 3:

Maintain an inviting ambiance to encourage patrons to approach the desk. Restore and maintain the character of the desk in concert with the original Art Deco interior design.

Remove from the patron view and experience as much of the behind-the-scenes work as possible, and improve staff efficiency at the desk. Enhance access to self-service/express-check-out.

Occupancy Patron Seating: 0

Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 0

Staff Stations: 3

Seating Notes:

Proximity to Staff workroom, entrance, children's services, browsing/new books, public restrooms

Distant from Quiet reading areas

Area Required 395 sq.ft.

Collection Capacity 0

Other Materials

Architectural Features For efficient use of staff, circulation functions for all materials as well as information services will take place at this one service desk. The incorporation specialized circulation and security system equipment for library materials should be part of the early design process.

Provide for hold items that are pulled from the collection each day to be placed on a self-service shelving unit near a self-service checkout station.

The height of the desk surface should be at multiple levels, to meet ADA standards & consider ergonomics for serving children, however since the desk is historic artifact to a certain extent, adjustable height mechanisms should be modular and reversible. Drawers for fine money, supplies, and registration materials should be included, and determined by dialog with the staff later in the design process. There should be space for lost and found items, and recycling bins.

Provide for visual access to the public restrooms, entrance and lobby and the book stacks.

Lighting:

Ambient lighting level to navigate the space with staff controlled task lighting at the desk. Consider custom fabricated decorative pendants to match the historic original light fixture design, but with higher performance per contemporary standards.

Floors:

Durable, high traffic materials in front of desk; impact absorbing material (e.g. high performance carpet or rubber sports floor) on staff side of desk. Consider matching the historic material in color texture and pattern.

Acoustics:

It will be difficult to contain noise from spreading beyond the area and minimize reflected sounds within the area, although the existing glass walls will help. The ceiling should continue to be plaster so any sound deadening material would need to be at the floor (probably just behind the desk).

Furnishings/Equipment

Furniture:

Circulation desk (existing)
 2 ergonomic adjustable stools
 2 book trucks
 wastebaskets
 Recycling bins

Elec/Data (provide infrastructure):

2 circulation terminals
 1 printer
 1 phone

Equipment:

Shelving:

Self-Service Holds:

5 sgl. faced units, 5 shelves high

Additional Desk Design:

Features of desk typically need to include:

- Lockable cash drawer

- Drawers/shelves for supplies

- Space for 3 book trucks behind desk

- Surface of desk must be durable

- Integrated accommodations for fliers and pamphlets that are distributed at the desk

- Space for lost and found items, and recycling bins.

The final design of this area should be developed with input from staff and administration.

Careful attention must be given to the workflow. It is critical to the operation of the library that the process of circulating library materials works smoothly and efficiently. Poor organization will result in significant increases in operational costs that will negatively impact the library's operating budget every year the building is in use.

Consider mobile file drawers and storage drawers

Recognize the need for patrons to pull up chair at service desk (Staff and patron knee room)

Make staff computer monitors visible by public as well as staff (pivoting base)

Area Browsing/New Books

A. Welcome Zone

Functions Performed Scope Option 1, 2, & 3:

The primary function is for presentation of new books, seasonal displays, and topical displays from other portions of the library collections as appropriate. Patrons browse and select new books to borrow. Materials are attractively and conveniently displayed, featuring the book covers rather than the spines.

Scope Option 3:

Additional display space for temporary exhibits could be accommodated here.

Service Goals Scope Option 1 & 2:

No fundamental change, but remove obstacles to accessibility.

Scope Option 2 & 3:

Improve awareness of new digital titles as well as print material.

Scope Option 3:

Enhance awareness of newly obtained and highly popular items in an attractive manner allowing patrons to see that the collection is continuously updated.

Create attractive ambiance and enticing displays to encourage patrons to explore newly acquired books.

Occupancy Patron Seating: 0

Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0

Staff Stations:

Seating Notes:benches

Proximity to Borrower services (including self-check), library entrance

Distant from Information/reference, quiet reading areas

Area Required 300 sq.ft.

Collection Capacity 200

Other Materials

Architectural Features The New Book Display Area will provide an attractive display of recent library acquisitions in a "bookstore" setting.

This area should be inviting, with displays that effectively "merchandize" the collection.

Employ lighting that draws patrons to the area when they enter the building and highlights the collection on display.

Anticipate that approximately fifty percent (50%) of new books will be shelved face-out to feature the covers.

The area must be easily supervised from a service desk.

-reconfigurable mobile shelving to house and display the collection

-arrangement to facilitate ease of browsing, location of materials

-adequate aisle space for comfortable browsing and accessibility - (4 foot wide aisles desired)

-clear signage

Lighting:

General ambient light level can be relatively low, punctuated with higher levels at display areas. Different lighting types required to be appropriate for shelving/display, computer work areas, viewing/listening stations. Consider integrating display lighting into bookcase construction (e.g. Lucalight - <http://lucalight.com>).

Acoustics:

It will be difficult to provide any improvements to the existing acoustics in this area, since the floor, wall and ceiling finishes are anticipated to have the same acoustic properties as the existing.

Flooring:

Must be high traffic and durable.

Furnishings/Equipment

Furniture:

Elec/Data (provide infrastructure):

Floor outlets for power, if the shelving is to have integral lighting

Equipment:

Shelving:

6 single faced units, 2 shelves high

Additional When patrons enter the library, they should be able to see the browsing area. Many will enter this area, select a new book, and leave the library by way of either the borrower services desk or self-service check-out. For these patrons, the convenience of the configuration and efficiency in the transaction will be important.

Others will enter the library, browse in this area, and then go to other areas of the library.

Parents may enter the library, drop their (older) child off in the children's library or teen area, and then return to the browsing area to select a book for themselves. The children's library entrance should be visible from and close to the browsing area so that parents can supervise their children while they are browsing through the new books.

Accommodating all of these scenarios – from expeditious convenience to leisurely perusal – will be important in the success of this area.

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Area Self-Service Holds

A. Welcome Zone

Functions Performed Scope Option 1, 2, & 3:

Provide self-service shelving for materials for which patrons have placed hold requests.

Service Goals Scope Option 1:

Remove obstacles to accessibility.

Enhance patron retrieval of holds, mitigating congestion at the Service Desk, and achieving an attractive and accessible accommodation for the hold materials.

Scope Option 2 & 3:

Consider using taller shelving units for space efficiency and improved accessibility.

Occupancy Patron Seating: 0

Seating Types: Lounge 0 Carrel Table Other PC 0

Staff Stations:

Seating Notes:

Proximity to Entrance, Borrower Services Desk, Self-service Check-out

Distant from Quiet Areas

Area Required 75 sq.ft.

Collection Capacity 200

Other Materials

Architectural Features

Furnishings/Equipment Furniture:

Elec/Data (provide infrastructure):

Equipment:

Shelving:

2 single sided bookshelves, 3 shelves high

Additional

Area Friends Book Sale Space

A. Welcome Zone

Functions Performed Scope Option 1, 2, & 3:

Display Friend's materials for their ongoing book sale.

Service Goals Scope Option 1:

No fundamental change, but remove obstacles to accessibility.

Scope Option 2 & 3:

Increase awareness of the Friend's materials that are available in a visible and accessible location.

Maximize the number of sales.

Scope Option 3:

Incorporate into a space with a bookstore/cafe (community gathering) ambiance.

Occupancy Patron Seating: 0

Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0

Staff Stations:

Seating Notes:

Proximity to Borrower Services (for transactions), community gathering space

Distant from Quiet Areas

Area Required 75 sq.ft.

Collection Capacity 100

Other Materials

Architectural Features

Furnishings/Equipment Furniture:

Elec/Data (provide infrastructure):

Equipment:

Shelving:

One double sided bookshelf, 3 shelves high, mobile

or

Two single sided bookshelves, 3 shelves high

Additional

Area Community Gathering Space

B. Commons Zone/Shared Services

Functions Performed Scope Option 1 & 2:
 Accommodate large groups in either the Fiction area or the Children's library by setting up alternative configurations of bookstacks and seating and tables.
Scope Option 3:
 This space can be used for a variety of purposes including lectures, exhibits, film screenings, audiovisual presentations, large children's and adult programming, performances, workshops, large group computer training, and meetings.

Service Goals Scope Option 1 & 2:
 No fundamental change, but remove obstacles to accessibility.
Scope Option 2:
 Enhance patron experience with comfortable furnishings and improved technology for sharing information and making presentations.
 Enhance access to electrical power and data network.
 Establish a new community resource space to serve a broad spectrum of users and activities.
 Flexibly accommodate groups ranging in size from 20 to 50.
 Subdivision into smaller areas is desirable.
 Incorporate AV equipment connections.

Occupancy Patron Seating: 28 Seating Types: Lounge 12 Carrel Table 16 Other PC 0
 Staff Stations: Seating Notes:

Proximity to Public restrooms, children's services
Distant from Quiet reading areas, information/reference services

Area Required 900 sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features There should be storage for chairs and tables when not in use. There should be storage for audiovisual equipment used in this room. A ceiling mounted projection screen, a public address system, and power & data access are desirable.
 Community exhibits can occur in this space. Plan on molding for hanging exhibits.
 Windows make a community gathering space much more enjoyable as a meeting space., so maximizing the window area is beneficial

Lighting:
 Lighting should be controlled on several circuits for different uses. Consider both high efficiency lighting with in separately switched zones or with dimmers and incandescent track lighting for exhibits.

Acoustics:
 The room should have good acoustics, but also be as sound deadening as possible so that programs will not disturb other library users.

HVAC:
 There should be separate control of temperature and air handling for this zone of the building and systems should be selected for responsiveness, since the heating/cooling load can change quickly with fluctuating occupancy.

Furnishings/Equipment Furniture:
 13 lounge chairs, various types
 4 combinable tables
 12 table chairs
 10 side tables
 2 Mobile display panels for art exhibits
 2 Mobile whiteboards
 1 Mobile smartboard

For events:
 50 Stackable chairs,
 6 Folding tables,
 1 Lectern
 1 demountable platform, ADA accessible

Elec/Data (provide infrastructure):
 Sound system
 Outlets for projection equipment
 Assistive Listening System
 Clock
 Power outlets and lighting integrated into the furniture will require an array of floor boxes to support alternate positions of the furniture.

Equipment:
 Ceiling hung projection screen
 Projection equipment

Shelving:
 NA

Additional

Area Casual Seating & Networking Zone

B. Commons Zone/Shared Services

Functions Performed Scope Option 1 & 2:
 No scope.

Scope Option 3:

Informal seating area for casual reading and networking with other patrons. Accommodate art displays on the walls together with community bulletins.

Could also be used to accommodate an ongoing book sale, and thereby establish a "bookstore-cafe" place in the library.

Service Goals Scope Option 1 & 2:

No scope.

Scope Option 3:

Reinforce the notion of the library as a gathering place in community. Establish a venue for face-to-face impromptu and planned interactions between members of the community in a safe and comfortable casual environment. Employ "Internet cafe" ambiance to establish a atmosphere for communication as well as casual laptop computing.

Enhance access to electrical power and data network.

Occupancy Patron Seating: 0

Staff Stations:

Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 0

Seating Notes:

Proximity to

Distant from

Area Required inc. above sq.ft.

Collection Capacity 0

Other Materials

Architectural Features

Furnishings/Equipment

Furniture:

2 Cafe tables

6 cafe stools

Elec/Data (provide infrastructure):

Power outlets integrated into the furniture will require an array of floor boxes to support alternate positions of the furniture

Equipment:

Shelving:

NA

Additional

Area Group Study/Consultation Space

B. Commons Zone/Shared Services

Functions Performed	<u>Scope Option 1 & 2:</u> No scope. <u>Scope Option 3:</u> Accommodates small group activities in acoustically buffered areas. One 4-person space One 6-person space One 2-person space		
Service Goals	<u>Scope Option 1 & 2:</u> No scope. <u>Scope Option 3:</u> Provide an acoustically separated areas for tutoring, collaborative group studies and creative activities that will allow participants to interact with one another without disturbing other patrons. Spaces should be easily supervised, without seeming "on display." Be re-combinable into larger spaces. Accommodate digital collaboration technologies. Support the business community with small consultation spaces. Enhance access to electrical power and data network. Incorporate AV equipment connections.		
Occupancy	Patron Seating: 6	Seating Types: Lounge ____ Carrel ____ Table <u>6</u> Other ____ PC <u>0</u>	
	Staff Stations:	Seating Notes:	
Proximity to	Information/reference, teen services		
Distant from	Children's area, noisy areas		
Area Required	inc. above sq.ft.	Collection Capacity 0	
	Other Materials		
Architectural Features	Support group study activities in a variety of sizes: 2 person, 4 person and 6 person. Use tables that can be combined to make larger groupings or separated to make smaller groupings. Library patrons are frequently looking for quiet space to study. Collaborative study space is desired for the expanded library facility. Task lighting, glass vision pane for security and to lessen the impact of claustrophobia. Good ventilation is essential. Provide electrical outlets for use with mobile technology One group study space should have lounge chairs & coffee table rather than table and chairs Lighting: Provide for patron control of multiple levels of light. Consider task lighting on tables and floor lamps. Acoustics: Use highly absorptive wall, floor, ceiling and furnishing surfaces to minimize reflective transmission within the area. Contain sound within the space and minimize transmission to/from adjacent spaces by using high STC rated sound isolating wall construction. Acoustically separated, but not isolated.		
Furnishings/Equipment	Furniture: 1 tables, 2 person 1 tables, 4 person sizes 6 chairs for tables, 2 lounge chairs 2 small coffee table (mobile like a tablet arm)		
	Elec/Data (provide infrastructure): Power outlets integrated into the furniture will require an array of floor boxes to support alternate positions of the furniture		Equipment:
	Shelving: NA		
Additional			

Area Copy/Print Services

B. Commons Zone/Shared Services

Functions Performed Scope Option 1, 2 & 3:
 Scanning and reproducing documents.

Service Goals Scope Option 1, 2 & 3:
 Accommodate patron needs for printing their documents and making copies of library holdings.

Occupancy Patron Seating: 0 Seating Types: Lounge 0 Carrel Table Other PC 0
 Staff Stations: Seating Notes:

Proximity to Service Desk, Computers, Adult Collections
Distant from

Area Required 80 sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features

Furnishings/Equipment

Furniture:	
Elec/Data (provide infrastructure):	Equipment:
Power and data for BPL standard copy/scan/print station	BPL standard copy/scan/print station
Shelving:	
NA	

Additional

Area Public Restrooms

B. Commons Zone/Shared Services

Functions Performed Scope Option 1, 2 & 3:

Must be handicapped accessible. ADULT (men and women with changing station at ground floor locations), CHILD (unisex with changing station).
 Include a wall mounted baby seat to secure toddlers out of harm's way while their adult caregivers are using the toilet facilities.

Service Goals Scope Option 1, 2 & 3:

Establish convenient, accessible and attractive toilet room facilities.
 Make all toilet rooms gender neutral with signage for all users.

Occupancy Patron Seating: 0
 Staff Stations:

Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0
 Seating Notes:

Proximity to NA

Distant from NA

Area Required 300 sq.ft.

Collection Capacity 0

Other Materials

Architectural Features Convenience and security are major considerations. Restrooms should be easy to locate. Entrances should be visually controlled from a service desk. The adult restrooms must be convenient to patrons using the community gathering space .
 The materials used in construction should be easy to maintain. A separate exhaust is required.

Furnishings/Equipment

Furniture:

Elec/Data (provide infrastructure):

Equipment:

Typical for public toilets, but avoid noisy hand dryers.

Shelving:

NA

Additional

Area Information/Reference

C. Adult Services

Functions Performed Scope Option 1, 2 & 3:
 At the central desk, provide assistance in use of reference materials, provide answers to questions asked by patrons, answer phone requests, access a ready reference collection, provide reader's advisory services, provide one-on-one consulting with patrons at the desk and elsewhere in the library. Assist patrons in the use of the online catalog, the library's digital databases, and web-based information services.

Service Goals Scope Option 1, 2 & 3:
 Assure ADA accessibility.
 Enhance patron's access to the full range of library offerings.
 Facilitate comfortable, convenient, timely access to quality on-line and print information sources.
Scope Option 2 & 3:
 Enhance the mobility of the librarian to assist patrons wherever they may be in the library.
 Enhance access to electrical power and data network.
Scope Option 3:
 Make the desk welcoming, approachable and supportive of interaction between librarian and patron as they explore available information.
 Include capacity for an extended reference session by providing access to a place to sit with a patron.

Occupancy Patron Seating: 1 Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 1
 Staff Stations: Seating Notes:

Proximity to Public computers, circulating collections, copy center, magazines.

Distant from Children's Services

Area Required inc. above sq.ft. **Collection Capacity** 0

Other Materials Currently

Architectural Features Accommodate a staff position at the central service desk.

There should be excellent visual sight lines from the service desks to public computer workstations. Conduit and electric access for changing technology should be incorporated.

Lighting:
 See Borrower Services

Floors:
 See Borrower Services

Acoustics:
 See Borrower Services

Furnishings/Equipment Furniture:
 See Central Service Desk

Elec/Data (provide infrastructure): See Borrower Services	Equipment: See Borrower Services
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Shelving:
 NA

Additional

Area Adult Fiction/Non-Fiction Collections

C. Adult Services

Functions Performed	<u>Scope Option 1, 2 &3:</u> Contains the adult fiction and non-fiction collections			
Service Goals	<u>Scope Option 1, 2 &3:</u> Remove obstacles to accessibility. Provide the community with access to books and materials that meet their educational and recreational needs. Encourage patron interaction with the collection via attractive displays. Establish a logical sequencing and engaging presentation of the collection.			
	<u>Scope Option 2 &3:</u> Improve the efficiency of the shelving areas to accommodate the collection in reduced area. Maintain the sequencing of the collection in a logical, apparent and intuitive layout to facilitate the discovery of information.			
	Occupancy	Patron Seating: 0	Seating Types: Lounge ____ Carrel ____ Table ____	Other 0 PC 0
		Staff Stations:	Seating Notes:	
	Proximity to	Borrower services, information/reference, reading areas		
Distant from	Children's areas			
Area Required	700 sq.ft.	Collection Capacity	8853	

Other Materials

Architectural Features	Provisions for signs at the ends of each range of stacks should be included to make it simple for patrons and staff to follow the layout of the collection. All new shelving to be adjustable. Consideration should be given to having a high percentage of the shelving units with lower shelves tilted upward for better visual access to the book spine. Lighting: Book titles and other information must be clearly visible, requiring 15-20 FC of light at 18" above finished floor level, on the vertical surface of the book spine (not the horizontal shelf). Consider presence-sensor activated lights to raise light levels from a constant low ambient level to a level adequate for reading. Consider custom fabricated decorative pendants to match the historic original light fixture design, but with higher performance per contemporary standards. Acoustics: Books have reasonable sound deadening properties. It will be difficult to provide any improvements to the existing acoustics in this area, since the floor, wall and ceiling finishes are anticipated to have the same acoustic properties as the existing. Flooring: Consider hard surface flooring (wood, vinyl, rubber) and consider pattern, color and texture that resonates with the historic design.
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Furnishings/Equipment	Furniture: 2 small end-of-aisle cushioned stools 1 stand-up touch screen catalog terminals at end panels <hr/> Elec/Data (provide infrastructure): Floor outlets for touch screen catalog terminals at end panels and for bookstack mounted lighting, if provided <hr/> Shelving: 19 double sided bookshelves, 7 shelves high (269 shelves, 3' long) or a combination of single sided and double sided shelving that is equivalent to the number of shelves required.	Equipment: touch screen catalog terminals at end panels
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Additional

Area CDs & DVDs

C. Adult Services

Functions Performed Scope Option 1, 2, & 3:

The primary function of the Media Collections space is to provide adult library patrons with access to a variety of audiovisual collections including audio books, music CDs, DVDs and other emerging AV formats. Audiovisual collections are one of the most popular collections in the library.

Service Goals Scope Option 1:

No fundamental change, but remove obstacles to accessibility.

Scope Option 2 & 3:

Effectively "merchandise" the AV collection, while efficiently housing the collection.

Be adaptable to the rapidly changing media in AV over time. Consider that physical space for housing these tangible materials may diminished in the near future if the future format of the media is not tangible (i.e. streaming).

Occupancy Patron Seating: 0

Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0

Staff Stations:

Seating Notes:

Proximity to Browsing/new books, borrower services, library entrance

Distant from Quiet reading areas, information/reference

Area Required 400 sq.ft.

Collection Capacity 4441

Other Materials

Architectural Features The area must be easily supervised from a service desk.

-reconfigurable mobile shelving to house and display the collection

-arrangement to facilitate ease of browsing, location of materials

-adequate aisle space for comfortable browsing and accessibility - (4 foot wide aisles desired)

-clear signage

Lighting:

General ambient light level can be relatively low, punctuated with higher levels at work areas. Different lighting types required to be appropriate for shelving/display, computer work areas. Consider integrating display lighting into bookcase construction (e.g. Lucalight - <http://lucalight.com>).

Daylight is not essential in this area and materials should not be displayed direct sunlight.

Acoustics:

Use highly absorptive wall, floor, ceiling and furnishing surfaces to minimize reflective transmission within the space.

Flooring:

Consider hard surface flooring (wood, vinyl, rubber) and consider pattern, color and texture that resonates with the historic design.

Furnishings/Equipment

Furniture:

1 stand-up touch screen catalog terminals at end panels

1 small end-of-aisle cushioned stool

Elec/Data (provide infrastructure):

Floor outlets for touch screen catalog terminals at end panels and for bookstack mounted lighting, if provided

Equipment:

touch screen catalog terminals at end panels

Shelving:

5 double sided media shelving units, 5 shelves high (71 shelves, 3' long) or a combination of single sided and double sided shelving that is equivalent to the number of shelves required.

Additional Consider using zig-zag shelving that allows some face-out display in combination with spine-out

Area **Magazines/Reading**

C. Adult Services

Functions Performed	<u>Scope Option 1, 2 & 3:</u> No scope. The primary function of Magazine area is to provide public access to magazines, newspapers and other publications of a serial nature and support in-library reading of the material with an attractive and convenient reading area suited to various reading preferences including lounge chairs, study tables. In addition, an important function of the current space is to provide general seating in a comfortable daylight space.		
Service Goals	<u>Scope Option 1, 2 & 3:</u> Remove obstacles to accessibility. Create attractive yet compact display to increase awareness of available print (& digital) periodical titles. <u>Scope Option 2 & 3:</u> Provide comfortable seating for extended reading as well as casual browsing through non-circulating periodicals. Enhance access to electrical power and data network.		
Occupancy	Patron Seating: 0	Seating Types: Lounge 0 Carrel 0 Table 0 Other 0 PC 0	
	Staff Stations:	Seating Notes:	
Proximity to	Library Entrance, Browsing/New Books, Quiet areas		
Distant from	Circulation services (and other noisy areas), children's services, teen services		
Area Required	inc. above sq.ft.	Collection Capacity 20	
	Other Materials		
Architectural Features	This area should be inviting, with comfortable seating and study tables. Patrons enjoy reading current periodicals and newspapers in a quiet setting. Lighting: Different lighting types required to be appropriate for shelving/display and reader areas. Consider patron controlled task lighting at tables and lounge seating. Consider integrating display lighting into bookcase construction (e.g. Lucalight - http://lucalight.com). Daylight in the reading area is desirable		
Furnishings/Equipment	<hr/> Furniture: One magazine display shelving unit <hr/> Elec/Data (provide infrastructure): <hr/> Equipment: <hr/> Shelving: NA		
Additional			

Area Adult Seating/Reading

C. Adult Services

Functions Performed Scope Option 1, 2 & 3:
 Patrons study, read, consult on line and print reference materials and databases.
Scope Option 2 & 3:
 AC power and high speed wired and wireless access to library databases and Internet are available from all types of seating.

Service Goals Scope Option 1:
 No fundamental change, but remove obstacles to accessibility.
Scope Option 2 & 3:
 Create a variety of seating areas to appeal to a broad cross section of the local population, addressing the needs of all adult age groups.
 Become a "community living room" that encourages pursuit of personal advancement through learning from the library's print and digital resources.
 Provide access to electrical power and data network.

Occupancy Patron Seating: 14 Seating Types: Lounge 8 Carrel 0 Table 6 Other PC 0
 Staff Stations: Seating Notes:

Proximity to Adult collections
Distant from Children's services, noisy areas

Area Required 700 sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features This area includes open seating and reading. Some of the open seating can be congregated, but advantage should be taken of the available daylight perimeter of the building along which reading areas can be distributed. Consideration will need to be given to providing adequate supervision of the perimeter areas, maintaining line-of-sight from staff locations.

Lighting:
 Lighting must be good for viewing print materials at study tables, but control glare on computer screens. Consider patron operated task lighting at tables. Consider custom fabricated decorative pendants to match the historic original light fixture design, but with higher performance per contemporary standards. Daylight and views are essential for most of these areas, but some patrons may prefer a location free of exterior distractions.

Acoustics:
 Noise control is important to minimize the disturbance of talking from other areas of the library. Books have reasonable sound deadening properties, and these areas also have the bookstacks. It will be difficult to provide any improvements to the existing acoustics in this area, since the floor, wall and ceiling finishes are anticipated to have the same acoustic properties as the existing.

Flooring:
 Consider hard surface flooring (wood, vinyl, rubber) and consider pattern, color and texture that resonates with the historic design.

Furnishings/Equipment Furniture:
 8 Lounge chairs (variety of styles)
 4 side tables (2 mobile like a tablet arm)
 1 Tables with 6 chairs

Elec/Data (provide infrastructure): **Equipment:**
 Floor outlets for table locations for power and lighting
 Shelving:
 NA

Additional

Area Adult Computers

C. Adult Services

Functions Performed Scope Option 1, 2 & 3:
 Patrons Use Library PCs to connect to the internet and consult on line and print reference materials and databases.
Scope Option 2 & 3:
 AC power and high speed wired and wireless access to library databases and Internet are available from all types of seating.

Service Goals Scope Option 1:
 No fundamental change, but remove obstacles to accessibility.
Scope Option 2 & 3:
 Integrate state-of-the-art computing comfortably into the context of the historic architecture
 Provide access to electrical power and data network.

Occupancy Patron Seating: 5 Seating Types: Lounge 0 Carrel 0 Table 0 Other PC 5
 Staff Stations: Seating Notes:

Proximity to Adult collections

Distant from Children's services, noisy areas

Area Required 300 sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features **Lighting:**
 Lighting must be good for minimizing glare on computer screens. Consider patron operated task lighting at workstations. Daylight and views are essential for most of patron areas, but library desktop PCs can be at an interior location free of exterior distractions. Computing at other areas is possible with the library's laptops.
Acoustics:
 Noise control is important to minimize the disturbance of talking from other areas of the library. Books have reasonable sound deadening properties, and these areas also have the bookstacks. It will be difficult to provide any improvements to the existing acoustics in this area, since the floor, wall and ceiling finishes are anticipated to have the same acoustic properties as the existing.
Flooring:
 Consider hard surface flooring (wood, vinyl, rubber) and consider pattern, color and texture that resonates with the historic design.

Furnishings/Equipment Furniture:
 10 chairs at computers
 2 computer counters

Elec/Data (provide infrastructure): Equipment:
 10 PC workstations Laptop charging station
 (power & data infrastructure at all workstations & desks)
 Floor outlets for table locations for power and lighting

Shelving:
 NA

Additional

Area Quiet Reading/Study Area

C. Adult Services

Functions Performed Scope Option 1 & 2:
 No scope.

Scope Option 3:

Provide spaces for individual study to be used several patrons simultaneously.

Service Goals Scope Option 1 & 2:
 No scope.

Scope Option 3:

Facilitate focused concentration by individuals in parallel with one another in a place with an ambiance that suggests and supports intellectual pursuit.

Become the destination place in the community for extended study, research and creative scholarship.

Enhance access to electrical power and data network

Occupancy Patron Seating: 0

Seating Types: Lounge 0 Carrel 0 Table 0 Other 0 PC 0

Staff Stations:

Seating Notes:

Proximity to

Distant from Children's areas, teens areas, noisy areas of the library

Area Required inc. above sq.ft.

Collection Capacity NA

Other Materials

Architectural Features This function can be accommodated within the multifunction Community Gathering Space

Furnishings/Equipment

Furniture:

See Community Gathering Space

Elec/Data (provide infrastructure):

See Community Gathering Space

Equipment:

Shelving:

NA

Additional

Area Children's Services - General

D. Children's Services

Functions Performed Scope Option 1, 2 & 3:
 Staff provides assistance to children from age 0-12 (5th grade), their parents or care givers. The room should accommodate books, periodicals, DVDs CDs, toys, and puppets & other educational toys. Books on parenting should be included in this area. There should be comfortable seating for both adults with children of various ages.
 Provides study space for homework assignments, etc.
 Changing and temporary exhibits are displayed regularly.

Service Goals Scope Option 1:
 No fundamental change, but remove obstacles to accessibility.
Scope Option 2 & 3:
 Provide an area that encourages children to expand their knowledge through both educational and recreational books, multimedia, tangible educational interactive toys and age appropriate programming.
 Enhance support Early Literacy and early learning.
 Establish child-friendly space that inspires imagination while respecting the architectural heritage of the Art-Deco interior.
 Accommodate parent's need to be able to pursue adult library activities from within the children's library space, including access to computers and outlets.
Scope Option 3:
 Enhance children's programming with convenient, safe and cleanable space for programs and other creative activities (within multifunction community gathering space, and/or in the "stage" alcove).

Occupancy Patron Seating: 40 Seating Types: Lounge 2 Carrel 0 Table 16 Other 18 PC 4
 Staff Stations: Seating Notes: Large groups must be accommodated during school visits, & library

Proximity to Entrance
Distant from Information/reference , adult quiet areas
Area Required 1500 sq.ft. **Collection Capacity** inc. below

Other Materials

Architectural Features The children's area must be attractive to children, with comfortable seating for them. Furniture must be sturdy. Child safety considerations such as rounded corners and protected electrical receptacles should be incorporated.

In addition to collections organized by age group and child-scaled seating options, the area should include seating that is configured to support parents and children reading together.

Children's Services area must provide open, conversational group space as well as cozy individual quiet reading space. There should be areas established to specifically accommodate very young children and older children.

Display:
 Wall space for children's art is important. End panel displays are important in this area and can be used to provide interactive learning opportunities, as well as highlight the collections.

Acoustics:
 Noise control is important, and the masonry walls separating the children's will from the other library spaces will be an important asset. Consider gasketing the doors between Children's Library and other spaces. Books have reasonable sound deadening properties, and can mitigate the hard surface flooring. It will be difficult to provide any improvements to the existing acoustics in this area, since the floor, wall and ceiling finishes are anticipated to have the same acoustic properties as the existing.

Flooring:
 Consider hard surface flooring (wood, vinyl, rubber) and consider pattern, color and texture that resonates with the historic design.

Furnishings/Equipment Furniture:
 Service desk, mobile
 1 Computer table for 4 PCs with 4 chairs or benches
 1 Activity table
 6 Small end-of-aisle cushioned stools
 2 Small tables with 4 chairs each for Pre-school
 2 Tables with 4 chairs each
 12 small pouf chairs
 2 oversize lounge chairs for parent/child reading together

Elec/Data (provide infrastructure): **Equipment:**
 Floor outlets for touch screen catalog terminals at end panels and for 2 touch screen catalog terminals at end panels

bookstack mounted lighting, if provided.
Floor outlets for table locations for power and lighting.
Child-proof electrical sockets are essential.

Shelving:

See Individual Children's Collection areas

Additional

Area Children's Fiction/Non-Fiction & AV

D. Children's Services

Functions Performed Scope Option 1, 2 & 3:

Houses juvenile fiction/non-fiction book collection for patron browsing, shelving of materials.
 Also includes the AV and Parenting collection.

Service Goals Scope Option 1:

No fundamental change, but remove obstacles to accessibility.

Scope Option 2 & 3:

Enhance access to, and create interest in, the library's educational and recreational materials for children ages 0 through 12.
 Enhance exposure to, and access to, information on successful parenting to parents while in the Children's Library.

Occupancy Patron Seating: 0

Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 0

Staff Stations:

Seating Notes:

Proximity to Public Toilets, drinking fountains

Distant from Adult collections, quiet areas

Area Required inc. above sq.ft.

Collection Capacity 15186

Other Materials

Architectural Features *Area Required is included in Children's Services - General

Consider having a significant portion of the collection on mobile shelving units so that they can be temporarily moved aside for activities within the the Children's Services area.

Lighting:

Book titles and other information must be clearly visible, requiring 15-20 FC of light at 18" above finished floor level, on the vertical surface of the book spine (not the horizontal shelf). Consider presence-sensor activated lights to raise light levels from a constant low ambient level to a level adequate for reading. Consider lighting integrated into the bookstacks especially in high ceilinged space. Consider custom fabricated decorative pendants to match the historic original light fixture design, but with higher performance per contemporary standards.

Acoustics:

Noise control is important, and the masonry walls separating the children's will from the other library spaces will be an important asset. Consider gasketing the doors between Children's Library and other spaces. Books have reasonable sound deadening properties, and can mitigate the hard surface flooring. It will be difficult to provide any improvements to the existing acoustics in this area, since the floor, wall and ceiling finishes are anticipated to have the same acoustic properties as the existing.

Flooring:

Consider hard surface flooring (wood, vinyl, rubber) and consider pattern, color and texture that resonates with the historic design.

Furnishings/Equipment

Furniture:

23 double sided bookshelves, 5 shelves high (236 shelves, 3' long)

Elec/Data (provide infrastructure):

Equipment:

Shelving:

23 double sided bookshelves, 5. shelves high (236 shelves, 3' long) or a combination of single sided and double sided shelving that is equivalent to the number of shelves required.

Additional

Area Picture Book Area

D. Children's Services

Functions Performed Scope Option 1, 2 & 3:
 Storing and displaying the picture book collection and child development interactive materials.
 Reading area for parents and children, play area for preschoolers, parenting collection area, shelving area for picture books and preschool materials. Preschoolers play with learning toys, games, puppets, puzzles, etc. There should be space for puzzle storage, toys and toy storage.

Service Goals Scope Option 1:
 No fundamental change, but remove obstacles to accessibility.
Scope Option 2 & 3:
 Encourage engagement with educational & recreational books for preschool and primary school children via attractive & inviting displays and general shelving.
 Provide space for learning from a collection of hands-on interactive learning materials.
 Encourage interaction between parents and children supportive of early childhood development.
 Encourage parental browsing of the parenting collection while children are focused on library materials and activities.

Occupancy Patron Seating: 0 Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 0
 Staff Stations: Seating Notes:

Proximity to Bathrooms w/baby changing area, nursing mother area

Distant from Children's computer equipment, quiet reading areas, and adult areas of the library

Area Required inc. above sq.ft. **Collection Capacity** inc. above

Other Materials

Architectural Features *Area Required is included in Children's Services - General
 Since this area is for very young children it should have as many noise prevention features as possible. Materials should be as easy care as possible with stain-resistant finishes. All electrical plugs and cords should be child proof.

Establish an interior that is delightful, attractive & inviting to young children yet easy to maintain. Consider an educational theme and special playful carpeting in this area.

Provide storage for rotating collection of puzzles and toys.

Employ as much face out or browser bin type shelving for picture books as the spatial constraints will allow. These types of shelving facilitate browsing and selection of picture books by children.

Employ "scale model" living room furniture.

Anticipate 4 to 6 kids at once plus their caregivers.

Furnishings/Equipment Furniture:
 Included in Children's Services - General
 Elec/Data (provide infrastructure): Equipment:
 See Children's Services - General
 Shelving:
 Included in children's Fiction/Non-Fiction Collection count

Additional

Area Children's Computers

D. Children's Services

Functions Performed Scope Option 1, 2 & 3:
 Computers are provided for use by children supportive of early literacy and general child-appropriate digital information and Internet access needs.
Scope Option 2 & 3:
 Provide access to child-scaled computers.

Service Goals Scope Option 1:
 Remove obstacles to accessibility, and make wiring safe.
 Facilitate individual and collective engagement with the library's digital resources.
Scope Option 2 & 3:
 Improve children's familiarity with contemporary information technologies.
 Enhance access to electrical power and data network.

Occupancy Patron Seating: 0 Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 0
 Staff Stations: Seating Notes:

Proximity to bathrooms, drinking fountains, children's fiction/non-fiction
Distant from Quiet adult areas

Area Required inc. above sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features *Area Required is included in Children's Services - General

Furnishings/Equipment Furniture:
 Included in Children's Services - General
 Elec/Data (provide infrastructure): Equipment:
 See Children's Services - General
 Shelving:
 NA

Additional

Area Children's Program Area

D. Children's Services

Functions Performed Scope Option 1, 2 & 3:

Provides space for storytime activities and other special activities for children.
 Accommodates supply storage to support children's programming activities.

Service Goals Scope Option 1:

Remove obstacles to accessibility.
 Provide an area where children can have fun interacting through stories, crafts and group games and activities.
 Establish a forum that contributes to the learning of social skills and library skills.

Scope Option 2 & 3:

Accommodate a variety of group sizes via flexible space planning.
 Facilitate development of creative thinking.

Scope Option 3:

Provide expanded space to accommodate craft and creative activities independent of the space for story telling. Incorporate sink for preparation of and clean up after craft programs.
 Provide adequate and convenient storage of crafts and story hour supplies.

Occupancy Patron Seating: 20

Seating Types: Lounge ____ Carrel ____ Table ____ Other 20 PC 0

Staff Stations:

Seating Notes: for children

Proximity to Children's collections,

Distant from Quiet areas of children's services area, adult services, information/reference services, local history room

Area Required inc. above sq.ft.

Collection Capacity 0

Other Materials

Architectural Features

*Area Required is included in Children's Services - General

A hard surface floor for easy clean up is desirable in part of the room. This area needs to be designed for ease of maintenance. A secure closet for supplies is required.

Furnishings/Equipment

Furniture:

See Children's Services - General

Elec/Data (provide infrastructure):

See Children's Services - General

Equipment:

Shelving:

NA

Additional

Area Children's Storage

D. Children's Services

Functions Performed Scope Option 1, 2 & 3:
 Storage of programming supplies, craft materials seasonal and topical collections, graphic materials and decorations, etc.
 Stores AV equipment when not in use.

Service Goals Scope Option 1, 2 & 3:
 Remove obstacles to accessibility, including providing elevator access to storage in the basement.
 Assure that a variety of quality resources (books and learning toys, games, equipment and supplies) are readily available (in good repair and sanitary) to inspire children.

Occupancy Patron Seating: 0 Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0
 Staff Stations: Seating Notes:

Proximity to Children's program area, other children's services
Distant from Adult Services

Area Required 100 sq.ft. **Collection Capacity** 0
Other Materials

Architectural Features

Furnishings/Equipment Furniture:
 Elec/Data (provide infrastructure): Equipment:
 Shelving:
 NA

Additional

Area Teen Services - General

F. Teen's Services

Functions Performed Scope Option 1, 2 & 3:
 Gathering place that is uniquely suited to teens. Provides young adults (grades 6-12) with a browsing area which includes fiction and periodicals selected especially for Teens.
 Provides computer environment configured to appeal to teens more so that adult patrons.
 Has bulletin boards for young adult oriented display.

Service Goals Scope Option 1:
 No fundamental change, but remove obstacles to accessibility.
Scope Options 2 & 3:
 Establish a Teen Space in the library as a "destination place" in the community for teens and productively engage the teen population.
 Create a teen population ready for collaborative problem solving in higher education and in their work lives.
 Foster understanding between individual teens as they pursue group problem solving.
 Create an ambiance that supports and encourages working together, as well as independent learning.
 Reflect teen interests but allow for inconspicuous supervision.
 Enhance access to electrical power and data network.

Occupancy Patron Seating: 10 Seating Types: Lounge 2 Carrel Table 8 Other PC 0
 Staff Stations: Seating Notes:

Proximity to Study spaces, Adult Non-Fiction Collection
 (easily supervised from the service desk)

Distant from Separate from children's area, acoustically and visually screened for quite adult areas

Area Required 400 sq.ft. **Collection Capacity** inc. below

Other Materials

Architectural Features A prominent presence in the library is desirable.
 It should have some teen identity, but should not depart radically from the historic character of the building.
 Provide comfortable seating in a variety of styles.
 It must be easily supervised from the service desk but give the impression of independence to the young adults.
 End panel displays should be considered for this area. Consider special colors and furniture to make the Teen area a special space.

Lighting:
 Lighting must be good for viewing print materials at study tables, but control glare on computer screens. Consider patron operated task lighting at tables. Consider custom fabricated decorative pendants to match the historic original light fixture design, but with higher performance per contemporary standards.

Acoustics:
 Acoustical separation from adult areas is desirable. Books have reasonable sound deadening properties, and these areas also have the bookshelves. It will be difficult to provide any improvements to the existing acoustics in this area, since the floor, wall and ceiling finishes are anticipated to have the same acoustic properties as the existing.

Flooring:
 Consider hard surface flooring (wood, vinyl, rubber) and consider pattern, color and texture that resonates with the historic design.

Furnishings/Equipment Furniture:
 2 lounge chairs,
 3 combinable tables
 8 chairs at tables

Elec/Data (provide infrastructure):

Equipment:

Shelving:
 42 dbl. faced units, 6 shelves high or a combination of single sided and double sided shelving that is equivalent to the number of shelves required.

Additional

Area Teen Collections

F. Teen's Services

Functions Performed	<u>Scope Option 1, 2 & 3:</u> Houses YA fiction book collection for teen browsing and selection. Also houses and display's the Teen paperbacks and magazine collection. Provides changing displays of books of current interest. Includes college catalogs, career information, display area for booklists and handouts.		
Service Goals	<u>Scope Option 1:</u> No fundamental change, but remove obstacles to accessibility. Continue to provide collections which address the needs and interests of the teenage population. <u>Scope Options 2 & 3:</u> Enhance presentation of the Teen print collection with attractive displays and shelving. Provide changing displays of books of current interest.		
Occupancy	Patron Seating: 0	Seating Types: Lounge 0 Carrel _____ Table _____ Other _____	PC 0
	Staff Stations:	Seating Notes:	
Proximity to Distant from	Service Desk, Teen Seating NA		
Area Required	inc. above sq.ft.	Collection Capacity	1620
	Other Materials		
Architectural Features	*Area Required is included in Teen Services - General		
Furnishings/Equipment	Furniture: 3 double sided bookshelves, 5 shelves high (39 shelves, 3' long) <hr/> Elec/Data (provide infrastructure): _____ Equipment: _____ <hr/> Shelving: NA		
Additional			

Area **Teen Gathering & Seating Spaces**

F. Teen's Services

Functions Performed Provides seating options that appeal to Teens for both hanging out and being productive as individuals and in groups.

Service Goals Scope Option 1:
 No fundamental change, but remove obstacles to accessibility.
Scope Option 2 & 3:
 Provide some lounge seating that uniquely appeals to teens.
 Allow teens to reconfigure their space with furnishings and shelving that can be readily repositioned.
 Support teen collaboration for assignments, recreation and independent projects.
 These goals can be met within the multifunction community gathering space

Occupancy Patron Seating: 10 Seating Types: Lounge 2 Carrel 0 Table 8 Other PC 0
 Staff Stations: Seating Notes:

Proximity to Service Desk, Group Study/Consultation Space

Distant from Quiet areas

Area Required inc. above sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features * included in the multifunction community gathering space

Furnishings/Equipment Furniture:
 See community gathering space
 Elec/Data (provide infrastructure): Equipment:
 See community gathering space
 Shelving:
 NA

Additional

Area Teen Computers

F. Teen's Services

Functions Performed Scope Option 1, 2 & 3:

Provides teens with access to computers for research and recreation.

Service Goals Scope Option 1:

No fundamental change, but remove obstacles to accessibility.

Option 2 & 3:

Preserve a portion of the library's computer resource for use by the teen population, but simultaneously allow for use of the resource during times when teen patrons are not typically in the library.

Accommodate computing at places other than the library desktop PCs (e.g. library or patron owned portable laptops and tablet PCs)

Enhance access to electrical power and data network.

Support computer based teen collaboration for assignments, recreation and independent projects.

Occupancy Patron Seating: 5

Staff Stations:

Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 5

Seating Notes:

Proximity to Other Teen Services

Distant from NA

Area Required inc. above sq.ft.

Collection Capacity 0

Other Materials

Architectural Features *Area Required is included in adult services

Furnishings/Equipment Furniture:

Elec/Data (provide infrastructure):

Equipment:

Shelving:

Additional

Area Staff Workroom

G. Administration/Support

Functions Performed Scope Option 1, 2 & 3:
 Receipt and processing of library materials, weeding, sorting of materials for re-shelving, mail sorting, finalizing patrons registrations, processing Interlibrary Loans, processing of incoming and outgoing hold requests, notifying patrons of hold materials. Contacting patrons regarding overdue materials.
 Storage of general office supplies.

Service Goals Scope Option 1:
 No fundamental change, but remove obstacles to accessibility.
 Provide staff with sufficient & effective area to process and prepare library materials for public use in an area outside the patron-accessible areas.
 Maintain collegial working environment while recognizing managerial positions need some acoustical isolation.

Occupancy Patron Seating: 0 Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0
 Staff Stations: Seating Notes:

Proximity to Central Services Desk, Circ. Supervisor's Office, Holds
Distant from Public view.

Area Required 180 sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features It is not practical to provide a desk for each staff person, but it is important that each person have some place to keep his or her own project materials. Establish a flexible layout that can be rearranged to maximize efficiency as the operational parameters evolve over time. Individual workstations need to incorporate staff filing and storage space. Workstations should be modular systems-style furnishings that are adjustable, movable and re-configurable.
 Counter space with cabinet space for supplies directly above and below should be considered in addition to individual workstations.
 Storage for supplies is essential.

Lighting:
 Ambient lighting level adequate for office environment, with staff controlled task lighting on worksurfaces. It is highly desirable to have windows for light and views in this work area.

Floors:
 Material needs to accommodate rolling traffic from booktrucks

Acoustics:
 Minimize reflected sounds within the area to help isolate individual conversations.

Furnishings/Equipment Furniture:
 35 LF of Counter top that can be used as a work area with cabinets above/below for supplies,
 1 mobile work table,
 4 ergonomic stools for use at counter work area,

Elec/Data (provide infrastructure): Power & data infrastructure at all workstations & desks, including along countertop work area 1 networked printers 1 Copier fax machine	Equipment: 3 PCs at staff workstations 1 networked printers
--	--

Shelving:
 NA

Additional

Area Branch Librarian Office

G. Administration/Support

Functions Performed	<u>Scope Option 1, 2 & 3:</u> Private office area for the Branch Librarian. Accommodate staff & patron consultations.		
Service Goals	<u>Scope Option 1:</u> Private area that allows adequate space to plan programs, compile reports, conduct the day-to day tasks of running the branch, conduct private conversations with staff and general public. <u>Scope Option 2 & 3:</u> Provide acoustical separation to ensure confidentiality and to promote concentration. Provide visibility to maintain connection with the activities of library patrons.		
Occupancy	Patron Seating: 0 Staff Stations:	Seating Types: Lounge ____ Carrel ____ Table ____ Seating Notes:	Other 0 PC 0
Proximity to	Other administrative areas		
Distant from	Noisy areas		
Area Required	160 sq.ft.	Collection Capacity	0

Other Materials

Architectural Features	This office should be readily accessible for staff, but should afford a good degree of privacy as well. There should be a lockable door. There should be windows in this area, both to the exterior for light and views as well as to the borrower services areas. Lighting: Ambient lighting level adequate for office environment, with staff controlled task lighting on worksurfaces. Acoustics: Use moderately absorptive wall, floor, ceiling and furnishing surfaces. Contain sound within the space by using sound isolating construction. Floors: Material needs to accommodate light rolling traffic from booktrucks		
-------------------------------	--	--	--

Furnishings/Equipment	Furniture: 1 executive workstation, 1 ergonomic desk chair, 2 Visitor's chairs, 1 Small guest table 1 Lateral File 3-drawer, 1 wastebasket		
	Elec/Data (provide infrastructure): Power & data infrastructure at all workstations & desks, including along countertop work area		Equipment: 1 PCs at desk/workstation 1 networked printers
	Shelving: NA		

Additional

Area Storage

G. Administration/Support

Functions Performed Scope Option 1, 2 & 3:

Stores collections that are featured periodically rather than continuously.
 Stores AV equipment when not in use.

Service Goals Scope Option 1, 2 & 3:

No fundamental change, but remove obstacles to accessibility.
 Efficient storage and access to periodically used materials for all departments.
Scope Option 3:
 Enhance the utility of the multipurpose community gathering space by providing storage for furniture for alternate configurations and activities.

Occupancy Patron Seating: 0
 Staff Stations:

Seating Types: Lounge 0 Carrel Table Other PC 0
 Seating Notes:

Proximity to NA

Distant from NA

Area Required 650 sq.ft.

Collection Capacity 0

Other Materials

Architectural Features

Furnishings/Equipment

Furniture:

Elec/Data (provide infrastructure):

Equipment:

Shelving:

Utility Shelving

Additional

Area Staff Break Room

G. Administration/Support

Functions Performed Scope Option 1, 2 & 3:
 Provide a pleasant relaxing area for staff breaks.
Scope Option 2 & 3:
 Provide staff lockers and facilities for staff to eat during break.

Service Goals Scope Option 1, 2 & 3:
 Establish an area where the staff can get away from the public to relax on break or eat their meals undisturbed.
 Create space where staff are comfortable during their breaks and have adequate fixtures and equipment for the sanitary preparation of light meals and clean up.

Occupancy Patron Seating: 6 Seating Types: Lounge 2 Carrel Table 4 Other PC 0
 Staff Stations: Seating Notes:

Proximity to Staff Work Areas
Distant from Public service areas

Area Required 215 sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features The staff needs a quiet, restful, and comfortable place to relax on breaks or during a meal. The room should be easy to clean, and include refrigerator, microwave, other small appliances, sink, and cabinets for storage. Provide a staff telephone with intercom.
 The doors to the staff restroom (unsex) should open into a hallway, not into the staff room itself. Staff should have lockers. Staff room should be convenient to staff entrance.
 Window to outside for daylight and views is desirable.

Lighting:
 General ambient light level can be relatively low with supplemental lighting at counters and over tables.

Acoustics:
 Use moderately absorptive wall, floor, ceiling and furnishing surfaces. Contain sound within the space by using sound isolating construction.

Flooring:
 Employ easily cleaned, spill resistant, durable materials and finishes.

Furnishings/Equipment Furniture:
 1 round tables,
 4 chairs at tables,
 2 lounge chairs
 1 coffee table,

Elec/Data (provide infrastructure):
 Power/data for lunchtime internet browsing

Equipment:
 refrigerator,
 microwave,
 Venting hood for removal of food odors
 Toaster oven
 coffee pot and other small kitchen appliances

Shelving:
 NA

Additional

Area Building Maint./Custodial

G. Administration/Support

Functions Performed A center for maintenance of the building and grounds. Store bulk building supplies and machinery. Near controls of heating, air conditioning, and ventilation system (HVAC)

Service Goals Continue to have one on each level

Occupancy Patron Seating: 0 Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC 0
 Staff Stations: Seating Notes:

Proximity to Elevator (for moving equipment/supplies easily from one floor to another), public restrooms, delivery area

Distant from Public service areas

Area Required 50 sq.ft. **Collection Capacity** 0

Other Materials

Architectural Features This space requires the use of low maintenance materials for easy upkeep. Doors should be wide for ease of moving equipment. Additional custodial space will be needed on each floor of the building.

Furnishings/Equipment Furniture:
 NA

Elec/Data (provide infrastructure):
 Telephone

Equipment:
 Mop sink,
 Janitor's cart,
 Step ladder,
 Mop and bucket,
 Vacuum cleaner,
 Floor Drain

Shelving:
 Utility Shelving

Additional

Area **Tele/Data Closet**

G. Administration/Support

Functions Performed Telecom Closet; network closet, communications/electrical closet

Service Goals Establish a climate controlled and secure space for the library's central computer equipment and LAN.

Occupancy Patron Seating: 0 Seating Types: Lounge ____ Carrel ____ Table ____ Other 0 PC 0
 Staff Stations: Seating Notes:

Proximity to NA

Distant from Public areas

Area Required 50 sq.ft.

Collection Capacity 0

Other Materials

Architectural Features Space for the library's router and hubs. The closet must be convenient to a telephone and the Systems Administrator's workstation for hardware/software maintenance issues. The library's Local Area Network (LAN) server will be located in this area.

Furnishings/Equipment

Furniture:

Elec/Data (provide infrastructure):
 LAN racks

Equipment:

Shelving:
 NA

Additional

RECOMMENDED LAYOUTS & OPTIONS

Three programmatic scope options identified in the Programming section were developed into three design options.

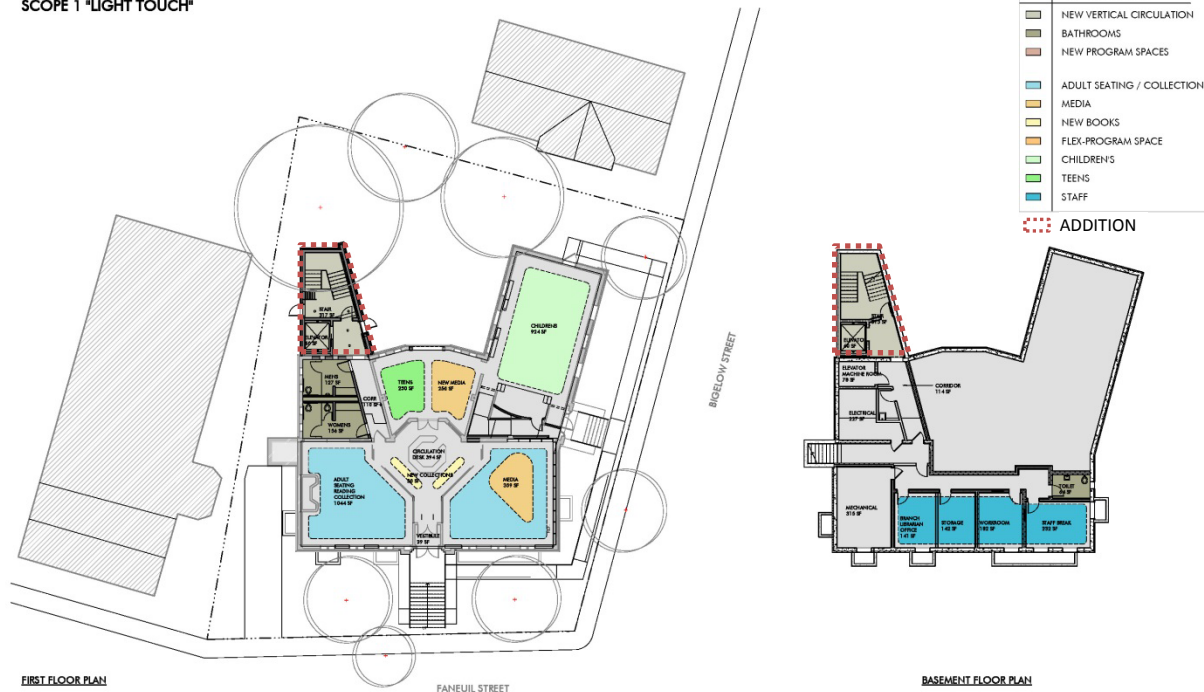
1 - LIGHT INTERVENTION

The most basic scope option was developed as the "Light Intervention" design option. In general, the components included in this option (ADA accessibility via a sloped walk at the front entrance, an addition for egress stair, elevator and accessible toilet rooms, plus improvements and replacement of most building systems) are common to the next two design options. Also, the relocation of the Branch Librarian office to the basement and the basic arrangement of the staff toilet, staff breakroom, storage and mechanical equipment spaces are similar in all three options.

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06.10.2015

SCOPE 1 "LIGHT TOUCH"



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"Light Intervention" option diagram (larger scale plan at the end of this section)

The existing building has narrower aisles than current code allows and the arrangement of furniture has chairs placed directly in front of some shelving. Therefore, basic accessibility code compliance meant that the capacity goals for shelving and/or seating will be compromised. A scheme such as the "Light Intervention" approach, which makes little additional space for library functions (other than space reclaimed by removing floor standing HVAC equipment from patron areas), does little to satisfy the programmatic enhancements desired by the Library and the community. The additional Design Options ("Moderate Intervention" and "Major Intervention") build off of the "Light Intervention" to include building additions for expanded functionality and accommodations for programmatic enhancements.

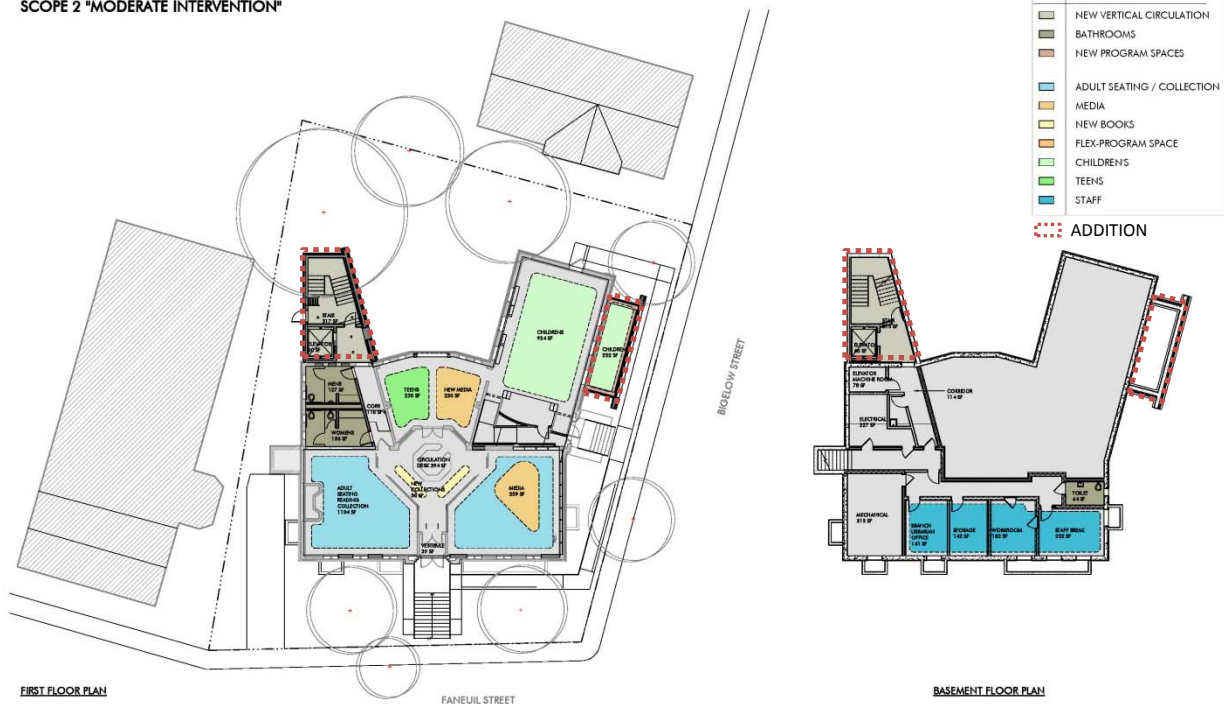
2 - MODERATE INTERVENTION

The “Moderate Intervention” option expands the footprint of the building with a single story addition to the existing Children's wing. This relieves the congestion in the Children's Library. However, Adult Services and Teen Services are not improved over the “Light Intervention” option

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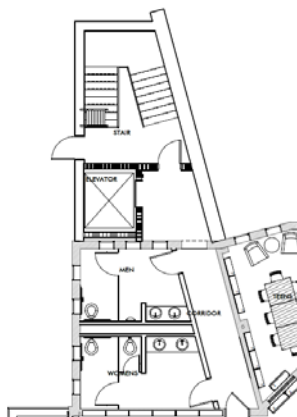
06.10.2015

SCOPE 2 "MODERATE INTERVENTION"

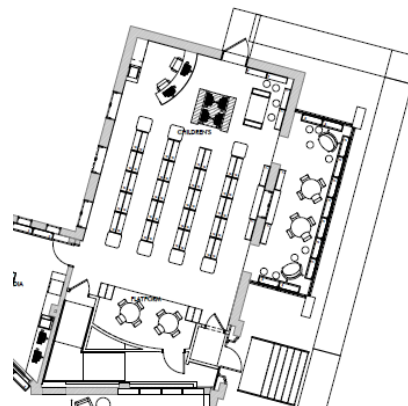


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“Moderate Intervention” option diagram (larger scale plan at the end of this section)



The “Accessibility Wing” from the “Light Intervention” option is common to all options



“Moderate Intervention” option showing Children's wing expansion toward Bigelow Street

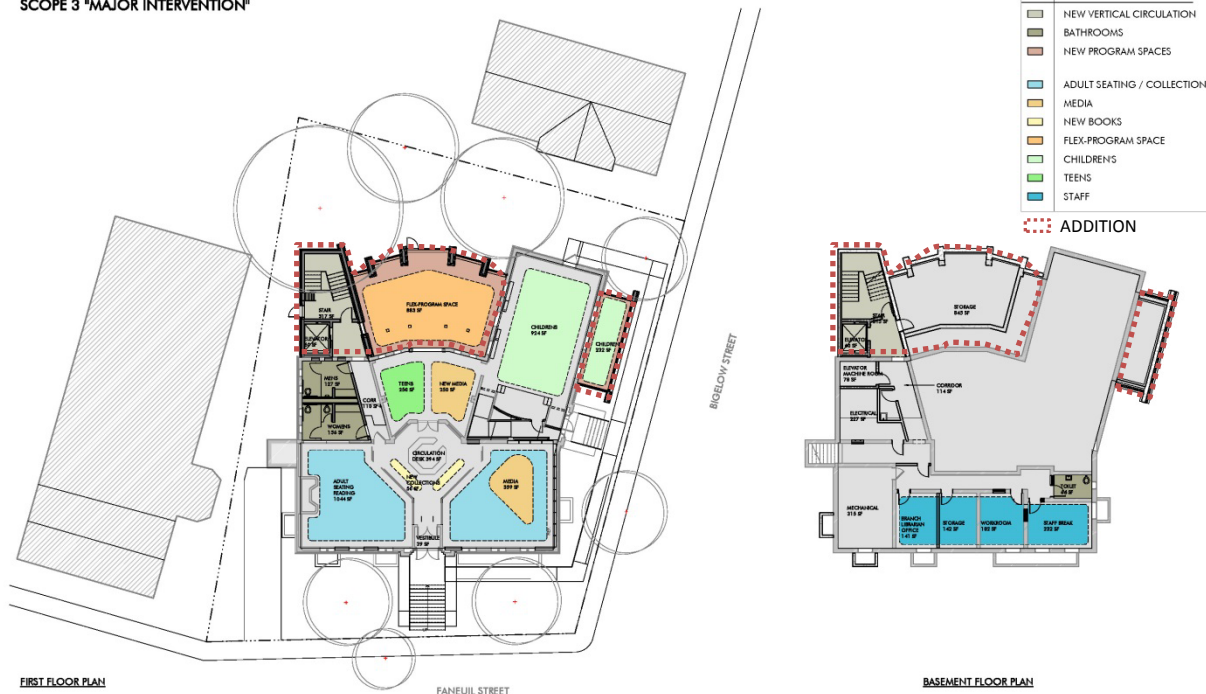
3 - MAJOR INTERVENTION

The "Major Intervention" option expands on the scope of the Moderate Intervention, retaining the expanded Children's wing design and adding a multi-function space in the area created between the "accessibility wing" (east side addition that houses the elevator and egress stair and is contiguous to the accessible toilet facilities).

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06.10.2015

SCOPE 3 "MAJOR INTERVENTION"

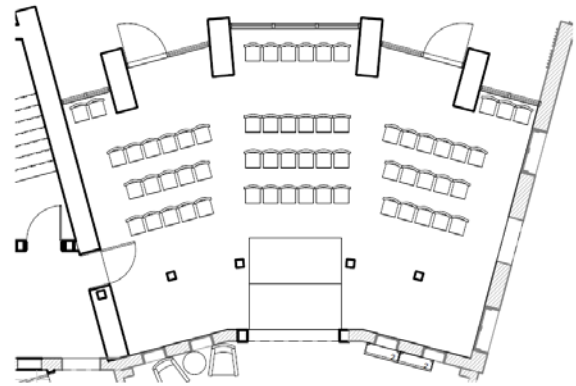
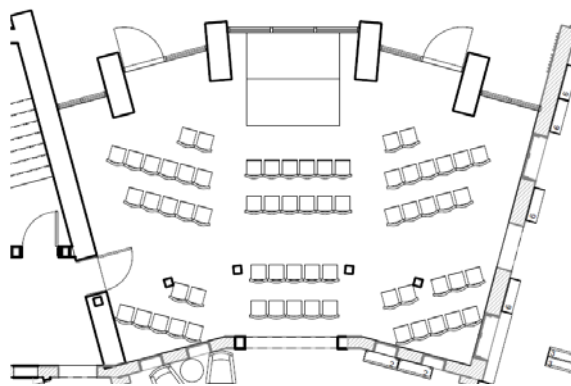
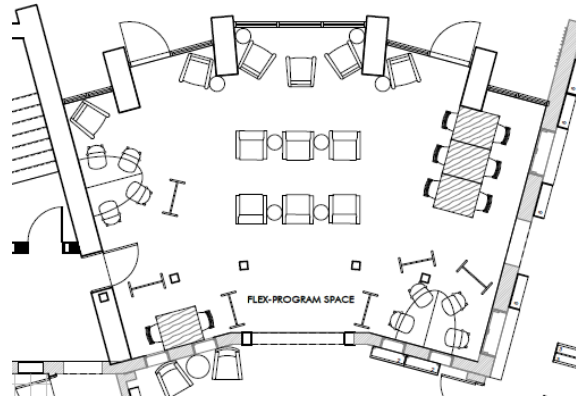
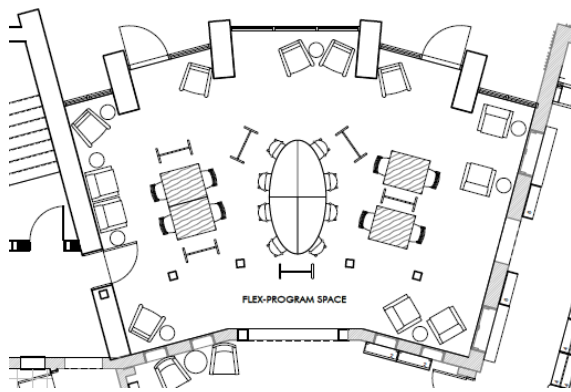


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This space meets the BPL goal of having space that can be used for alternative purposes over time and can be readily configured and reconfigured to accommodate activities as they happen in the Library. The space is strategically located to be equally useful for temporary programs and events for every age demographic. When not being used for a planned activity or presentation, this north-facing space which opens onto the backyard

landscape space is ideal for accommodating a variety of seating:

- individual lounge seating
 - pairs of chairs at tables
 - tables and chairs for groups of 4-6 (e.g. homework groups or community clubs)
- Using mobile whiteboards/tackboards space can be subdivided to accommodate multiple impromptu group and individual activities at the same time.



Optional arrangements for the multipurpose community gathering space

The space is configured to not only have light from the large north-facing windows, but also have light from clerestory windows above the existing rear elevation. In this way, the addition is enhanced with the increased daylight and the interior space near the existing windows still has access to daylight.

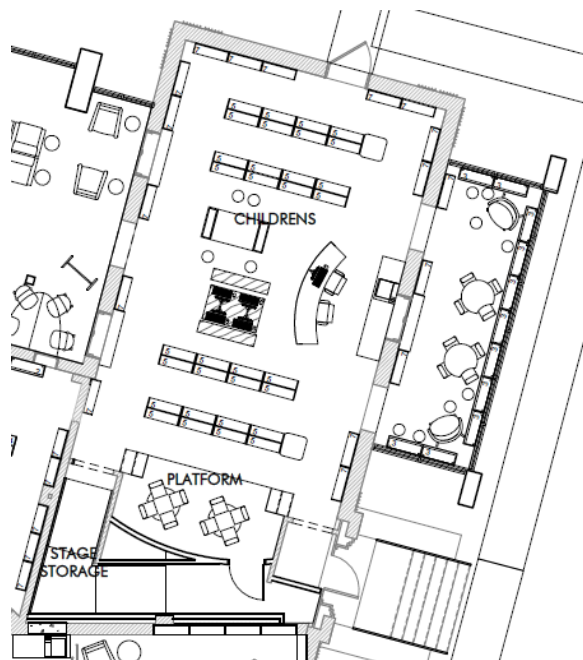
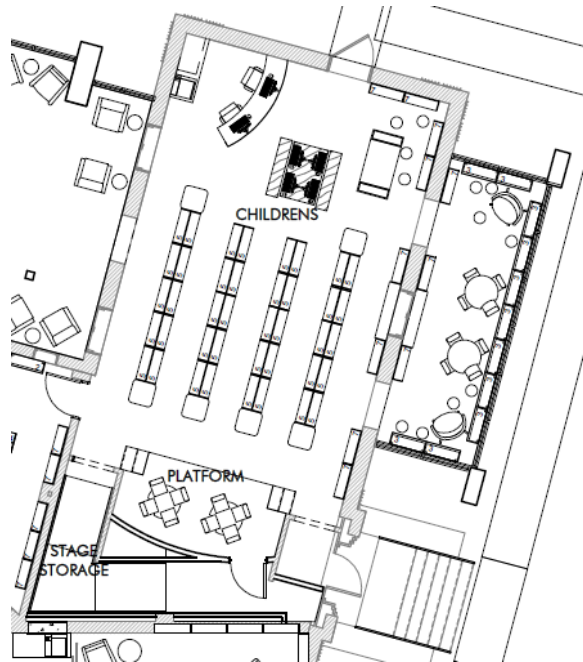
Because this addition is directly contiguous with the elevator and stair, which extend to the basement level, a partial basement is included. (the basement does not extend all the way to the Children's wing to avoid costly underpinning of the existing foundation.) Being convenient to the elevator, this new basement space enhances the functionality of the multi-purpose space by providing the storage necessary for the folding tables, stacking chairs and portable performance platform or "stage" that allows the space above to be arranged for larger community meetings (such as are currently held in the over-crowded Children's Library).



Community gathering space from the existing back of the Library, looking out the north facing windows to the landscape



Community gathering space looking through a former window into the Children's Library



The Community had expressed particular attachment to the Children's "stage." Several options were explored which maintained the stage - albeit at a reduced height so that less floor space would be sacrificed to the ramp required for wheelchair accessibility to the

Optional arrangements for the layout of the Children's Library

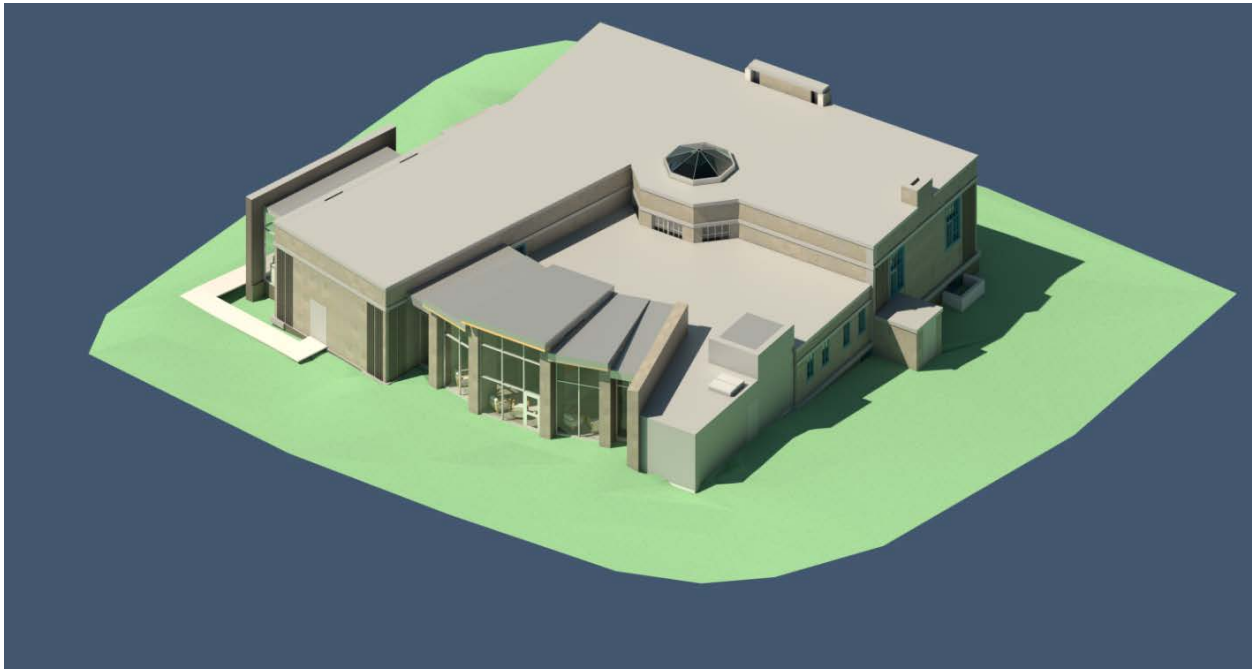
higher level. These options required removing and replacing the curved wall at the back of the stage (together with historic Art Deco, pilasters, cornice and details). The illustrations to the left incorporate this approach. During the 4th and final community meeting these options were discussed at length and the community preference shifted. There was recognition that the "stage" function could be accommodated in the multi-purpose space and that the stage alcove and its historic detailing could be maintained - even if the floor was at the same level as the rest of the Children's Library. So, in the Children's Library, the "stage" shown in the Final Drawings will be reduced in height to be at the same floor level as the rest of the space, and the distinctive alcove is preserved (including maintenance of the Art Deco detail and ornaments). With the floor at a single level, the overall flexibility of the Children's Library is enhanced.



Perspective view of the layout option to the left

CONCEPT DRAWINGS

On the pages that follow are the drawings that describe the preferred concept, including the scope options.



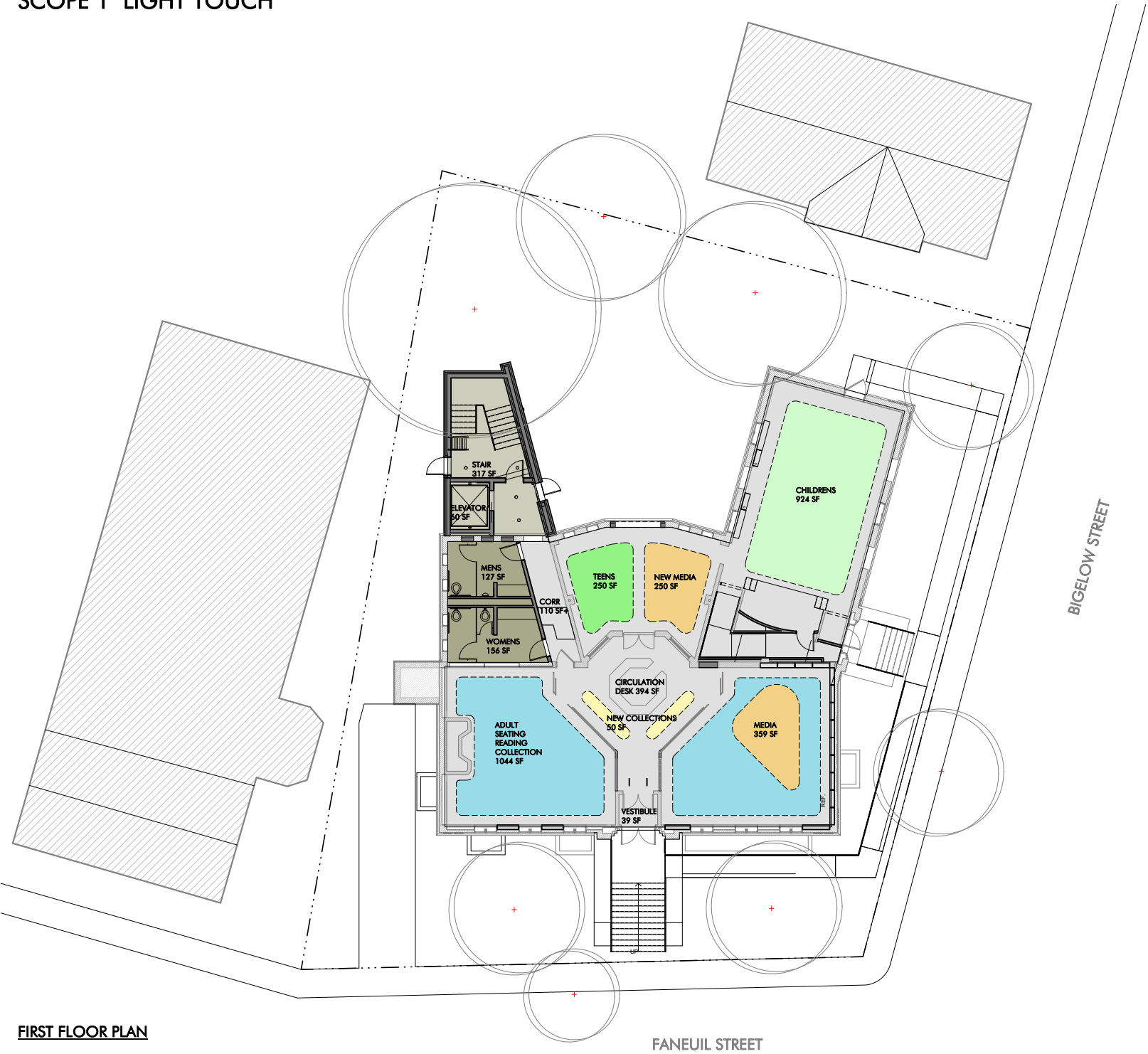
Birdseye view from the Northwest



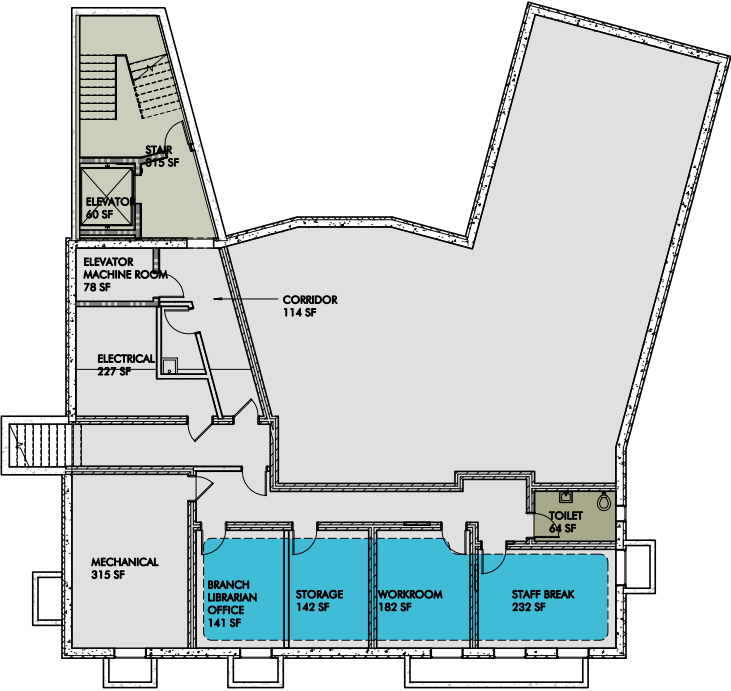
Birdseye view from the Southeast

SCOPE 1 "LIGHT TOUCH"

	PROGRAM LEGEND
	NEW VERTICAL CIRCULATION
	BATHROOMS
	NEW PROGRAM SPACES
	ADULT SEATING / COLLECTION
	MEDIA
	NEW BOOKS
	FLEX-PROGRAM SPACE
	CHILDREN'S
	TEENS
	STAFF



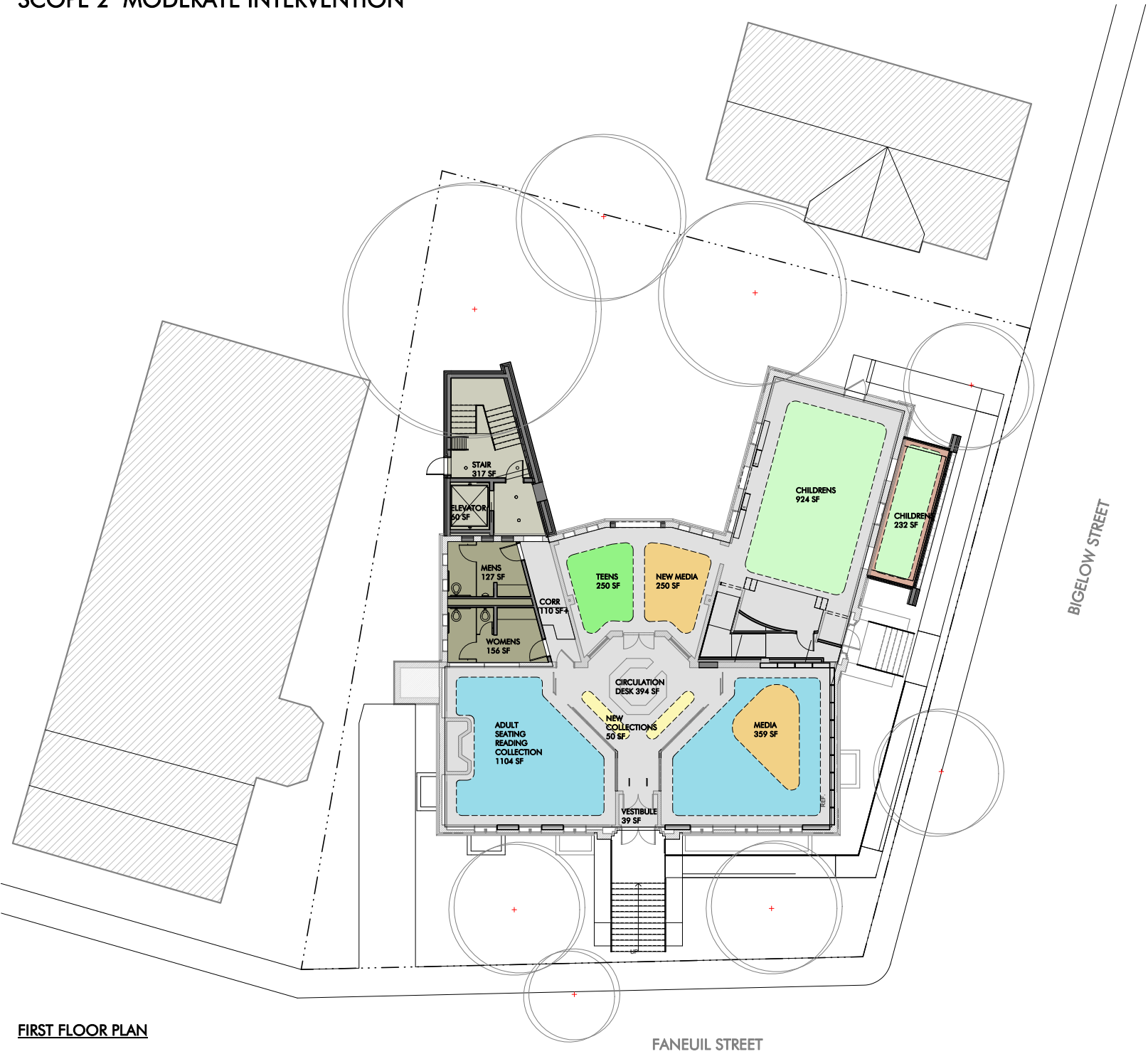
FIRST FLOOR PLAN



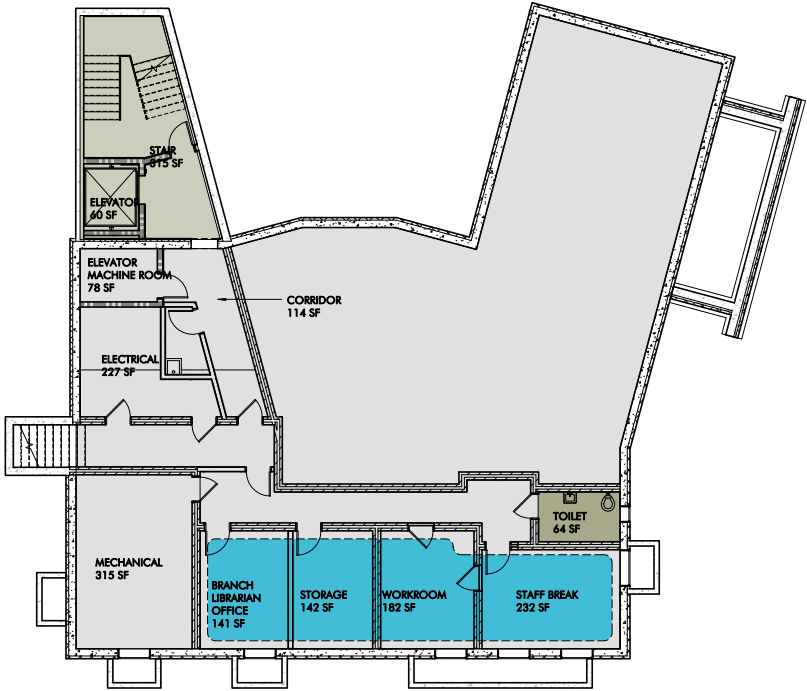
BASEMENT FLOOR PLAN

SCOPE 2 "MODERATE INTERVENTION"

PROGRAM LEGEND	
<div></div>	NEW VERTICAL CIRCULATION
<div></div>	BATHROOMS
<div></div>	NEW PROGRAM SPACES
<div></div>	ADULT SEATING / COLLECTION
<div></div>	MEDIA
<div></div>	NEW BOOKS
<div></div>	FLEX-PROGRAM SPACE
<div></div>	CHILDREN'S
<div></div>	TEENS
<div></div>	STAFF



FIRST FLOOR PLAN



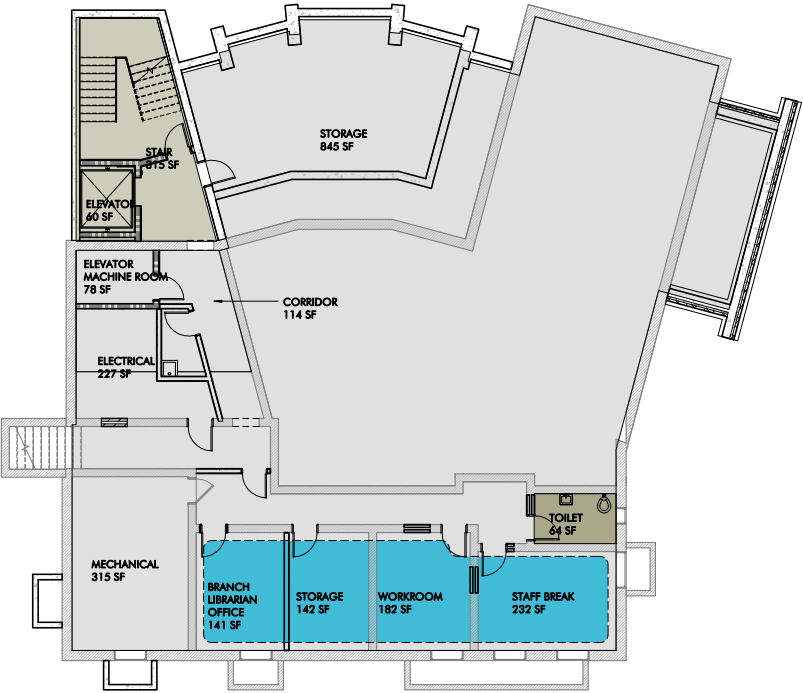
BASEMENT FLOOR PLAN

SCOPE 3 "MAJOR INTERVENTION"

PROGRAM LEGEND	
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<div></div>	BATHROOMS
<div></div>	NEW PROGRAM SPACES
<div></div>	ADULT SEATING / COLLECTION
<div></div>	MEDIA
<div></div>	NEW BOOKS
<div></div>	FLEX-PROGRAM SPACE
<div></div>	CHILDREN'S
<div></div>	TEENS
<div></div>	STAFF

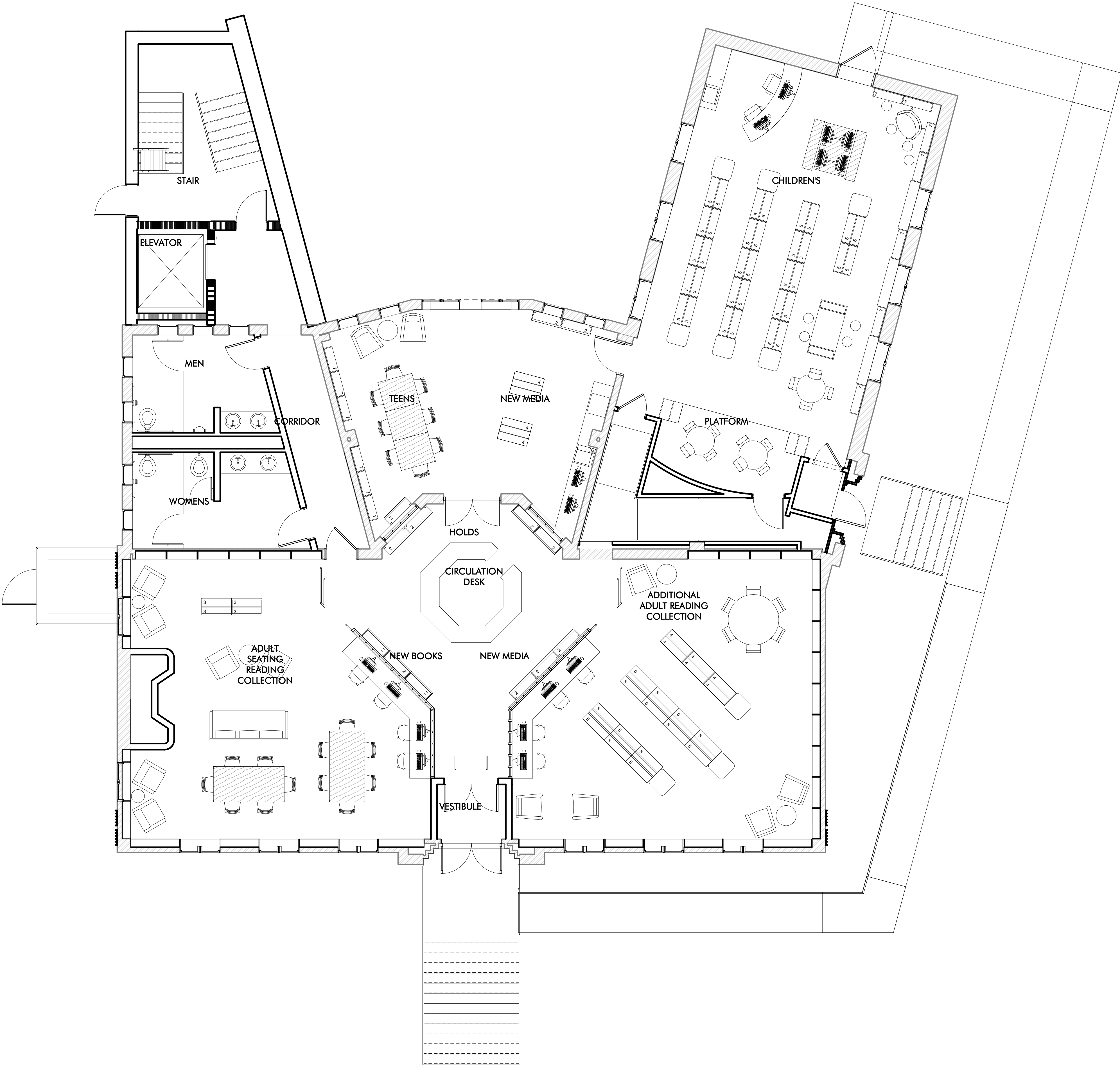


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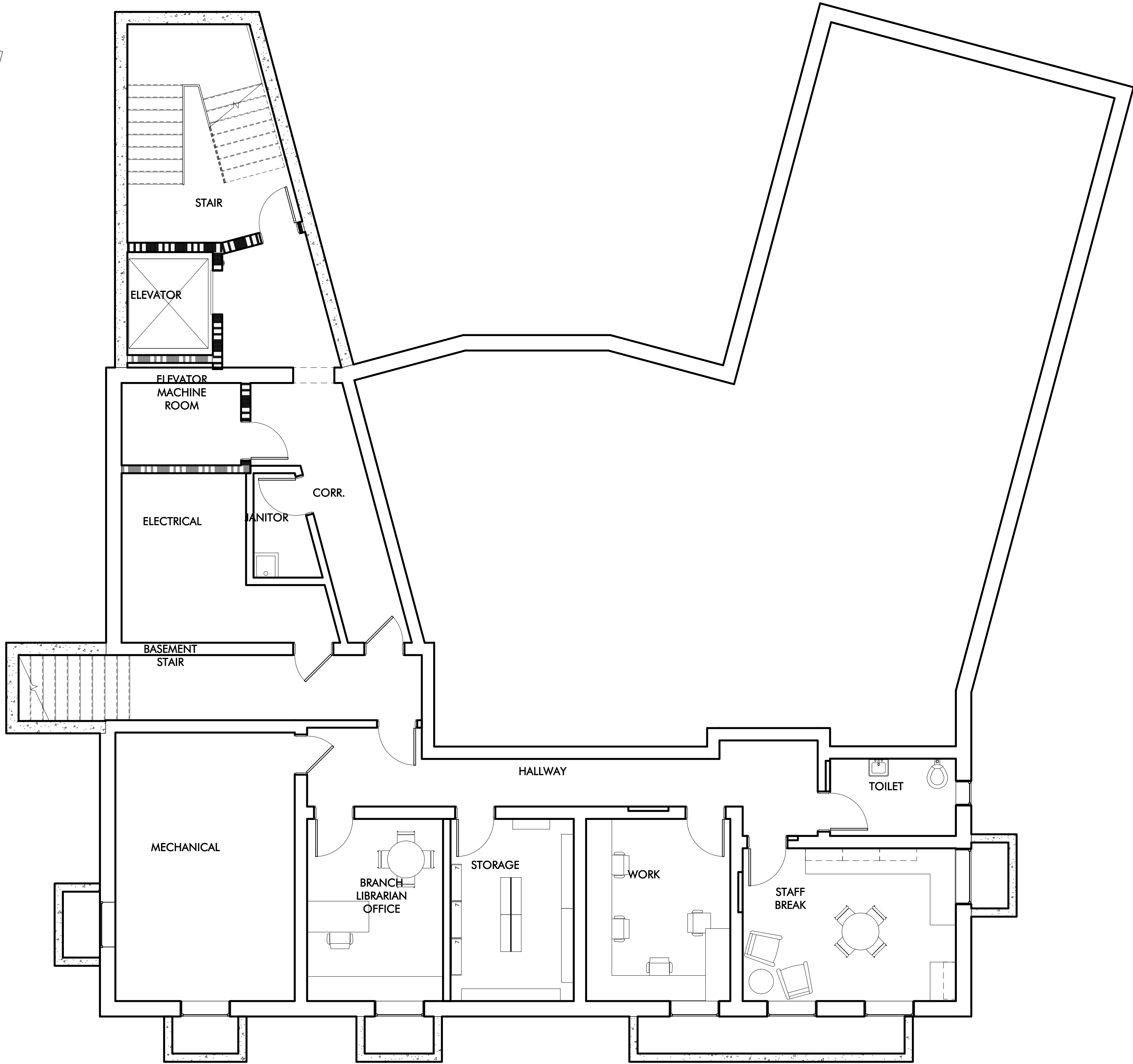


BASEMENT FLOOR PLAN

SCHEME 1 "LIGHT TOUCH"

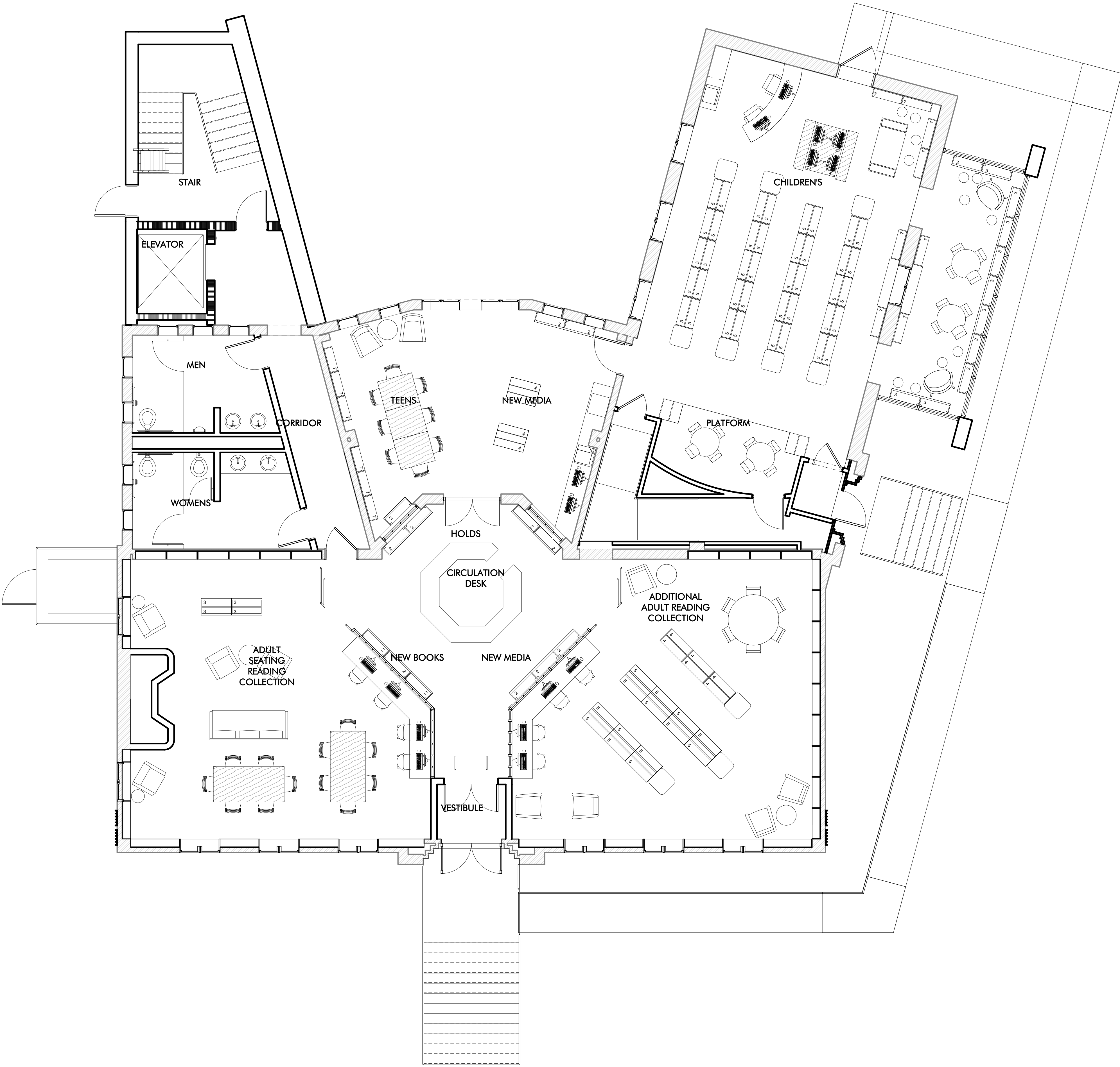


FIRST FLOOR PLAN

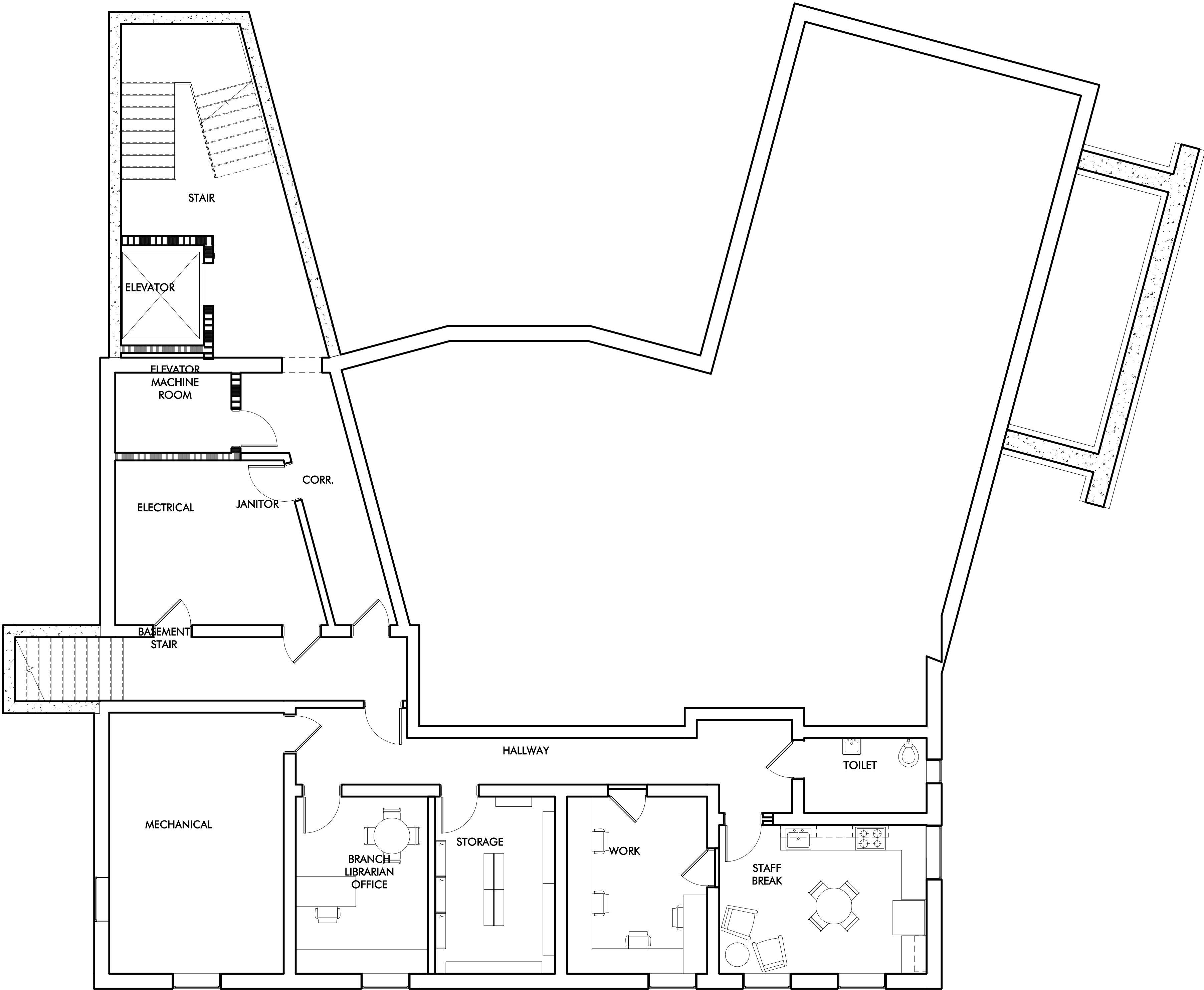


BASEMENT FLOOR PLAN

SCHEME 2 "MODERATE INTERVENTION"

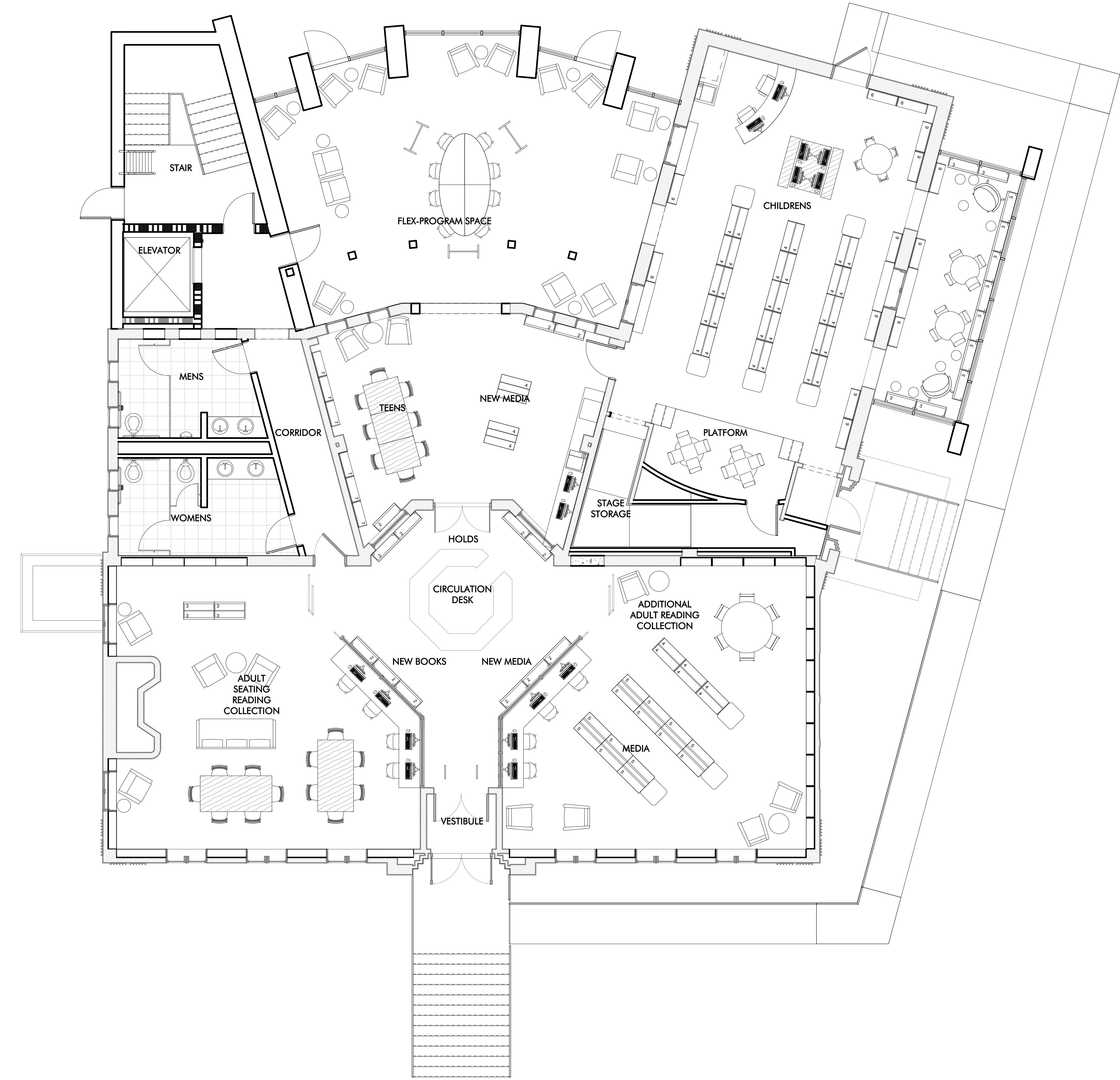


FIRST FLOOR PLAN

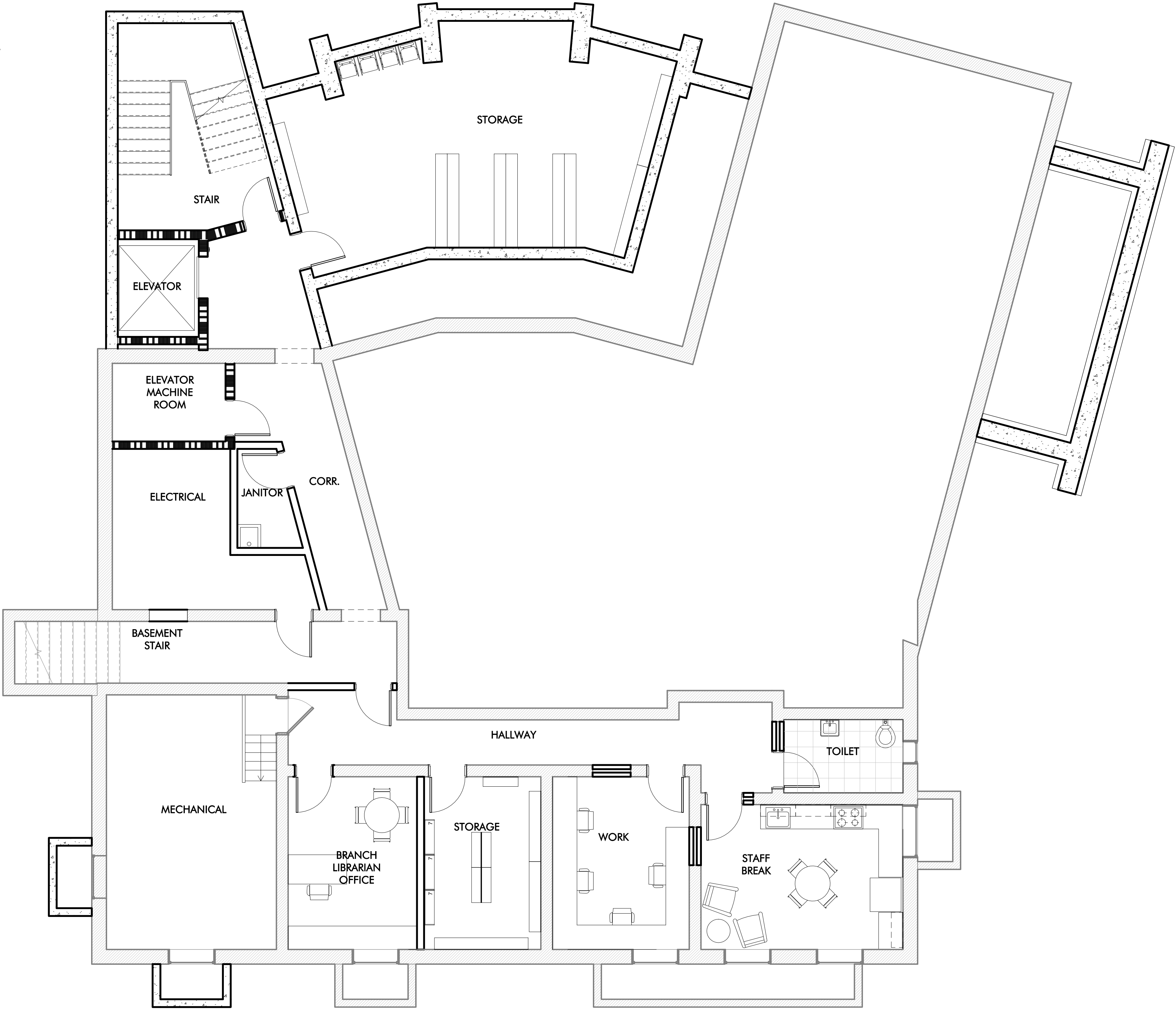


BASEMENT FLOOR PLAN

SCHEME 3A "MAJOR INTERVENTION"

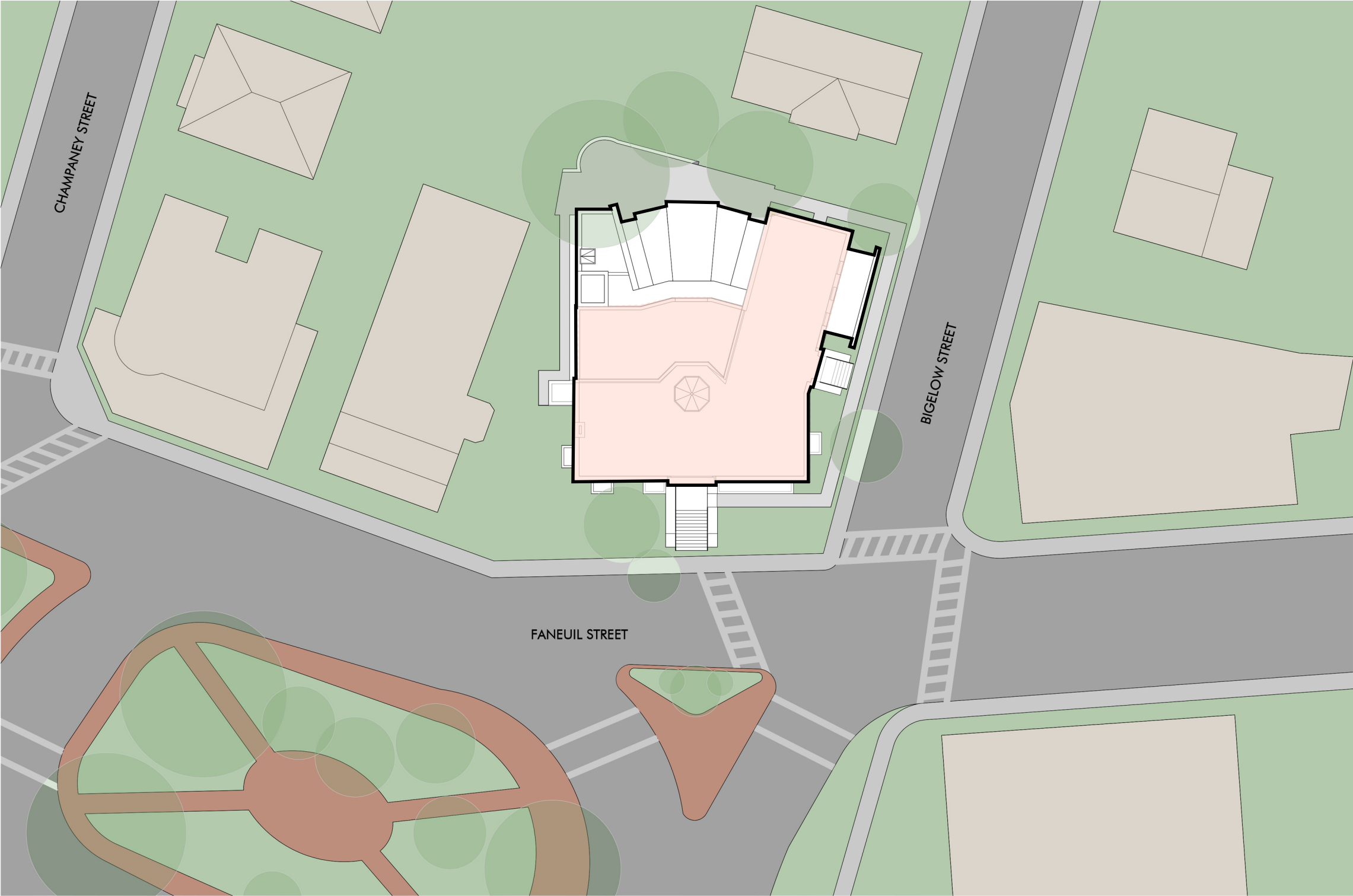


FIRST FLOOR PLAN

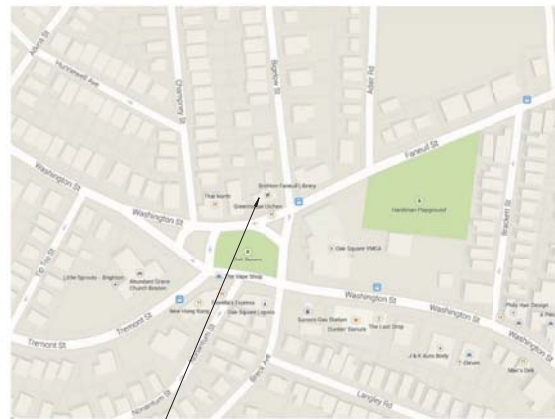
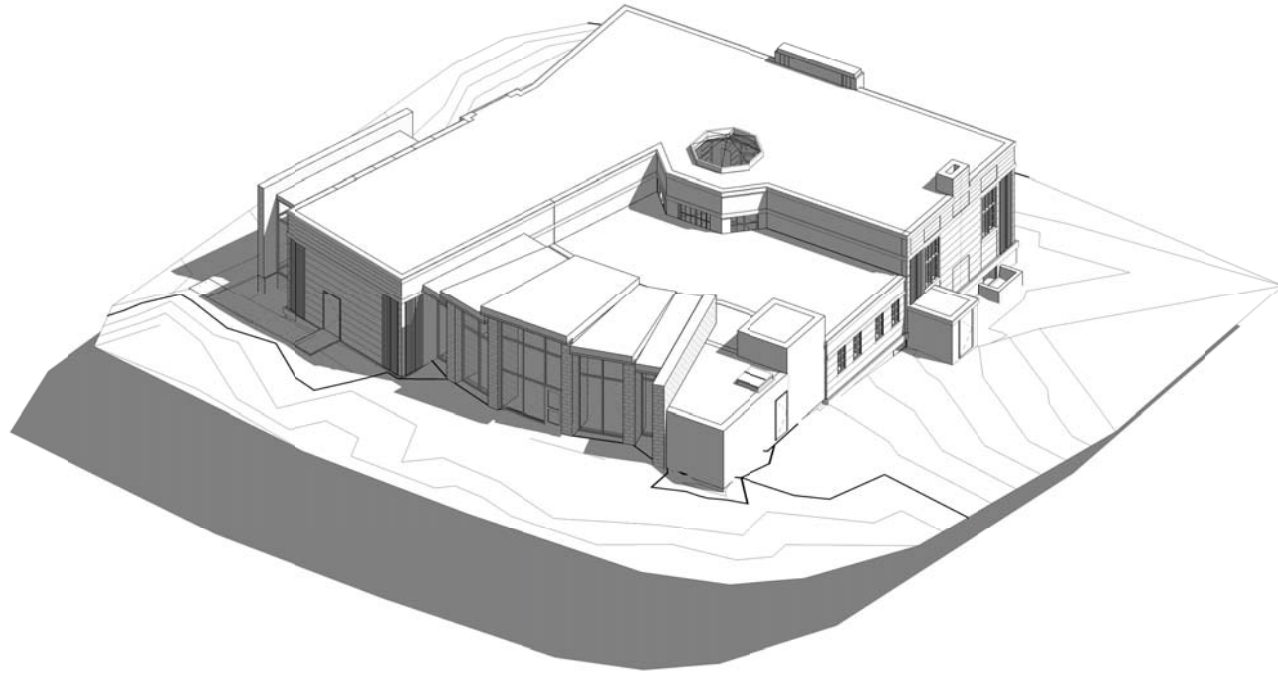


BASEMENT FLOOR PLAN

SITE PLAN



FANEUIL BRANCH LIBRARY
419 FANEUIL STREET, BRIGHTON MA



SITE

LOCUS MAP

TAPPÉ
ARCHITECTS, INC.

FAX: 617.451.3899

CLIENT
BOSTON PUBLIC LIBRARIES
XXXX
XXXXX, MA XXXX
PHONE: (XXX) XXX-XXXX
FAX: (XXX) XXX-XXXX

ROOME & GUARRACINO, LLC
48 GROVE STREET
SOMMERVILLE, MA 02144
PHONE: (617) 628-1700
FAX: (617) 628-1711

AIR WATER ENERGY ENGINEERS INC
300 PLEASANT STREET
WATERTOWN, MA 02472
PHONE: (781) 652-8688
FAX: (781) 652-8689

FIRM NAME
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ADDRESS
PHONE: (XXX) XXX-XXXX
FAX: (XXX) XXX-XXXX

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FIRM NAME
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ADDRESS
PHONE: (XXX) XXX-XXXX
FAX: (XXX) XXX-XXXX

RIDER LEVETT BUCKNALL
2 FINANCIAL CENTER, SUITE 810
60 SOUTH STREET
PHONE: (617) 737-9339
FAX: (617) 888-9948

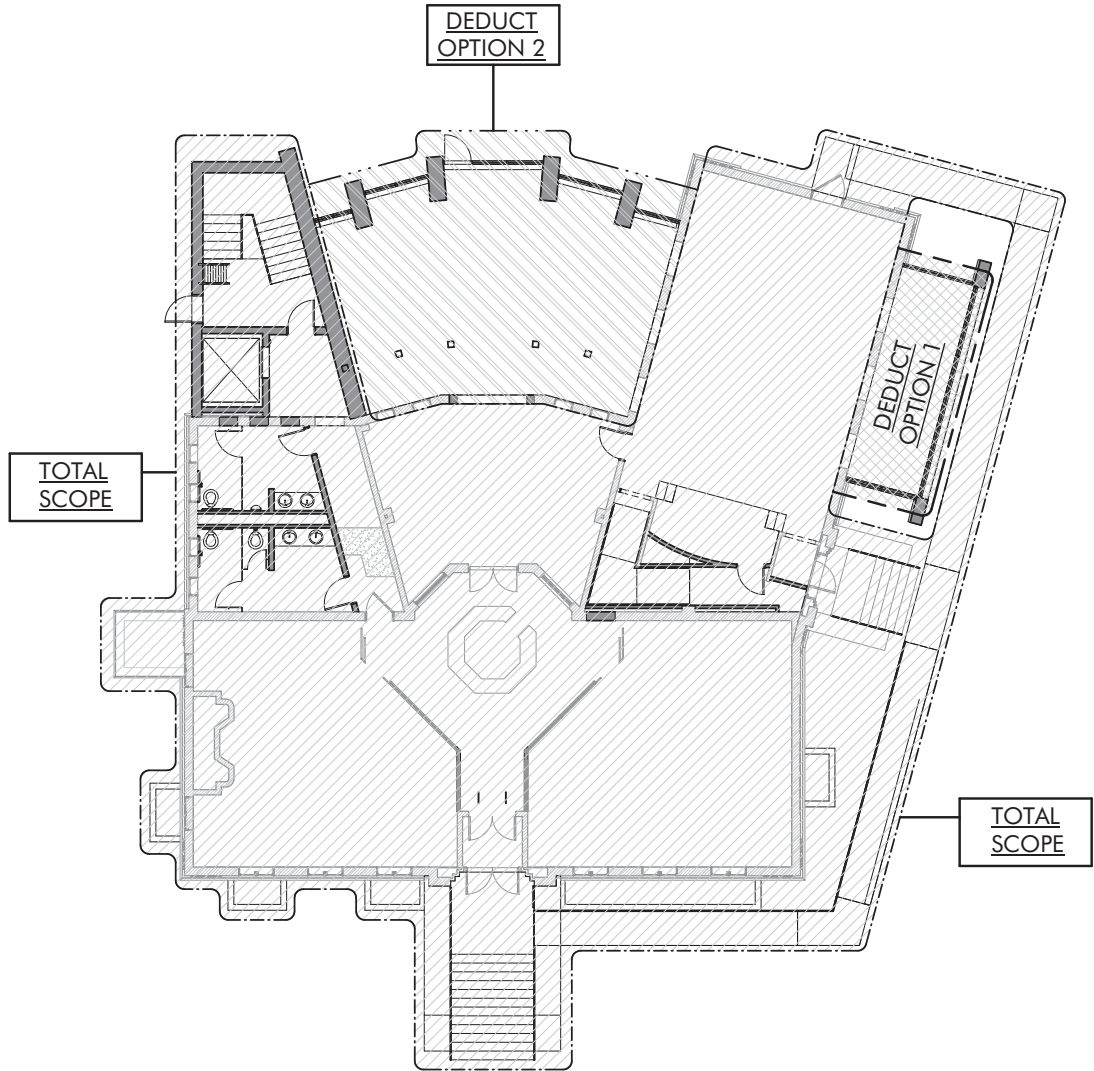
G001	TITLE SHEET
G102	CONCEPTUAL DEDUCT / PRICING

LANDSCAPE

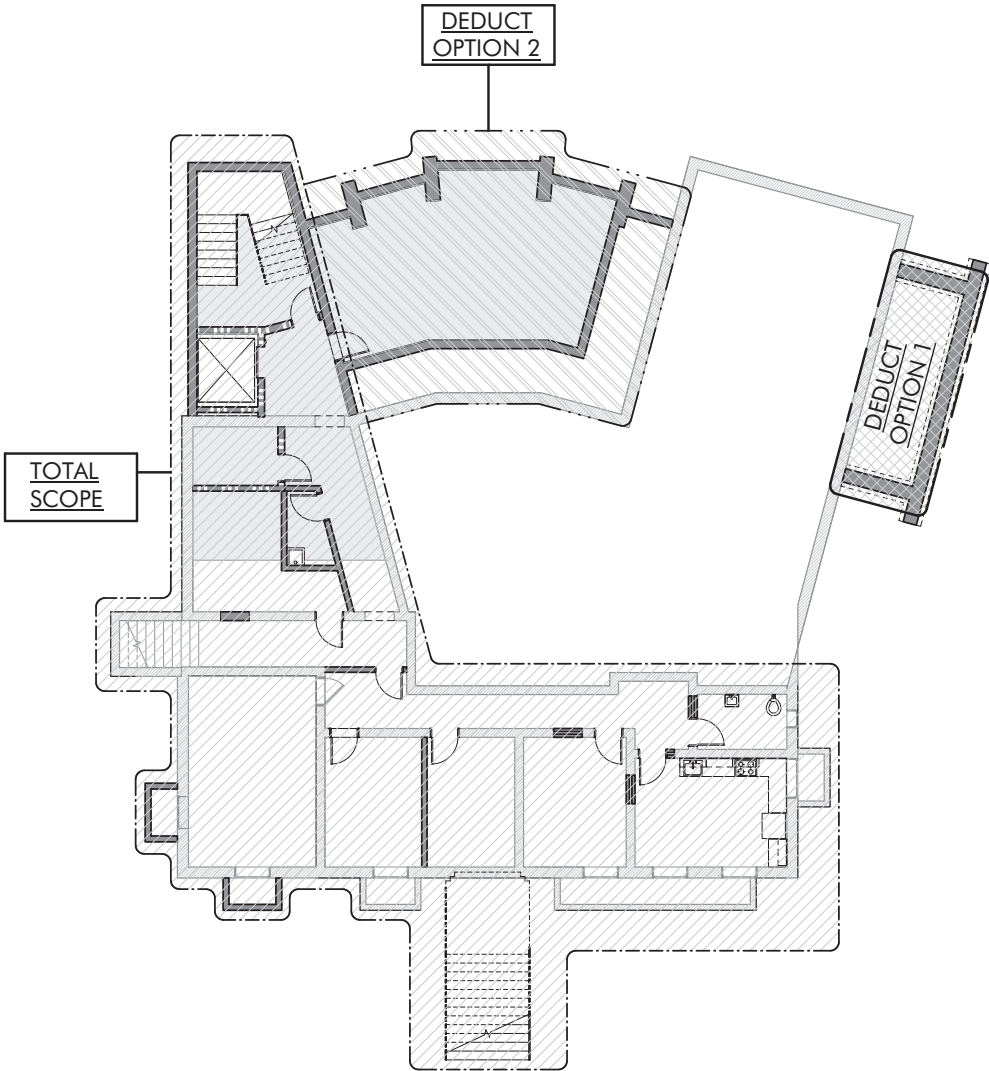
S001	GENERAL NOTES
S002	TYPICAL DETAILS
S003	TYPICAL DETAILS
S101	FOUNDATION PLAN
S102	FIRST FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S201	COLUMN SCHEDULE, BRACING ELEVATIONS, & DETAILS
S301	SECTIONS

A001	SYMBOLS ABBREVIATIONS & GENERAL NOTES
A002	PARTITION TYPES
AD0101	BASEMENT DEMO PLAN
AD0102	FIRST FLOOR DEMO PLAN
AD0103	EXISTING EXTERIOR CONDITIONS
AD0104	EXISTING INTERIOR CONDITIONS
A100	ARCHITECTURAL SITE PLAN
A101	BASEMENT FLOOR PLAN
A102	FIRST FLOOR PLAN
A111	BASEMENT REFLECTED CEILING PLAN
A112	FIRST FLOOR REFLECTED CEILING PLAN
A121	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS

<div><p>TAPPÉ ARCHITECTS, INC.</p><p>PLANNING DESIGN</p><p>SIX EDGERLY PLACE BOSTON, MA 02116</p><p>WWW.TAPPE.COM TEL 617.451.0200 FAX 617.451.3899</p></div>																							
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4.28.15	SCHEMATIC COST SET																						
<p>Project: A1404.0</p> <p>Date: 4.28.15</p> <p>Scale:</p> <p>Drawn By: bou</p> <p>Checked By: CD</p> <p>Copyright 2015, Tappé Architects, Inc.</p>																							
<p>TITLE SHEET</p> <p>G001</p>																							



A1 FIRST FLOOR CONCEPTUAL PLAN
G102 1/8" = 1'-0"



A2 BASEMENT CONCEPTUAL PLAN
G102 1/8" = 1'-0"

CONCEPTUAL DEDUCT / PRICING:

PRICING SHOULD BE BROKEN OUT AS SHOWN ABOVE TO ALLOW THE OWNER TO EXECUTE THE PROJECT, IN ITS ENTIRETY OR PORTIONS, BASED ON THE OVERALL BUDGET.

TOTAL SCOPE - ADDITION / RENOVATION:

1. STAIR AND ELEVATOR ADDITION
2. ADA RENOVATIONS
3. INTERIOR RENOVATIONS
4. TEENS WING ADDITION
5. CHILDRENS AND BASEMENT ADDITION

DEDUCT OPTION 1:

1. TEENS WING ADDITION
 - A. EXISTING EXTERIOR WINDOWS REMAIN
 - B. NO NEW TEENS ADDITION

DEDUCT OPTION 2:

1. CHILDRENS AND BASEMENT ADDITION
 - A. EXISTING EXTERIOR WINDOWS / DOORS REMAIN
 - B. NO CHILDRENS AND BASEMENT ADDITION
 - C. NO NEW DOOR INTO BASEMENT

Drawing Issue Record:	4.28.15	SCHEMATIC COST SET			
Project:	A1404.0				
Date:	4.28.15				
Scale:	1/8" = 1'-0"				
Drawn By:	MKB				
Checked By:	CD				
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CONCEPTUAL
DEDUCT / PRICING

G102

GENERAL

1. Structural work shall conform to the requirements of "The Massachusetts State Building Code" 8th Edition; "The International Building Code 2009; "The International Existing Building Code" IEBBC 2009; and ASCE 7-05.
2. Examine architectural, mechanical, plumbing and electrical drawings for verification of location and dimensions of chases, inserts, openings, sleeves, washes, drips, reveals, depressions and other project requirements not shown on structural drawings.
3. Verify and coordinate dimensions related to this project.
4. Provide and install necessary material to connect elevator support beams. Location and size of beams and any inserts required shall be determined by the elevator manufacturer.
5. Openings in slabs and walls less than 12" maximum dimension are generally not shown on structural drawings shall not be revised without prior written approval of the architect.
6. Typical details and notes shown on structural drawings shall be applicable to all parts of the structural work except where specifically required otherwise by contract documents.
7. Details not specifically shown shall be similar to those shown for the most nearly similar condition as determined by the architect.
8. The contractor shall submit complete shop drawings for all parts of the work, including description of demolition and construction methods and sequencing where applicable. No performance of the work including, but not limited to, demolition and construction methods and sequencing where applicable, to demolition of existing structure or fabrication or erection of new structural elements, shall commence without review of the shop drawings by the architect.

FOUNDATIONS

1. Foundations for all project consist of spread footings, foundation walls, and slabs on grade. The allowance bearing pressure is assumed to be 2.0 tons per square foot. The contractor is to verify the bearing conditions and notify the architect if conditions are not as assumed.
2. No responsibility is assumed by the architect for the validity of the subsurface conditions described on the drawings, specifications, test borings or test pits. These data are included only to assist the contractor during bidding and subsequent construction and represent conditions only at these specific locations at the particular time that the work was made.
3. Foundation units shall be centered under supported structural members, unless noted otherwise on the drawings.
4. Exterior construction shall be carried down below finished exterior grade to a minimum depth of 4'-0", unless noted otherwise.
5. Provide temporary or permanent supports, whether shoring, sheeting or bracing so that no horizontal movement or vertical settlement occurs to existing structures, streets or utilities adjacent to the project site.
6. Carry out continuous control of surface and subsurface water during construction such that foundation work is done in dry and on undisturbed subgrade material, as applicable.
7. Bottom 3 inches of excavations for footings shall be finished by hand shovel.
8. Backfill under any portion of the structure shall be compacted in 6" lifts.
9. No foundation concrete shall be placed in water or on frozen subgrade material.
10. Protect in-place foundations and slabs from frost penetration until the project is completed.
11. Do not backfill behind foundation walls until permanent lateral structural support system is in place and of full strength.
12. Sheeting, shoring and bracing for the lateral support of excavation shall remain in place until all permanent structural systems below ground level are complete.

CONCRETE

1. Concrete work shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), and "Specifications for Structural Concrete for Buildings" (ACI 301-05).
2. Concrete shall be controlled concrete, proportioned, mixed and placed in the presence of a representative of an approved testing agency.
3. Unless noted otherwise, concrete shall have a minimum 28 day compressive strength and be of a type as follows:

(A) Footings, tie beams, columns, walls	4000 PSI	(Normal weight)
(B) Framed slabs, slabs-on-grade, beams	4000 PSI	(Normal weight)
(C) Concrete on steel deck	3000 PSI	(Normal weight)
(D) Topping slabs & housekeeping pads	3000 PSI	(Normal weight)

4. Concrete to be exposed to the weather in the finished project shall be air entrained per specifications requirements. Interior slabs shall not be air entrained.
5. Provide vapor barrier under interior slabs cast on grade.
6. Construction joints shown on drawings are mandatory. Omissions, additions or changes shall not be made except with the submittal of a written request together with drawings of the proposed joint locations for approval of the architect.
7. Where construction joints are not shown or when alternate joint locations are requested, joint locations and concrete placing sequence shall be submitted to the architect for approval prior to preparation of the reinforcement shop drawings.
8. Size of concrete placements, unless noted otherwise, shall be as follows:

	Max Length (Feet)	Max Area (Sq. Feet)
(A) Footings and walls	30*	-
(B) Slabs on grade	30*	900* place in alt panel
(C) Concrete on steel deck	90	8100

*Exceed only where intermediate contraction joints are provided.
9. Minimum of 72 hours shall elapse between adjacent concrete placements.
10. Concrete shall be placed without horizontal construction joints except where shown or noted. Vertical construction joints and stops in concrete work shall be made at midspan or at points of minimum shear.
11. Concrete slabs, including concrete placed on steel deck, shall be placed so that the slab thickness is at no point less than that indicated on the drawings. (This will require that the slab not be cast dead level where supporting beams or girders have an upward camber.)
12. Structural steel below grade shall be encased in concrete with a minimum cover of 2".

REINFORCEMENT

- Reinforcement work of detailing, fabrication and erection shall conform to "Building Code Requirements for Reinforced Concrete" (ACI 318-05), "ACI Detailing Manual - 1994" (SP-66), "CRSI Manual of Standard Practice" (MSP 1-97), and "Structural Welding Code - Reinforcing Steel" (AWS D1.4-92).
- Steel reinforcement, unless noted otherwise, shall conform to the following:
 - (A) Bars, ties and stirrups ASTM A615 Grade 60 (FY=60 KSI)
 - (B) Welded wire fabric (WWF) ASTM A185
- Provide and schedule on shop drawings the necessary accessories to hold reinforcement securely in position. Minimum requirements shall be: high chairs, 4'-0" O.C. with continuous #5 support bar; slab bolsters, continuous and 3'-6" O.C.; beam bolsters, 5'-0" O.C.
- Minimum concrete protective covering for reinforcement, unless noted otherwise, shall be as follows:
 - (A) Unformed surfaces cast against and permanently in contact with earth: 3.0"
 - (B) Formed surfaces in contact with earth or exposed to weather:

#6 through #18 bars	2.0"
#5 bars, 5/8" wire and smaller	1.5"
 - (C) Surfaces not in contact with earth or exposed to weather - walls, slabs, joists:

#14 and #18 bars	1.5"
#11 bars and smaller	1.0"
- Beams, girders and columns – principal reinforcement, ties, stirrups or spirals: 1.5"
- Where continuous reinforcement is called for, it shall be extended continuously around corners and lapped at necessary splices or hooked at discontinuous ends. Laps shall be Class B tension lap splices, unless noted otherwise.
- Where reinforcement is not shown on drawings, provide reinforcement in accordance with applicable details as determined by the architect. In no case shall reinforcement be less than the minimum reinforcement permitted by the applicable codes.
- Where reinforcement is required in section, reinforcement is considered typical wherever the section applies.
- Where there is a conflict between locations of column vertical bars and beam horizontal bars, the column bars shall remain in their designated positions and beam bar locations shall be adjusted.
- Reinforcement shall be continuous through construction joints.
- Dovels shall match bar size and number, unless noted otherwise.
- Welded wire fabric shall lap 8" or 1-1/2" spaces, whichever is larger and shall be wired together.
- Reinforcement shall not be tack-welded.
- Installation of reinforcement shall be completed at least 24 hours prior to the scheduled concrete placement. Notify architect of completion at least 24 hours prior to the scheduled completion of the installation of reinforcement.

STRUCTURAL STEEL

1. Structural steel work shall conform to "Specification for Structural Steel Buildings" (AISC 2006), "Code of Standard Practice for Steel Buildings & Bridges" (AISC 2005), "Seismic Provisions for Structural Steel Buildings" (AISC, 2006), "Specification for Structural Steel Joints Using ASTM A325 and A490 bolts" (AISC 2005), "Structural Welding Code – Steel" (AWS D11.96).
2. Structural steel shall be detailed in accordance with "Detailing for Steel Construction (AISC)" and where required, designed in accordance with cited references".
3. Structural steel details, not specifically shown, shall be taken as being similar to those shown for the most nearly similar condition as determined by the architect.
4. Structural steel shall be new steel conforming to the following:

(A) Unless noted otherwise (B) Angles, channels, T's, plates, etc. (C) Tubes (D) Pipes (E) Anchor bolts (F) High strength bolts	ASTM A992 ASTM A36 ASTM A500 ASTM A801 or ASTM A53 ASTM A307 or F1554 gr. 105 ASTM A325	Grade 50 (Fy = 50 KSI) (Fy = 36 KSI) Grade B (Fy = 46 KSI) Type F or S, Grade B
--	--	--
5. Anchor bolts, leveling plates or bearing plates shall be located and built into connecting work, precast by templates or similar methods. Plates shall be set in full beds of non-shrink grout.
6. Bolted connections should be as follows:
 - (A) Minimum bolt diameter – 3/4", two bolts minimum.
 - (B) Standard, oversized or horizontal slots slotted holes in webs of beams.
 - (C) Shear connections for moment connected members – friction type high strength bolts in single shear.
 - (D) Shear connections for other members – simple shear connections with either friction type high strength bolts in single shear or bearing type high strength bolts (threads included in shear plane) in single or double shear.
 - (E) Simple shear connections shall be capable of end rotation per AISC requirements for "Unrestrained Members".
7. Welded connections shall be made by approved certified welders using filler metal conforming to E70XX or F7X-EXXX with low hydrogen.
8. Welds shall develop the full strength of the materials being welded, unless noted otherwise, except that fillet welds shall be a minimum of 1/4".

9. Beam connection unless noted otherwise, shall provide connection capacity as follows, or as shown on the plans, whichever is larger:
- (A) Non-composite beams: Non-composite beams: support a reaction "R" equal to $\frac{1}{2}$ the total uniform load capacity of beam for a given shape, span and grade of steel per "Maximum Total Uniform Load" Table 3-6 to 3-9, AISC Manual of Steel Construction, 13th Edition.
- (B) Composite beams: support a reaction "Re" = Multiplier \times "R" (as defined above):
- | | |
|-----------------------|---|
| $R_e = 1.50 \times R$ | (for beam depth greater than 21") |
| $R_e = 2.00 \times R$ | (for beam depth greater than 14" but less than or equal to 21") |
| $R_e = 2.25 \times R$ | (for beam depth greater than 8" but less than or equal to 14") |

- (C) Add to "R" or "Re" the loads or reactions of members supported by the beam near supports and/or the vertical components of force in diagonal bracing members framing into the beam.
10. Ends of columns at splices and at other bearing connections shall be "finished to bear" to complete the true bearing.
11. Provide stiffeners "finished to bear" under all load concentrations on supporting members, over columns, and where shown on drawings.
12. Provide temporary erection bracing and supports to hold structural steel framing securely in position. Such temporary bracing and supports shall not be removed until permanent bracing has been installed and concrete for floor slabs has attained 75% of specified concrete strength.
13. Structural steel framing shall be true and plumb before connections are finally bolted or welded.
14. Field cutting of structural steel or any field modifications of structural steel shall not be made without prior written approval by architect for each specific case.
15. Structural steel encased in masonry shall be covered with mastic coating per specifications.
16. Structural steel members shall be fireproofed per specifications.
17. Structural steel members and connections exposed to the weather shall be galvanized.
18. Camber shall be by cold-formed process in conformance with AISC specification and tolerance.

STEEL DECK AND SHEAR CONNECTOR

1. Steel deck and shear connector work shall conform to the "Specification for Design of Light Gauge and Cold-Formed Steel Structural Members" (AISC 1989), "Structural Welding Code – Steel" (AWS D1.1:94), and "Structural Welding Code – Sheet Steel" (AWS D1.3:89).
2. Steel deck cross sections are only represented diagrammatically on the drawings.
3. Steel deck panels shall be formed from steel sheets conforming to ASTM A653, Grade 33, with a minimum yield point of 33,000 PSI, ASTM A570 (UNGLVAL), Grade 33 or ASTM A661 (UNGLVAL), Grade C with a minimum yield point of 30,000 PSI and a thickness not thinner than 20 gage.
4. Floor construction in general consists of concrete fill cast on steel deck and composed in action with the structural steel beams by means of welded shear connectors.
5. Shear connectors shall conform to ASTM A108, Grades 1010, 1015, 1017 or 1020. Typically, shear connectors shall be $\frac{3}{4}$ " diameter x $3\frac{1}{2}$ " long headed studs, unless noted otherwise; but in no case shall shear connectors exceed less than $1\frac{1}{2}$ " above steel deck.
6. The number of shear connectors required per beam is indicated by "(32)", etc. on the drawings (see beam explanation diagram) Where no shear connectors are indicated for a beam which supports a concrete slab, provide shear connectors at 24" O.C.
7. Shear connectors shall be equally spaced over the length of the beam. Where the number of steel deck corrugations available is less than the number of shear connectors, use pairs of shear connectors starting from each end of beam and connector toward the center, until it is possible to return to a single shear connector in each corrugation. Longitudinally, shear connectors shall be spaced not closer than 3" transversely and 4-1/2" longitudinally.
8. Horizontal clearance shall be a minimum of 1" from the edge of any shear connector to the faced of concrete, steel deck rib, or similar adjacency.
9. Edge distance from the center of a shear connector to the edge of a structural steel beam shall preferably be 2", but in no case less than $1\frac{1}{4}$ ".

MASONRY CONSTRUCTION

1. Clay (brick) and concrete masonry unit (CMU) construction shall conform to "Building Code Requirements for Masonry Structures" (ACI 530-99/ASCE 5-99/TMS402-99), and to "Specifications for Masonry Structures" (ACI 530.1-99/ASCE 6-99/TMS 602-99).
2. Materials strings shall be as follows:
 - (A) Face brick shall conform to ASTM C-215 Grade SW with compressive strength of 3000 PSI.
 - (B) Common brick shall conform to ASTM C-62 Grade SW with compressive strength of 3000 PSI.
 - (C) Concrete masonry units shall conform to ASTM C-90 or C-145 Grade N-1.
 - (D) Mortar shall conform to ASTM C-270, Type M or S.
 - (E) Grout shall conform to ASTM C-476 fine or coarse.
3. Masonry shall have $f_m = 1500$ PSI. f_m is the compressive strength of the masonry at 28 days as determined by prism tests (see specs)
4. Prior to grouting cells, bars and cells must be inspected by the testing agency.
5. The base of each cell in which a bar is placed must have a cleanout hole.
6. The design of reinforced masonry construction is based on allowable stresses predicated on "with inspection" provisions, requiring that qualified masonry inspection take place on a continuous basis whenever masonry is being placed.
7. Reinforced masonry walls shall have bond beams at each floor level. Bond beam reinforcing shall be extended into and be continuous with all intersecting bond beams.
8. Anchors to masonry walls shall be 3/4" diameter expansion bolts or anchor bolts. Bolts shall be 2" shorter than wall thickness.
9. Bonding methods, ties, lintels and accessories shall be approved by the architect.
10. Submit shop drawings, with ample time for architect's review and approval, for structural elements including structural steel.
11. Masonry openings more than 16" wide require approved lintels.
12. Masonry openings for utilities are to be closed up with new brick work around the utility.
13. Provide and install lintels for openings in accordance with the schedule and details on SO-2. Where lintel abuts columns or walls, provide connections to cast. (Submit shop drawing of connection detail for approval.)
14. Provide 1-#5 vertical reinforcing at 24" OC. This reinforcing shall be continuous full height.
15. 1-#5 block cells containing vertical reinforcing shall be grouted solid. Filling cells with mortar is unacceptable. The compressive strength of grout at the end of 28 days shall be 3000 PSI minimum.
16. Reinforced masonry walls shall have a #9 GA. Wire ladders (ladder or truss type) at 16" OC horizontal reinforcement.
17. Provide 2-#5 continuous horizontal bars in the top course (bond beam) of walls below the each floor and at the roof and fill continuously with grout.

STRUCTURAL LIGHT GAGE METAL FRAMING

1. All steel studs, joists, headers, tracks, and accessories shall be formed steel from steel conforming with ASTM A446 and be hot-dipped galvanized in accordance with ASTM A525-660.
2. All framing, including but not limited to studs, floor and ceiling joists, headers, sills, tracks, accessories and connections, shall be designed by the supplying subcontractor in accordance with the latest edition of AISI'S "Specification For The Design of Cold-Formed Steel Structural Members." All design shall be performed and be submitted to the Architect/Engineer for dimensional review only. The governing building code shall be referred to for determining dead and live load requirements. The contract documents shall be referred to for additional loading conditions (if any). Member sizes and connections shown in the contract documents are to be considered schematic only, unless noted otherwise.
3. Submit shop drawings, which shall include dimensioned erection plans, member loadings and sizes, layout of walls, ceilings, floors and openings, connections and temporary and permanent bracing requirements, all of which shall be stamped and signed by a professional engineer registered in the state in which the project is located.
4. Studs exposed to wind pressure or suction forces (e.g. exterior walls, ceilings, soffits and roofs) shall be 18 gauge minimum and spaced at 16" maximum.
5. All members shall be proportioned with the following deflection limits:
 - (A) 1/600; Masonry back-up for wind loads.
 - (B) 1/360; Non-masonry back-up for wind loads.
 - (C) 1/360; Floor live loads.
 - (D) 1/360; Snow live loads.
 - (E) 1/240; Total dead and live loads.
6. A deflection track shall be provided at all stud wall framing coming up under beams, girders, decking and the like that are subject to live load deflection. The deflection track shall allow for a deflection of 3/8" or the maximum deflection as defined herein, whichever is greater.

RENOVATION AND RESTORATION

1. The contractor shall notify the architect when, in the course of construction or demolition, conditions are uncovered which are unanticipated or otherwise appear to present a dangerous condition.
2. Damaged load bearing masonry shall be removed and replaced or repaired as directed by the architect.
3. New masonry shall be bonded or otherwise tied to adjacent masonry work.
4. Second-hand brick shall not be used in masonry bearing walls unless approval is given by the architect for each specific case.
5. Information regarding existing construction or conditions is based on available record drawings which may or may not truly reflect existing conditions. Such information is included on assumption that it may be of interest to the contractor. The architect assumes no responsibility for its accuracy or completeness.
6. Verify all dimensions and conditions on the job. Discrepancies shall be brought immediately to the attention of the architect before proceeding with that part of the work.
7. Where new work will be adjacent to or framing existing construction, verify dimensions of existing construction prior to fabrication of new members.
8. Provide all labor and material for any framing required to connect new framing to existing construction. Wherever it is necessary to remove existing construction in order to construct new work, the affected area shall be patched and rebuilt to match existing adjacent work to satisfaction of the architect.
9. Details shown on any drawing shall be considered typical for all similar conditions.
10. Notify architect of any contemplated structural alteration in reasonable time to render and document the architect's decision.
11. Structural materials and components shall have prior approval of the architect.
12. All structural work on this contract shall be performed under the supervision of an inspector approved by the architect. Alterations or modifications not indicated on the drawings shall be approved by the architect in writing before such work is initiated. The architect will periodically observe structural elements to assure general compliance with the contract documents, but detailed inspection and testing requirement will be prepared by an independent testing agent hired by the owner. Deficiencies not indicated on the drawings or exposed during construction shall be corrected as directed by the architect.
13. Structural alteration shall be preceded by adequate shoring and bracing.
14. Screw-type shoring posts shall be provided for existing work during the removal of existing bearing walls and structural members and the installation of new structural work.
15. Temporary shores shall be placed as close as practicable to the existing structural work being removed.
16. Headers shall be placed across top of shoring posts and shall be snug tight against underside of the structure above.
17. Shoring shall bear on sleepers to prevent damage to the structure below.
18. Temporary shores shall be individually designed, erected, supported, braced and maintained by the contractor to safely support all dead loads presently carried by the existing structural work being removed and any construction live loads.
19. Structural steel shall be completely installed before removing any shores.
20. Shores shall be released gradually and left loosely in place for at least 2 days to allow for structural shake out.

STRUCTURAL DESIGN LOADS

1. Dead loads
 - (A) Weight of building components
2. Live loads
 - (A) Typical floor – 150 PSF
 - (B) Public areas, stairs, etc – 100 PSF
 - (C) Mechanical/elevator room – 150 PSF
 - (D) Roof snow load – 30.0 PSF plus drift

$P_g = 0.075 \text{ PSF}$; $I_s = 1.0$; $C_e = 1.0$; $C_t = 1.0$.
3. Wind loads – Per Mass. Building Code and ASCE7-05; Wind Speed 105 mph.
 Exposure B; Importance Factor = 1.0; Occupancy Category "III"
 End Zone Wall pressure= 17.5 PSF; Int. Zone Wall pressure= 11.6 PSF

Height	Adjustment Factor	Int. Wall (Psf)	End Zone Wall (Psf)
0'-3"	1.00	11.6	17.5
4. Earthquake loads– Per Mass. Code and ASCE7-05; Occupancy Category "II"
 Importance Factor=1.0; Site Class "D"; Seismic Design Category 'B'
 (A) For New Horizontal Addition-Connected to the Original Structure
 Equivalent Lateral Force Procedure
 $R = 1.5$; $C_d = 1.25$ (Unreinforced Masonry Storage Walls)
 $S = .29$; $F_a = 1.6$; $S_DS = 306g$
 $S_1 = .068$; $F_v = 2.4$; $S_D1 = .107g$
 2024: $V = C_e \times W$; $W = 827.0$ Kips; $V = 202.0$ Kips (Ultimate)
 Existing lateral load resisting system (Unreinforced Masonry Storage Walls)-analysis for new lateral loads required. (100% wind and seismic)
 existing wall stress are within code required limits.
 Affected gravity load members are reinforced, already meet code, or have loads increased by less than 5% per IEBC criteria.



TAPPÉ
ASSOCIATES, INC.

ARCHITECTURE
PLANNING

SIX EDGERLY PLACE
BOSTON, MA
02116

WWW.TAPPE.COM
TEL 617.451.0200
FAX 617.451.3899

R&G

Roome & Guarracino LLC
STRUCTURAL ENGINEERS
48 Grove Street, Somerville, MA
T: 617-628-1700 F: 617-628-1711

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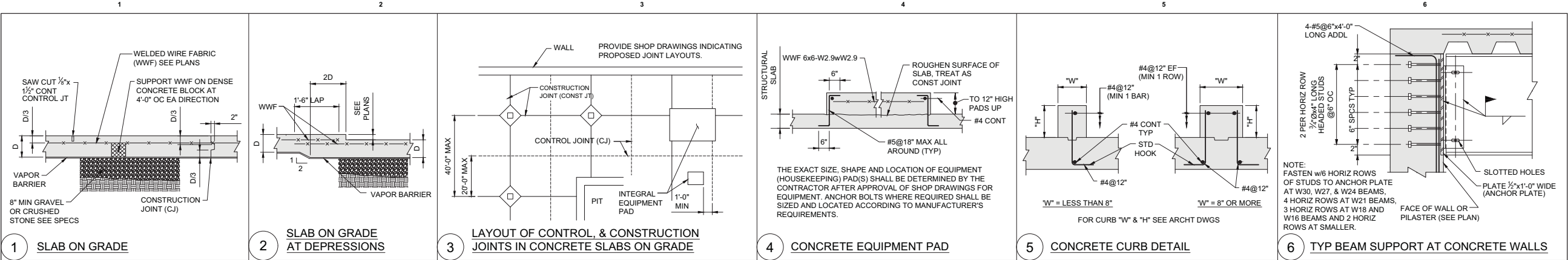
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GENERAL NOTES

S001



CATEGORY					
STRUCTURAL ELEMENT	CONCRETE COVER	CATEGORY ACCORDING TO CENTER-TO-CENTER BAR SPACING			
		$\leq 30d_{AB}$	$> 30d_{AB}$ $< 40d_{AB}$	$\geq 40d_{AB}$ $< 60d_{AB}$	$\geq 60d_{AB}$
BEAMS, COLUMNS, AND INNER LAYER OF WALLS OR SLABS	$\leq d_{AB}$	1	1	1	2
	$> d_{AB}$	1	3	5	6
ALL OTHERS	$\leq d_{AB}$	1	1	1	2
	$> d_{AB}$ $\geq 2d_{AB}$	1	3	3	4

TYPICAL ABBREVIATIONS	
d_{AB}	= NOMINAL BAR DIAMETER
$>$	= GREATER THAN
\geq	= EQUAL TO OR GREATER THAN
$<$	= LESS THAN
\leq	= EQUAL TO OR LESS THAN

1. AVOID SPLICES IN REGIONS OF MAXIMUM MOMENT. IF THIS IS NOT POSSIBLE STAGGER SPLICES SO THAT NOT MORE THAN 50% OF THE BARS ARE SPLICED WITHIN A REQUIRED SPLICE LENGTH OTHERWISE INCREASE SPLICE LENGTH BY 30%.

2. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST IN THE MEMBER BELOW THE REINFORCEMENT. WALL REINF IS CLASSIFIED AS OTHER BARS.

3. FOR LIGHTWEIGHT AGGREGATE CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3.

MINIMUM SPLICE AND EMBEDMENT LENGTH SCHEDULE (UNLESS SHOWN OTHERWISE ON DRAWINGS)													
CLASS B TENSION SPLICE							$F_y=60000$ PSI						
$f = 4000$ PSI, NORMAL WEIGHT													
BAR SIZE	TOP BARS CATEGORY						OTHER BARS CATEGORY						
	1	2	3	4	5	6	1	2	3	4	5	6	
#3	18"	18"	18"	18"	18"	18"	16"	16"	16"	16"	16"	16"	16"
#4	26"	24"	24"	24"	24"	24"	20"	19"	19"	19"	19"	19"	19"
#5	40"	32"	30"	30"	30"	30"	31"	25"	23"	23"	23"	23"	23"
#6	57"	45"	40"	36"	36"	36"	44"	35"	31"	28"	28"	28"	28"
#7	77"	62"	54"	43"	42"	42"	59"	48"	42"	33"	33"	33"	33"
#8	102"	81"	71"	57"	51"	48"	78"	63"	55"	44"	39"	37"	37"
#9	129"	103"	90"	72"	64"	55"	99"	79"	69"	56"	50"	42"	42"
#10	163"	131"	114"	92"	82"	65"	126"	101"	88"	70"	63"	50"	50"
#11	200"	160"	140"	112"	100"	80"	154"	123"	108"	86"	77"	62"	62"

Diagram illustrating horizontal wall reinforcement plans. The plan shows a corner and an intersection. Key features include:

- AT CORNERS:** Shows horizontal bars with standard hooks (1'-0" min) and lap outside bars or provide corner bars as shown. Labels include "SEE SPLICE SCHEDULE", "MATCH SIZE AND SPACING OF SMALLER HORIZ BAR", "HORIZ BARS", "STD HOOK, 1'-0" MIN", and "LAP OUTSIDE BARS OR PROVIDE CORNER BARS AS SHOWN, WHERE SIZES OF OUTSIDE HORIZ BARS DIFFER DETERMINE SPLICE LENGTH BY USING SMALLER SIZE".
- AT INTERSECTIONS:** Shows horizontal bars with standard hooks (1'-0" min) and optional constant joint. Labels include "SEE SPLICE SCHEDULE", "MATCH SIZE AND SPACING OF SMALLER HORIZ BAR", "HORIZ BARS", "STD HOOK, 1'-0" MIN", and "OPTIONAL CONST JOINT".

8 HORIZONTAL WALL REINFORCEMENT PLANS

Diagram illustrating vertical construction joint in concrete walls. The plan shows a wall with a vertical construction joint. Key features include:

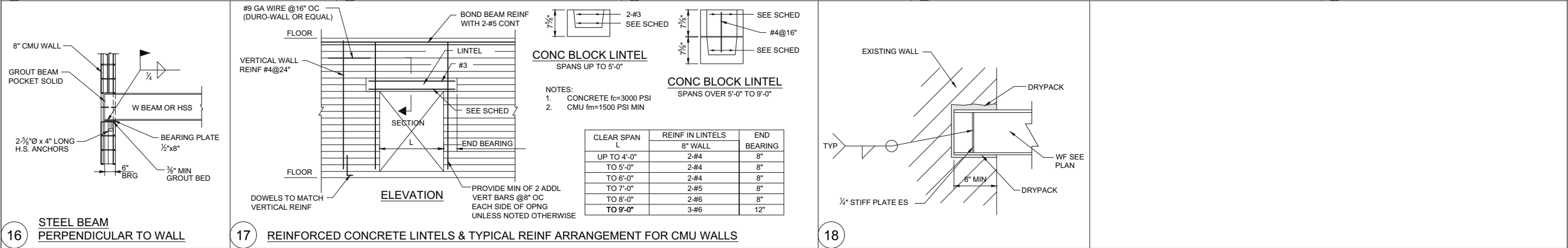
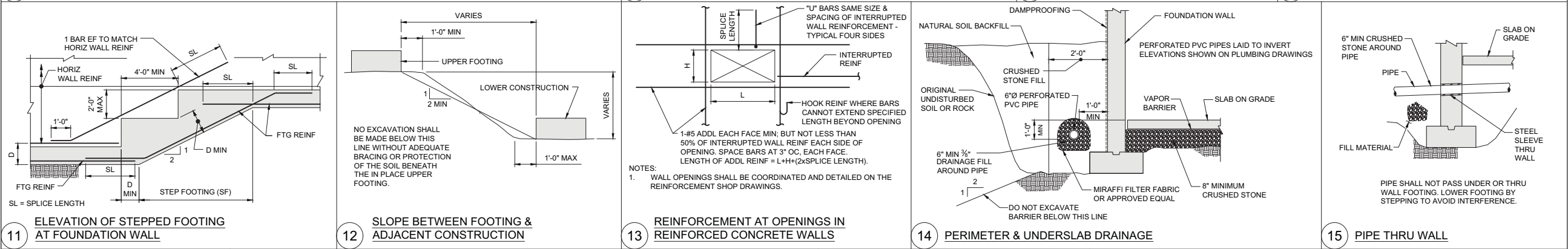
- CONTINUOUS KEYWAY:** A keyway is shown at the joint.
- INTERIOR FACE (OCCUPIED SPACE):** The interior face of the wall is shown.
- EXTERIOR FACE:** The exterior face of the wall is shown.
- WALL REINF:** Wall reinforcement bars are shown.
- REGLET, IF EXPOSED, FOR DETAILS SEE ARCH DWGS:** A reglet is shown at the joint.

9 VERTICAL CONSTRUCTION JOINT IN CONCRETE WALLS

Diagram illustrating vertical control joint in concrete walls. The plan shows a wall with a vertical control joint. Key features include:

- WALL REINF:** Wall reinforcement bars are shown.
- EXTERIOR FACE:** The exterior face of the wall is shown.
- EXTERIOR FACE GROOVE, CONTINUOUS OVER TOP OF WALL, SEALANT ON EXTERIOR FACE AND TOP, CAULK BELOW GRADE:** A groove is shown at the joint, with sealant and caulk applied.

10 VERTICAL CONTROL JOINT IN CONCRETE WALLS



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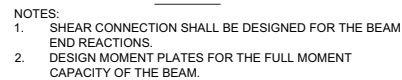
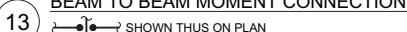
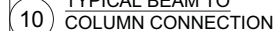
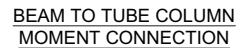
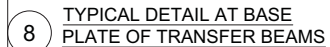
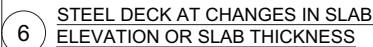
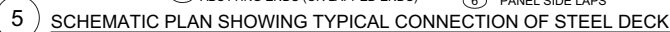
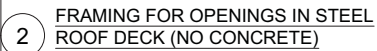
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TYPICAL DETAILS

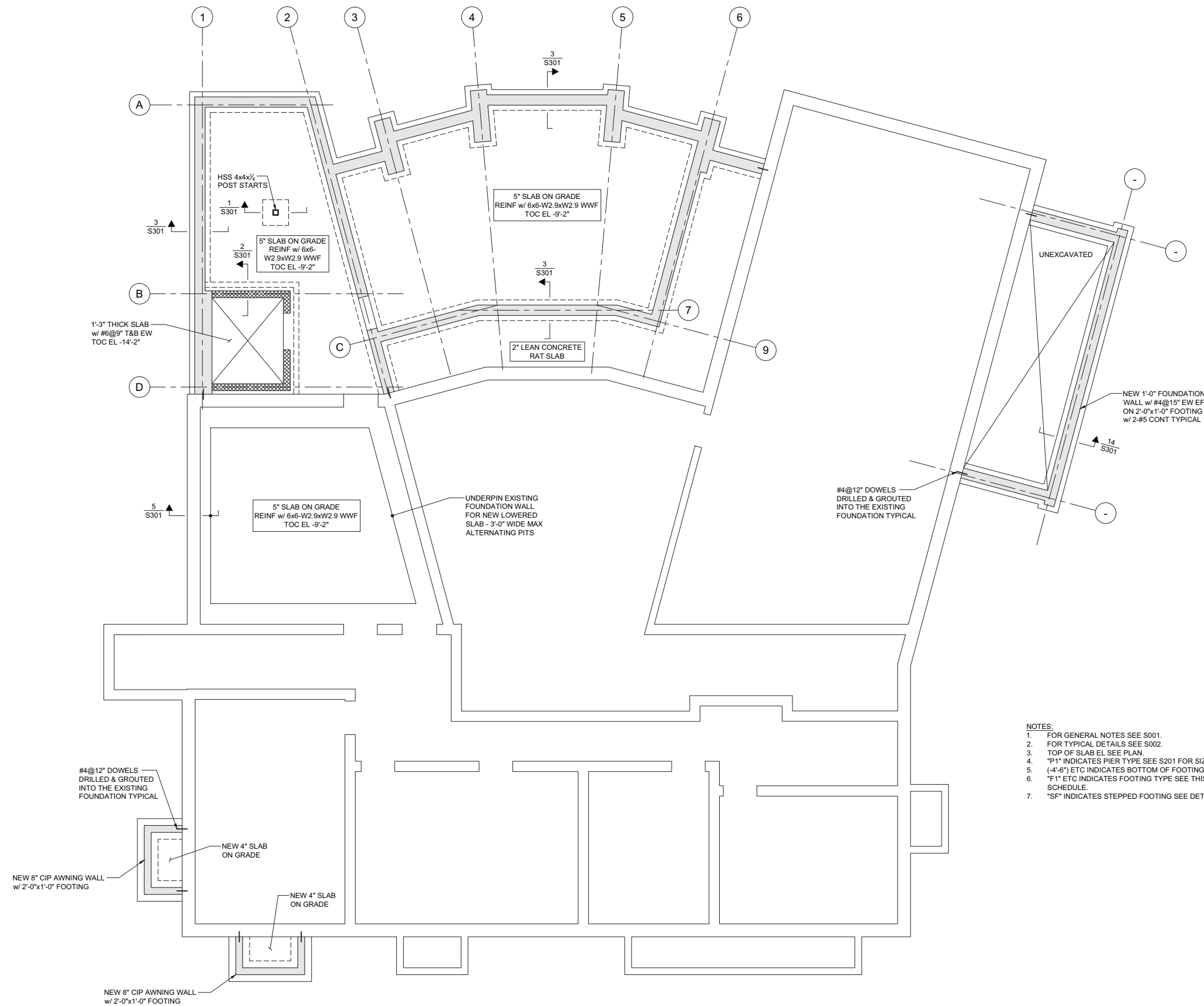
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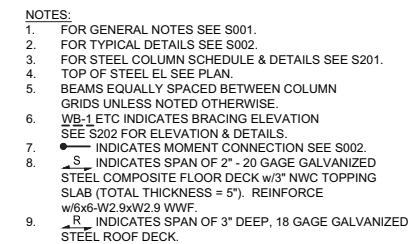


1. PROVIDE AND INSTALL LINTEL ANGLES FOR MASONRY OPENINGS IN ACCORDANCE WITH THE SCHEDULE ABOVE. INSTALL LONG LEG VERTICAL. SEE ARCHT & MECH PLANS FOR LOCATIONS.
2. PROVIDE 6" MIN BEARING AT EACH END NOT LESS THAN 1" PER FOOT OF SPAN. FILL COURSES OF MASONRY BELOW BEARING WITH MORTAR.
3. WHERE MINIMUM BEARING CANNOT BE PROVIDED, ATTACH SECURELY TO ADJACENT STRUCTURE TO PROVIDE MINIMUM SUPPORTS.
4. WHERE LINTELS OCCUR IN EXTERIOR WALLS MINIMUM THICKNESS SHALL BE $\frac{5}{8}$ " AND ANGLES SHALL BE HOT DIP GALVANIZED.
5. WHERE WALL THICKNESS EXCEEDS 12" PROVIDE ONE ADDITIONAL ANGLE FOR EACH ADDITIONAL 4" OF WALL.

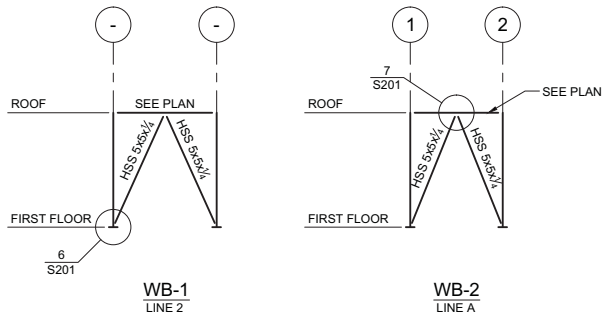


SCALE: 1½" = 1'-0"

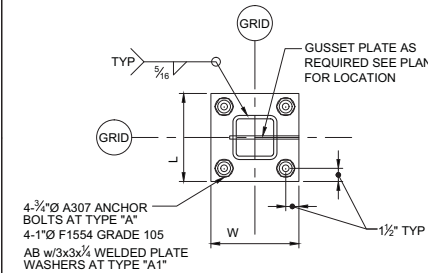




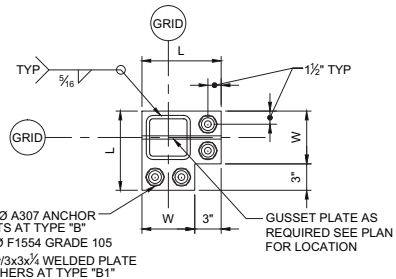
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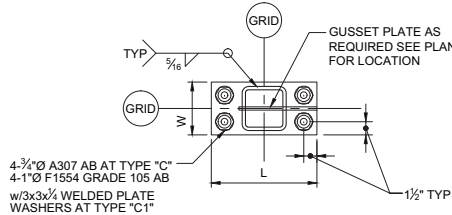
- BRACING NOTES:
1. FOR GENERAL NOTES & TYPICAL DETAILS SEE S001, S002, & S003.
 2. FOR COLUMN SIZES SEE THIS SHEET.
 3. FOR BASE PLATE TYPES SEE DETAILS ON THIS SHEET.
 4. FOR BRACE ELEVATIONS SEE THIS SHEET.
 5. CONNECTIONS SHALL BE DESIGNED FOR THE AXIAL FORCES SHOWN (NO INCREASE FOR SHORT TERM LOADS IS PERMITTED.) (+20k) ETC INDICATES AXIAL FORCE IN BRACING MEMBERS IN KIPS. (+) = TENSION ; (-) = COMPRESSION.
 6. BOLTS USED IN BRACING CONNECTIONS SHALL BE SLIP CRITICAL TYPE HIGH STRENGTH BOLTS.
 7. CONTRACTOR TO COORDINATE GUSSET PLATE CONFIGURATIONS WITH OPENINGS.



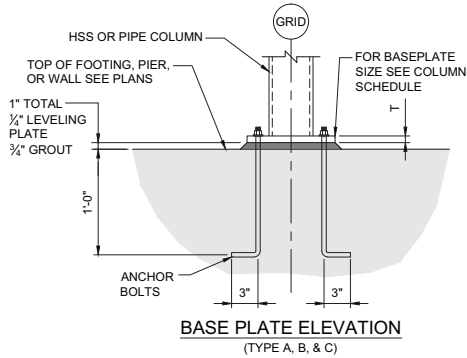
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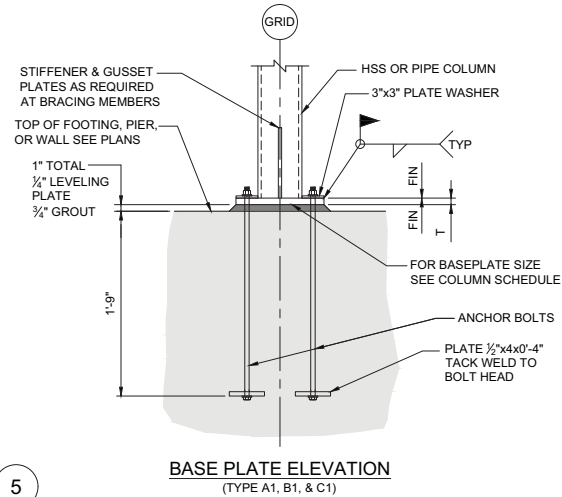
2 BASE PLATE TYPE "B" & "B1"



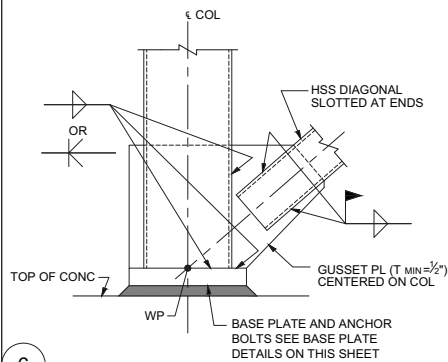
3 BASE PLATE TYPE "C" & "C1"



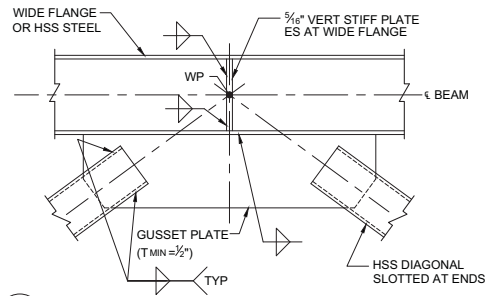
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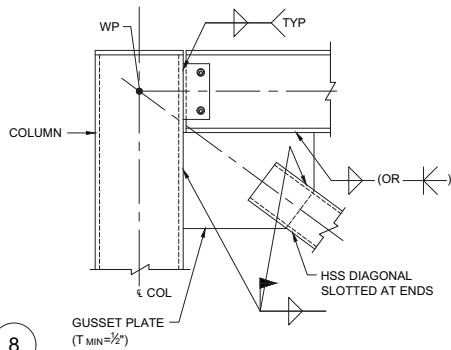
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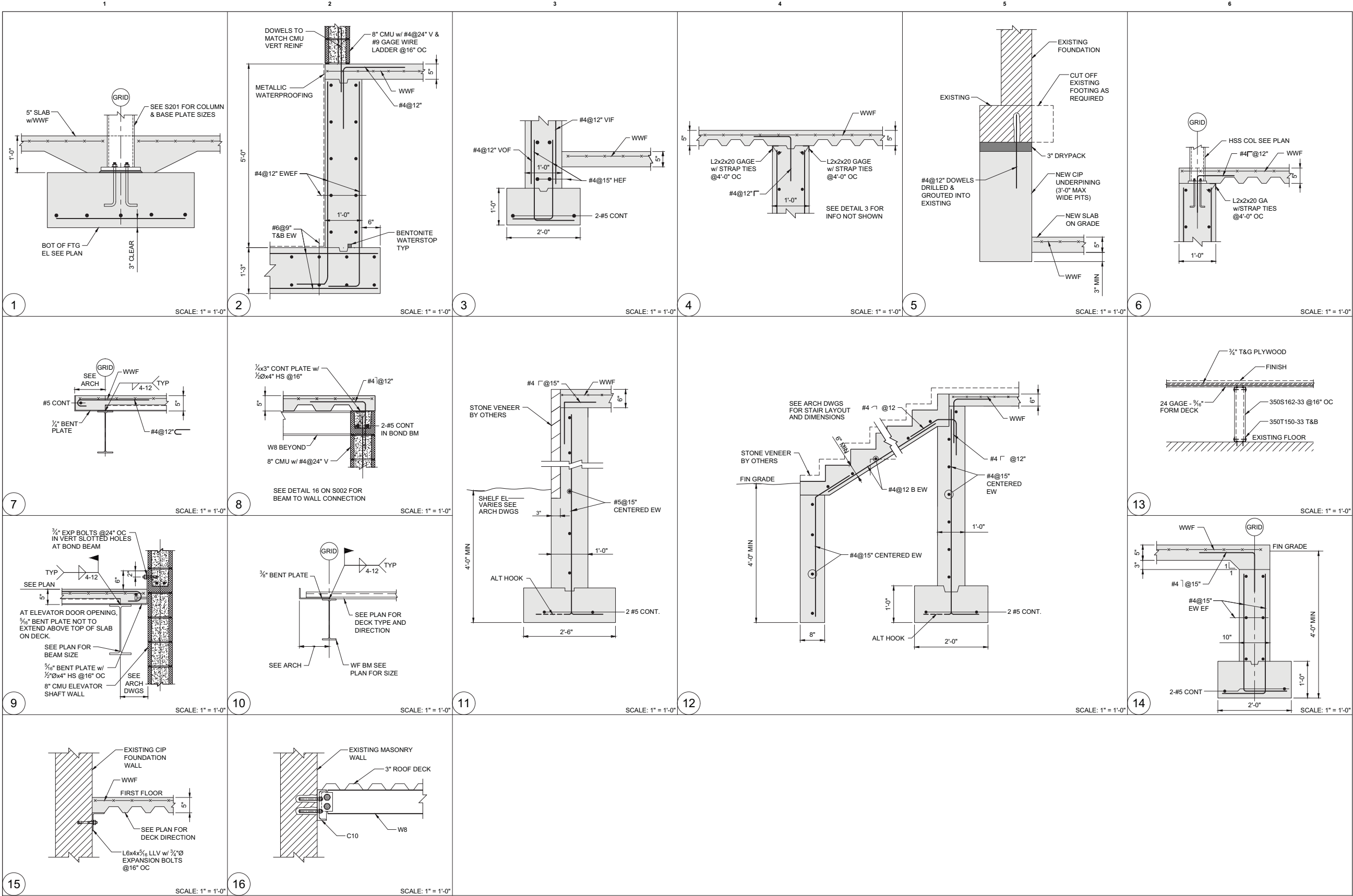
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7



8



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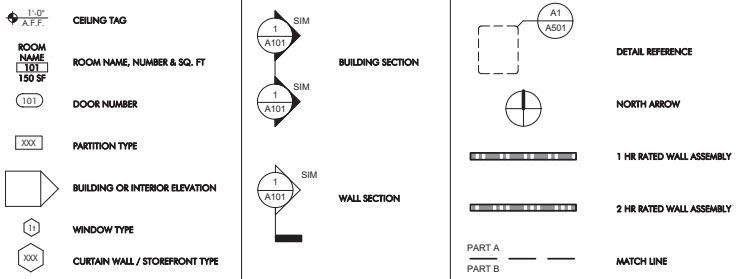
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SECTIONS

S301

DRAWING SYMBOLS



ABBREVIATIONS:

CENTERLINE	▲	ANGLE	LAM.	LAMINATE
#	POUNDS (WGTS)	LAU	LAV	LOW POINT
		LP	LP	LIGHT
@	AT			
AB	ANCHOR BOLT	MECH	MECHANICAL	
ABV.	ABOVE	MED	MEDIUM	
A/C	AIR CONDITIONING	MEMB.	MEMBRANE	
ACC	ACCESS	MFR.	MANUFACTURER	
ACOUS	ACOUSTICAL	MH	MANHOLE	
ACT	ACOUSTICAL CEILING TILE	MNN.	MIRROR	
ACP	ACOUSTICAL CEILING PANEL	MIR	MIRROR	
AD	AREA DRAIN	MISC.	MISCELLANEOUS	
ADD	ADDENDUM	MLD	MOLDING	
ADJ.	ADJUSTABLE / ADJACENT	M.O.	MASONRY OPENING	
AESS	ARCHITECTUALLY EXPOSED STRUCT. STEEL	MOR	MOISTURE RESISTANT	
AF	ABOVE FINISH FLOOR	MWB	MOISTURE RESISTANT BOARD	
ALT	ALTERNATE	MTD	MOUNTED	
ARJ	AIR HANDLING UNIT	MTL	METAL	
ALUM	ALUMINUM			
ANC	ANCHOR / ANCHORAGE	N	NORTH	
APPROX	APPROXIMATE	NAT.	NATURAL	
ARCH	ARCHITECT / ARCHITECTURAL	NIC	NOT IN CONTRACT	
ASMB	ASSEMBLY	NO.	NUMBER	
AUTO	AUTOMATIC	NOM	NOMINAL	
		NTS	NOT TO SCALE	
BD	BOARD			
BEL	BELOW	OA	OVERALL	
BETW	BETWEEN	O.C.	ON CENTER	
BIT	BITUMINOUS	O.D.	OUTSIDE DIAMETER	
BIT CONC	BITUMINOUS CONCRETE	OP	OPPOSITE HAND / OVERHEAD	
BLDG	BUILDING	OPAQ	OPAQUE	
BLKG	BLOCKING	OPG	OPENING	
BM	BENCH MARK	OPP	OPPOSITE	
BMT	BEARING PLATE			
BSM	BOTTOM	PAN	PANNING	
BSMT	BASEMENT	PAR	PARALLEL	
BVL	BEVELED	PCT	PORCELAIN CERAMIC TILE	
B.F.	BRACED FRAME	PERC.	PERCOLATION	
		PERF.	PERFORATED	
CAB	CABINET	PK	PARKING	
CAP	CAPACITY	PL	PLASTIC / PLATE / PROPERTY LINE	
CBM	CUBIC METR	PLAM	PLASTER	
CFT	CUBIC FEET	PLAS	PLASTER	
CMMS	COMPOSITE METAL STUDS	PLYWOOD	PLYWOOD	
CI	CONTROL JOINT	PNL	PANEL	
CKG	CAULKING	PNT	PANT / PAINTED	
CL	CORNER	PNLK	POLYSTYRENE	
CLG	CEILING	POLYI	POLYISOCYANURATE	
CLR	CLEAR / CLEARANCE	PWB	PWB	
CLM	COMPOSITE METAL PANEL	PRAC	PRAC	
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT	
CO	CONCRETE	PSI	POUNDS PER SQUARE INCH	
COL(S)	COLUMN(S)	PT.	POINT / PRESSURE TREATED	
COMP	COMPRESSION / COMPOSITE	PTD	PAINTED	
CONC	CONCRETE	PTN	PAPER TOWEL	
CONSTR	CONSTRUCTION	PTR	PAPER TOWEL RECEPTACLE	
CONT.	CONTINUOUS	PVC	POLYVINYL CHLORIDE	
D	DRAIN	QT	QUARRY TILE	
DBL	DOUBLE			
DEMO.	DEMOLITION	R	RISERS	
DF	DRAINING FOUNTAIN	RAD.	RADIUS	
DH	DOUBLE HUNG	RB	RUBBER FACE	
DIAG	DIAGONAL	RCP	REFLECTED CEILING PLAN	
DIM.	DIMENSION	RD	ROOF DRAIN	
DISP.	DISPENSER	RE	REINFORCED CONCRETE	
DV	DIVISION	REM	REMOVE	
DOWN	DOWN	RETUM	RETURN	
DP	DEEP / DAMPROOFING	REQ	REQUIRED	
DR	DOOR	REV	REVISED / REVISION	
DWG.	DRAWING	RFG.	ROOFING	
DFW.	DRAWER	RFM	RECESSED FLOOR MAT	
DS	DOWNSPOUT	REG	REGISTER	
DTL	DETAIL	RH	RIGHT HAND	
		RM	ROOM	
E	EAST	RO	ROUGH OPENING	
EA	EACH	RTU	ROOF TOP UNIT	
EHD	ELECTRIC HAND DRYER			
EL	ELEVATION	S	SOUTH	
ELASTO	ELASTOMETRIC	SC	SOLID CORE	
ELEC	ELECTRICAL	SCHED.	SCHEDULE	
EMER	EMERGENCY	SD	STORM DRAIN / SOAP DISPENSER	
ENCL	ENCLOSURE	SECT.	SECTION	
EQ	EQUAL	SF	SQUARE FOOT	
EQT	EQUIPMENT	SHIT	SHIRT	
E.R.	EPOXY RESIN FLOOR	SIM.	SIMILAR	
EX(IST)	EXISTING	SMS	SEAMS	
EXP	EXPANDED EXPANSION	SND	SANITARY NAPKIN DISPENSER	
EXT.	EXTERIOR	SNR	SANITARY NAPKIN RECEPTACLE	
FA	FIRE ALARM	SOD	SUBSTRATE	
FAS	FASTEN / FASTENER	SPEC	SPECIFICATION	
FB	FACE BRICK	SPK	SPEAKER	
FD	FLOOR DRAIN	SPR	SPRINKLER (PIPING SYSTEM)	
FBN	FOUNDATION	SQ.	SQUARE	
FE	FIRE EXTINGUISHER	SQ.FT.	SQUARE FOOT(FEET)	
FEC	FIRE EXTINGUISHER CABINET	SS	STAINLESS STEEL	
FF	FINISH FLOOR	STD	STANDARD	
FG	FIBER GLASS	STL	STEEL	
FHC	FIRE HOSE CABINET	STO.	STORAGE	
FIN	FINISH	STRUCT	STRUCTURAL	
FIN.FL(R)	FINISH FLOOR	SUSP	SUSPENDED	
FRT.	FURNITURE	SWG.	SWING	
FLO.	FLASHING	SYM	SYMMETRICAL	
FUL	FLOOR MAT	SYS.	SYSTEM	
FUR(G)	FLOOR (FLOORING)			
FCB	FACE OF BRICK	T.	TREAD	
FCF	FACE OF CONCRETE	TB	TACKBOARD	
FOF	FACE OF FINISH	T&B	TOP AND BOTTOM	
FOG	FACE OF STUD	TC	TERRAZZO	
FP	FIRE PROTECTION	T&G	TONGUE AND GROOVE/T&AR AND T&G	
		TECT.	TECTUM PANEL	
GA	GAUGE	TEL	TELEPHONE	
GALV	GALVANIZED	TEMP	TEMPERED / TEMPORARY	
GB	GLASS BR	THK.	THICK / THICKNESS	
GC	GENERAL CONTRACTOR	TO	TOP OF	
GFB	GROUND FACE BRICK	TOC	TOP OF CONCRETE	
GL	GLASS	TOP OF STEEL		
GWB	GYPSUM WALL BOARD	TYP.	TYPICAL FOR ALL SIMILAR CONDITIONS	
GYP	GYPSUM			
GLAZ	GLAZED, GLAZING			
GT	GLASS TILE	UNF.	UNFINISHED	
		UNCON	UNLESS OTHERWISE NOTED	
H	HIGH			
HB	HOSE BID	VB	VINYL BASE, VAPOR BARRIER	
HCC	HOLLOW CORE, HANDICAPPED	VCB	VINYL COVE BASE	
HDO	HIGH DENSITY OVERLAY	VCT	VINYL COMPRESSION TILE	
HOW	HOW	VERT.	VERTICAL	
HGT	HEIGHT	VEST.	VESTIBULE	
HOM	HOLLOW METAL	VIF	VEIST IN FIELD	
HOR	HORIZONTAL			
HP	HIGH POINT	W	WEST	
HTG.	HEATING	W/	WITH	
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	WB	WOOD BASE	
HWD	HARDWOOD	WC	WATER CLOSET	
HWH	HOT WATER HEATER	WG	WIRE GLASS	
		W/O	WITHOUT	
		WO	WOOD	
		WOM	WALK OFF MAT	
		WP	WEATHERPROOF, WORKING POINT	
INCL.	INCLUDE, INCLUDING	YD	YARD	
I.D.	INSIDE DIAMETER			
INS.	INSULATION, INSULATE			
INT.	INTERIOR			
INV.	INVERT			
JAN.	JANITOR			
JC	JANITORS CLOSET			
JT.	JOINT			



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SYMBOLS
ABBREVIATIONS &
GENERAL NOTES

A001

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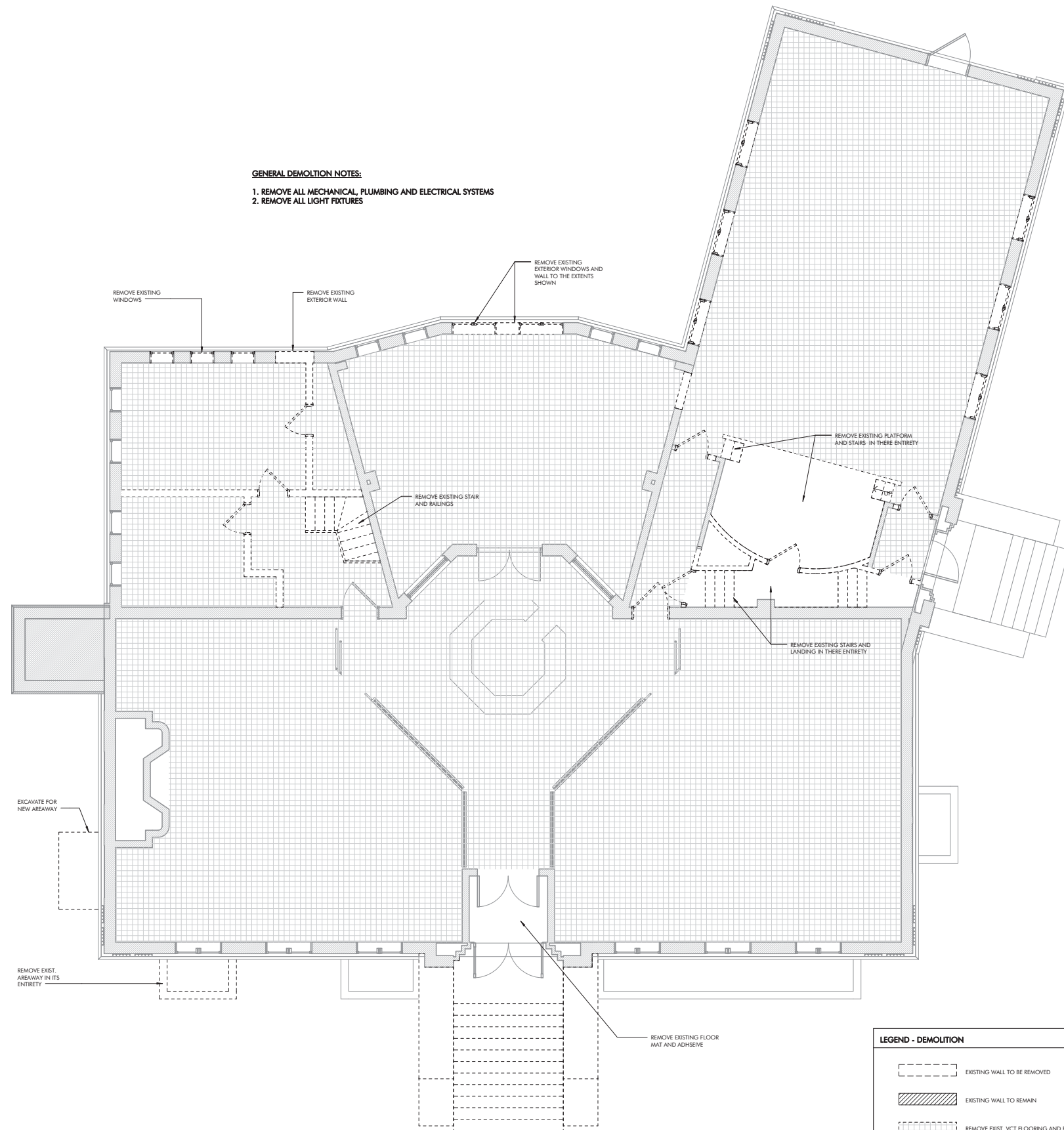
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BASEMENT DEMO
PLAN

AD101



A5 BASEMENT DEMO PLAN
AD101 1/4" = 1'-0"



- GENERAL DEMOLITION NOTES:
1. REMOVE ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS
 2. REMOVE ALL LIGHT FIXTURES

LEGEND - DEMOLITION

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- REMOVE EXIST. VCT FLOORING AND BASE PLUS ASSOCIATED ADHESIVE TO CONC. SLAB
- EXISTING DOOR AND FRAME TO BE REMOVED

1 FIRST FLOOR DEMO PLAN
AD102 1/4" = 1'-0"

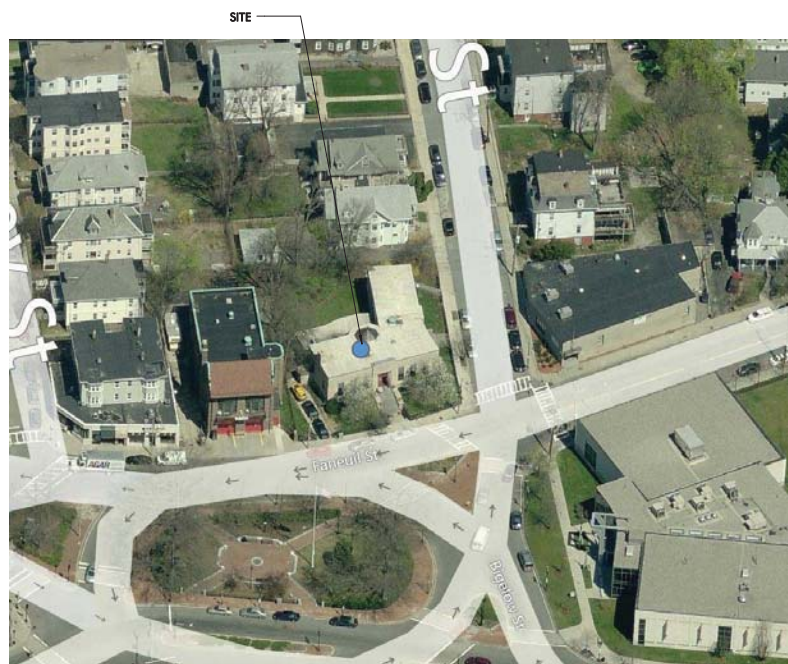
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FIRST FLOOR DEMO PLAN

AD102



ARIEL VIEW



SOUTH WEST ELEVATION



WEST ELEVATION



NORTH ELEVATION



WEST ELEVATION, CHILDRENS WING



EAST ELEVATION, CHILDRENS WING



EAST ELEVATION, CHILDRENS WING



SOUTH ELEVATION, FRONT ENTRANCE



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EXISTING EXTERIOR CONDITIONS

AD103



EXISTING BASEMENT STORAGE LOOKING SOUTH



EXISTING BASEMENT BREAKROOM LOOKING SOUTH



EXISTING WEST WALL BASEMENT STAIR



EXISTING CIRCULATION DESK LOOKING SOUTH AT THE FRONT ENTRANCE



EXISTING STAGE LOOKING SOUTH



EXISTING CHILDRENS SPACE LOOKING NORTH



EXISTING WEST WALL FIREPLACE



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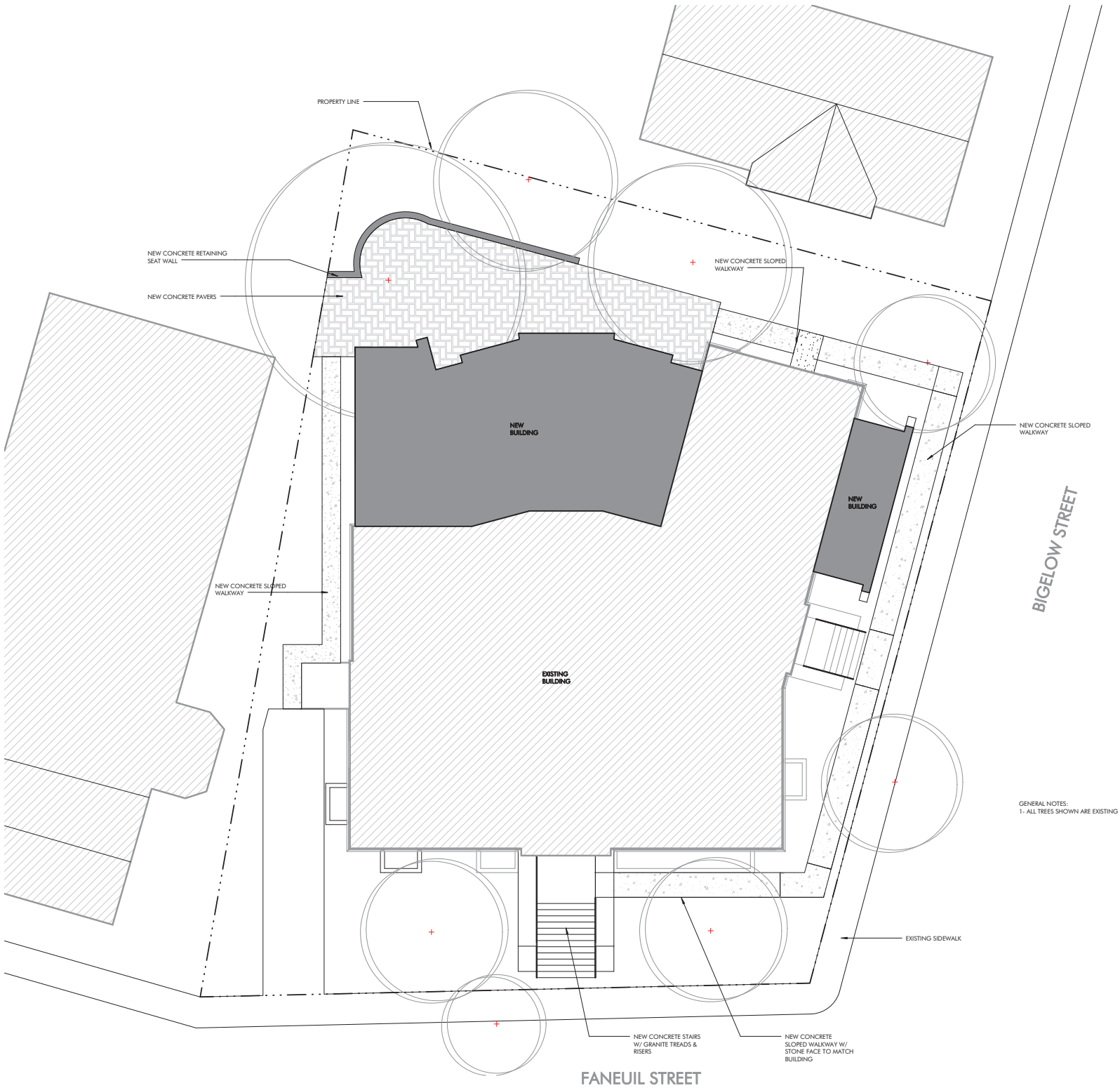
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EXISTING INTERIOR
CONDITIONS

AD104



A3 ARCHITECTURAL SITE PLAN
A100
1/8" = 1'-0"



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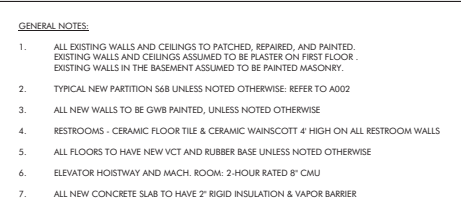
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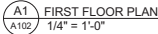
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ARCHITECTURAL SITE
PLAN

A100



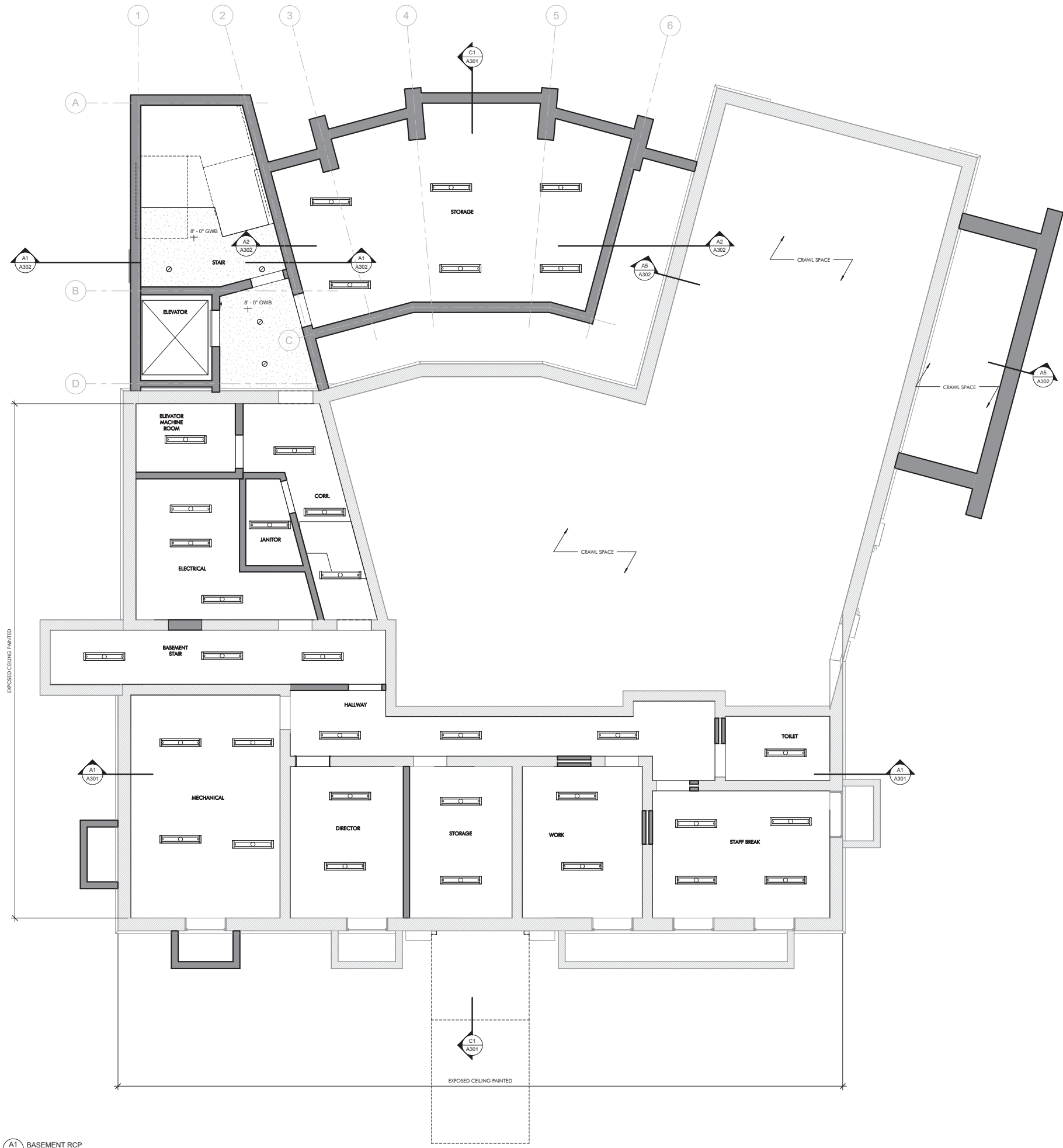


1. ALL EXISTING WALLS AND CEILINGS TO PATCHED, REPAIRED, AND FINISHED. EXISTING WALLS AND CEILINGS ASSUMED TO BE PLASTER ON FIRST FLOOR. EXISTING WALLS IN THE BASEMENT ASSUMED TO BE PAINTED MASONRY.
2. TYPICAL NEW PARTITION 5/8" UNLESS NOTED OTHERWISE: REFERS TO A002
3. ALL NEW WALLS TO BE GWSB PAINTED AND FINISHED NOTED OTHERWISE
4. RESTROOMS - CERAMIC FLOOR TILE & CERAMIC WAINSCOT 4" HIGH ON ALL RESTROOM WALLS
5. ALL FLOORS TO HAVE NEW VCT AND RUBBER BASE UNLESS NOTED OTHERWISE
6. ELEVATOR HOISTWAY AND MACH. ROOM: 2-HOUR RATED & 3" CMU
7. ALL NEW CONCRETE SLAB TO HAVE 2" RIGID INSULATION & VAPOR BARRIER

[illegible]

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FIRST FLOOR PLAN



A1
A111 BASEMENT RCP
1/4" = 1'-0"



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BASEMENT
REFLECTED CEILING
PLAN

A111

1

2

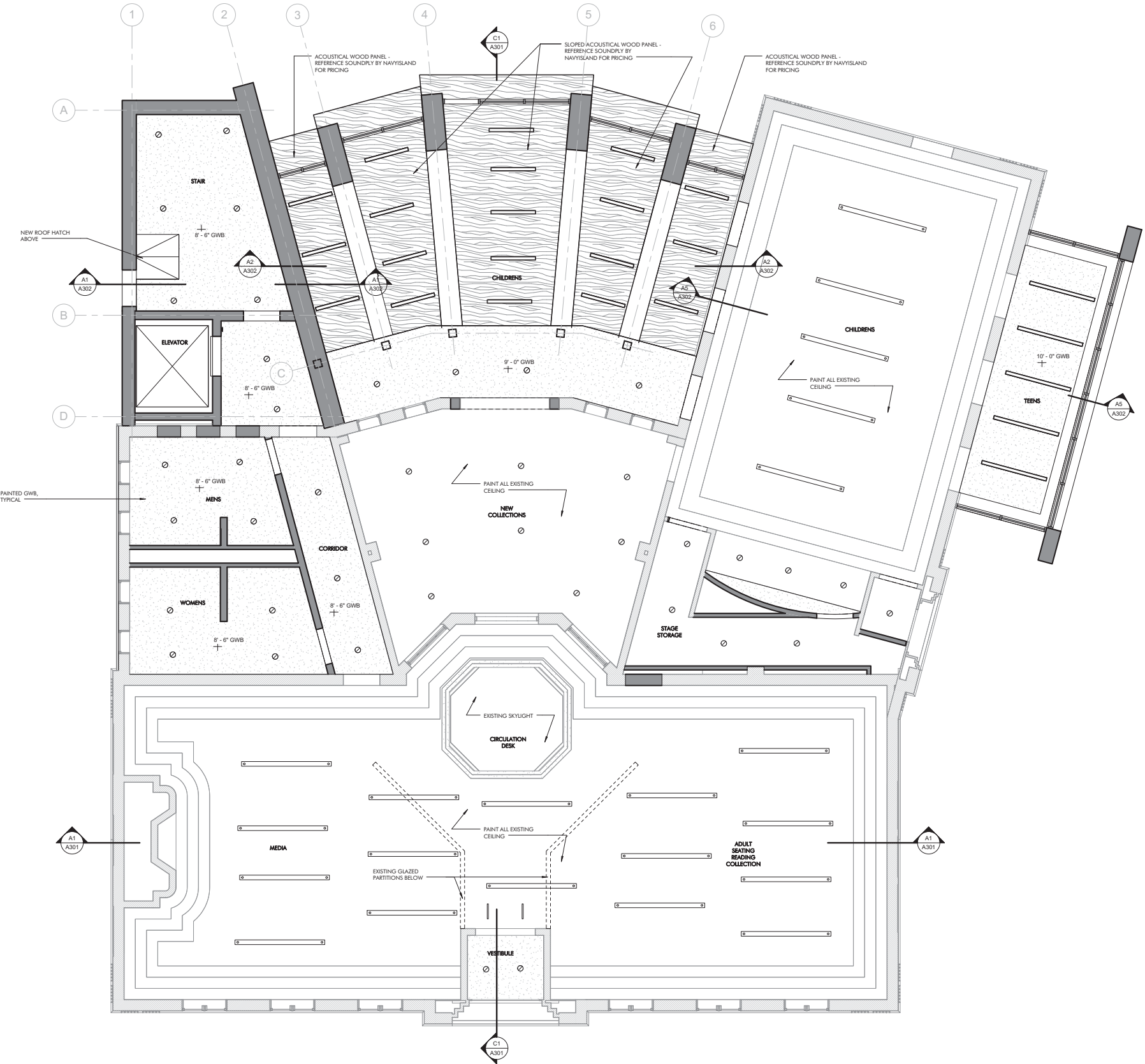
3

4

5

6

GENERAL NOTE:
1 - ALL LIGHT FIXTURES SHOWN ARE NEW



A1 FIRST FLOOR RCP
A112 1/4" = 1'-0"



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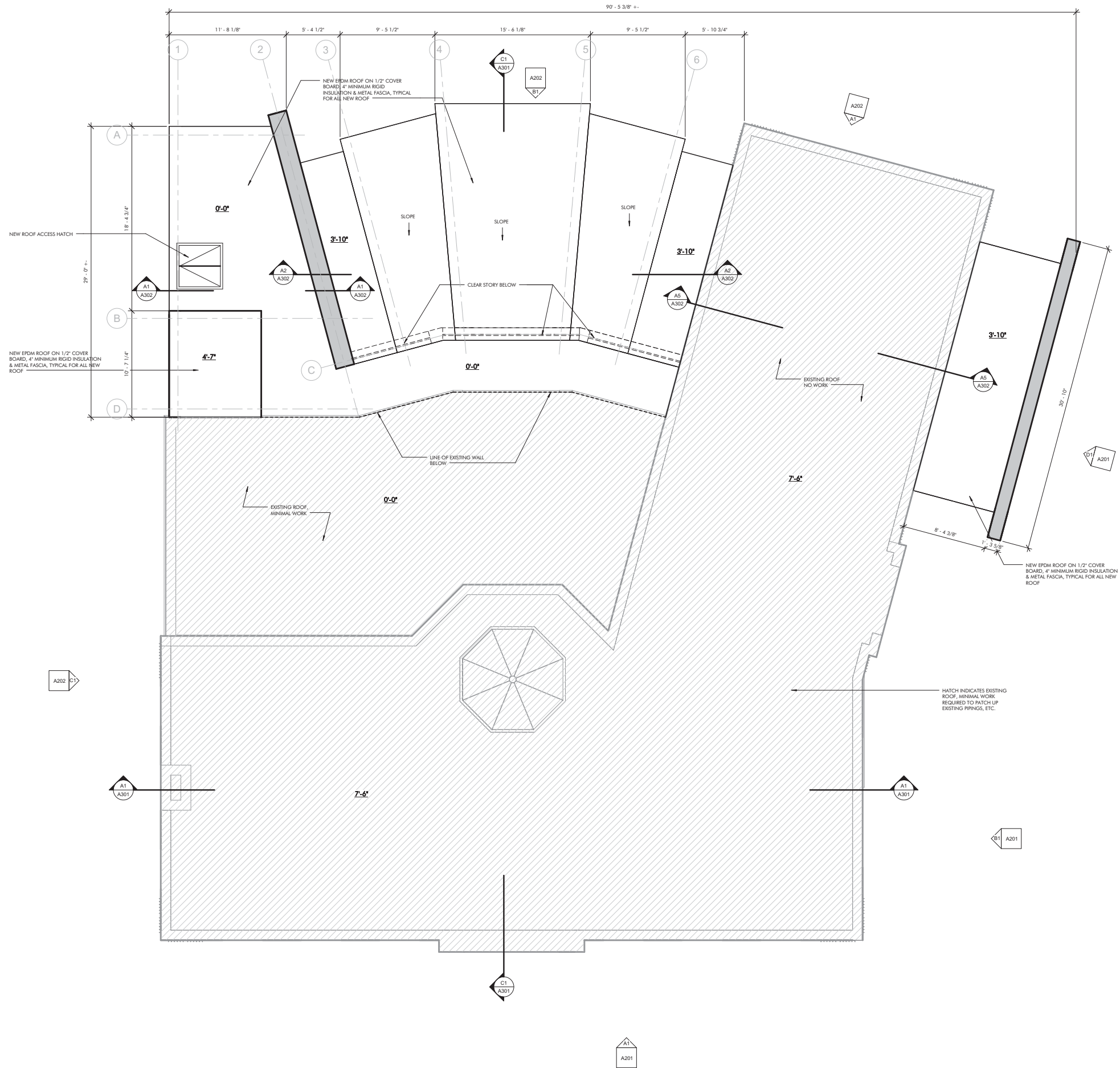
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FIRST FLOOR
REFLECTED CEILING
PLAN

A112



A1 ROOF PLAN
A121 1/4" = 1'-0"



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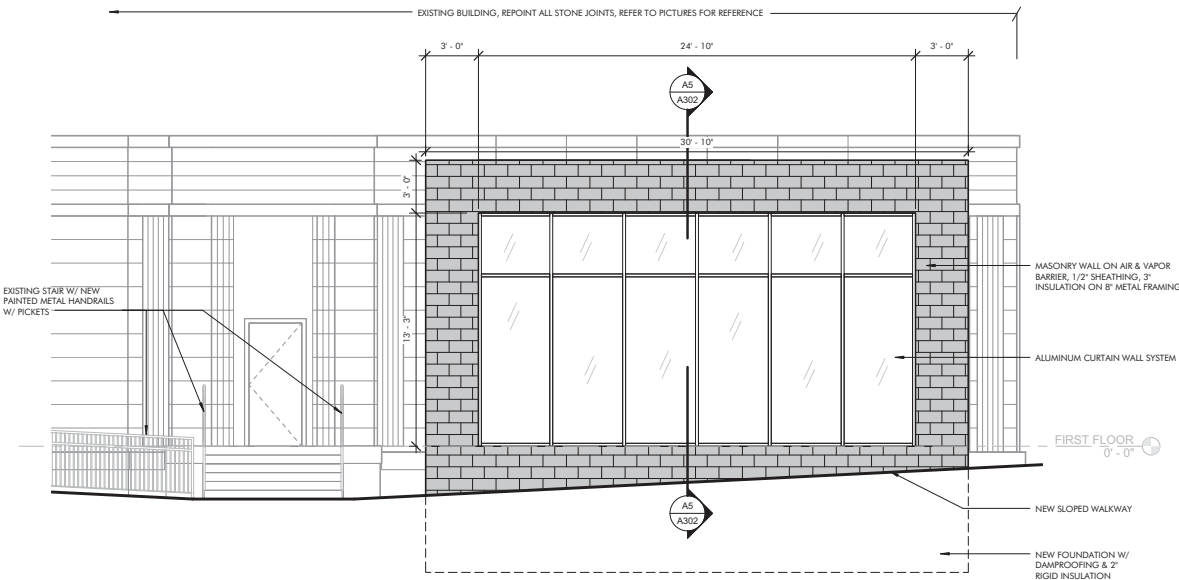
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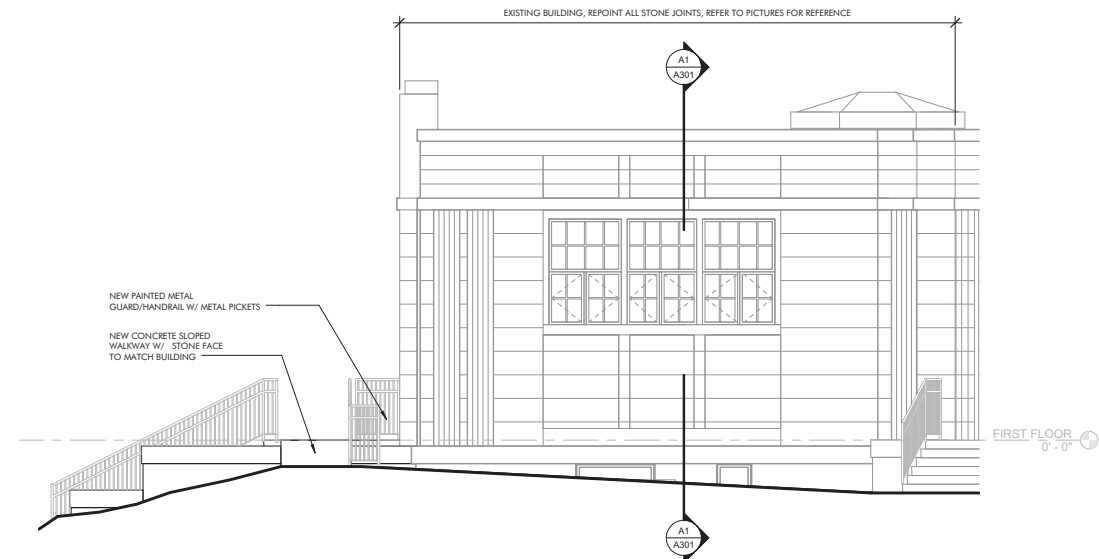
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Drawn By: bou
Checked By: JH

ROOF PLAN

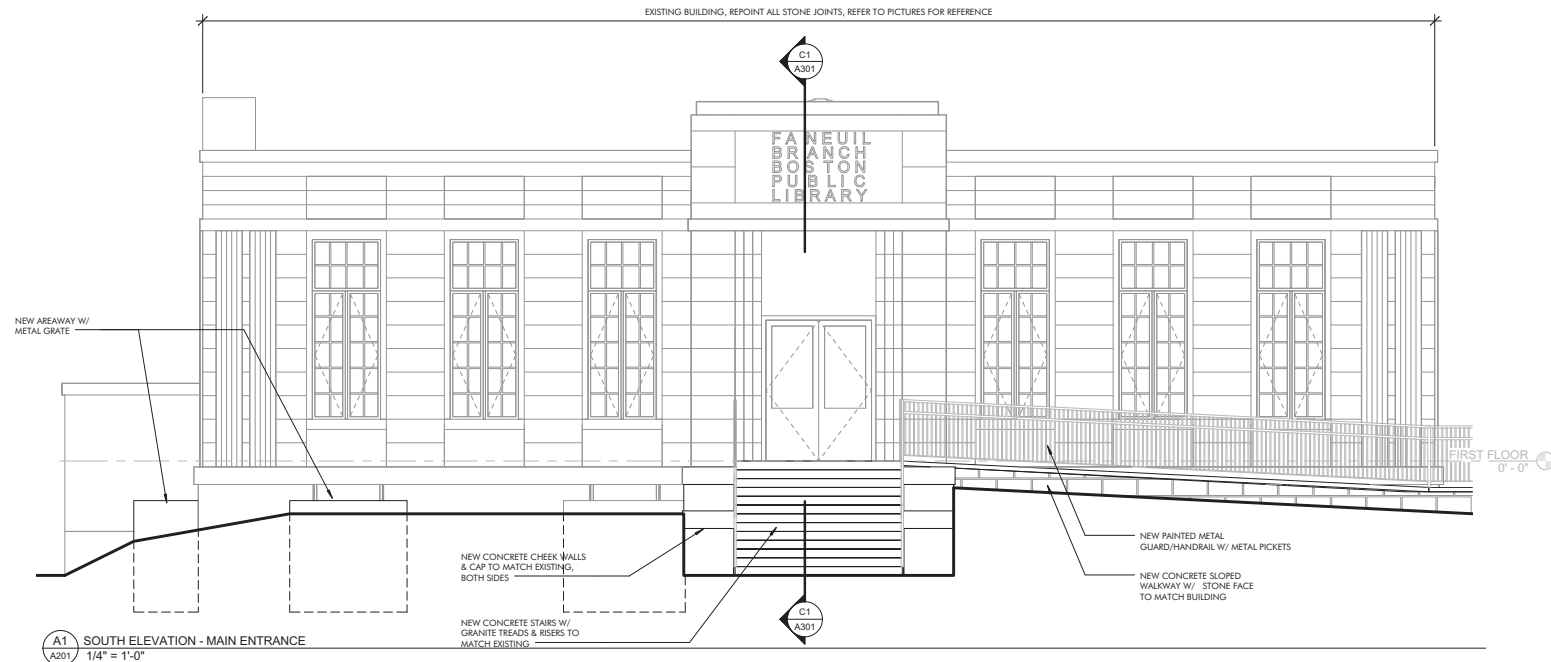
A121



D1 EAST ELEVATION - PARTIAL NORTH
1/4" = 1'-0"



B1 EAST ELEVATION - PARTIAL SOUTH
1/4" = 1'-0"



A1 SOUTH ELEVATION - MAIN ENTRANCE
1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

A201



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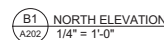
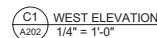
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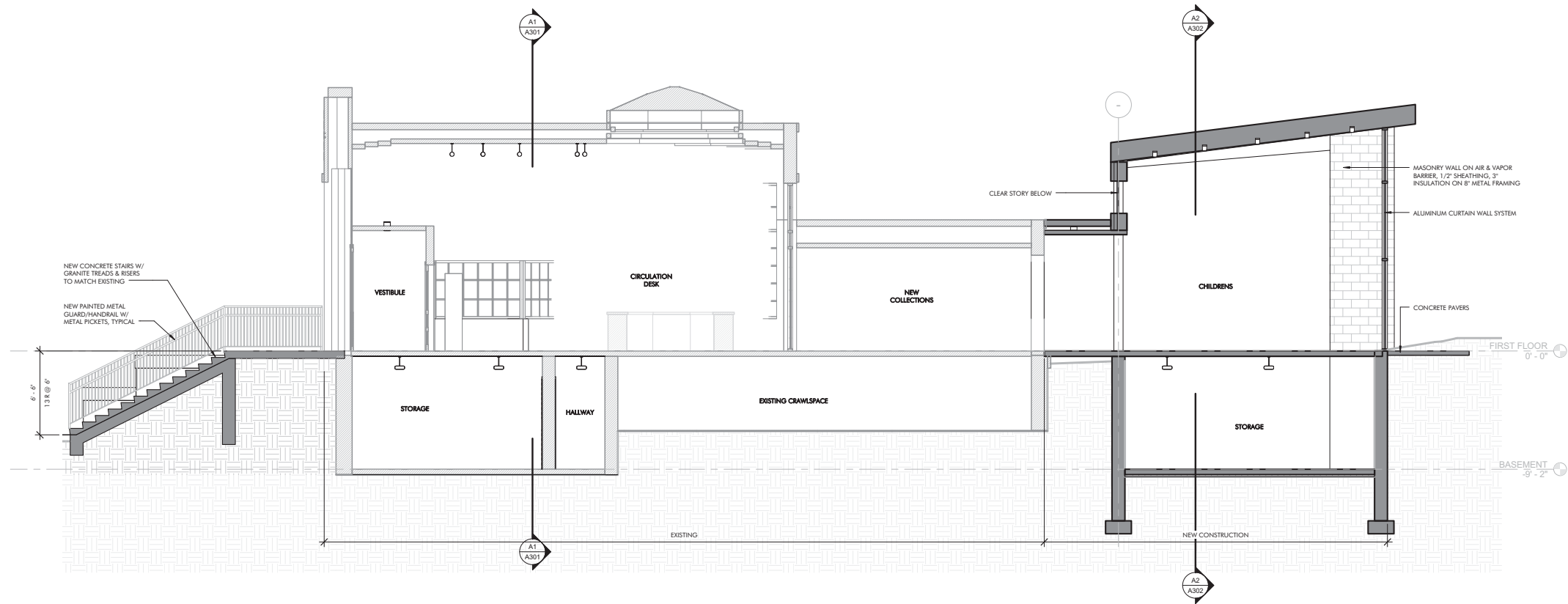
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Drawn By: **bou**
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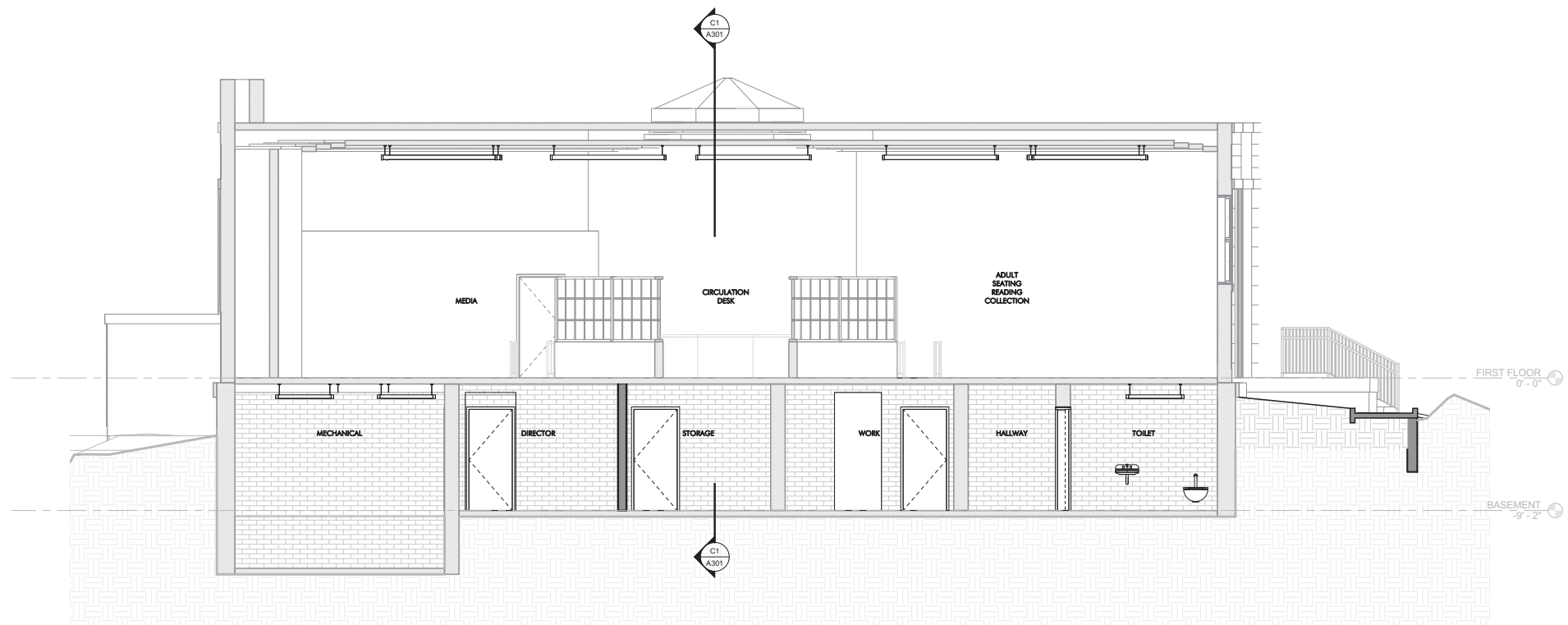
EXTERIOR
ELEVATIONS

A202





C1 BUILDING SECTION 2
A301 1/4" = 1'-0"



A1 BUILDING SECTION 1
A301 1/4" = 1'-0"



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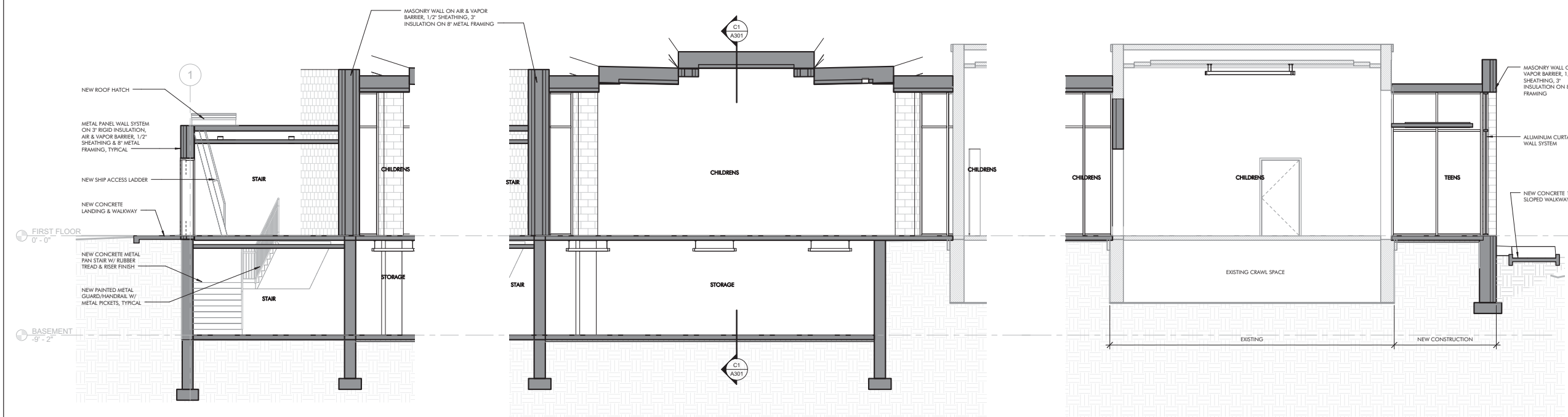
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Date: 4.28.15
Scale: 1/4" = 1'-0"
Drawn By: Author
Checked By: Checker

BUILDING SECTIONS

A301



A1 BUILDING SECTION 3
1/4" = 1'-0"

A2 BUILDING SECTION 4
1/4" = 1'-0"

A5 BUILDING SECTION 5
1/4" = 1'-0"



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Date: 4.28.15
Scale: 1/4" = 1'-0"
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BUILDING SECTIONS

A302

PROJECT COST PROJECTION

Tappe worked with senior estimators at Rider Levett Bucknall (RLB) to establish cost parameters for the 3 scope options developed through the conceptual design process.

Preliminary drafts of the estimate were prepared and circulated to BPL project stakeholders and to the City of Boston Property and Construction Management project administrators. Their review comments were incorporated to bring the scope of the estimate into alignment with similar projects and to reflect their recent experiences with projects of similar complexity and scope.

The estimate includes an allowance of 15.0% for overhead and profit, 10.0% for a design/estimating contingency, and an escalation allowance of 20% to the mid-point of 2019. The following estimates do not include all project “soft costs.”* If the project moves forward, the total budget commitment required by the City may be higher than the figures listed here

Scope 1 (Light Touch)

\$7,092,000

ADA accessibility &
basic systems upgrades

Scope 2 (Moderate Intervention)

\$7,527,000

Accessibility, system
upgrades + moderate expansion
(229 square feet)

Scope 3 (Major Intervention)

\$8,920,000

Accessibility, maintenance +
comprehensive improvements/
expansion
(1589 square feet)

The complete cost projection is included on the pages that follow.

* “Soft costs” include architectural, engineering, financing, and legal fees, and other pre- and post-construction expenses.

Construction Cost Estimate

Schematic Design Cost Estimate

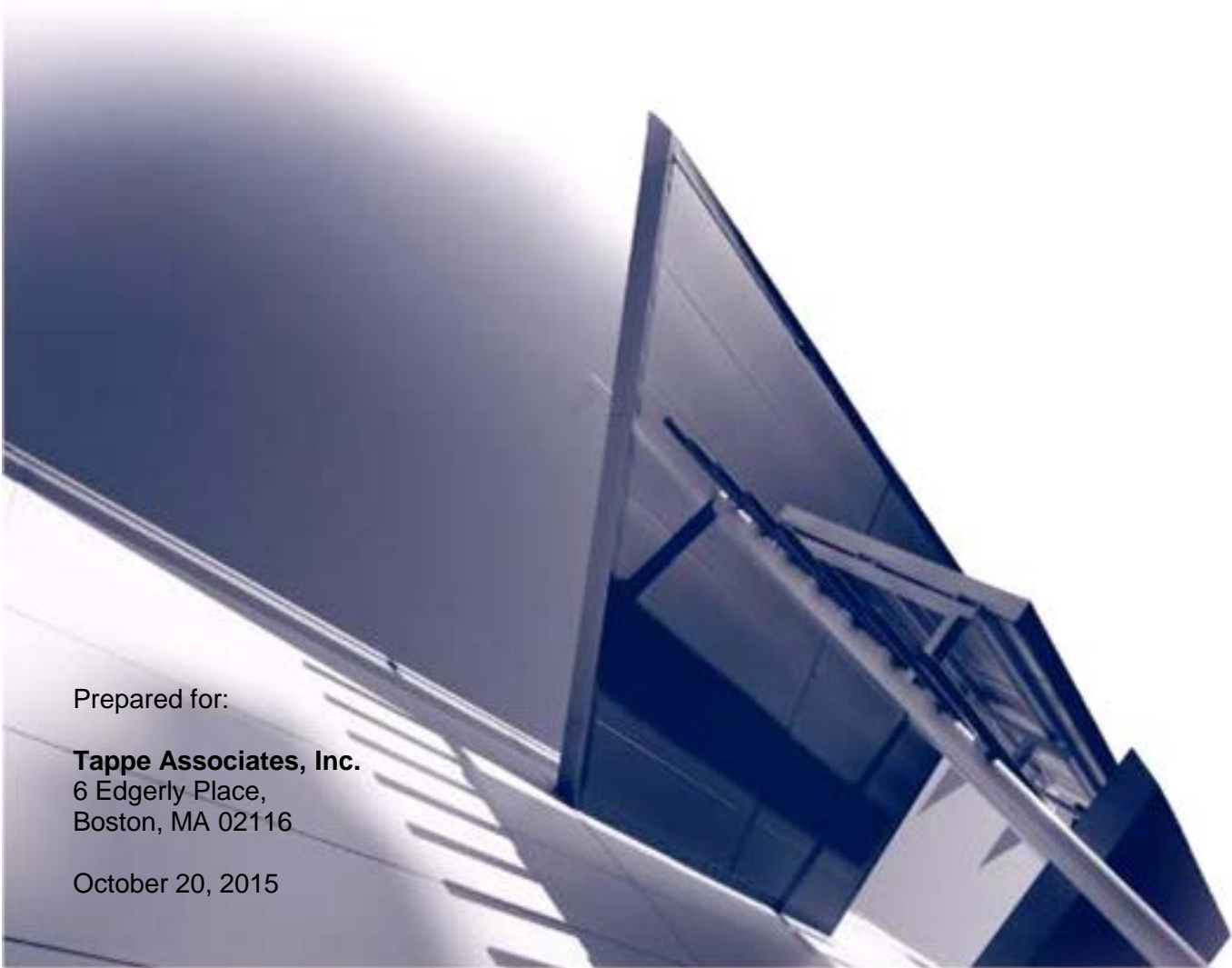
Faneuil Branch of the Boston Public Library Renovation and Addition

Brighton, MA

Prepared for:

Tappe Associates, Inc.
6 Edgerly Place,
Boston, MA 02116

October 20, 2015



Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Project Details

Description

Basis of Estimate

This estimate has been prepared at the request of Tappe Associates and is to provide a Schematic Design Cost Estimate for the addition and interior renovations of the existing Faneuil Branch Library, located in Brighton, MA.

The estimate is based upon measured quantities and built-up rates prepared from the Schematic Design package issued to RLB on April 28th, 2015, prepared by Tappe Associates.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid by four to six general contractors and that the awarded contractor and all subcontractors will be required to pay prevailing wage rates.

Unit pricing is based on October 2015 costs. As directed, we have included an allowance of 15.0% for Overhead and Profit, 10.0% for a Design / Estimating Contingency, and an Escalation allowance of 20% to the mid-point of 2019.

Items Specifically Included

- . Allowance for AV systems, as directed (\$10/SF)
- . Allowance for communications systems, as directed (\$70,000)
- . Allowance for security systems, as directed (\$70,000)
- . Allowance for PA system, as directed (\$20,000)
- . Allowance for BPL purchased equipment, as directed (\$32/SF)
- . Allowance for BPL moving/storage expenses, as directed (\$5/SF)
- . Allowance for FF&E, as directed (\$39/SF)
- . Allowance for shelving, as directed (\$12/SF)
- . BPL Cost adjustment for HVAC systems, as directed (refer to estimate detail)
- . BPL Cost adjustment for electrical systems, as directed (refer to estimate detail)
- . Overhead and profit, as directed (15%)
- . Design / Estimating Contingency, as directed (10%)
- . Escalation, as directed (to Q2 2019)

Items Specifically Excluded

- . Works to existing interior glazed partitions
- . Works to existing skylight
- . Works to existing windows (unless noted otherwise)
- . Works to existing façade (unless noted otherwise)
- . Works to existing watertable and areaways below first floor (unless noted otherwise)
- . Hazardous material abatement, as directed
- . Replacement of existing ceilings identified to remain
- . Repairs and/or replacement to existing roof construction and roof coverings
- . Repairs and/or replacement to existing eaves, fascia, soffit, etc

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Project Details

Description

- . Expansion control to new/existing structure
- . Structural repairs and/or upgrades (unless noted otherwise)
- . Removal, storage, and re-installation of existing FF&E (allowance as directed)
- . Excavation in rock and/or contaminated soil
- . Costs associated with phasing the work, including out of hours work
- . AV systems (allowance as directed)
- . Emergency generator
- . Book detection systems (allowance as directed)
- . Library stacks and/or shelving (allowance as directed)
- . Re-working of existing circulation desk (included in allowance, as directed)
- . Site utilities relocations
- . Photovoltaics and other renewable energy resources
- . Furniture, Fittings and Equipment - FF&E (allowance as directed)
- . Murals and works of art
- . Mock-ups
- . Work outside the site boundaries unless noted otherwise
- . Utility tap fees and charges
- . Permits & plan review fees
- . Construction management fees
- . Owner's / Construction contingency
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Geotechnical, traffic and all other studies
- . Items marked as "Excl." in the estimate
- . Escalation beyond Q2 2019

Documents

- . Deduct Option 1 – Teen's Wing Addition – Moderate Intervention (\$434,632)
- . Deduct Option 2 – Children's and Basement Addition – Major Intervention (\$1,392,019)

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Location Summary

GFA: Gross Floor Area
Rates Current At October 2015

Location		GFA SF	Cost/SF	Total Cost
T	ADDITION AND INTERIOR RENOVATION	10,042.0	411.43	4,131,564
1	TEEN'S WING ADDITION - MODERATE INTERVENTION	229.0	1,105.68	253,200
2	CHILDREN'S AND BASEMENT ADDITION - MAJOR INTERVENTION	1,589.0	510.34	810,938
ESTIMATED NET COST		11,860	\$438.09	\$5,195,702
MARGINS & ADJUSTMENTS				
General Conditions (as directed)		10.0 %		\$519,570
Overhead and Profit (as directed)		15.0 %		\$857,291
Bonds and Insurances		2.8 %		\$184,032
Design / Estimating Contingency (as directed)		10.0 %		\$675,660
Escalation (as directed)		20.0 %		\$1,487,745
ESTIMATED TOTAL COST		11,860	\$752.11	\$8,920,000

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Summary

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description		Cost/SF	Total Cost
02 Existing Conditions			
F1010	Special Structures	0.09	1,050
F2010	Building Elements Demolition	5.73	67,962
F2020	Hazardous Components Abatement		Excl.
G1020	Site Demolition and Relocations	2.11	25,000
Existing Conditions		\$7.93	\$94,012
03 Concrete			
A1010	Standard Foundations	4.01	47,546
A1020	Special Foundations	7.84	93,000
A1030	Slab on Grade	4.30	50,975
A2010	Basement Excavation	0.19	2,250
A2020	Basement Walls	19.97	236,834
B1010	Floor Construction	0.85	10,104
B1020	Roof Construction	0.06	712
Concrete		\$37.22	\$441,421
04 Masonry			
B2010	Exterior Walls	20.21	239,726
C1010	Partitions	2.37	28,120
C2010	Stair Construction	0.78	9,280
Masonry		\$23.37	\$277,126
05 Metals			
B1010	Floor Construction	2.86	33,917
B1020	Roof Construction	7.53	89,296
C1030	Fittings	6.48	76,875
C2010	Stair Construction	0.76	9,000
Metals		\$17.63	\$209,088
06 Wood, Plastics, and Composites			
B1010	Floor Construction	0.09	1,024
B1020	Roof Construction	2.02	23,993
B2010	Exterior Walls	0.90	10,682
C1030	Fittings	1.02	12,060
E2010	Fixed Furnishings	1.23	14,550
Wood, Plastics, and Composites		\$5.25	\$62,309
07 Thermal and Moisture Protection			
A1030	Slab on Grade	0.46	5,448
A2020	Basement Walls	1.80	21,370
B1020	Roof Construction	2.89	34,275

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Summary

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description		Cost/SF	Total Cost
B2010	Exterior Walls	5.04	59,816
B3010	Roof Coverings	11.50	136,351
C1030	Fittings	3.63	43,080
Thermal and Moisture Protection		\$25.32	\$300,340
08 Openings			
B2010	Exterior Walls	8.33	98,820
B2020	Exterior Windows	0.56	6,640
B2030	Exterior Doors	0.90	10,700
C1020	Interior Doors	2.76	32,700
Openings		\$12.55	\$148,860
09 Finishings			
B2010	Exterior Walls	1.45	17,193
C1010	Partitions	2.43	28,862
C1030	Fittings	2.00	23,720
C2020	Stair Finishes	0.23	2,720
C3010	Wall Finishes	6.51	77,229
C3020	Floor Finishes	6.40	75,845
C3030	Ceiling Finishes	6.96	82,539
Finishings		\$25.98	\$308,108
10 Specialties			
C1030	Fittings	2.03	24,100
Specialties		\$2.03	\$24,100
11 Equipment			
E1010	Commercial Equipment	0.31	3,700
Equipment		\$0.31	\$3,700
12 Furnishings			
E2020	Movable Furnishings	88.90	1,054,300
Furnishings		\$88.90	\$1,054,300
14 Conveying Equipment			
D1010	Elevators & Lifts	6.32	75,000
Conveying Equipment		\$6.32	\$75,000
21 Fire Suppression			
D4010	Sprinklers	7.69	91,160
F2010	Building Elements Demolition		Excl.
Fire Suppression		\$7.69	\$91,160

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Summary

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description		Cost/SF	Total Cost
22 Plumbing			
D2010	Plumbing Fixtures	2.41	28,600
D2020	Domestic Water Distribution	6.50	77,100
D2030	Sanitary Waste	3.44	40,800
D2040	Rain Water Drainage	3.63	43,000
D2090	Other Plumbing Systems	4.30	51,000
F2010	Building Elements Demolition	1.18	14,044
	Plumbing	\$21.46	\$254,544
23 Heating, Ventilating, and Air Conditioning			
D3040	Distribution Systems	45.44	538,863
D3060	Controls & Instrumentations	6.00	71,160
D3070	Systems Testing & Balancing	0.75	8,895
D3090	Other HVAC Systems & Equipment	3.01	35,750
F2010	Building Elements Demolition	1.48	17,555
	Heating, Ventilating, and Air Conditioning	\$56.68	\$672,223
26 Electrical			
D5010	Electrical Service & Distribution	7.00	83,020
D5020	Lighting and Branch Wiring	29.41	348,753
D5090	Other Electrical Systems	2.44	28,900
F2010	Building Elements Demolition	0.59	7,022
	Electrical	\$39.43	\$467,695
27 Communications			
D5030	Communications & Security	7.59	90,000
	Communications	\$7.59	\$90,000
28 Electronic Safety and Security			
D5030	Communications & Security	25.35	300,600
	Electronic Safety and Security	\$25.35	\$300,600
31 Earthwork			
A1030	Slab on Grade	0.23	2,726
A2020	Basement Walls	11.61	137,750
G1030	Site Earthwork	2.95	35,000
	Earthwork	\$14.80	\$175,476
32 Exterior Improvements			
G2030	Pedestrian Paving	1.73	20,540
G2040	Site Development	3.16	37,500

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Summary

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description		Cost/SF	Total Cost
G2050	Landscaping	1.69	20,000
Exterior Improvements		\$6.58	\$78,040
33	Utilities		
G3010	Water Supply	2.53	30,000
G3030	Storm Sewer	3.17	37,600
Utilities		\$5.70	\$67,600
ESTIMATED NET COST		\$438.09	\$5,195,702
MARGINS & ADJUSTMENTS			
General Conditions (as directed)		10.0 %	\$519,570
Overhead and Profit (as directed)		15.0 %	\$857,291
Bonds and Insurances		2.8 %	\$184,032
Design / Estimating Contingency (as directed)		10.0 %	\$675,660
Escalation (as directed)		20.0 %	\$1,487,745
ESTIMATED TOTAL COST		\$752.11	\$8,920,000

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
02 Existing Conditions				
F1010 Special Structures				
45 Demolish and remove existing areaway wall and footing	LF	14	75.00	1,050
Special Structures			\$0.09/SF	\$1,050
F2010 Building Elements Demolition				
46 Break-up and remove existing crawl space concrete slab (for slab lowering)	SF	325	25.00	8,125
44 Break-up and remove existing areaway concrete slab	SF	24	15.00	360
158 Sawcut and remove section of existing footing, for underpinning	LF	93	50.00	4,650
49 Take-up and remove existing floor finish	SF	5,197	1.50	7,796
60 Take-down and remove existing wall tile	SF	414	1.00	414
292 Take-up and remove existing roof covering	SF	5,135	2.50	12,838
48 Dismantle and remove portion of existing exterior wall	SF	47	15.00	705
55 Remove and dispose existing basement partition (assume CMU)	SF	387	3.50	1,355
56 Remove and dispose existing first floor partition (assume plaster)	SF	924	2.50	2,310
63 Remove and dispose existing exterior window	EA	13	250.00	3,250
57 Remove and dispose existing stage platform, stairs, and landings	SF	190	5.00	950
277 Remove and dispose existing double leaf exterior door	Pr	1	225.00	225
278 Remove and dispose existing double leaf interior door	Pr	1	225.00	225
47 Remove and dispose existing single leaf interior door	EA	16	125.00	2,000
61 Remove and dispose portion of existing basement partition for new single leaf door opening (assume CMU)	Item			500
62 Remove and dispose portion of existing first floor partition for new single leaf door opening (assume GWB)	Item			500
53 Remove and dispose existing kitchen casework	LF	11	15.00	165
54 Remove and dispose existing kitchen appliances	Item			250
59 Remove and dispose existing toilet cubicle	EA	2	150.00	300
58 Remove and dispose existing interior stair and railings	Item			3,000
52 Form opening in existing basement partition for new single leaf door (assume CMU)	EA	3	500.00	1,500
51 Form opening in existing first floor partition for new single leaf door (assume GWB)	EA	1	500.00	500
142 Form enlarged opening at existing basement areaway window for new louver	EA	2	1,000.00	2,000
64 Allowance for miscellaneous interior demolition not identified	SF	7,022	2.00	14,044
Building Elements Demolition			\$5.73/SF	\$67,962

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
F2020 Hazardous Components Abatement				
43 Hazardous materials abatement - Excluded (as directed)	Item			Excl.
Hazardous Components Abatement				Excl.
G1020 Site Demolition and Relocations				
184 Allowance for site demolition	Item			25,000
Site Demolition and Relocations			\$2.11/SF	\$25,000
Existing Conditions			\$7.93/SF	\$94,012
03 Concrete				
A1010 Standard Foundations				
3 2'-0" x 1'-0" Reinforced concrete strip footing, to retaining wall	LF	150	50.00	7,500
15 2'-6" x 1'-0" Reinforced concrete strip footing, to retaining wall	LF	25	55.00	1,375
11 2'-0" x 1'-0" Reinforced concrete strip footing, to areaway retaining wall	LF	28	50.00	1,400
5 2'-6" x 1'-0" Reinforced concrete strip footing, to sloped walkway foundation wall	LF	294	50.00	14,700
16 2'-6" x 2'-6" x 1'-6" Reinforced concrete spread footing	EA	1	500.00	500
13 1'-3" Thick reinforced concrete elevator mat slab	SF	109	19.00	2,071
161 Allowance for miscellaneous works to existing foundation systems	Item			20,000
Standard Foundations			\$4.01/SF	\$47,546
A1020 Special Foundations				
22 Allowance for underpinning	LF	93	1,000.00	93,000
Special Foundations			\$7.84/SF	\$93,000
A1030 Slab on Grade				
17 2" Concrete rat slab	SF	256	4.00	1,024
20 4" Thick reinforced concrete slab on grade, to areaway	SF	32	8.00	256
18 5" Thick reinforced concrete slab on grade	SF	1,560	9.00	14,040
21 6" Thick reinforced concrete slab on grade, to sloped walkway	SF	588	10.00	5,880
19 6" Thick reinforced concrete slab on grade, to exterior stair	SF	191	25.00	4,775
212 Allowance for selective demolition and patching of existing concrete slab on grade for new underground MEP services	Item			20,000
291 Allowance for expansion control	Item			5,000
Slab on Grade			\$4.30/SF	\$50,975
A2010 Basement Excavation				
9 2'-0" x 1'-0" Reinforced concrete strip footing, to foundation wall	LF	45	50.00	2,250
Basement Excavation			\$0.19/SF	\$2,250

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
A2020 Basement Walls				
10 8" Thick reinforced concrete retaining wall, to areaway	SF	364	35.00	12,740
6 8" Thick reinforced concrete foundation wall, to stair on grade	SF	40	35.00	1,400
8 10" Thick reinforced concrete foundation wall	SF	278	38.00	10,564
2 12" Thick reinforced concrete retaining wall	SF	1,976	40.00	79,040
4 12" Thick reinforced concrete foundation wall, to sloped walkway	SF	1,764	40.00	70,560
7 12" Thick reinforced concrete foundation wall, to stair on grade	SF	105	40.00	4,200
1 12" Thick reinforced concrete elevator pit wall	SF	175	42.00	7,350
14 18" Thick reinforced concrete retaining wall	SF	264	45.00	11,880
12 36" Thick reinforced concrete cheek wall, to stair on grade	SF	410	70.00	28,700
159 Dowel connection into existing foundation wall, at new retaining wall	EA	39	100.00	3,900
160 Dowel connection into existing foundation wall, at new foundation wall	EA	13	100.00	1,300
157 Dowel connection into existing foundation wall, at areaway retaining wall	EA	52	100.00	5,200
Basement Walls			\$19.97/SF	\$236,834
B1010 Floor Construction				
35 Reinforced concrete topping slab to metal floor deck	SF	1,113	8.00	8,904
165 Allowance to infill existing stair opening in suspended concrete floor	SF	24	50.00	1,200
Floor Construction			\$0.85/SF	\$10,104
B1020 Roof Construction				
40 Reinforced concrete topping slab to metal roof deck	SF	89	8.00	712
Roof Construction			\$0.06/SF	\$712
Concrete			\$37.22/SF	\$441,421
04 Masonry				
B2010 Exterior Walls				
65 Face brick veneer	SF	2,462	45.00	110,790
137 Infill window opening in existing first floor facade	EA	3	1,000.00	3,000
162 Stone veneer cladding to concrete foundation wall (sloped walkway)	SF	588	60.00	35,280
156 Allowance to re-point existing stone facade	SF	5,666	14.00	79,324
275 Allowance to clean existing stone facade	SF	5,666	2.00	11,332
Exterior Walls			\$20.21/SF	\$239,726

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
C1010 Partitions				
103 Partition type M8A; 8" CMU (2 hour fire-rated)	SF	156	24.00	3,744
104 Partition type M8B; 8" CMU (2 hour fire-rated)	SF	838	24.00	20,112
105 Partition type M8C; 8" CMU (2 hour fire-rated)	SF	136	24.00	3,264
136 Infill single leaf door opening in existing basement partition (assume CMU)	Item			1,000
Partitions			\$2.37/SF	\$28,120
C2010 Stair Construction				
166 Salvaged granite treads and risers to exterior concrete stair	SF	116	80.00	9,280
Stair Construction			\$0.78/SF	\$9,280
Masonry			\$23.37/SF	\$277,126
05 Metals				
B1010 Floor Construction				
26 Structural steel floor framing	T	1.69	5,000.00	8,450
27 Structural stud framing to platform	SF	256	20.00	5,120
25 C10x30 Structural channel, fixed to existing masonry wall	LF	31	150.00	4,650
30 L6x4x5/16" Structural angle, fixed to existing masonry wall	LF	31	80.00	2,480
29 L2x2 Structural angle including strap ties, fixed to top of concrete wall	LF	145	25.00	3,625
24 5/16" Bent plate at edge of metal deck, fixed to masonry shaft wall	LF	18	100.00	1,800
32 2" Metal floor deck, 20 ga	SF	1,113	4.00	4,452
28 9/16" Form deck to platform	SF	256	2.00	512
31 Shear studs	EA	54	7.00	378
33 Base plates and anchor bolts	EA	1	750.00	750
34 Allowance for miscellaneous steel, plates, and connections	T	0.34	5,000.00	1,700
Floor Construction			\$2.86/SF	\$33,917
B1020 Roof Construction				
36 Structural steel roof framing	T	9.39	5,000.00	46,950
37 C10x20 Structural channel, fixed to existing masonry wall	LF	82	150.00	12,300
38 2" Metal roof deck, 20 ga	SF	89	4.00	356
39 3" Metal roof deck, 18 ga	SF	1,658	5.00	8,290
41 Base plates and anchor bolts	EA	16	750.00	12,000
42 Allowance for miscellaneous steel, plates, and connections	T	1.88	5,000.00	9,400
Roof Construction			\$7.53/SF	\$89,296

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
C1030 Fittings				
168 Painted metal interior wall-mounted handrail	LF	36	100.00	3,600
171 Painted metal interior guardrail with metal pickets	LF	27	300.00	8,100
172 Painted metal exterior guardrail with metal pickets	LF	124	300.00	37,200
169 Metal grating to areaway	SF	130	65.00	8,450
151 Ships ladder	EA	1	2,500.00	2,500
216 Elevator pit ladder	EA	1	1,200.00	1,200
217 Grate and frame to elevator sump pit	Item			1,000
121 Allowance for miscellaneous metals (as per design team)	SF	11,860	1.25	14,825
Fittings			\$6.48/SF	\$76,875
C2010 Stair Construction				
141 Metal pan stair with concrete treads	FT/R	10	900.00	9,000
Stair Construction			\$0.76/SF	\$9,000
Metals			\$17.63/SF	\$209,088
06 Wood, Plastics, and Composites				
B1010 Floor Construction				
23 3/4" T&G Plywood subfloor	SF	256	4.00	1,024
Floor Construction			\$0.09/SF	\$1,024
B1020 Roof Construction				
75 1/2" Exterior cover board	SF	1,658	3.50	5,803
293 Allowance for exterior cover board, to existing roof structure	SF	5,197	3.50	18,190
Roof Construction			\$2.02/SF	\$23,993
B2010 Exterior Walls				
67 1/2" Exterior wall sheathing	SF	3,052	3.50	10,682
Exterior Walls			\$0.90/SF	\$10,682
C1030 Fittings				
122 Allowance for wood blocking / rough carpentry	SF	11,860	1.00	11,860
170 Wood steps to stage platform	SF	8	25.00	200
Fittings			\$1.02/SF	\$12,060
E2010 Fixed Furnishings				
148 Casework; kitchen base cabinet	LF	19	450.00	8,550
149 Casework; kitchen overhead wall cabinet	LF	12	250.00	3,000

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
150 Casework; vanity countertop	LF	12	250.00	3,000
Fixed Furnishings			\$1.23/SF	\$14,550
Wood, Plastics, and Composites			\$5.25/SF	\$62,309
07 Thermal and Moisture Protection				
A1030 Slab on Grade				
146 Vapor barrier	SF	1,816	0.50	908
147 2" Rigid insulation	SF	1,816	2.50	4,540
Slab on Grade			\$0.46/SF	\$5,448
A2020 Basement Walls				
153 Dampproofing to below-grade walls	SF	2,616	5.00	13,080
154 Waterproofing membrane to elevator pit	SF	250	7.00	1,750
155 2" Rigid insulation to below-grade walls	SF	2,616	2.50	6,540
Basement Walls			\$1.80/SF	\$21,370
B1020 Roof Construction				
76 4" Rigid insulation	SF	1,658	5.00	8,290
294 Allowance for rigid insulation to existing roof structure	SF	5,197	5.00	25,985
Roof Construction			\$2.89/SF	\$34,275
B2010 Exterior Walls				
70 Metal wall panel	SF	590	60.00	35,400
68 3" Rigid insulation	SF	3,052	3.50	10,682
69 Air and vapor barrier	SF	3,052	4.50	13,734
Exterior Walls			\$5.04/SF	\$59,816
B3010 Roof Coverings				
74 EPDM Roofing membrane	SF	1,658	12.00	19,896
295 EPDM Roofing membrane to existing roof structure	SF	5,197	12.00	62,364
79 Aluminum fascia capping	LF	85	30.00	2,550
82 Aluminum fascia capping	LF	170	40.00	6,800
80 Aluminum parapet capping	LF	26	35.00	910
81 Aluminum parapet capping, to exterior brick clad wall	LF	26	50.00	1,300
296 Allowance to rework parapet cap at existing exterior wall	LF	325	40.00	13,000
77 Aluminum roof flashing	LF	258	15.00	3,870
78 Aluminum roof flashing, at existing roof connection	LF	50	75.00	3,750
83 Allowance for miscellaneous trims and flashings	SF	1,658	1.50	2,487
297 Allowance for miscellaneous trims and flashings to roofing replacement	SF	5,197	2.00	10,394

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
173 Allowance for miscellaneous patching and repairs to existing roof	SF	4,515	2.00	9,030
Roof Coverings			\$11.50/SF	\$136,351
C1030 Fittings				
298 Allowance for replacing sealant to existing windows and doors	EA	30	250.00	7,500
123 Allowance for miscellaneous caulking and sealing	SF	11,860	2.00	23,720
124 Allowance for miscellaneous fireproofing	SF	11,860	1.00	11,860
Fittings			\$3.63/SF	\$43,080
Thermal and Moisture Protection			\$25.32/SF	\$300,340
08 Openings				
B2010 Exterior Walls				
72 Aluminum curtain wall system	SF	1,098	90.00	98,820
Exterior Walls			\$8.33/SF	\$98,820
B2020 Exterior Windows				
73 Clerestory window	SF	83	80.00	6,640
Exterior Windows			\$0.56/SF	\$6,640
B2030 Exterior Doors				
279 Double leaf wood entry door, including frame, finish, and hardware	Pr	1	5,000.00	5,000
117 Single leaf glass door, including frame, finish, and hardware	EA	1	3,500.00	3,500
118 Single leaf fire-rated door, including frame, finish, and hardware	EA	1	2,200.00	2,200
Exterior Doors			\$0.90/SF	\$10,700
C1020 Interior Doors				
280 Double leaf wood entry door, including frame, finish, and hardware	Pr	1	4,000.00	4,000
119 Single leaf door, including frame, finish, and hardware	EA	13	1,700.00	22,100
120 Single leaf fire-rated door, including frame, finish, and hardware	EA	3	2,200.00	6,600
Interior Doors			\$2.76/SF	\$32,700
Openings			\$12.55/SF	\$148,860
09 Finishings				
B2010 Exterior Walls				
66 8" Metal stud framing	SF	1,947	8.00	15,576
71 GWB wall lining to interior face of exterior stud framing	SF	924	1.75	1,617
Exterior Walls			\$1.45/SF	\$17,193

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
C1010 Partitions				
106 Partition type S3A, comprising 3-5/8" metal stud framing with (1) layer 5/8" GWB wall lining one side onle, and batt insulation	SF	597	8.00	4,776
107 Partition type S6B, comprising 6" metal stud framing with 5/8" GWB wall lining both sides, and batt insulation	SF	1,684	12.00	20,208
135 Partition type M, comprising 5/8" GWB wall lining on 7/8" metal furring to CMU (2 hour fire-rated)	SF	1,108	3.50	3,878
Partitions			\$2.43/SF	\$28,862
C1030 Fittings				
218 Allowance for painting of exposed MEP piping and conduit	SF	11,860	2.00	23,720
Fittings			\$2.00/SF	\$23,720
C2020 Stair Finishes				
94 Rubber flooring to treads and risers	SF	122	16.00	1,952
95 Rubber flooring to treads and risers, to existing stairs	SF	48	16.00	768
Stair Finishes			\$0.23/SF	\$2,720
C3010 Wall Finishes				
132 Ceramic wall tile	SF	588	20.00	11,760
131 Paint finish to GWB wall lining	SF	5,995	1.20	7,194
129 Paint finish to concrete retaining wall	SF	1,632	1.50	2,448
125 Re-paint existing basement partition (assume CMU)	SF	2,604	1.50	3,906
126 Re-paint existing first floor partition (assume painted plaster)	SF	2,595	2.00	5,190
138 Re-paint existing basement exterior wall (assume concrete)	SF	2,580	1.50	3,870
127 Re-paint existing wall lining to first floor exterior wall (assume painted plaster)	SF	5,057	2.00	10,114
128 Clean existing first floor facade, as new interior wall finish	SF	1,018	2.50	2,545
139 Allowance for miscellaneous patching and repairs to existing basement walls (assume concrete / CMU)	SF	5,184	2.00	10,368
140 Allowance for miscellaneous patching and repairs to existing first floor walls (assume plaster)	SF	7,652	2.50	19,130
174 Paint finish to exposed steel column	SF	187	2.00	374
175 Wood facing to front of stage platform	SF	11	30.00	330
Wall Finishes			\$6.51/SF	\$77,229
C3020 Floor Finishes				
84 VCT Flooring	SF	5,385	5.00	26,925
85 Ceramic floor tile	SF	345	18.00	6,210
86 Porcelain floor tile	SF	875	22.00	19,250
90 Wood flooring	SF	98	20.00	1,960

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description		Unit	Qty	Rate	Total Cost
87	Concrete floor sealer	SF	1,083	1.50	1,625
88	Metal floor grate	SF	39	65.00	2,535
89	Rubber floor base	LF	1,650	3.50	5,775
91	Ceramic tile floor base	LF	147	18.00	2,646
92	Porcelain tile floor base - Excluded (assume existing face / new brick as wall lining)	LF	144		Excl.
93	Wood floor base	LF	41	15.00	615
96	Prep existing substrate for new floor finish	SF	5,536	1.50	8,304
Floor Finishes				\$6.40/SF	\$75,845
C3030 Ceiling Finishes					
97	GWB Ceiling system	SF	1,386	10.00	13,860
98	Acoustical wood panel ceiling	SF	679	30.00	20,370
99	Paint finish to GWB ceiling lining	SF	1,386	1.20	1,663
101	Paint finish to underside of exposed structure	SF	2,667	1.50	4,001
100	Re-paint existing ceiling (assume painted plaster)	SF	3,486	2.50	8,715
102	Allowance for bulkheads	Item			6,500
211	Allowance for miscellaneous repairs to existing ceilings (assume plaster)	SF	3,486	5.00	17,430
281	Allowance for ornamental plaster (as per design team)	Item			10,000
Ceiling Finishes				\$6.96/SF	\$82,539
Finishings				\$25.98/SF	\$308,108
10 Specialties					
C1030 Fittings					
108	Toilet partition cubicle; standard	EA	1	1,200.00	1,200
109	Toilet partition cubicle; ADA	EA	2	1,400.00	2,800
110	Restroom accessories; grab bar	EA	6	120.00	720
111	Restroom accessories; toilet paper dispenser	EA	4	100.00	400
112	Restroom accessories; sanitary napkin receptacle	EA	3	125.00	375
113	Restroom accessories; soap dispenser	EA	3	75.00	225
114	Restroom accessories; paper towel dispenser	EA	3	450.00	1,350
115	Restroom accessories; mirror	EA	5	400.00	2,000
116	Janitor accessories	Item			1,200
222	Fire extinguishers	EA	2	200.00	400
152	Roof hatch	Item			7,500
219	Markerboards / tackboards - Excluded	Item			Excl.
220	Exterior building sign - Excluded	Item			Excl.

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
221 Allowance for interior signage	SF	11,860	0.50	5,930
<i>Fittings</i>			\$2.03/SF	\$24,100
<i>Specialties</i>			\$2.03/SF	\$24,100
11 Equipment				
E1010 Commercial Equipment				
143 Refrigerator	EA	1	1,200.00	1,200
144 Oven / cooktop	EA	1	1,500.00	1,500
145 Dishwasher	EA	1	1,000.00	1,000
<i>Commercial Equipment</i>			\$0.31/SF	\$3,700
<i>Equipment</i>			\$0.31/SF	\$3,700
12 Furnishings				
E2020 Movable Furnishings				
223 Window shades to new glazing	SF	1,180	9.00	10,620
286 Allowance for BPL purchased equipment (as directed)	SF	11,860	32.00	379,520
287 Allowance for BPL moving / storage expenses	SF	11,860	5.00	59,300
284 Allowance for library stacks and/or shelving (as directed)	SF	11,860	12.00	142,320
285 Allowance for FF&E (as directed)	SF	11,860	39.00	462,540
<i>Movable Furnishings</i>			\$88.90/SF	\$1,054,300
<i>Furnishings</i>			\$88.90/SF	\$1,054,300
14 Conveying Equipment				
D1010 Elevators & Lifts				
167 Allowance for passenger elevator - 2 stop	EA	1	75,000.00	75,000
<i>Elevators & Lifts</i>			\$6.32/SF	\$75,000
<i>Conveying Equipment</i>			\$6.32/SF	\$75,000
21 Fire Suppression				
D4010 Sprinklers				
194 Allowance for fire suppression system - including double check valves, wet and dry alarm valves, above and below sprinkler heads, compressor, piping etc.	SF	11,860	6.00	71,160
195 Allowance for fire suppression to attic space	Item			20,000
<i>Sprinklers</i>			\$7.69/SF	\$91,160

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
F2010 Building Elements Demolition				
192 Take down and remove existing fire system - building not equipped with a sprinkler system	Item			Excl.
Building Elements Demolition				Excl.
Fire Suppression			\$7.69/SF	\$91,160
22 Plumbing				
D2010 Plumbing Fixtures				
200 Water closet	EA	4	1,500.00	6,000
201 Urinal	EA	1	1,600.00	1,600
202 Lavatory	EA	5	1,800.00	9,000
203 Mop sink	EA	1	2,000.00	2,000
204 Allowance for undesigned plumbing fixtures	Item			10,000
Plumbing Fixtures			\$2.41/SF	\$28,600
D2020 Domestic Water Distribution				
205 Water heater and recirculation pump - existing to remain	Item			Excl.
207 Domestic water fixture rough-in	EA	11	600.00	6,600
206 Allowance for domestic water piping including insulation - assume avg. 1"	LF	1,500	45.00	67,500
208 Incoming 2" service with water meter and remote reader	Item			3,000
Domestic Water Distribution			\$6.50/SF	\$77,100
D2030 Sanitary Waste				
210 Duplex sump pump - allowance	EA	1	5,000.00	5,000
213 Sanitary fixture rough-in	EA	11	300.00	3,300
214 Allowance for sanitary piping - assume avg 4"	LF	750	30.00	22,500
215 Allowance for kitchen grease trap and piping	Item			10,000
Sanitary Waste			\$3.44/SF	\$40,800
D2040 Rain Water Drainage				
224 Allowance for rain drainage system - assume 2 roof drains and piping	Item			10,000
225 Allowance for rain drainage system - assume 3 roof drains and piping	Item			15,000
226 Modifications to existing roof drainage system - existing to remain	Item			Excl.
227 Allowance for secondary overflow drains and piping	Item			13,000
282 Allowance for duplex sump pump	Item			5,000
Rain Water Drainage			\$3.63/SF	\$43,000

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
D2090 Other Plumbing Systems				
228 Allowance for undesigned plumbing systems	Item			20,000
229 Allowance for gas distribution	Item			15,000
230 Subcontractor's GC/GR	Item			16,000
Other Plumbing Systems			\$4.30/SF	\$51,000
F2010 Building Elements Demolition				
197 Allowance for plumbing demolition	SF	7,022	2.00	14,044
209 Allowance to remove asbestos - Excluded	Item			Excl.
Building Elements Demolition			\$1.18/SF	\$14,044
Plumbing			\$21.46/SF	\$254,544
23 Heating, Ventilating, and Air Conditioning				
D3040 Distribution Systems				
233 Air-cooled condensing unit - 15 tons	EA	2	26,500.00	53,000
234 ACCU hook-ups	EA	2	2,500.00	5,000
235 Fan coil units - assume 1-1.5 tons	EA	17	2,500.00	42,500
236 FCU hook-ups	EA	17	500.00	8,500
276 Allowance for branch controllers	Item			30,000
237 Allowance for refrigerant piping including insulation - assume 75 LF per equipment	LF	1,425	40.00	57,000
238 Energy recovery ventilator - 3,000 cfm	cfm	3,000	10.00	30,000
239 ERV hook-ups	EA	1	1,500.00	1,500
240 Electric humidifier - 60 lbs/hr	EA	1	5,000.00	5,000
241 Outside air louver - 15 SF	EA	1	650.00	650
242 Exhaust air louver - 10 SF	EA	1	450.00	450
243 Electric unit heater	EA	5	750.00	3,750
244 Allowance for galvanized ductwork including insulation - assume 0.7lb/SF	Lb	8,302	12.00	99,624
246 Allowance for general exhaust	Item			5,000
247 Allowance for undesigned HVAC systems	Item			35,000
288 BPL Cost adjustment (as directed)	SF	11,860	13.65	161,889
Distribution Systems			\$45.44/SF	\$538,863
D3060 Controls & Instrumentations				
248 Allowance for DDC controls	SF	11,860	6.00	71,160
Controls & Instrumentations			\$6.00/SF	\$71,160

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
D3070 Systems Testing & Balancing				
249 Testing and balancing	SF	11,860	0.75	8,895
Systems Testing & Balancing			\$0.75/SF	\$8,895
D3090 Other HVAC Systems & Equipment				
250 Hoisting and rigging	Item			5,000
251 Seismic restraint and vibration isolation	Item			3,250
252 Temporary heating/cooling	Item			5,000
253 Subcontractor's GC/GR	Item			22,500
Other HVAC Systems & Equipment			\$3.01/SF	\$35,750
F2010 Building Elements Demolition				
231 Allowance for HVAC demolition	SF	7,022	2.50	17,555
232 Allowance to remove asbestos - Excluded	Item			Excl.
Building Elements Demolition			\$1.48/SF	\$17,555
Heating, Ventilating, and Air Conditioning			\$56.68/SF	\$672,223
26 Electrical				
D5010 Electrical Service & Distribution				
254 Allowance for 400 A electrical distribution - including incoming feeder, distribution panel, panelboards, feeders, mechanical connections etc.	SF	11,860	7.00	83,020
Electrical Service & Distribution			\$7.00/SF	\$83,020
D5020 Lighting and Branch Wiring				
255 Basement light fixtures - assume LED	EA	41	450.00	18,450
256 Light fixtures - assume LED downlight	EA	41	500.00	20,500
257 Light fixtures - assume 8ft linear LED	EA	21	800.00	16,800
272 Light fixtures - assume 6ft linear LED	EA	5	600.00	3,000
273 Light fixtures - assume 4ft linear LED	EA	19	400.00	7,600
258 Wiring to light fixtures	EA	103	75.00	7,725
259 Allowance for undesigned light fixtures and wiring	SF	11,860	2.50	29,650
260 Allowance for lighting control system	SF	11,860	1.50	17,790
261 Allowance for branch power	SF	11,860	2.50	29,650
289 BPL Cost adjustment (as directed)	SF	11,860	16.66	197,588
Lighting and Branch Wiring			\$29.41/SF	\$348,753
D5090 Other Electrical Systems				
268 Grounding and bonding	Item			3,200
269 Lightning protection	Item			2,700

Faneuil Branch of the Boston Public Library
Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description	Unit	Qty	Rate	Total Cost
270 Temporary power/lighting	Item			5,000
271 Subcontractor's GC/GR	Item			18,000
Other Electrical Systems			\$2.44/SF	\$28,900
F2010 Building Elements Demolition				
267 Allowance for electrical demolition	SF	7,022	1.00	7,022
Building Elements Demolition			\$0.59/SF	\$7,022
Electrical			\$39.43/SF	\$467,695
27 Communications				
D5030 Communications & Security				
262 Allowance for communications systems (as directed)	Item			70,000
290 Allowance for PA system (as directed)	Item			20,000
Communications & Security			\$7.59/SF	\$90,000
Communications			\$7.59/SF	\$90,000
28 Electronic Safety and Security				
D5030 Communications & Security				
265 Allowance for fire alarm systems (as directed)	Item			112,000
266 Allowance for security systems (as directed)	Item			70,000
283 Allowance for AV system (as directed)	SF	11,860	10.00	118,600
Communications & Security			\$25.35/SF	\$300,600
Electronic Safety and Security			\$25.35/SF	\$300,600
31 Earthwork				
A1030 Slab on Grade				
182 Imported sub-base to slab on grade	CY	44	35.00	1,540
183 Trim and compact sub-grade	SF	2,371	0.50	1,186
Slab on Grade			\$0.23/SF	\$2,726
A2020 Basement Walls				
176 Excavate for new basement / foundation systems	CY	978	15.00	14,670
177 Remove and dispose excavated spoil from site	CY	591	25.00	14,775
178 Backfill to basement / foundation systems using excavated material	CY	387	15.00	5,805
179 Temporary sheet piling	SF	2,050	50.00	102,500
180 Excavation in rock and / or contaminated soil - Excluded	Item			Excl.

Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

Description		Unit	Qty	Rate	Total Cost
181	Dewatering - Excluded	Item			Excl.
	Basement Walls			\$11.61/SF	\$137,750
	G1030 Site Earthwork				
185	Allowance for site clearing	Item			10,000
186	Allowance for miscellaneous site earthwork	Item			25,000
	Site Earthwork			\$2.95/SF	\$35,000
	Earthwork			\$14.80/SF	\$175,476
32	Exterior Improvements				
	G2030 Pedestrian Paving				
187	Concrete pavers	SF	932	20.00	18,640
190	Reinforced concrete walkway	SF	190	10.00	1,900
	Pedestrian Paving			\$1.73/SF	\$20,540
	G2040 Site Development				
188	Concrete seat wall	LF	50	250.00	12,500
189	Allowance for site development not identified	Item			25,000
	Site Development			\$3.16/SF	\$37,500
	G2050 Landscaping				
191	Allowance for landscaping	Item			20,000
	Landscaping			\$1.69/SF	\$20,000
	Exterior Improvements			\$6.58/SF	\$78,040
33	Utilities				
	G3010 Water Supply				
196	Allowance for new domestic water service, including pipework, connection to existing service, and water meter	Item			20,000
198	Allowance for new fire water service, including pipework and connection to existing service	Item			10,000
	Water Supply			\$2.53/SF	\$30,000
	G3030 Storm Sewer				
163	Sub-soil foundation drain	LF	224	25.00	5,600
164	Allowance for tie-in of new foundation drain into existing site storm drainage	Item			5,000
193	Allowance for tie-in of new roof drainage to existing site storm drainage	Item			10,000

Faneuil Branch of the Boston Public Library
Schematic Design Cost Estimate

Divisions/Elements Item

Gross Floor Area: 11,860 SF
Rates Current At October 2015

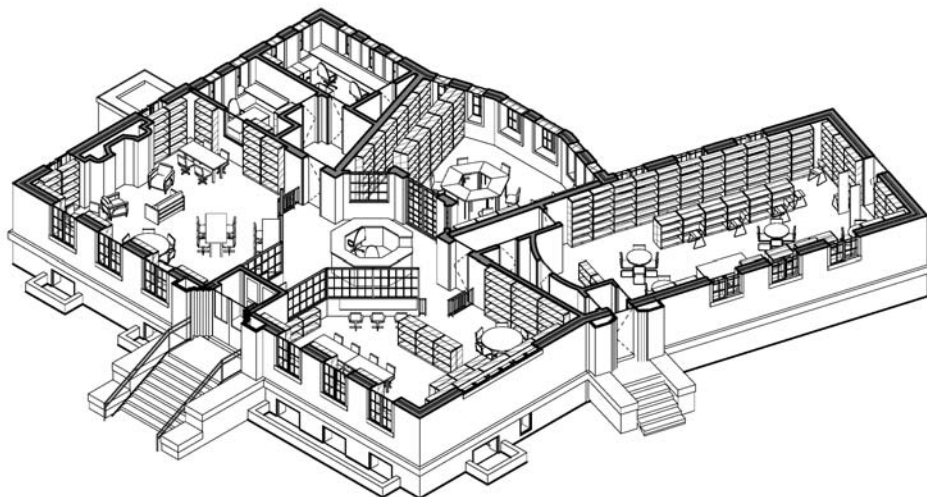
Description		Unit	Qty	Rate	Total Cost
199	Allowance for modifications to existing site storm drainage system	SF	6,800	2.50	17,000
	Storm Sewer			\$3.17/SF	\$37,600
	Utilities			\$5.70/SF	\$67,600
	ESTIMATED NET COST			\$438.09/SF	\$5,195,702

APPENDIX A

BUILDING ASSESSMENT & RECOMMENDED REPAIRS

Faneuil Branch
Library Programming Study
PCM Project No. 7043

Faneuil Branch Library EXISTING CONDITIONS



EXISTING CONDITIONS

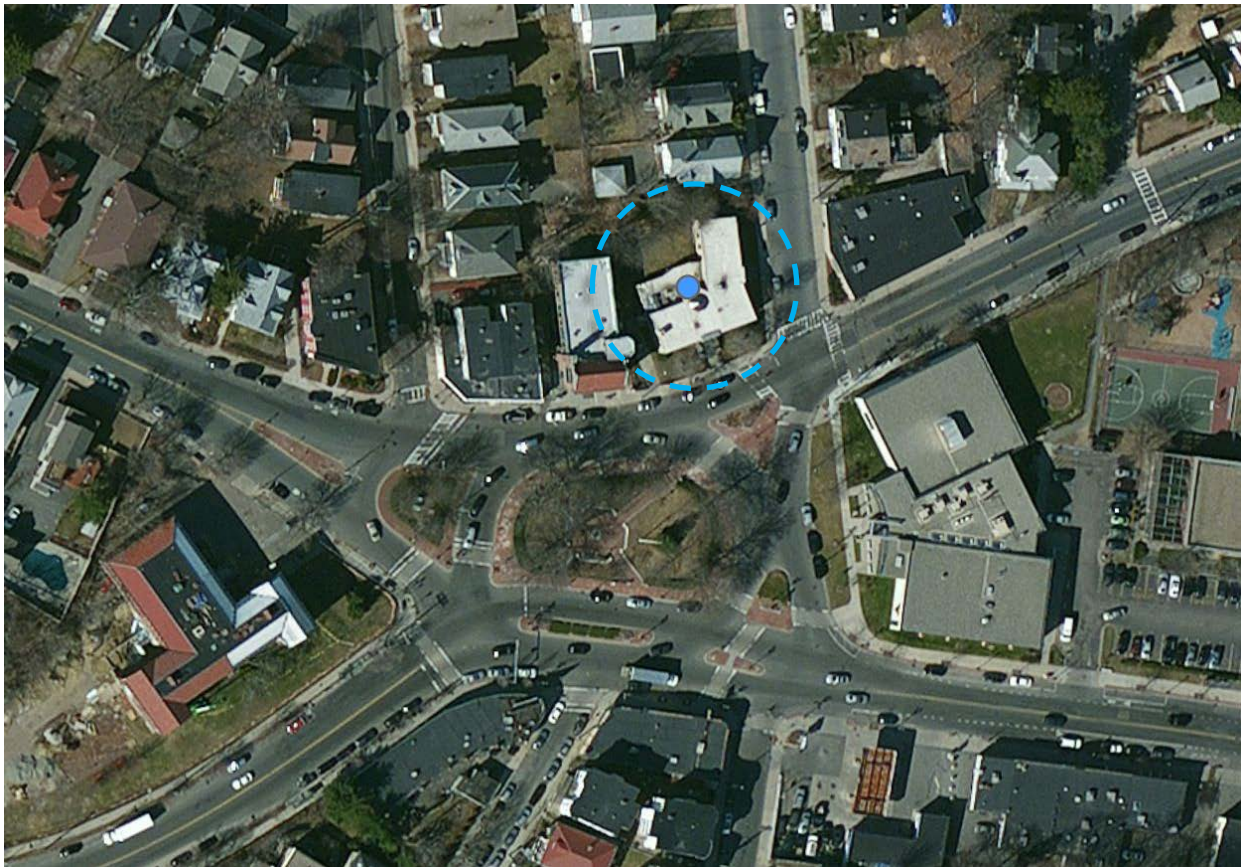
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INTRODUCTION

The library is located on a roughly rectangular site at the intersection of Bigelow Street and Faneuil Street in Brighton. The site abuts a Fire Station to the West on Faneuil Street and a residential property to the North on Bigelow Street. The building is well positioned on the urban open space of Oak Square, sharing frontage on the Square with other prominent civic intuitions (YMCA, Fire Station, Church, bank), as well as several local eateries.

The existing library was designed and constructed between 1930 and 1931 and opened to the public in the Spring of 1932. There have been a series of minor improvement and maintenance projects over the decades (including replacement windows in 2004), but the building remains a largely intact example of the Art Deco style and the only building in this style in the Boston Public Library system.



The building has approximately 7,600 gross square feet and is one and one-half stories, with the main level used for the majority of public services and basement primarily for staff functions. There is also a crawl space under the portion of the building currently used for Children's services.

The following narrative represents our observations and opinions about the Faneuil Branch Library, based on our visits to the facility and discussions with the library branch staff during the Summer and Fall of 2014, as well as our review of the drawings made available to us by the BPL and Boston Public Facilities Department.

PRINCIPAL ISSUES & OPPORTUNITIES

SITE & LANDSCAPE



The library is located at the intersection of Faneuil Street and Bigelow Street, and fronts on Oak Square. The abutting Fire Station and flanking YMCA and church also border Oak Square.



There is street parking available on the adjacent and surrounding streets, but no dedicated parking for library patrons. Bus #57 provides service to Oak Square from the Kenmore Square MBTA Green Line subway/streetcar station "In a recent survey¹ of library patrons, more than 54% of the respondents walked to the library (approximately 40% drove, 3% took the bus, and 3% biked).

A site survey is beyond the scope of this study and there was no previous survey available to document the boundaries, the topography, nor the specific area of the site. However, the site slopes from a high point at the rear, which is approximately at the main floor level, down to the south front where the grade is roughly a half story below the floor of the main level.

Because the footprint of the library is “L” shaped, with the legs of the “L” facing the streets, there is open space behind the library which has occasionally been used as a venue for outdoor library events during good weather.

This open corner of the site is to the northwest, and concealed behind both wings of the building, largely obscured from view either street. Branch staff have not reported any problems with loitering in this concealed space.

This area of the site may present an opportunity for expansion. Should the Library needs and future aspirations for service change, consideration can be given to expansion into this area. Given the

location of the available site, preservation standards for expanding historic buildings can be accommodated (e.g. the Secretary of the Interior Standards for renovating historic buildings recommends that additions be placed on sides that are not conspicuous). Additionally, the compromise to the available community open space is mitigated, given the library’s frontal location on a more prominent open space, Oak Square.

There are two large and mature trees on the front fenced lawn of the library and a 3rd tree on the sidewalk.



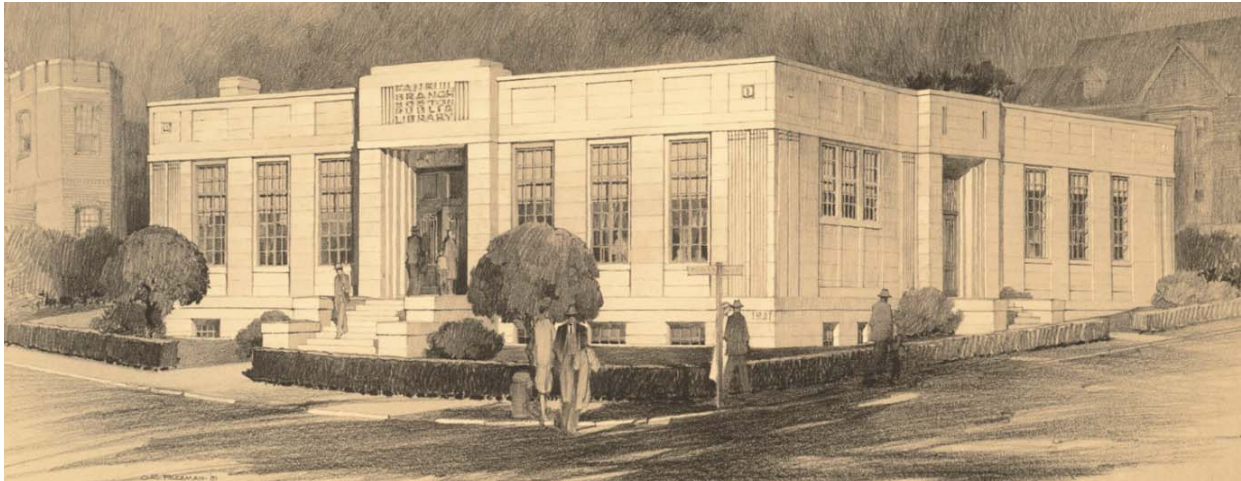
LIBRARY FRONT OBSCURED BY TREES



ORIGINAL LIBRARY LANDSCAPE CONCEPT

While these relatively mature trees are appreciated by the community of library users, they block light and views to and from the library, which are concerns relative to desires for better and more efficient lighting and improved interior environment. The leaf fall from these trees becomes a roof drain maintenance issue since they are so close to the library. The large trees are also not consistent with the historic presence of the building and diminish the building’s prominence on the square. These trees should be examined by an arborist to determine their future viability and potential replacement with a variety that does not grow so large.

EXTERIOR ARCHITECTURAL CHARACTER



As the only BPL facility in the Art Deco style, the Faneuil Branch has a unique character which is valued by the community for its distinctive and stately presence on Oak Square. In conjunction with restoration funding in 2005, the Massachusetts Historic Commission issued restrictions regarding future changes to the building. These are included as an Appendix. In general, the character-defining elements of the exterior (subtly detailed and well-proportioned limestone, tall windows, etc.) are intact and do not need extensive restorations to retain their appearance and substance well into the future. “Consumable” elements of the exterior construction that typically need periodic maintenance will require updating and replacement over time and should be completed in the context of a major capital project (e.g. repointing of masonry, replacement of sealant at windows and doors, re-roofing and flashing repairs). Obsolete and incompatible building system components that have a negative impact on the building’s appearance should be removed when building systems are updated (e.g. window air conditioners).



BIGELOW STREET FACADE



ORNAMENTAL DOOR GRILLE



ORNAMENTAL DOOR GRILLE (SIDE DOOR)



STONWORK OVER ENTRANCE



CORNER DETAIL WITH BOOK MOTIF

INTERIOR ARCHITECTURAL CHARACTER



Like the exterior, much of the original Art Deco interior of the library remains intact, although compromises to the historic integrity have been made over time.



ORIGINAL PAINTING OVER FIREPLACE

Preserved character-defining attributes:

- Skylight
- Stepped plaster ceiling edge detail
- Ribbed plaster cornice detail in the reading room
- Glass and ornamental steel “wing walls”
- Fireplace
- Steel and glass interior double doors into the bookstack area
- Clock
- Much of the original shelving in the bookstack wing

Acceptable (or reversible) compromises:

- Replacement flooring pattern
- Repainting of walls (originally the walls were “...finished in graduated color tones starting

with light yellow at the ceiling and changing to brilliant yellow...”

Compromises:

- Replacement light fixtures (original reading room lights were “...a standard Holophane Filterlite and completely changed its appearance by a specially designed chromium fitting and suspension hanger.”
- Removal of paintings seen in historic photographs.
- General overcrowding of the space by collection, seating and equipment.

Many of the original period-appropriate furnishings and custom designed pieces remain in serviceable condition, including the original service desk in the center of the library. The desk is somewhat large for the space and contemporary service models, however.



A unique feature of the Faneuil Branch is the pair of low, glass and steel “wing walls” that extend parallel to each other from the entrance toward the desk and then diverge at 45 degrees around the desk.



HISTORIC PHOTO



CURRENT PHOTO

Consideration should be given to re-creating (e.g. missing lighting and furnishings), restoring, preserving and reincorporating these unique architectural/library planning features. These restoration efforts will need to be balanced with initiatives to accommodate contemporary library services and current code, life safety and accessibility requirements.

Additional interior detailing, unique to Faneuil and meriting preservation:



ORIGINAL CLOCK



FIREPLACE



STEEL AND GLASS PARTITIONS



PILASTERS AND OTHER PLASTER DETAILS

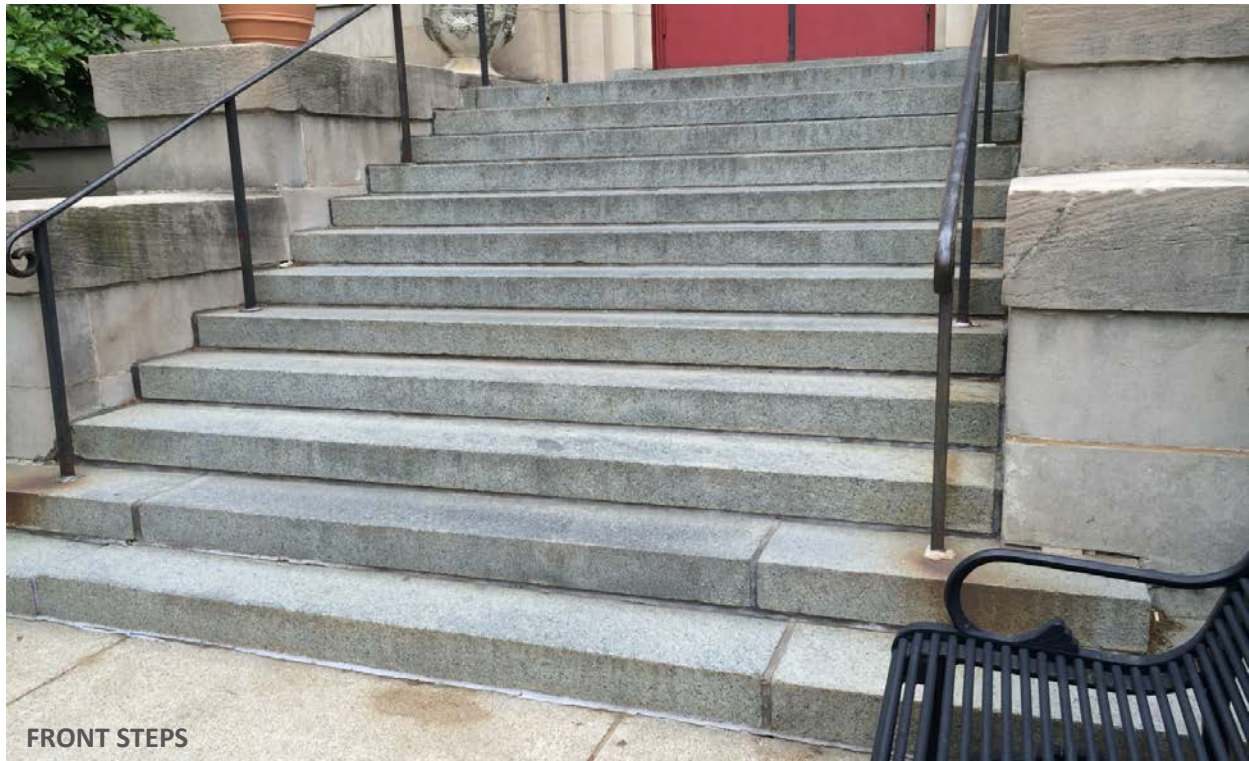


PLASTER DETAILS AT CROWN AND CEILING



MISCELLANEOUS ORNAMENTS

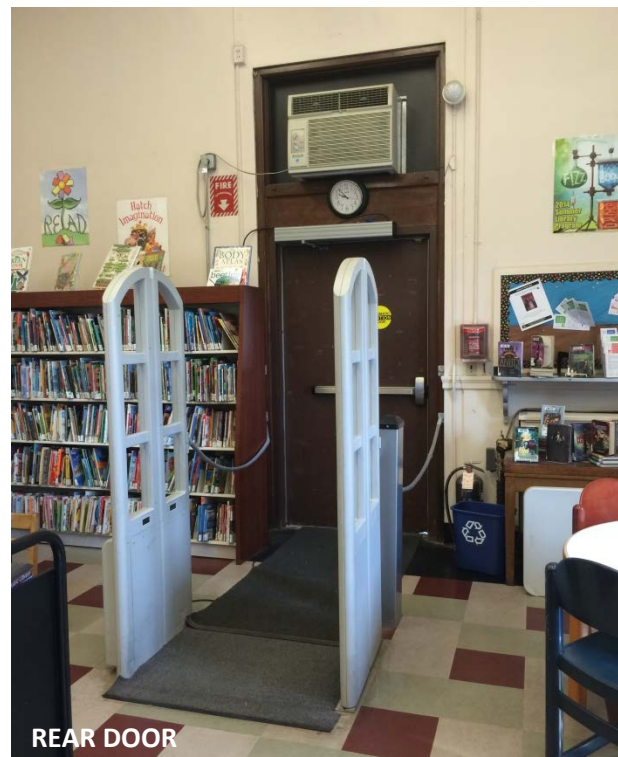
ACCESSIBILITY



FRONT STEPS

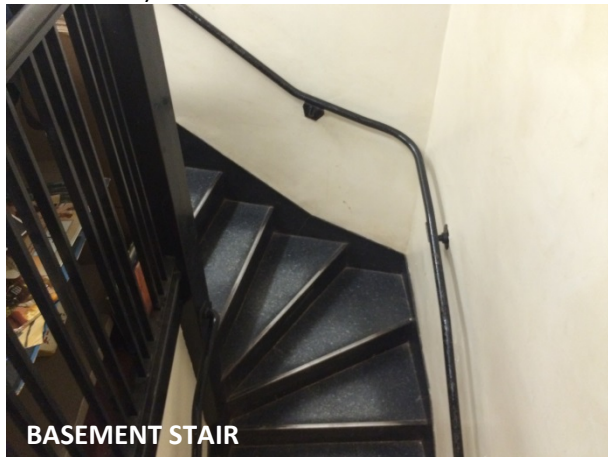
Although the rear door to building has been made wheelchair accessible, and from there most areas on the main level of the building are potentially wheelchair accessible, the front door is inaccessible due to the traditional flight of steps up to the main level. This does not meet the requirements of MAAB, which mandate that all entrances be accessible. Additionally, many areas of the main level which could be accessible have been crowded with collections and/or furniture so that there is insufficient clearance to meet the requirements of ADA and/or Massachusetts Architectural Board (MAAB).

An additional issue with the rear door access is that it leads directly into the Children's area, through which any visitor to the library can now legitimately pass, diminishing security for children. Also, within the Children's area, the raised platform that is enjoyed by so many and sets up a smaller scaled space within the overall large room, is not accessible to children or their caregivers in wheel chairs, and is not ADA compliant.



REAR DOOR

The lower level does not meet accessibility requirements. Vertical circulation inside the building is via a stair with “winders” and non-compliant nosings that are inconsistent with current building code requirements (and are steep, and narrow).



Staff spaces located in the (inaccessible) basement precludes having staff members with mobility concerns assigned to work at the Faneuil Branch.

Public Toilet facilities are located on the inaccessible lower level. This scenario makes it very difficult for a parent to escort a child to the toilet, as well as making it impossible to serve wheelchair bound patrons or patrons with ambulatory issues.



The Bigelow Street entrance is also not accessible (although not used as an entrance since the meeting room was transitioned to Children’s Wing).



BALANCING COLLECTION SPACES & SERVICES



One of the challenges, that nearly every older library has encountered, is the pressure of evolving collections. Libraries designed for a given collection capacity (and/or collection type) face compromises to the space available for patrons as they accommodated expanding and changing collections over time. At the Faneuil Library, the existing and added shelves are beyond recommended capacity and patron experience is crowded and compromised, contributing to shorter stays in the library. Book shelving units constrain circulation aisles, compromising both convenient access and emergency egress. In Children's, seating is placed directly in front of the collections in at least a half dozen locations.

In the space behind the service desk, some of the original bookstacks have been removed (to make space for the library's computer center), but the shelving that remains creates dead-end aisles that are not compliant with ADA requirements for wheelchair access.



CHAIRS BLOCK COLLECTIONS



NON-COMPLIANT DEAD-END SHELVING AISLE



COLLECTIONS CROWD HALLWAY



HIGH PICTURE BOOKS – NOT CHILD FRIENDLY



TEEN COMPUTERS ARE CROWDED TOGETHER



HOLDS CROWDS CIRCULATION SPACE

COMMUNITY MEETING



There is no special accommodation for hosting community meetings. The space constructed for the purpose was converted for primary use as the Children's Library. Since then it has served dual purposes, displacing children's furnishings and collections while being rearranged for meetings.



ORIGINAL MEETING SPACE

STAFF ACCOMMODATIONS



PANORAMA FROM SERVICE DESK

As noted earlier, the service desk has historic character, but is outsized relative to the actual service functions performed. Some of the functions that have space allocations at the desk do not necessarily need to be in the public view. They are accommodated there because branch library staff often need to do “off desk” tasks while stationed at the service desk.

The “period appropriate” staff work areas may not be most efficient configuration for contemporary service and have been compromised by the insertion of the data closet.

The window between the original Children’s Library (current reading room area to the right of entrance) and the Librarian’s Office to the north is not an asset.

Now that the patron space is used for general seating, the window is blocked to make the office more private. In the context of renovation, better use of these spaces and features should be considered.





CURRENT STAFF WORKROOM



ORIGINAL STAFF WORKROOM



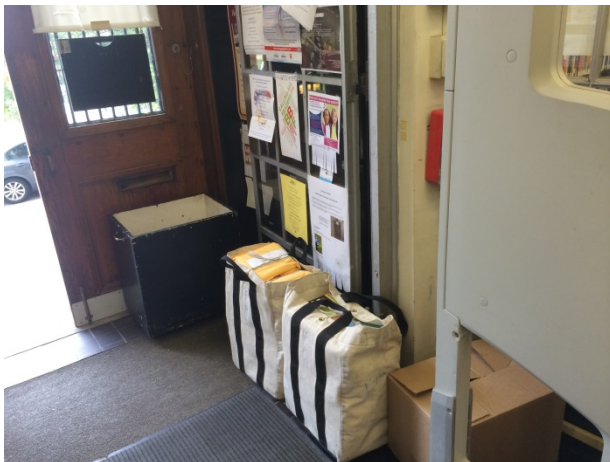
STAFF BREAK ROOM



STORAGE AREA

The basement staff break room has deteriorated finishes, is equipped with salvaged appliances and repurposed book shelves and is wholly sub-standard and should be slated for comprehensive renovation.

Storage space is limited throughout the main floor and the basement storage is well used.



OUTGOING MATERIALS WAIT IN ENTRY AREA

OUTDATED OR INAPPROPRIATE BUILDING SYSTEMS

As described in the sections from our consulting engineers, most of the building systems for HVAC, Electrical & Data, Plumbing, and Fire Protection are recommended for replacement.

Heating Ventilating and Air-Conditioning systems are either obsolete, underperforming, in poor condition or a combination of these characteristics. Additionally, components of these systems which were added subsequent to the original construction (there was no AC originally) occupy prime space in the public areas, or are added onto the exterior of the building in unattractive ways (e.g. window air conditioners). The equipment is noisy when in operation, compromising the library's acoustic environment.



A/C UNIT IN TRANSOM



A/C UNIT IN WINDOW OPENING



MECHANICAL UNIT IN READING ROOM

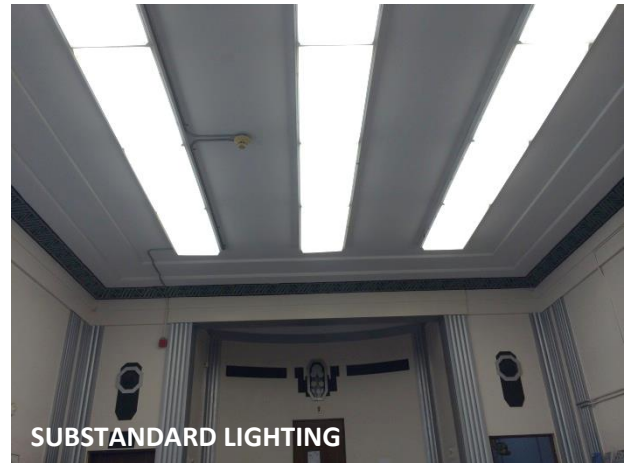
Also, collections and furnishings have been added in from of radiators, negatively impacting system performance, energy efficiency and patron comfort



BOOKS BLOCK HEATING UNIT

Plumbing system is sub-standard and should be completely replaced and upgraded, including all fixtures and distribution. A larger service from the street will also be required.

Original lighting has been replaced throughout the building with fixtures that are not compatible with the original design intent, do not appropriately or adequately light the spaces, and are not as energy efficient as replacement fixture would be.



ENVELOPE CONDITION ISSUES



PANORAMA OF THE REAR FACADES

As noted earlier, the exterior of the building is in relatively good condition. The masonry does not show signs of structural distress and although it has an aged patina is not generally stained and dirty.

Some masonry deterioration can be observed at the front steps and flanking walls which should be addressed in the context of a capital improvement project.

Nearly all of the windows in the library were replaced with new frame and sash and insulated glazing. These will continue to be serviceable.



MASONRY CONDITION



MASONRY CONDITION



MASONRY CONDITION



MASONRY CONDITION



DETERIORATED PLASTER AT WINDOW JAMB

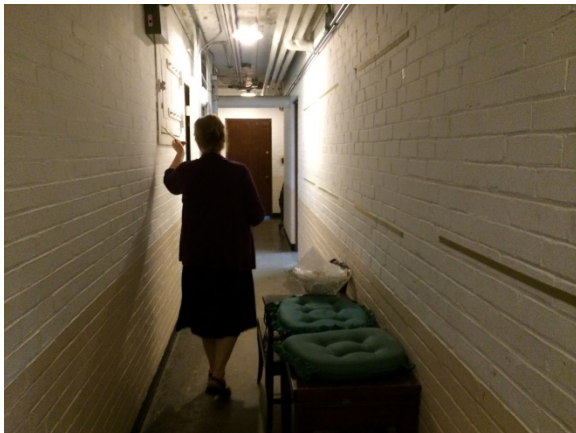
Despite the good condition of the windows, there appears to be some continued deterioration of the interior plaster at the jambs. It is not clear whether the deterioration is caused by water infiltrating from the outside or from condensation on the frames. The exterior masonry does show obvious deterioration that would lead to water infiltration. Blocking the flow of warm air from the perimeter radiation could precipitate the formation of condensation on the relatively cold window frames when the interior of the library is relatively warm and humid. However, this is not that common in library interiors, where the winter indoor environment is not mechanically humidified. Additional observation of these areas will be necessary to determine the cause

Roof condition was not visually inspected, but no issues with active roof leaks were reported. Librarians noted past repairs to the plaster crown detail over the entrance doors and no additional on-going deterioration was observed.

INTERIOR CONDITION ISSUES

In general, the interior surfaces and finishes of the building are in two categories: 1) those that have been recently updated (e.g. paint in most areas) and 2) those that are in need of replacement (e.g. flooring in most locations). Fortunately, most of the original interior detailing remains intact and suitable for renovation/restoration. However, some uses detract from the spatial qualities and the user experience (e.g. posting bulletins on architectural features).

Additional various conditions and configurations:



BASEMENT SPACES UNSUITABLE FOR PATRONS



FLOORING IN CHILDREN'S



FLOORING AT MAIN DESK



PEELING PAINT IN BASEMENT



FLOORING IN BASEMENT



MISUSE OF BUILDING ATTRIBUTES



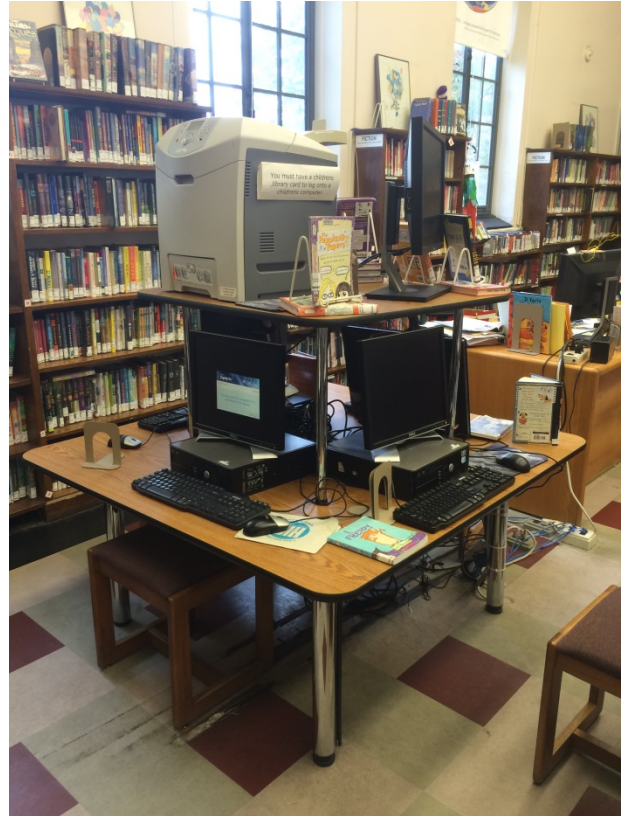
FLOORING AT TOILET ROOM



**HIGH WINDOWS PROVIDE EXCELLENT DAYLIGHT
(AUTOMATED SHADES WOULD BE BENEFICIAL)**



**SKYLIGHT AND CLERESTORY WINDOWS ENHANCE
DAYLIGHT**



COMPUTERS IN CHILDREN'S NOT CHILD-FRIENDLY



STORAGE BEHIND PLATFORM IS INCONVENIENT



TECHNOLOGY NOT WELL ACCOMMODATED



CHILDREN'S DESK NOT CHILD-FRIENDLY





TECHNOLOGY NOT WELL ACCOMMODATED



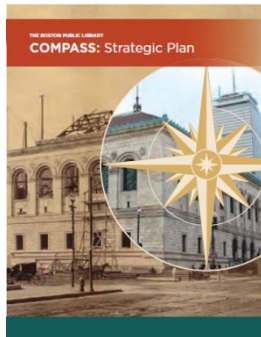
ART OVER ENTRANCE TO CHILDREN'S WING

In 2005 the City entered into a preservation restriction agreement with the State through the Massachusetts Historic Commission, as a condition of accepting grant funding from the state to complete needed exterior envelope repairs including the replacement of the original windows with historically appropriate new windows:

"...no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission."

(See Appendix E.)

COMPASS POINTS



The 2009 BLP Strategic Plan, or “Compass,” outlines a set of principles (user-centered institution, community gathering, special collections, center of knowledge, children and teens, access and innovation, sustainable organization and fun) – for the BPL system. Therefore, we need to look at the Faneuil Branch through the lens of the Compass and identify where the physical configuration of the existing branch supports (or fails to support) the established expectations for the BPL system. Below, is a review of the Compass Principals of the BPL Strategic Plan relative to the current Faneuil branch and its future potential.

1. USER CENTERED INSTITUTION

Key Elements for Faneuil Branch: Enabling easy and effective access to library services which respond to neighborhood interests, and serve a diversity of users.

Areas of Relative Success:

- Active CAC group keeps the branch informed of the community’s expectations from the branch.
- Community bulletins are generously accommodated
- Rear door has been made ADA compliant.
- Although signage and wayfinding is limited, the departmental layout of the library’s patron areas is readily apparent

Areas for Potential Improvement:

- Physically accessing the building through the main entrance is a challenge for community members with compromised mobility. Entering through the rear accessible entrance is not compliant with ADA.
- Interior spaces and configurations hamper access for mobility challenged patrons due to furniture and bookstack placement.
- Establish venues to celebrate learning achievements and successes for the spectrum of library users
- Curate and consolidate community bulletins for more attractive effective communication of community activities
- Replacement of mature trees in front of the building which diminish the library presence on Oak Park and in the neighborhood.

2. COMMUNITY GATHERING

Key Elements for Faneuil Branch: Establishing quality spaces with appropriate furnishings that support positive interactions between patrons in the library, and that foster teaching and learning.

Areas of Relative Success:

- Space in the Children’s room (originally a lecture hall and still retaining a raised platform) can still be used for large meetings, providing the children’s activities are suspended and the furnishings rearranged.
- Space in front of the fireplace is a desirable destination and can be converted from

- study tables to host smaller community meetings.
- Security is facilitated by the placement of the desk and the layout of the main reading room.

- Original round tables facilitate small group dialog and collaboration

Areas for Potential Improvement

- There are no group meeting or study rooms for small groups or designated community meeting space for larger groups
- Furnishings upgrades to accommodate gathering, including additional soft seating
- Find opportunities to incorporate “learning lab” space
- Children’s space security can be improved by not having the only accessible entrance pass through the Children’s wing
- Having public toilets on the main level rather than in the unsupervised basement would improve personal security for patrons and library security

3. SPECIAL COLLECTIONS

Key Elements for Faneuil Branch: Preservation of distinctive collections as a component of cultural heritage.

Areas of Relative Success:

- The building itself is a significant piece of cultural heritage that is reasonably well preserved, and suitable for continued use.
- Many of the interior furnishings are still in use (and in serviceable condition) and

were either selected to be compatible with the overall original design concept or perhaps custom designed for this branch.

Areas for Potential Improvement

- Collections that are unique to the neighborhood, including artifacts of the existing building (e.g. the painting from over the fireplace) could receive special accommodation and emphasis.
- Restoration of original paint color palette.
- Replacement lighting can be configured to match the original Art Deco design intent.
- Additional replacement furnishings can be reproductions of the historic pieces or be inspired by them.
- Reinstallation of original art.

4. CENTER OF KNOWLEDGE

Key Elements for Faneuil Branch: Serve the intellectually curious in the community with information resources and the space to acquire learning.

Areas of Relative Success:

- Collection capacity is maximized throughout all library departments
- Computer cluster and available laptops provides access to digital information
- Partial height glass partitions facilitate the acoustic separation of different group learning activities within the reading room
- There is strong collection of fiction, bestsellers, mysteries and romances, non-

fiction, magazines, and DVDs, as well as a good selection of travel, college reference, large print, and Spanish and Russian materials

- An early literacy computer center is included in the Children's Library

Areas for Potential Improvement

- Carefully curate the collections to assure the availability of materials is aligned with community needs and is presented in a manner that enhances discovery and access
- Enhanced support for patrons to learn from other members of the community and to share information
- Relieve congestion around the computer cluster
- Current computer cluster configuration is not conducive to instruction. Establish a venue for computer instruction for enhanced access to digital information and for learning skills to be productive with digital technologies

5. CHILDREN & TEENS

Key Elements for Faneuil Branch: Foster reading and critical and creative thinking in young people.

Areas of Relative Success:

- Distinct space within the library for Children's services facilitates creating a learning environment for children that does not interfere with the activities of older users.
- Mobile furnishings in the Children's Library facilitate re-configuring the space to accommodate large programs and storytime activities rather than collections.
- Children's library service point is central to the Children's library
- Teen's space has several computers and a segregated collection

Areas for Potential Improvement

- Relieve the overcrowding of collections, seating, computers and service desk that complicates access to services and diminishes children's experience at the library
- Re-establish the children's service desk as a child-friendly interface for interactions between children and librarian.
- Accommodate information technology in a configuration that is scaled to the users and the children's space
- Space for positive and energetic programs for Children and Teens is not adequate
- Establish a teen space that has a distinct location and identity
- Support homework activities for individual teens and teen groups
- Provide for teen activities in a manner that does not interfere with other patron's library needs and experience (e.g. acoustically separate, but easily supervised) Children's collection is expansive relative to the available space

6. ACCESS & INNOVATION

Key Elements for Faneuil Branch: provide access to innovative technologies, electronic resources and digital information.

Areas of Relative Success:

- There are several computers in the adult area, the teen area and the children's area available for individual use.
- Laptops are available to check out for use in the library

Areas for Potential Improvement

- Improve facility to support training and peer to peer learning about making productive use of the available technology
- Create opportunities for collaborative use of technology
- Enhance opportunities for use of technology for creative purposes
- Incorporate state-of-the-art AV technology for enhanced information access and sharing

7. SUSTAINABLE ORGANIZATION

Key Elements for Faneuil Branch: Streamline the workflow for staff and enhance opportunities for collaboration with neighborhood business and institutions. We take this opportunity to integrate observations about **Sustainable Design** as well.

Areas of Relative Success:

- Service desk is strategically positioned and accommodates tasks that are typically "off-desk" thereby improving staff efficiency
- Basement space, which cannot be easily used for patron services, is used for storage
- The majority of the public spaces have the opportunity for effective daylight from 3 sides of the rooms, the main reading room actually has light from 4 sides, plus the skylight
- Windows have been improved by replacement with thermally efficient units

Areas for Potential Improvement

- There could be clear line-of-sight from the staff workroom to the service desk.
- Workroom is small and does not have desk space for each full time librarian
- Children's librarian could have dedicated space to work other than at service desk
- Additional storage would be useful, especially on the main floor and for children's services
- HVAC systems can be replaced with ones that are more effective and more energy efficient while improving indoor air quality
- Lighting can be more energy efficient and reduce the lighting power density while providing better light quality
- Daylight harvesting can be more efficient - once the shades have been drawn to block unwanted glare or heat gain, they have been left down preventing effective daylight penetration

- Daylight sensors can be integrated to automatically dim electric lighting when adequate daylight is available
- Task lighting at tables would provide better patron control and more effective light than lighting from a high ceiling
- Enhanced thermal insulation can be achieved at the roof (although not in the walls)
- Water efficient plumbing fixtures can be installed throughout
- A hazardous materials survey and any required abatement can be completed

8. FUN

Key Elements for Faneuil Branch: Connect community with “edutainment” collections and activities as well as traditional recreational reading. Become a destination place in the community for cultural activities.

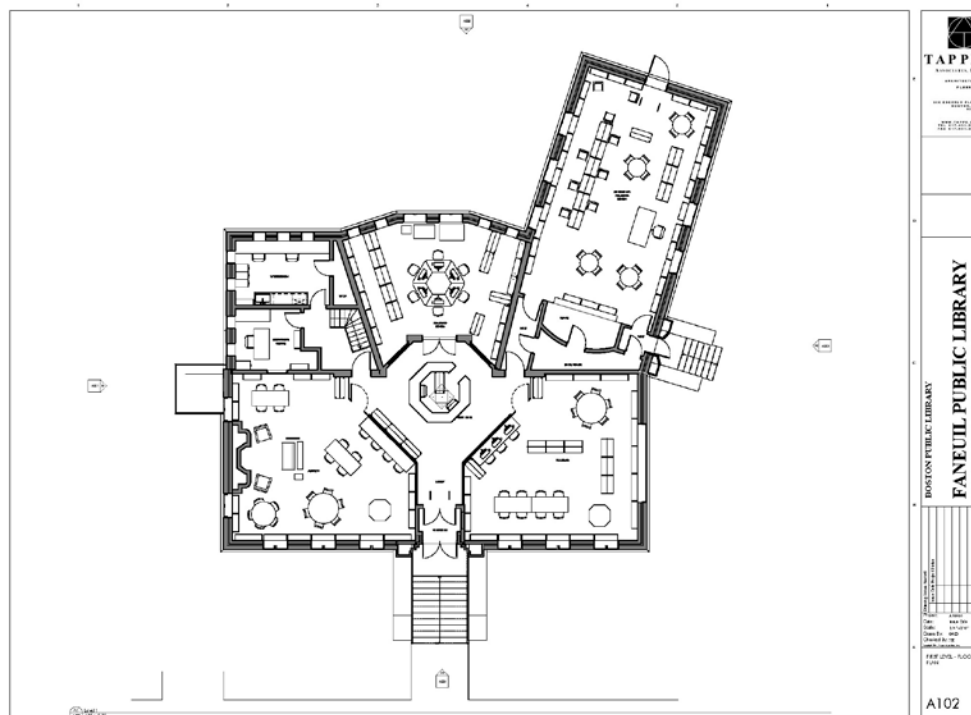
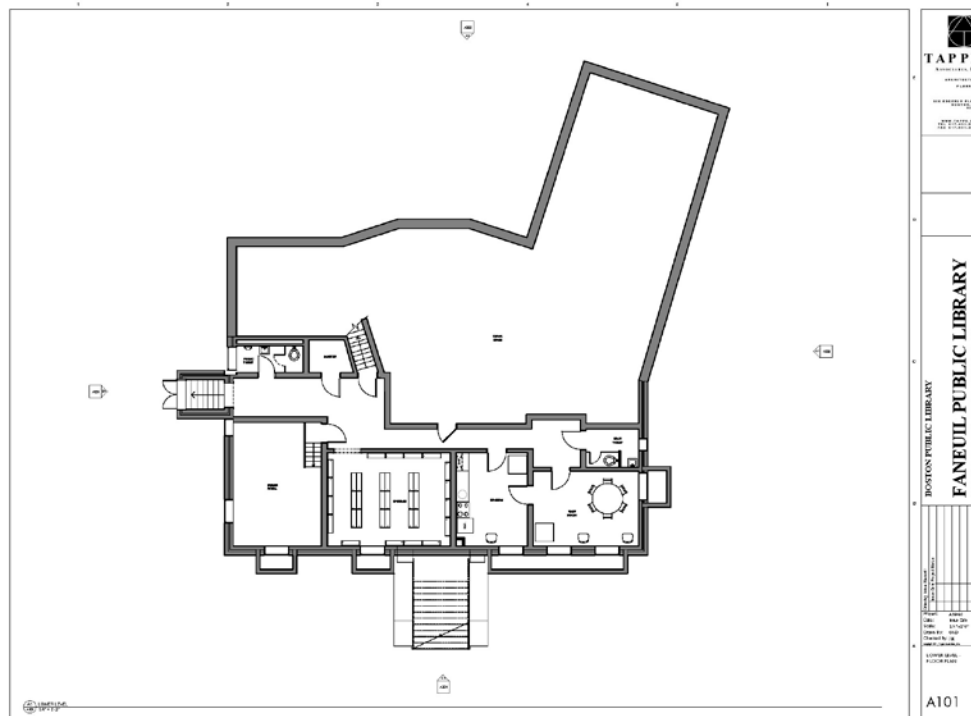
Areas of Relative Success:

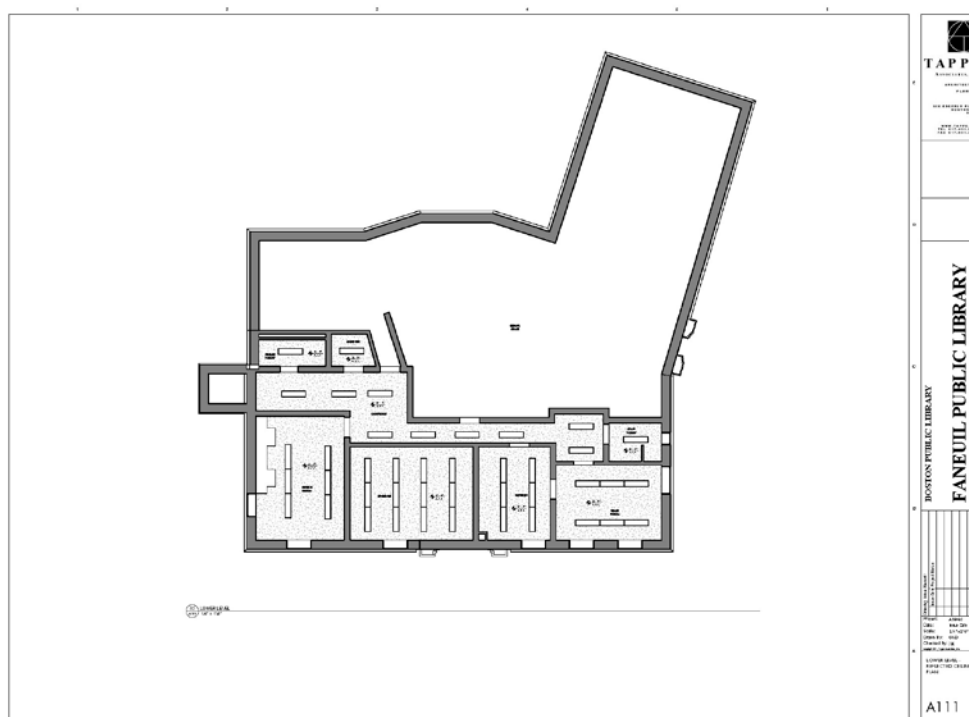
- The Art Deco character of the building makes it a uniquely attractive destination place in the community
- Programs for children are well attended

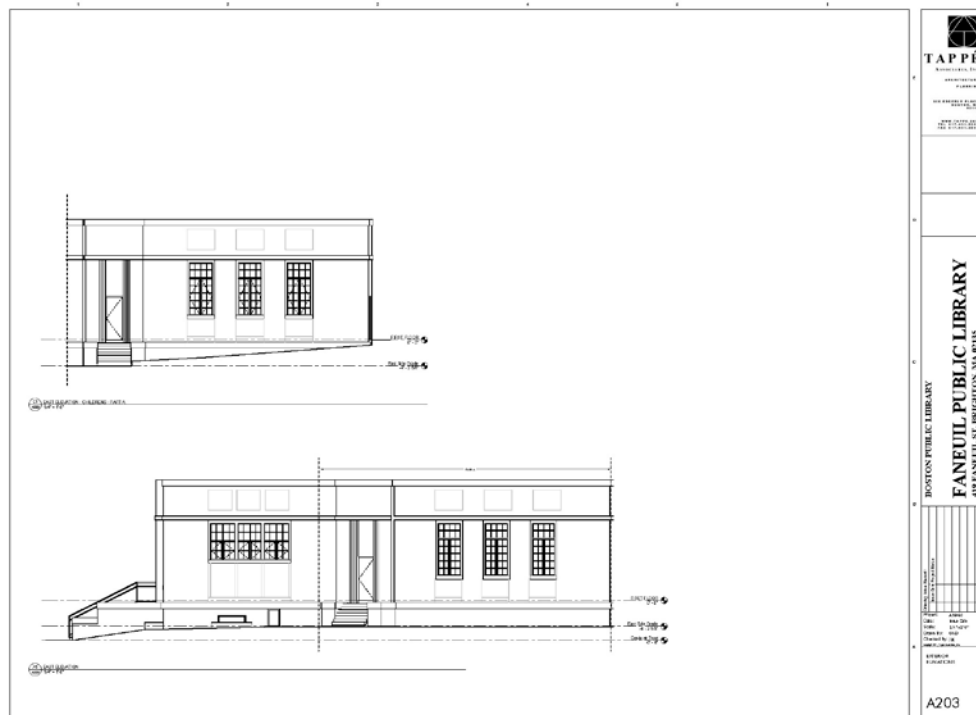
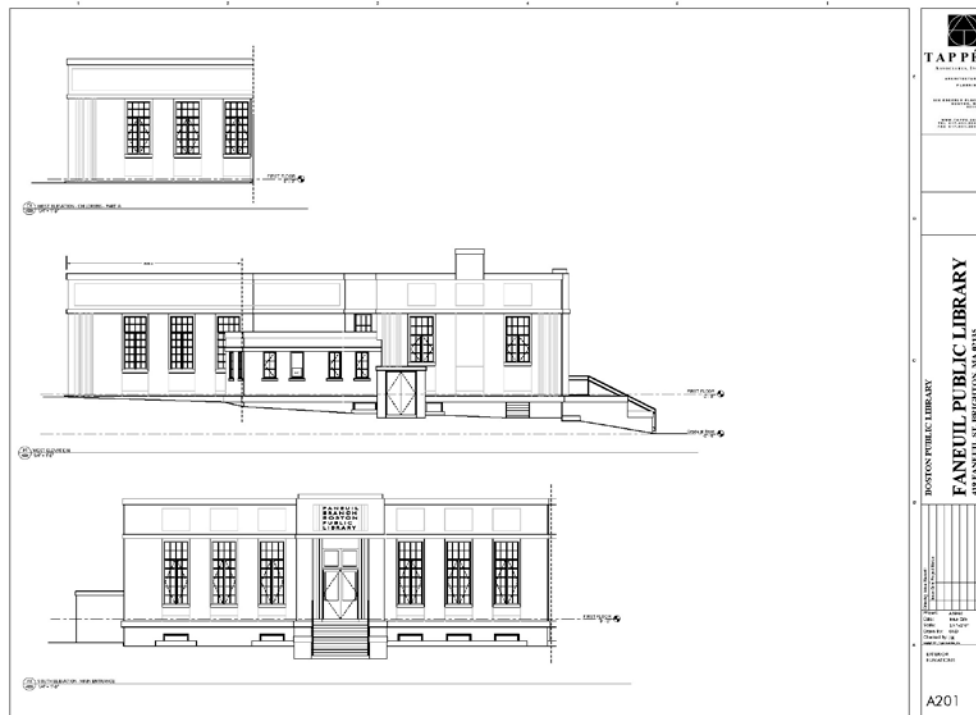
Areas for Potential Improvement

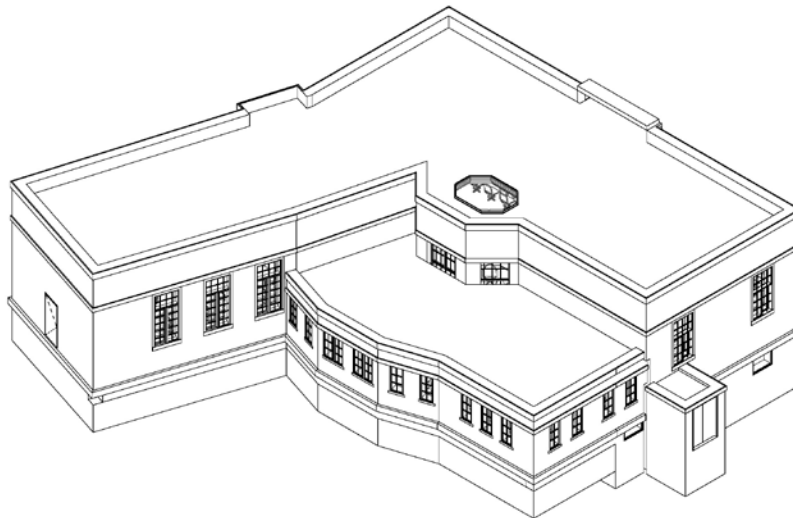
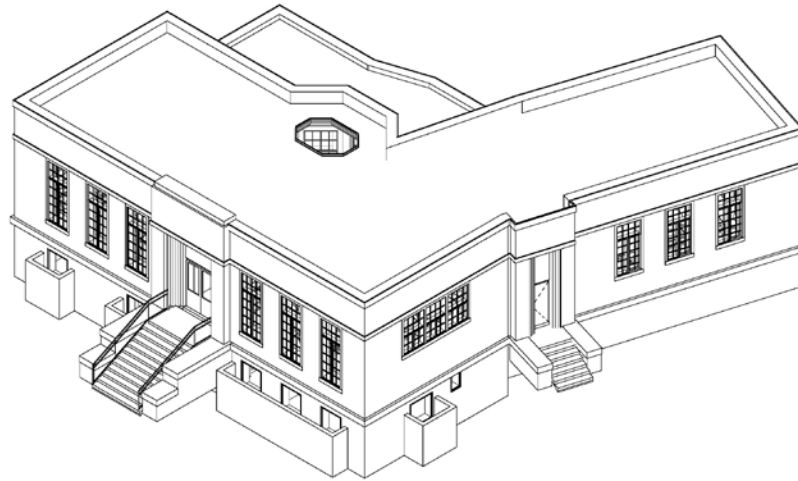
- Improved space for adult, teen, & children’s events and programs
- Improved space and equipment for cultural events
- Improved space for exhibits of library collections and activities

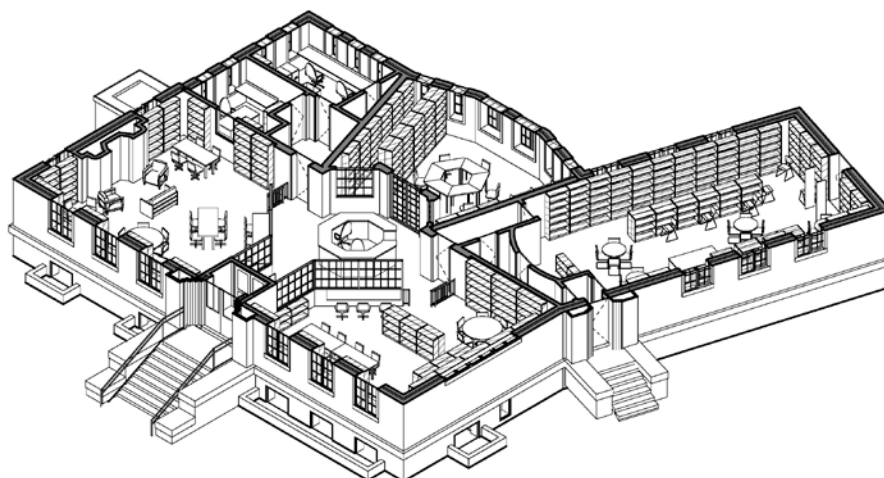
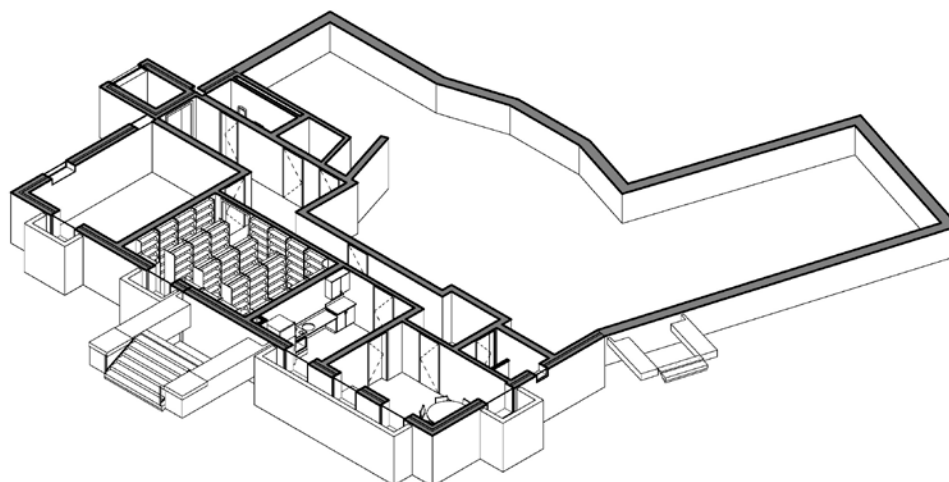
DRAWINGS







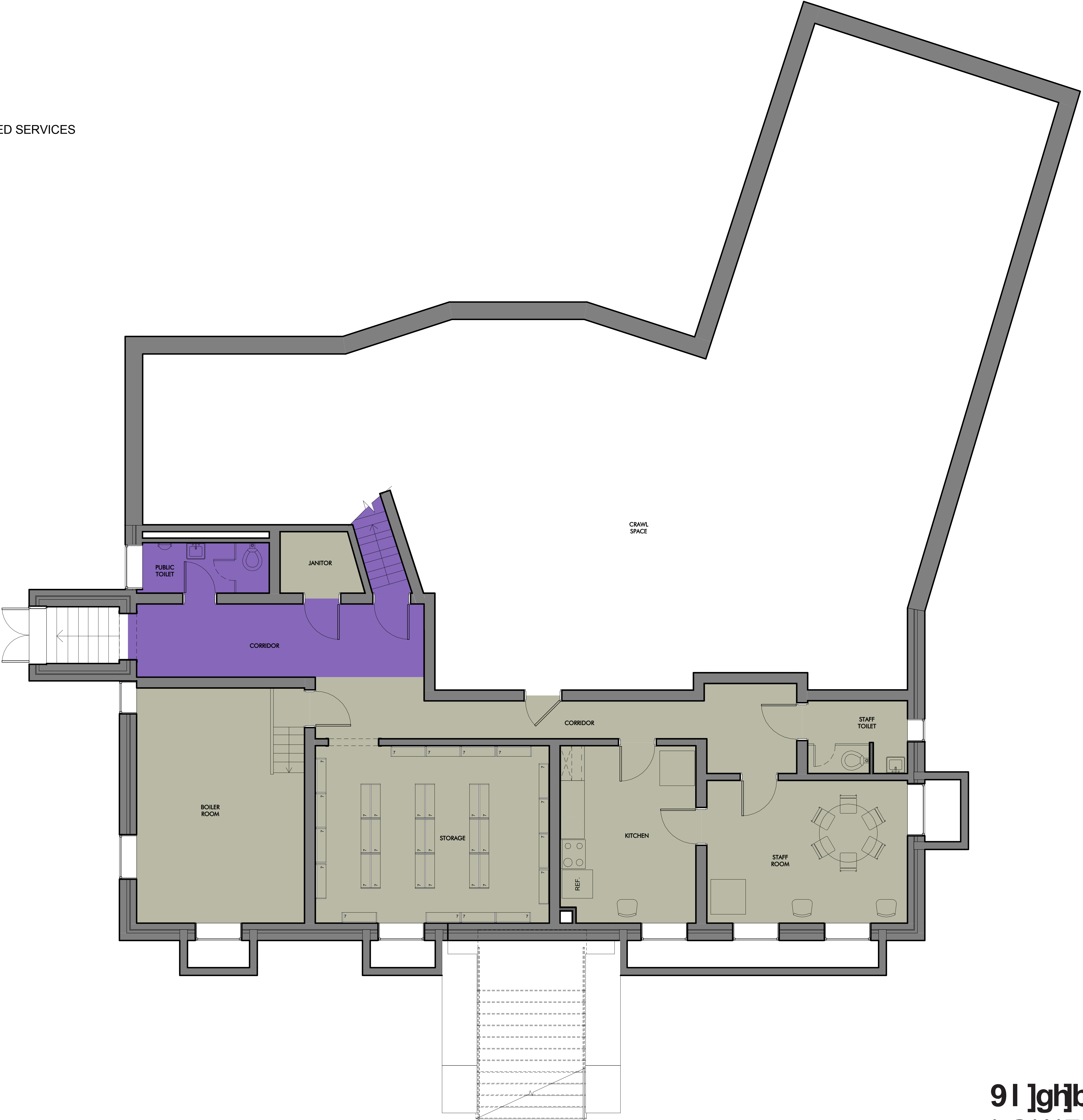




LEGEND

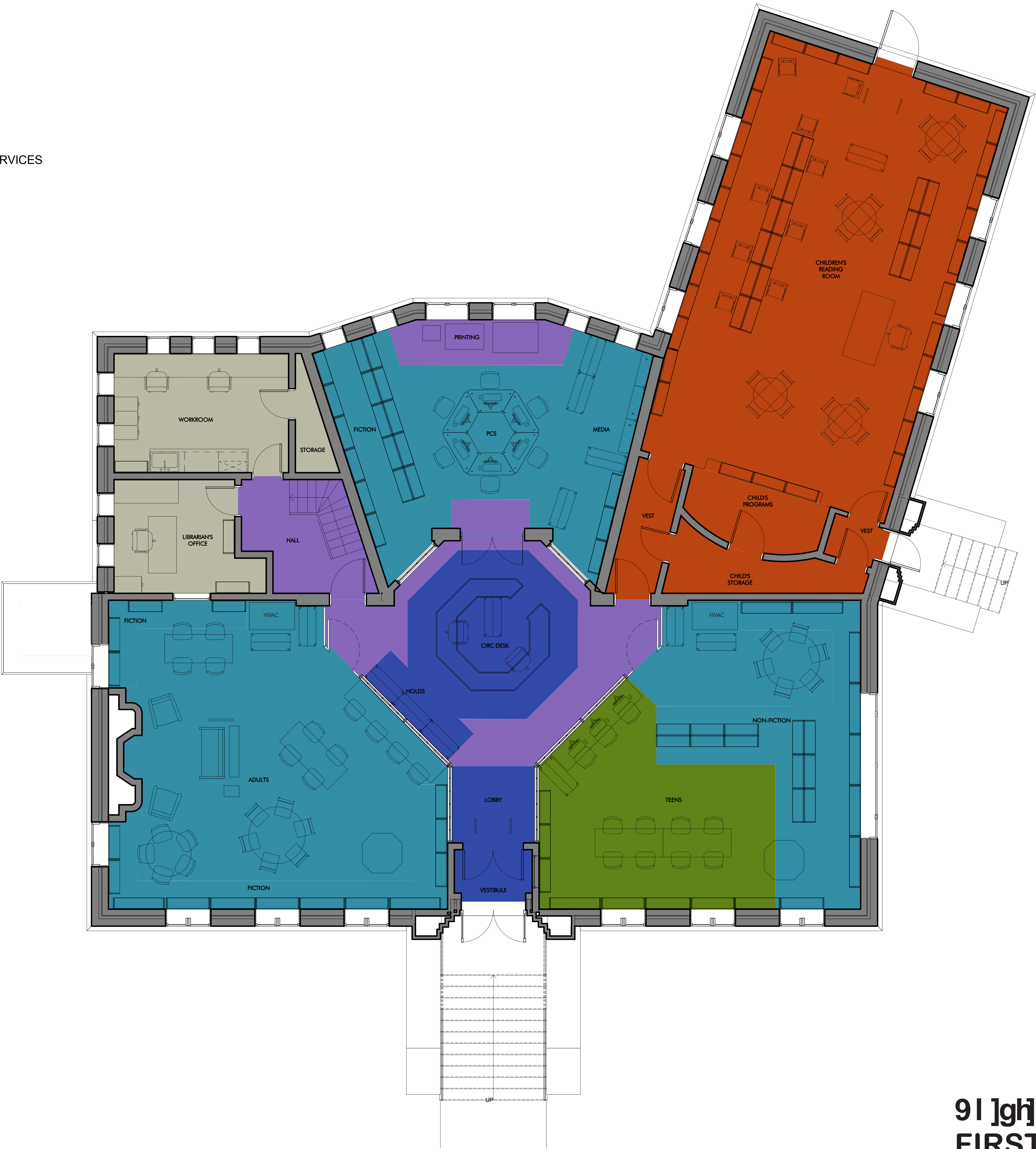
ADMIN / SUPPORT

COMMONS ZONE/SHARED SERVICES



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LOWER LEVEL

- LEGEND
- ADMIN / SUPPORT
 - ADULT SERVICES
 - CHILDREN'S SERVICES
 - COMMONS ZONE/SHARED SERVICES
 - TEEN'S SERVICES
 - WELCOME ZONE



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FIRST LEVEL

APPENDIX - MEP/FP REPORT

**MEP/FP Systems Existing Conditions Report
and
Recommendations**

**Faneuil Branch of the Boston Public Library
419 Faneuil Street
Brighton, MA 02135**

April 28, 2015

Prepared by:



300 Pleasant Street
Watertown, MA 02472

p: 781.652.8688
f: 781.652.8689

www.awe-e.com

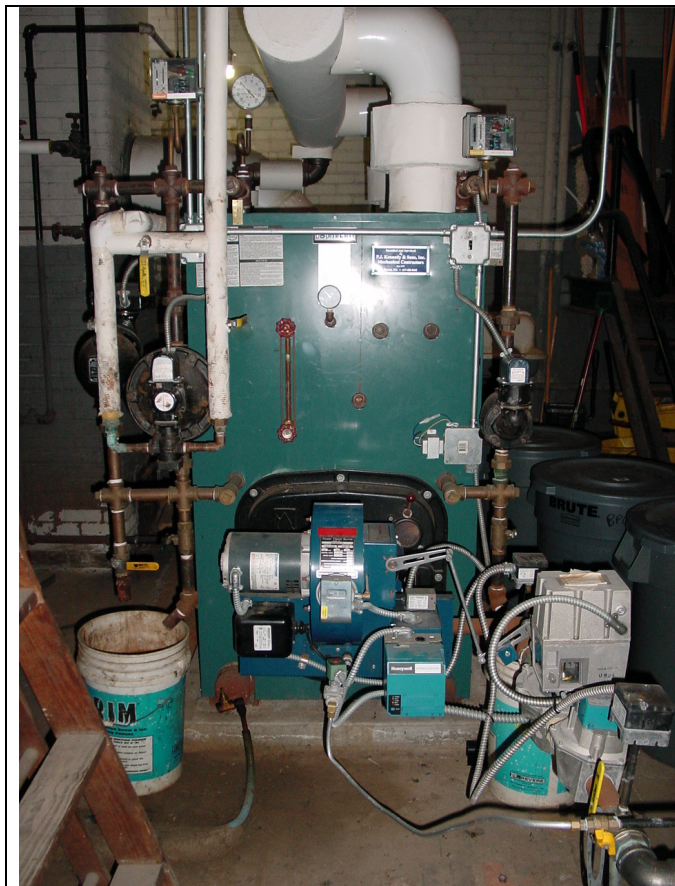
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HVAC

HVAC Existing Conditions

1. The building is currently occupied. Heating is provided by a gas-fired Burnham low pressure steam boiler located in the basement boiler room. The steam boiler has an output capacity of 1,342 MBH. Steam is piped to steam radiators and fin-tubes along the perimeters of the building to provide heating. Steam condensate is piped back to the condensate receiver (Hoffman Model 100VBES-B) and condensate pump located in the basement boiler room. The condensate pump pumps the condensate back to the boiler. The boiler was installed in 2001, and it is in fair condition. The original condensate pump was a duplex. However, only one pump is in place. The condensate receiver and pump seems to be in fair conditions.



Existing Gas-fired Boiler



Existing Condensate Receiver

The steam condensate receiver and the condensate pipes and accessories are not insulated.

The boiler room is vented via a vertical duct placed behind a louver on the exterior wall. There is no plenum behind the louver, nor any dampers to close off the louver or the ventilation duct when the boiler is not running.



Existing Boiler Room Ventilation

Perimeter steam radiators and fin-tubes are typically located under the windows. Some are blocked by book stacks or other furniture, negatively affecting their heating function. There are also radiators mounted at the middle height of a wall.



Existing Radiator Under Window



Existing Enclosed Radiator Under Window



Existing Radiator behind Other Equipment



Existing Wall-hung Radiator

2. There are no central ventilation and air-conditioning systems to serve the entire building. In the two reading rooms at the front of the library on the first floor, there is a floor

mount split type air-conditioning unit in each room. The condensing units for these two A/C units are located on the low roof. There are no dates on the A/C units. However, the units look old. They are believed to have been installed during the 1989 renovation. The library staff reported that, while the units do provide adequate cooling, they are very noisy. The condensing units on the roof are rusted.



Existing A/C Unit Behind Book Shelf



Existing Rooftop Condensers



Rust on Existing Rooftop Condenser

A/C units and book stacks are jammed together, not allowing proper clearance for good return airflow back to the units.

3. There are also a number of window-mount air-conditioners throughout the building providing local cooling.



Existing Wall-mount A/C Unit



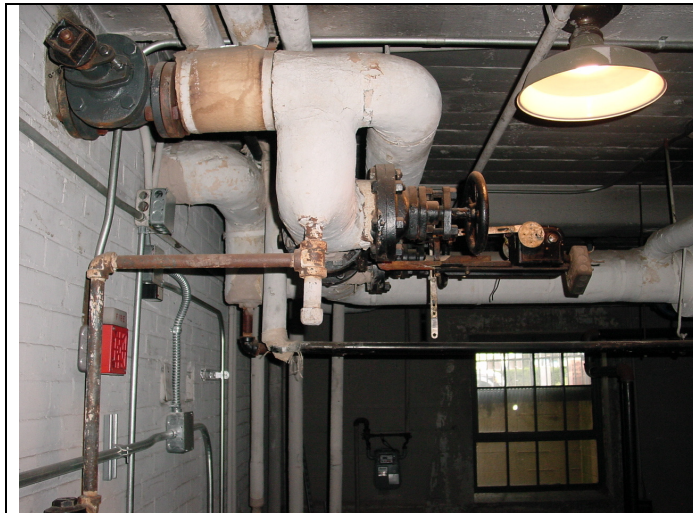
Existing Window-mount A/C unit in a Crowded Room

4. Some steam and condensate pipes are running in the occupied space, making the space look primitive and awkward.



Existing Steam and Condensate Pipes Running through Occupied Space

5. The original steam and condensate pipes have very old insulation on them. This insulation may contain asbestos.



Old Insulation on Existing Steam and Condensate Pipes



Old Insulation on Existing Steam Pipes

6. There is no building management system or temperature control system in the building. Heating and cooling are controlled by local thermostats.
7. Both the heating and cooling systems are outdated and not energy efficient. The steam heating system, in particular, does not allow good temperature control. The boiler is not of high energy efficiency type. Lacking a building management system, the performance of the systems cannot be easily monitored.

HVAC Recommendations (Scopes 1, 2 & 3)

A. Demolition: All existing HVAC equipment, systems and accessories shall be demolished. This includes the existing boiler, condensate pumps, all steam and condensate piping, the air-conditioning units and associated rooftop condensing units, toilet room exhaust fans and perimeter radiation units, etc. Consult with an asbestos abatement specialist to remove all asbestos safely.

B. An entire new heating, ventilation and air-conditioning system shall be installed, with a state-of-the-art direct digital control system to control and monitor the building systems function and performance.

1. A heat recovery type Variable Refrigerant Flow (VRF) heat pump system to be installed in the building to provide heating and cooling. Two sets of outdoor Air-cooled Condensing Units (ACCU) will be installed, each with approximately 15 tons (total tonnage approximately 30). The approx. 30 ton ACCU capacity includes future requirement if the project only proceeds with Scope 1, or Scope 1 and Scope 2.

2. The VRF systems will provide adequate number of thermal zones with their own thermostat control. The distributed indoor Fan Coil Units (FCU) will minimize the amount of ductwork distribution in the building, making it more practical to fit in the renovated existing structure. Approximately 14 FCU's will be installed for Scope 1, 15 FCU's for Scope 2 and 17 for Scope 3. In Scope 1, refrigerant piping from the ACCU's will be installed for the additional future FCU's for Scopes 2 and 3, and capped for future FCU connections. The FCU's will be a combination of ceiling cassette, floor mounted (ducted), ceiling concealed (ducted) and wall-hung types to suite different thermal zoning requirement as well as flexibility with the existing space conditions and constraints.
3. The (ACCU's) will be mounted on the flat low roof on wood curbs.
4. An Energy Recovery Ventilation (ERV) system (approximately 3000 CFM outside air, and 2500 CFM exhaust air) shall be installed to provide outside air (O.A.) for ventilation, and meanwhile exhaust the toilet rooms, mechanical and electrical rooms and certain storage rooms. The ERV to be installed in Scope 1 will include the capacity required for Scopes 2 and 3. The ERV shall be equipped with an electric heater to preheat the outside air downstream of the energy wheel to room temperature. The pretreated outside air will be ducted directly to the return side of the indoor FCU's of the VRF system. The ERV will be running at constant speed according to building operation schedule. However, the supply and exhaust fans in the ERV will be equipped with VFD's for future airflow balancing when Scopes 2 and 3 are built.
5. The ERV will be installed in the main mechanical room in the basement on a concrete housekeeping pad. Outside air will be drawn, and ducted, through the areaway via a louver, to the ERV intake; exhaust air will be ducted from the ERV exhaust to another areaway, through another louver. O.A. branch ducts will be capped for future spaces to be constructed in Scope 2 and 3. The louver for O.A. will be approx. 15 SF (assuming 50% free area), the louver for exhaust air will be approx. 10 SF (assuming 50% free area).
6. A 60 lbs/hour electric humidifier shall be installed in the ERV O.A. supply duct to provide humidity to the building.
7. Electric unit heaters shall be installed at the entrance vestibules of the building to provide heating during the heating season. There will be 4 electric unit heaters in total for Scope 1 or Scopes 1 & 2, and 5 for Scope 3.
8. A web-based Direct Digital Control (DDC) Building Management System (BMS) shall be installed to control and monitor the systems. The BMS will interface with manufacturer provided DDC interfaces of the ERV's and the VRF systems, allowing for remote control, monitoring and trouble-shooting.

Electrical

Electrical Existing Conditions

Normal Power System

The incoming electric service comes from an existing utility pole located on Bigelow Street. The utility company for this building is NSTAR. There are two existing services for this building. The first existing service is a 120/208V, 3-phase, 4-wire, 225A service feeding only mechanical equipment. The second existing service is 120/240V, 1-phase, 3-wire, 200A feeding the remainder of the Library. Both services run overhead from the utility pole to the basement of the library. The service's enter the building underground and terminate in two panelboards. There are two existing NSTAR utility meters located in the basement next to the main electrical equipment. Power is distributed throughout the building from these panelboards located in the basement of the building. The main electrical equipment is located within the existing corridor in the basement.



Existing Electrical Service #1



Existing Electrical Service #2

Lighting Systems

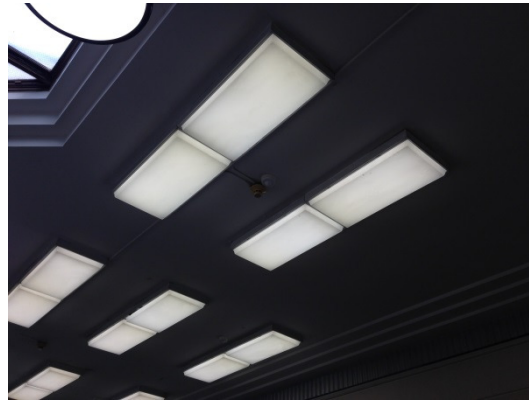
The majority of the lighting within the facility is fluorescent troffers. There are several incandescent fixtures located throughout the library. The lighting fixtures and control systems are not in compliance with the latest energy codes.

Emergency lighting is accomplished via battery units either in combination with exit signs or by remote mounted lighting heads located throughout the facility. It does not appear that there is adequate emergency lighting within the facility to meet the latest codes.

Exit signs are located throughout the facility and are in poor condition. There is not proper exit sign coverage for this facility.



Existing Fluorescent Lighting



Existing Fluorescent Lighting

Fire Alarm Systems

The existing fire alarm system is a Federal Pacific fire alarm system installed in 1991. There are smoke detectors, pull stations and horn/strobe devices located throughout the library. The fire alarm is in fair condition and should be upgraded to meet the latest Fire Alarm codes.



Existing Fire Alarm Control Panel



Existing Fire Alarm Pull Station

Electrical Recommendations (Scopes 1, 2 & 3)

Utility Service

Provide a single new 208Y/120V, 3-phase, 4-wire, 400A service from the existing utility pole to the library. The new service equipment shall be located within a new electrical room located in the basement. Utility service to be installed in Scope 1 shall account for future capacity for Scopes 2 & 3.

Electrical Distribution

The main building distribution panel will be provided at 400A, 208Y/120V, 3-phase, to serve the building. Final sizing will be based on prescribed load calculation per Massachusetts Electrical Code when equipment data becomes available during the design phase.

Additional electrical distribution panels and panelboards will be provided within the main electrical room to feed all mechanical equipment, lighting, and misc. power throughout the library. Distribution panel capacity to be installed in Scope 1 shall account for future capacity for Scopes 2 & 3.

All office areas will need to be equipped with 50% of the outlets being automatically switched to meet the new energy codes.

Lighting and Branch Wiring

Lighting

General lighting is to be provided by either T-8 fluorescent fixtures or LED lighting using either recessed indirect or suspended direct/indirect light fixtures. LED exit signs are to be provided as required identifying the path of egress from the building. All new (4 foot T8) lamp and ballast lighting systems shall meet or exceed the Consortium for Energy Efficiency's (CEE) high performance T8 specification.

Lighting power density shall meet 0.9 W/ft² for office buildings on a whole building approach to further improve mandated energy performance.

Emergency Lighting and Exit Signs

Emergency lighting and illuminated exit signs will be provided in all means of egress, including on exterior of the building. All emergency lighting will be via new battery units located throughout the facility or via new emergency ballasts located within the certain fixtures. All new exit signs will be provided with batteries.

Lighting Control

In general, occupancy-type sensors with automatic 'on/off' controls shall be provided throughout the library. Manual override switches will be provided for every space that has an occupancy sensor control.

In areas where daylight is expected to infiltrate interior space, an intelligent daylight response lighting control system will be provided to automatically dim perimeter lighting in the day-lit zone via continuous dimming or by multi-level stepped switching. Localized override controls should be provided in areas with auto-off ability based on time or occupancy.

Fire Alarm System

A new addressable fire alarm system will be installed. The fire alarm system shall include but not be limited to, the following:

- Manual Fire Alarm pull-stations.
- Self-adjusting, self-diagnostic intelligent fire alarm smoke and heat detectors in storage areas, and other areas required by code.
- ADA/MAAB-compliant audio/visual and visual devices.
- Fire alarm duct smoke detectors for mechanical equipment shut-downs.
- Supervisory of fire detection and fire protection system.
- Fire Alarm should be tied to Boston Fire Department via City Master Box.

Plumbing

Plumbing Existing Conditions

1. Existing Sanitary, Vent and Water piping is visibly aged and appeared to be in fair condition. The existing 4" Sanitary piping is located just above the basement floor slab, where the piping exits the building.



Existing 4" Sanitary Pipe Exit Building above Basement Floor Slab

2. Existing Incoming Domestic Water piping is 3/4" with a 5/8" water meter and remote reader. Remote reader is located on the exterior of the building.



Existing Water Service and Water Meter

3. Wall hydrants for a hose connection are located in multiple locations around the exterior of the building.
4. Existing basement is equipped with a sump pit and pump. The condition and age of the sump pump is unknown.
5. The building is equipped with a 2" Natural Gas service with regulator and meter, located on the exterior of the building. Gas train vents run from existing boiler, up to the basement ceiling and out the side of the building through an existing window louver. There appears to be a secondary natural gas service, with a meter located within the basement. The current use of this service is unknown. It is assumed this service is no longer in service.
6. The building is equipped with an existing electric water heater and recirculation pump. The water heater supplies hot water to all kitchen/pantry sinks and toilet room lavatories. The existing water heater appeared to be new and installed within the past four years.
7. The existing toilet room fixtures are outdated and in poor condition.
8. The building is equipped with existing roof drains. The condition of the roof drains and associated piping is unknown as this was not accessible during the time of the site visit.



Existing Roof Drain

9. The existing piping insulation is old and likely contains asbestos

Plumbing Recommendations (Scopes 1, 2 & 3)

1. Remove all existing piping and insulation and replace with new. Consult with an asbestos abatement specialist to remove all asbestos safely.
2. Remove and replace existing wall hydrants with new frost proof vacuum breaker type hydrants.
3. Existing underground sanitary piping should be professionally scoped with camera and recorder to determine the condition of the piping is in useable condition or if piping should be replaced with new. Replace with new underground service if determined piping is not usable.
4. Remove and replace existing 3/4" incoming domestic water service with new larger 2" incoming domestic water service. Provide new water meter and remote reader.
5. It is assumed that the secondary gas meter is not in service. Remove the secondary gas meter and associated piping. Coordinate with Gas Company as required.
6. Remove all existing gas train vents.
7. Remove and replace existing sump pump with new duplex sump pump, basin and basin cover.
8. Reuse existing water heater and recirculation pump. Provide breakout cost to provide a

new 40 Gallon Electric Water Heater with a max of 4.5 KW power rating and recirculation pump to match existing. Provide alternate breakout cost to provide a new 40 Gallon Gas Fired Water Heater and recirculation pump to match existing. Water Heater to be fully equipped with safe waste pan and leak detection..

9. Remove existing toilet room fixtures and associated piping. Provide new toilet room fixtures and piping. New piping to be upsized from basement level to all toilet rooms.
10. Remove existing Pantry/Kitchen sink plumbing fixtures and equipment. Replace with new. Coordinate exact locations during design phase. Provide new piping and associated components (valves, insulation, etc..) as needed.
11. Provide new roof drains and piping as needed for new building additions. Provide downspout boots where required. All new roof areas to be provided with a secondary means of roof drainage via overflow roof drains or scupper drains. Provide breakout cost for each option.

Fire Protection

Fire Protection Existing Conditions

1. Per structural engineer's report, the existing building is constructed of concrete frames and slabs with masonry bearing walls and piers. The building is not equipped with a sprinkler system.

Fire Protection Recommendations (Scopes 1, 2 & 3)

1. Provide sprinkler protection above and below ceilings in addition to all combustible concealed spaces. Any attic spaces shall be fully sprinklered.
2. A dry sprinkler system shall be installed for sprinklers at high ceiling areas or areas where potential for freezing exists, to avoid any potential for pipes freezing. Wet sprinkler system shall be utilized for the lower floors where piping is to be installed within heated spaces.
3. A hydrant flow test is required to be performed by the City, or recent test done by the City within the last 12 months shall be provided. It is estimated a 6" Fire Service will be required to accommodate the flow/pressure requirements of this building. We do not anticipate the need for a fire pump; however, we do anticipate larger pipe sizes for mains and branches. Calculations will need to be performed to determine if city water supply can satisfy the sprinkler demand.
4. Provide a wet sprinkler system and dry sprinkler system for entire building, including all additions. Provide an estimated new 6" Incoming Fire Service, Double Check Valve Assembly, Wet Alarm Check Valve and Dry Alarm Check Valve with Compressor and

Trim. Wet system piping to be Carbon Steel. Dry system piping to be Galvanized Carbon Steel. The capacity of the wet sprinkler system and dry system to be installed in Scope 1 shall account for future requirement for Scopes 2 and 3. Sprinkler pipes will be capped for future connection for Scope 2 & 3 spaces.

5. A location for a new Incoming Fire Service, Double Check Valve, Wet Alarm Check Valve and Dry Alarm Check valve with compressor and trim will need to be determined during design phase.

APPENDIX - STRUCTURAL REPORT

ROOME & GUARRACINO, LLC

Consulting Structural Engineers

48 Grove Street Somerville, MA 02144

Tel: 617.628.1700 Fax: 617.628.1711

October 23, 2014 (*Revised 9/02/15*)

Mr. Jeff Hoover, Principal
Tappe Architects,
6 Edgerly Place
Boston, MA 02116

Reference: Faneuil branch of the Boston Public Library
419 Faneuil St, Brighton, MA

Dear Jeff:

This letter reports our finding regarding the structural existing conditions and a renovation feasibility study for the above referenced building. Our review is based on a set of in-progress architectural drawings, provided to us by your office, and our on-site structural field observations. Field observations were limited to visual surface observations of architectural exposed finishes, no holes were cut into the building finishes to verify hidden structure. Testing has not been performed to determine the structure's material condition.

The Faneuil Library building is one story, plus partial basement & partial crawl space. The building is constructed of concrete frames and slabs, with masonry bearing walls and piers. The lateral force resisting system is unreinforced masonry bearing walls and masonry infill walls between concrete frame elements.

The current usage of the main floor is for library stack rooms, reading rooms, and offices. The basement level is used for storage, utilities, restrooms, and staff rooms. The balance of the basement is a crawl space of about four feet in height, and with dirt floor.

We understand the primary structural features of the proposed project scope to consist of the following:

1. A horizontal addition increasing building footprint.
2. An elevator for ADA accessibility to the Basement Level.
3. Main Level bathroom(s).
4. Additional egress / stairs

I. Existing Building Structural Conditions

The basement and crawl space was dry. Minimal signs of water intrusion into the building were observed, such as at the skylight above the circulation desk, which might be due to glass condensation as opposed to actual roof leaks. We did not observe structure or masonry damaged at lintels over windows, however the majority of that structure is hidden behind finishes. If damage were suspected, then the finishes could be removed for inspection.

The walls and floors do not exhibit significant cracking, nor other signs of differential foundation settlement such as unintended sloping surfaces, therefore the foundations appear to be performing well. Based on current floor usage, the floor design live loading would be offices(50psf), library reading rooms(60psf), or for Library stack rooms(150psf). The design of the existing concrete beams and slabs cannot be analyzed without the original construction drawings indicating the steel reinforcing bars hidden within. We did not observe signs of structural distress or unusual damage at the Faneuil Public Library, based on such observation and existing building codes, the current floor usage would be permitted to remain.

Work altering existing structural elements such as the re-arrangement of or adding new openings in existing masonry partitions, new floor openings in the existing Main Level slab, and cutting of existing header beams are recommended to be minimized. Individually such work may only require local reinforcing of nearby existing framing or new foundations below new posts; however, depending on the extent of tributary areas supported by altered structural elements a full IBC Wind & Seismic analysis of the existing structure may be triggered by the Existing Building Code.

II. Potential Addition

We understand if an addition is constructed, then it will be a one story plus basement horizontal addition. The addition will be required to comply with building codes for new construction. If seismic expansion joints are provided between the new addition and the existing structure, then the addition itself would not trigger any wind or seismic upgrades to the existing building. However, it has since been determined that a structurally connected addition to the existing building is feasible without exceeding the building code's wall stress limits for wind and seismic design.

The structural framing for an addition could be concrete on metal deck floor and with a metal deck roof. The basement walls would be concrete walls and the foundation design and construction would be as recommended by a geotechnical engineer, in the employ of the building owner.

A significant foundation consideration will be selecting the location of the elevator relative to any nearby existing foundations. If not located several feet from existing foundations, then the new elevator pit will likely undermine the soil supporting nearby existing foundations, requiring those existing foundations to be underpinned. Fortunately, the existing boiler room slab and its foundations are already about 4'-0" lower than the typical basement slab elevation, therefore an adjacent elevator pit 4'-0" deeper than the typical basement slab elevation would very likely not undermine the boiler room foundations.

Faneuil branch of the Boston Public Library, Brighton, MA

The lateral force resisting system for a structurally separated addition (with expansion joints) could be any one of many systems permitted in Massachusetts, including steel braced frames, steel moment frames or shear-walls systems such as reinforced masonry. If the addition is not separated from the existing building with expansion joints, then the addition may be restricted or prohibited from using less stiff lateral systems such as steel moment frames or plywood shear-walls in the same line of resistance as existing wall. Since expansions joints are not currently in the project scope, the new lateral frames are designed to be braced frames and moment frames in separate lines of resistance.

III. Summary

This letter report addresses only those structural conditions referred to above. Structural problems may be concealed below grade, hidden behind finishes or not indicated on existing drawings. Although care has been taken in the preparation of this structural existing conditions and renovation feasibility study, no representation regarding latent or concealed defects, which may exist, is made, and authority on code requirements and interpretation rests with the building official.

In general, our findings indicate the existing structure to be in relatively good condition, and suitable to undergo a renovation and/or addition project. Analysis has determined that this existing structure does not require expansion joints to avoid a potential lateral system upgrade. Careful selection of the elevator pit location could avoid the considerable expense of underpinning shallower nearby exiting foundations.

Should you have any questions or require further assistance, please feel free to call me.

Very Truly Yours,
ROOME & GUARRACINO, LLC

Siegmar Knebl Jr., P.E.
Senior Engineer

APPENDIX – CODE REPORT



Code

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HVAC

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Electrical

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Plumbing

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Fire Protection

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Commissioning

Boston Public Library – Faneuil Branch

Boston, Massachusetts

Existing Building Code Report

December 23, 2014

Sullivan Code Group
R.W. Sullivan Engineering
617.523.8227
www.rwsullivan.com

Prepared By: Brandon C. Ingram
Reviewed By: Kevin S. Hastings

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Introduction

The Boston Public Library Faneuil Branch is an existing 1-story library building. Proposed work includes interior renovations and a potential addition. This code summary is based on existing architectural drawings received December 16, 2014. Following is a list of applicable codes:

Code Type	Applicable Code (Model Code Basis)
Building	780 CMR: Massachusetts State Building Code, 8 th Edition (2009 International Building Code) (2009 International Existing Building Code)
Fire Prevention	527 CMR: Massachusetts Fire Prevention Regulations
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations
Electrical	527 CMR 12.00: Massachusetts Electrical Code (2014 National Electrical Code)
Elevators	524 CMR: Massachusetts Elevator Code (2004 ASME A17.1)
Mechanical	2009 International Mechanical Code (IMC)
Plumbing	248 CMR: Massachusetts Plumbing Code
Energy Conservation	2012 International Energy Conservation Code

International Existing Building Code

The 2009 International Existing Building Code with Massachusetts amendments allows for 3 separate compliance methods, the Prescriptive Method (in general, altered areas must comply with the code for new construction), Work Area Method (level of compliance is based on the classification of work), and Performance Compliance Method (numerical method that allows tradeoffs for deficiencies). This report is based on the Work Area Method.

1. Work Area and Classification of Work:

The proposed work includes interior renovations and a potential addition. Therefore, the level of work has been conservatively classified as Level 3. This level includes the reconfiguration of spaces, the addition or elimination of doors and windows, the reconfiguration or extension of systems, and/or the installation of additional equipment in more than 50% of the aggregate area of the building. Therefore, the work must comply with IEBC Chapters 6, 7, 8, & 10.

2. Occupancy Classification:

- A-3 (Library)

3. Construction Type:

The minimum construction type of the building is Type IIIB based on the non-combustible exterior and interior wood members.

4. Height and Area Limitations:

If the scope of work includes an addition, the building must comply with the height and area requirements for new construction (IEBC 1002.2). The following table summarizes the height and area limitations for Use Group A-3 based on Type IIIB construction.

Code Reference	Type IIIB – Use Group A-3	
	Height	Area
<u>780 CMR Table 503:</u> Tabular Value	2 St. (55 ft)	9,500 ft ²
<u>780 CMR Section 504.2:</u> Sprinkler Height Increase	1 St. (20 ft)	-
<u>780 CMR Section 506.2</u> Frontage Increase (50% open)	-	2,375 ft ²
<u>780 CMR Section 506.3:</u> Sprinkler Area Increase	-	19,000 ft ²
Height and Area Allowed	3 St. (75 ft)	30,875 ft²
Actual Height and Area (Existing)	1 St.	4,000 ft²

5. Fire Resistance Ratings:

The following table summarizes the required fire resistance ratings for the building elements of Type IIIB construction, based on 780 CMR Table 601 and other applicable code provisions:

Building Element	Fire Resistance Rating (Hrs)	Opening Protectives (Hrs)
Primary Structural Frame ^A	0	-
Exterior Bearing Walls including columns along the exterior wall	2	-
Exterior Non-Bearing Walls	0	-
Interior Bearing Walls	0	-
Floor Construction	0	-
Roof Construction	0	-
Existing shafts (IEBC 703.2.1)	½	½
New Shafts (780 CMR 708.4)	1	1
Emergency Electrical Room (527 CMR 12.00 700-9(D)(1))	2 ^B	1½

^{A.} Includes beams, trusses, floor members, etc. having a direct connection to the columns (780 CMR 202).

^{B.} No rating is required for the room when fully sprinklered, however a 2-hr rating is still required for the emergency feeder-circuit wiring and rooms containing an emergency generator (NFPA 110 Section 7.2.1.1).

6. Vertical Openings:

All existing vertical openings in the work area connecting two or more floors must be enclosed with 30 minute rated construction and approved opening protectives unless the openings meet one of the exceptions in IEBC 703.2.1. New vertical openings are required to comply with 780 CMR 708.2.

7. Interior Finishes:

The existing interior finish of walls and ceilings in the work area and in all exits and corridors serving the work area must comply with the code requirements for new construction (IEBC 703.4, 803.3). All newly installed wall and ceiling finishes, and interior trim materials must also comply with 780 CMR Table 803.9 (IEBC 602.1, 602.2, 602.3). The requirements are summarized below:

Walls & Ceilings (IBC Table 803.9)

Use Group:	A-3 (Sprinklered)	A-3 (Non-Sprinklered)
Exit Enclosures	Class C	Class B
Exit Access Corridors	Class B	Class A ¹
Rooms & Enclosed Spaces	Class C	Class C

1. Lobby areas are permitted to be Class B.

8. Means of Egress:

The means of egress including the number of exits and egress capacity must be sufficient for the number of occupants on all floors (780 CMR 102.6.4). As shown in the following table and detailed calculations at the end of this report, the building is compliant with these egress requirements.

Means of Egress

Floor	Occupant Load	Number of Exits		Exit Capacity (persons)
		Required	Provided	
LL	19	2	2	297
1	70	2	3	590

General Egress Requirements

The means of egress throughout the work areas are required to comply with Chapters 6 and 7 of the existing building code; the remaining portions of the building must maintain or improve their current level of egress (IEBC 604.1, 705.1, & 801.2). These chapters include the following provisions:

- 7.1 All rooms or spaces in the work area with a travel distance of over 75 feet or with an occupant load greater than 50 must be provided with two egress doors (IEBC 705.4.1.1).
- 7.2 In the work area and in the egress path serving the work area egress doors must swing in the direction of egress travel where serving an

occupant load of 50 or more people (IEBC 705.4.2). Where the work area exceeds 50% of the floor the entire floor must comply with this section (IEBC 705.4.2.1).

- 7.3 In any work area, and in the egress path from the work area to an exit discharge, any doors that serve 100 occupants or more in Group A areas must be equipped with panic hardware (IEBC 705.4.4). Where the work area exceeds 50% of the floor this requirement applies throughout the floor (IEBC 705.4.4.1).
- 7.4 In the work area the maximum existing dead-end corridor length must be < 35 feet or 2.5 times the least width of space (IEBC 705.6).
- 7.5 Doors into exit stairs must be self-closing or automatically closing by listed closing devices (IEBC 705.4.3).
- 7.6 Illuminated exit signs and means-of-egress lighting must be provided in all work areas in accordance with the code for new construction (780 CMR 102.6.4). If the work area exceeds 50% of the floor area, this requirement applies to the entire floor (IEBC 705.7.2 & 705.8.2)
- 7.7 All means of egress lighting and exit signs must be provided with an emergency power supply to assure continued illumination for not less than 1.5 hours in case of primary power loss (780 CMR 1006.1 & 1011.1).

9. Required Fire Protection Systems:

The following fire protection systems are required in the areas noted:

- Automatic sprinkler system throughout work area if work area serves occupant load greater than 30 and work area exceeds 50% of floor area (IEBC 704.2.2)
- Fire alarm system (IEBC 601.2)
- Fire extinguishers (527 CMR 10.02)

M.G.L. Chapter 148 Section 26G

Since the building is over 7,500 gross square feet in area, it is subject to the requirements of M.G.L. Chapter 148 Section 26G. These amendments require the entire building to be provided with sprinkler protection if there is an addition or if the renovations are considered "major".

Renovations are considered major depending on the type of work and the scope / cost of work. The following are general guidelines established by the board to be used to determine if the scope or the cost of the planned alterations are major:

1. *Major alterations are reasonably considered major in scope when such work over a 5 year period affects **33% or more of the total gross square***

footage of the building (measured from the outside walls, regardless of firewalls).

2. *Major alterations are reasonably considered major in scope or expenditure, when the total cost of the work over a 5 year period, excluding costs relating to sprinkler installation, is equal to or greater than **33% of the assessed value of the building**, as of the date of permit application.*

Major alterations would include work such as the demolition or reconstruction of existing ceilings, sub flooring, walls, stairways, doors, or the removal or relocation of a significant portion of the building's HVAC, plumbing, or electrical systems. Cosmetic work such as painting or installing / replacing carpeting would be considered minor and would not trigger compliance with this law.

Also, if the scope of work includes an addition, the addition and the existing building must be provided with an automatic sprinkler system throughout.

Since these are just general guidelines and not specific thresholds, it is up to the head of the fire department to determine if the renovation work triggers compliance with M.G.L. Chapter 148 Section 26G.

10. Energy Code Provisions for Existing Buildings

The building is subject to the 2012 International Energy Conservation Code (IECC) including the amendments contained in 780 CMR Chapter 13. Level 2 alterations to existing buildings are permitted without requiring the entire building to comply with the energy requirements of the International Energy Conservation Code (IECC). The alterations (new elements) shall conform to the energy requirements of the IECC as they relate to new construction only (IEBC 711.1).

The Massachusetts Stretch Code as adopted by the City of Boston will apply to this project if there is an addition in the proposed scope of work which is greater than or equal to 30% of the existing conditioned floor area and has its own heating system (780 CMR Appendix AA 501.1.4). Although the 2012 IECC has been adopted on July 1st, 2014, currently the 2009 IECC still applies with Stretch Code amendments in communities that have adopted the Stretch Code.

11. Ventilation Requirements

All reconfigured spaces must be provided with existing mechanical ventilation not less than 5cfm of outdoor air per person and not less than 15 cfm of ventilation air per person, or natural ventilation as required by the International Mechanical Code (i.e. exterior openings equal to 4% of floor area) (IEBC Section 709).

12. Structural Provisions for Existing Buildings

Any structural alterations must be evaluated by a registered structural engineer to determine compliance with the IEBC.

13. Accessibility for Persons with Disabilities

Massachusetts Architectural Access Board Regulations

Alterations to the building must comply with the requirements of the Massachusetts Architectural Access Board Regulations (521 CMR). For existing building alterations the requirements of 521 CMR are based on the cost of the proposed work:

- A. If the cost of the proposed work is **less than \$100,000**, only the new work must comply.
- B. If the cost of the proposed work is **greater than \$100,000** then all new work must comply and the existing building must include an accessible public entrance, toilet room, telephone and drinking fountain (if public phones and drinking fountains are provided) (521 CMR Section 3.3.1(b)). Exempt work when calculating the cost of work includes roof repair or replacement, window repair or replacement, and repointing and masonry repair work unless the exempt work exceeds \$500,000.
- C. If the cost of the proposed work is **greater than 30% of the full and fair cash value** of the existing building, the entire building is required to comply with 521 CMR (521 CMR Section 3.3.2). There is no exempt work, i.e. the entire project costs apply to determining the 30% criteria.

The cost of all work performed on a building in any 36 month period must be added together in determining the applicability of 521 CMR (521 CMR Section 3.5). The full and fair cash value of the existing building is determined by using the 100% equalized assessed value of the building on record with the city assessor's office. If no assessed value exists or if the assessment is more than 3 years old, an appraised value may be substituted. The certified appraised value must be submitted to the Massachusetts Architectural Access Board for approval.

According to the City of Boston assessor's database, the building has an assessed value of \$878,600. Therefore, full compliance with 521 CMR will be required if the cost of work exceeds \$263,580.

If the renovation triggers the 30% threshold, all portions of the building open to the public must be upgraded to comply in full with the current requirements of 521 CMR. Any employee-only areas such as staff lounges, staff bathrooms, and staff work areas are not required to comply with 521 CMR, as long as public access is not permitted. It should be noted that the Access Board expects to extend their jurisdiction to employee areas. Major upgrades

required to meet full compliance with the provisions of 521 CMR will likely include the following building features:

- All public entrances must be accessible (521 CMR 25.1)

The main entrance is not accessible.

- Accessible routes throughout the building (521 CMR 20.1)
- Vertical access to all floor levels (521 CMR 28.1)

There is no accessible route to the lower level.

- Service counters (521 CMR 7.2.2)
- Accessible toilet rooms (521 CMR 30)

The building is not provided with accessible toilet rooms.

Americans with Disabilities Act Guidelines

The ADA Guidelines are not enforced by the Commonwealth of Massachusetts, they can only be enforced through a civil lawsuit or complaint filed with the U.S. Department of Justice. Compliance with the ADA Guidelines is triggered by renovations to the existing building. All renovations to the building must be made to ensure that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and usable by individuals with disabilities (28 CFR Part 36 Section 36.402(a)). Alterations made to provide an accessible path of travel to altered areas and accessible facilities (i.e. provide accessible toilet facilities) are not required if the cost exceeds 20% of the total cost of the alteration (28 CFR Part 36 Section 36.403(f)). However, if the cost to meet these accessibility requirements does exceed 20%, alterations are still required to the maximum extent that the area can be made accessible without exceeding the 20% criteria (28 CFR Part 36 Section 36.403(g)). The ADA also contains less stringent dimensional requirements for some building elements in an existing building where it is infeasible to meet the requirements for new construction (ADA Section 4.1.6).

Appendix A: Egress Plans

Occupant Load Lower Level			
Use	Floor Area	Floor Area Per Occupant (SF / OCC)	Occupant Load
Conference	214 SF	15	14.3
Kitchen	180 SF	100	1.8
Storage / Mechanical	650 SF	300	2.2
	1044 SF		18.3

Exit Capacity Lower Level (780 CMR 1005.1)							
Exit	Stair Width	Stair Exit Allowance (in / person)	Stair Capacity (persons)	Door Width	Door Exit Allowance (in / person)	Door Capacity (persons)	Exit Capacity (persons)
Exit 1	51"	0.3	170	41"	0.2	205	170
Exit 2	38"	0.3	127	34"	0.2	170	127

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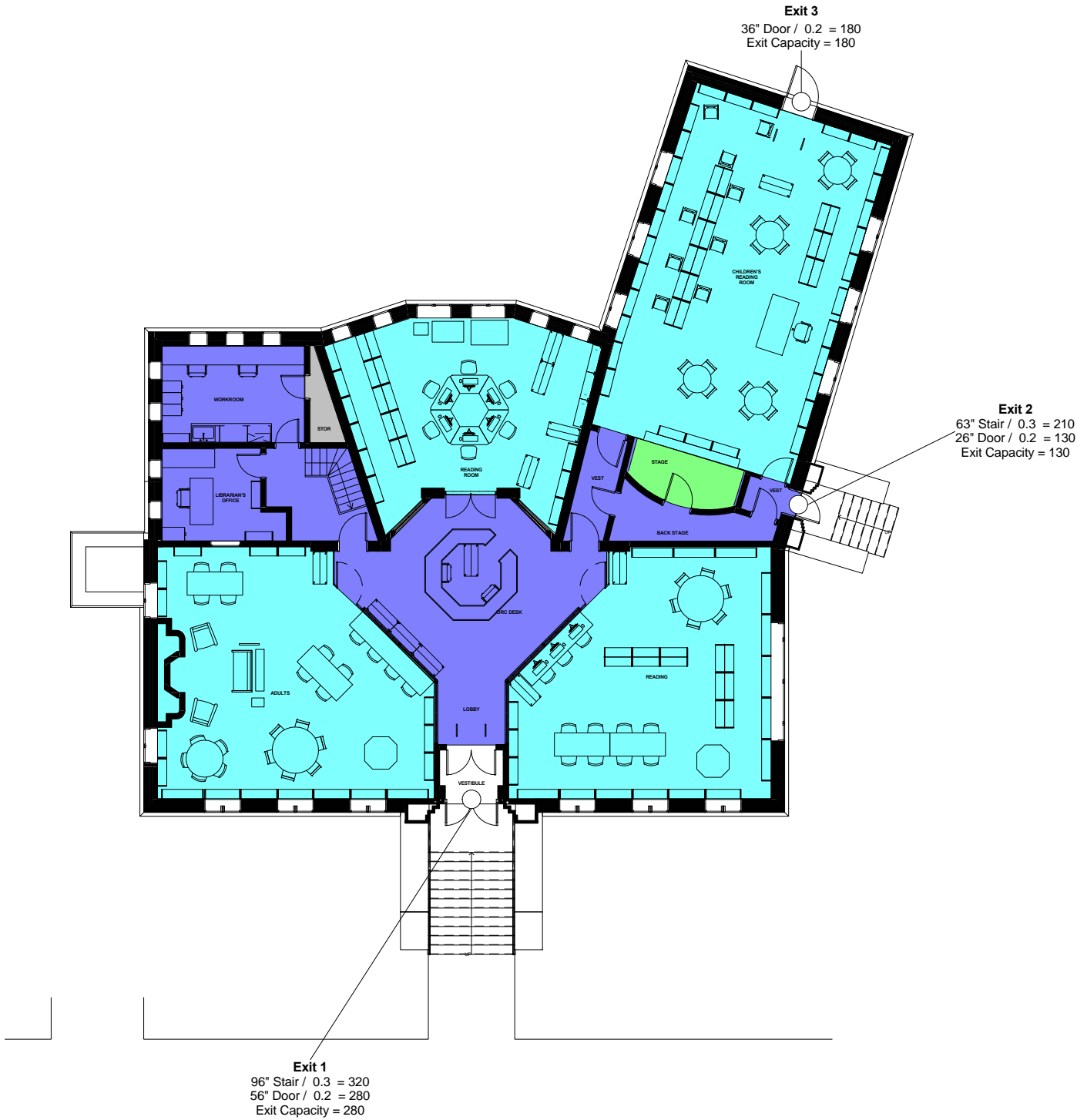
Occupant Load Densities (780 CMR TABLE 1004.1.1)		
<div></div>	15 Net S.F. / Occ.	Assembly without Fixed Seats - Unconcentrated (Tables and Chairs); Stage
<div></div>	50 Net S.F. / Occ.	Library - Reading Rooms
<div></div>	100 Gross S.F. / Occ.	Office Areas
<div></div>	300 Gross S.F. / Occ.	Storage / Mechanical

Exit 2
38" Stair / 0.3 = 127
34" Door / 0.2 = 170
Exit Capacity = 127

Exit 1
51" Stair / 0.3 = 170
41" Door / 0.2 = 205
Exit Capacity = 170

Occupant Load Level 1			
Use	Floor Area	Floor Area Per Occupant (SF / OCC)	Occupant Load
Office	1015 SF	100	10.2
Reading Areas	2752 SF	50	55.0
Stage	62 SF	15	4.1
Storage / Mechanical	29 SF	300	0.1
	3858 SF		69.4

Exit Capacity Level 1 (780 CMR 1005.1)							
Exit	Stair Width	Stair Exit Allowance (in / person)	Stair Capacity (persons)	Door Width	Door Exit Allowance (in / person)	Door Capacity (persons)	Exit Capacity (persons)
Exit 1	96"	0.3	320	56"	0.2	280	280
Exit 2	63"	0.3	210	26"	0.2	130	130
Exit 3				36"	0.2	180	180
590							



Occupant Load Densities (780 CMR TABLE 1004.1.1)		
15 Net S.F. / Occ.	Assembly without Fixed Seats - Unconcentrated (Tables and Chairs); Stage	
50 Net S.F. / Occ.	Library - Reading Rooms	
100 Gross S.F. / Occ.	Office Areas	
300 Gross S.F. / Occ.	Storage / Mechanical	

APPENDIX B –

MEETING NOTES AND PRESENTATIONS



TAPPE

Meeting Notes

Faneuil Branch of the Boston Public Library
Community Advisory Committee Meeting #1
September 11, 2014
6pm – 7:30pm

Introductions:

Jeff Hoover, Tappe Architects
BPL staff
Community members

Agenda:

1. Goals of the Programming Study were discussed (see slides)
2. Preliminary schedule of meetings discussed (see slides)
3. Review of BPL Compass Strategic plan and how it relates to the project
4. Review of avenues for input – survey (available until October 18th, online: <https://www.surveymonkey.com/s/FaneuilBranch> and in print at the branch, email, letters, phone calls, feedback directly to branch staff, community meetings
5. Review of survey results to date – what works, what doesn't, what's missing?
6. Preliminary review of existing conditions in the branch (see slides)
7. Review of library literature and research on 21st century libraries

Community Feedback

- Several comments regarding liking the architecture and the need to preserve it
- Desire to improve technology and physical spaces for all ages
- Desire to have a well-crafted and deep collection for all ages
- Request to have more information on the basic code updates needed to bring the building to code
- Conversation about whether to dream big or only plan for basic improvements
- Conversation about changing nature of neighborhood – influx of students each year – how to attract that 20-40 demographic
- Request to have meeting materials available before next CAC meeting

Next Steps

- Continue to offer survey through October 18
- BPL to schedule 2nd CAC meeting for later this fall

- Tappe to continue with existing conditions evaluation

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PROGRAMMING STUDY



INTRODUCTION

GOAL:

Reach a preferred design option, through **consensus**, with **input** from the Community, BPL, PCMD & the Architect

COMMUNITY INPUT:

3 CAC Meetings -

1. Introductions, gather info
2. Review existing conditions survey & draft Program
3. Present final report & preferred design option with cost estimate, discuss next steps

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INTRODUCTION

PROCESS

Analyze Existing Facility
& Services


Develop Library Program

Develop Preliminary
Designs & Cost Estimates

SCHEDULE

- CAC meetings about 6+ weeks apart
- Complete the study Spring 2015
- Consideration during the FY '17 business cycle

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BPL COMPASS + BUILDING ANALYSIS +
YOUR INPUT = LIBRARY BUILDING PROGRAM

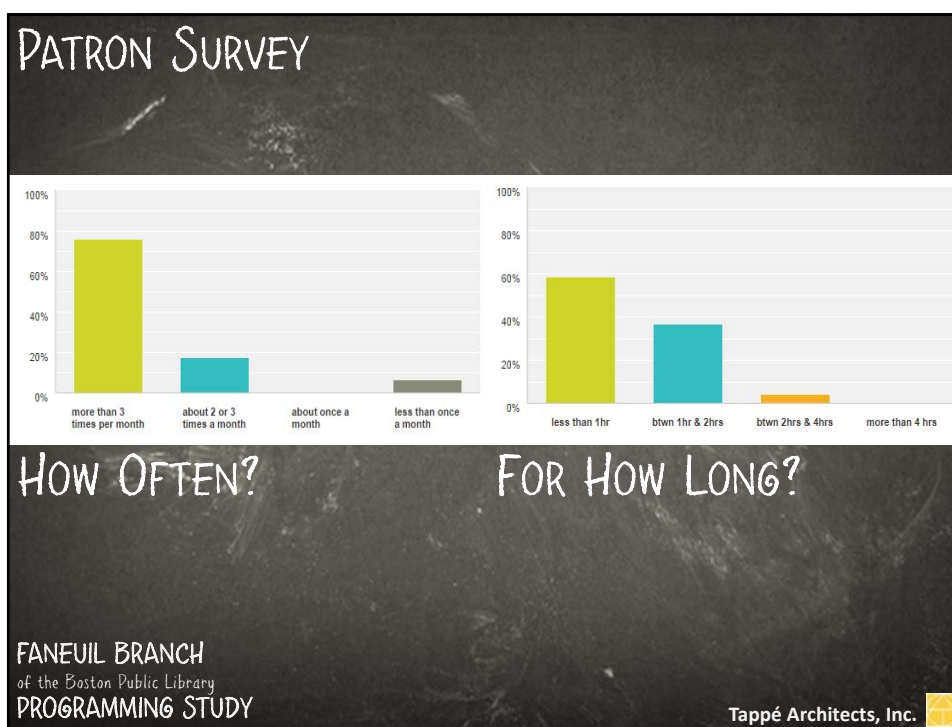
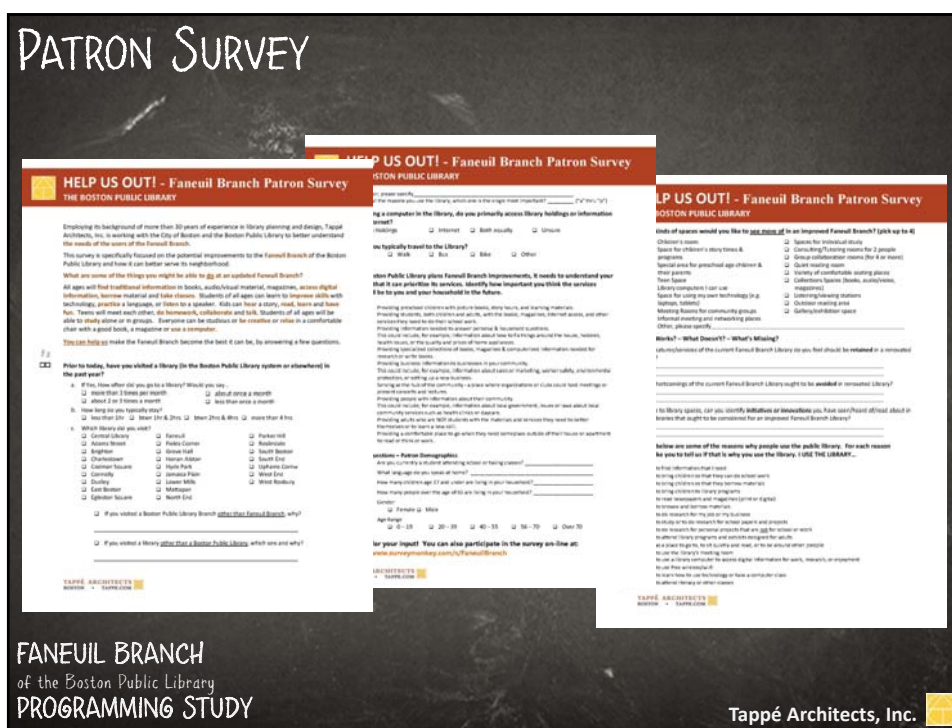
DEVELOP A LIBRARY BUILDING PROGRAM

- Give a spatial interpretation -
- quantities and qualities -
to the GOALS description of library
SERVICES & FACILITIES from the
BPL COMPASS

NOT COMPLETE WITHOUT COMMUNITY INPUT

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PATRON SURVEY - WHY GO TO OTHER LIBRARIES ?

"Minuteman Libraries because they carry Blu-Ray DVDs"

"Billerica Public Library because it is near my work"

"Watertown MA. New facility, it is updated, clean and bright."

"Watertown, MA - Like the cafe/used bk area"


"Newton because it's really good"

"If they have a book Faneuil doesn't"

"Watertown Public Library. I borrow books there that I can't get through BPL. Also, I go there to work and be anonymous"

"I go to Faneuil because of it's proximity to my home and the friendliness of the staff"

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PATRON SURVEY

WHAT WORKS?

WHAT DOESN'T?

WHAT'S MISSING?

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PATRON SURVEY – WHAT WORKS?

"Art Deco architectural features"

"Unique architecture"

"outdoor space is nice"

"Central check-out desk- you get to interact with the librarians right when you walk in"

"comfortable, informal welcoming atmosphere"

"Intimacy, sense of community, old library charm"

"separate children's room"

"stage in the children's section"

"adequate shelving for books"

"Great service in ordering books"

"soft seating for reading"

"tables for study and reading"

"separate computer space"

"keep computer stations and expand this access"

"Very good assistance from library staff"

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PATRON SURVEY – WHAT DOESN'T?

"Terrible bathroom situation"

"use of space seems outdated and strange"

"lack of handicapped entrance"

"lack of organized space for the staff"

"space for DVDs"

"space for new releases & new magazines"

"Make comfortable place for to read paper"

"Currently there is no quiet space"

"more bookshelves/books"

"overall too cramped"

"More space in computer area"

"plugins for personal technology/computers"

"no quiet room"

"better use of backyard area"

"Stage ever used?"

"Better air conditioning"

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PATRON SURVEY – WHAT'S MISSING?

"quiet reading room, children's room, tutoring rooms"

"3D printers or tech area"

"much faster wifi/internet"

"Variety of comfortable seating places"

"Space for young adults to use wifi, personal laptops and tablets, drink coffee"

"separate reading room with comfortable chairs and desks"

"furniture that complements the building style"

"tutorial spaces"

"single computers on study desks throughout the library in

addition to a few computers grouped together"

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BUILDING ASSESSMENT Issues & Opportunities



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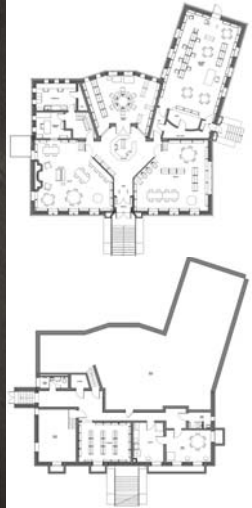


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INITIAL APPROACH...


Maximize Potential in the Existing Space



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FITTING THE PROGRAM INTO THE AVAILABLE SPACES

- Optimize Daylight
- Enhance People Space
Living Edge, Contemplation, Focused Concentration,
Networking/Teaming/Collaborating
- House Collections
more accessible, more attractive, more uniquely appropriate
- Recognize the BPL system can accommodate some functions

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GLOBAL PERSPECTIVE

Why Come to the Library?


If Google completes its digital Library
WHY GO to a real Library?

If you can wear information
access, do we need Libraries?

YES. Libraries are the unique
places with the resources for facilitating the
gathering, using, creating & sharing
information.



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GLOBAL PERSPECTIVE

Why Come to the Library?

"People don't borrow books anymore."

Browsed the shelves for books or media	73%
Borrowed print books	73%
Researched topics that interest them	54%
Got help from a librarian	50%
Sat, read, and studied, or watched or listened to media	49%
Used a research database	46%
Attended or brought a youngster to a class, program, or event designed for children or teens	41%
Borrowed a DVD or videotape of a movie or TV show	40%
Read or checked out printed magazines or newspapers	30%
Attended a meeting of a group to which they belong	23%
Attended a class, program, or lecture for adults	21%
Borrowed or downloaded an audiobook	17%
Borrowed a music CD	16%

Source: Pew Internet and American Life Project, "Library Services in the Digital Age" (January 2013).

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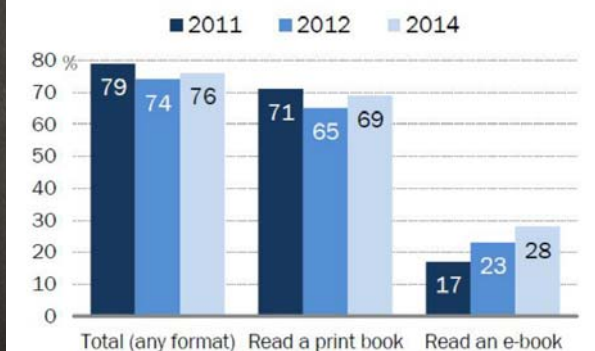


GLOBAL PERSPECTIVE

Why Come to the Library?

"Nobody reads print books anymore."

Among American adults 18 and older, the % who read at least one book (in total, in print, or as an e-book) in the past year



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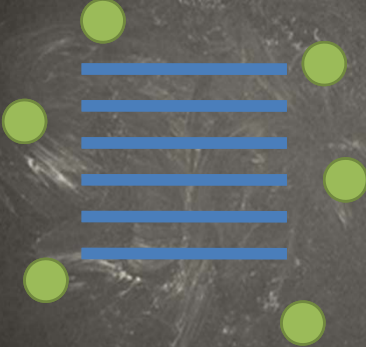

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GLOBAL PERSPECTIVE

Why Come to the Library?

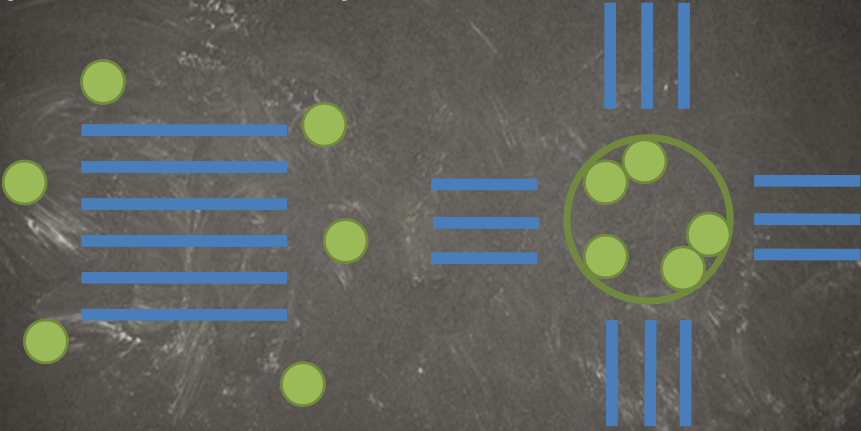



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GLOBAL PERSPECTIVE

Why Come to the Library?




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LIBRARIES ARE CHANGING - The Ingredients:



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LIBRARIES ARE CHANGING - What could/should the Library be Like?

It Will Have:

- Space for Collections
- Learning Environments
 - Information "Harvest" Spaces
 - Meeting or "Sharing" Spaces
 - Productive "Creation" Spaces

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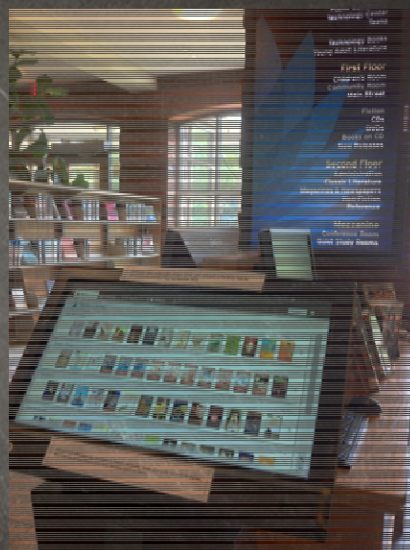
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LIBRARY TECHNOLOGY...

Library Technology will continue to evolve & become:

- Integrated & Powerful
- Mobile
- Visible

Library spaces will accommodate patron's mobile Technology



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Technology is critical for libraries in the information age...
... but success has less to do with
digital words or the digital world
& more to do with
creating places that support
human introspection and human interaction

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CHILDREN'S SPACE - EARLY LEARNING PLACE


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READING ROOM – COMMUNITY LIVING ROOM




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READING ROOM – INFORMAL STUDY AMBIANCE



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COMFORTABLE SPACES FOR LIBRARY USERS



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LIBRARY RENEWAL PLANNING & DESIGN

Future Library = Space for People
 Collaboration Events
 Information Production
 Interaction Learning
 Technology Experiences
 Transformation

"LET'S MEET @ THE LIBRARY"

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NEXT STEPS - ?


Garner all the Feedback

Incorporate Feedback into the Library Program

Develop Options for the Interior Layout

Next CAC meeting - to be scheduled in about 6 weeks


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YOUR THOUGHTS?

- Share them now
- Add them to the survey

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DECEMBER 18, 2014

**COMMUNITY MEETING HELD AT FANEUL BRANCH OF BOSTON PUBLIC LIBRARY:
PROGRAMMING STUDY**

PRESENTATION NOTES

- Most people walk to the Faneuil Branch Library, it is a neighborhood resource
- Need to explore a different “Main Entry” other than the ADA accessible entry through Children’s as it can invite strangers into an area with children.
- Back light above entry is not used often as the neighbors complain that it is too bright
- Back door creaks, loudly.
- Building has civic presence
 - o When the trees pass on, a different tree could be implemented that does not mature to such a large size.
 - o Community admit about not cutting down the trees as part of a renovation plan
- Not many Art Deco Style Libraries, we don’t want to “screw it up”
 - o Pending Q as Landmark Status
 - Exterior Modifications would need to be approved if passes
- Historic Interior has sense of space
 - o Want to reduce the over-crowding
 - o Dramatic expansion is not an option
- Accessibility is an issue, not ADA compliant.
- Library to adopt to collections and technology
 - o Needs to be child friendly and accommodating
- HVAC complaints of being too loud
 - o Plumbing to HVAC need to be replaced and brought up to code

PRELIMINARY PROGRAMMING INTRODUCTION

- Building Program: the narrative, quantity of what should go in a building. Talks specifically of each room’s function and service
- Welcome Zone, Common Zone (which should include copiers), Adult Services, Administration/Support, Teen’s Services, and Children’s Services.

COMMENTS ON PRELIMINARY PROGRAMMING

- Welcome Zone & Common Zone
 - o The front door/primary entrance, needs to be ADA accessible
 - Option of ramping, sloped walkway
 - Save the trees and preserve architectural integrity
 - Main Circulation Desk is a focal point and like the location of staff being welcoming, front and center, but maybe reduce the size to make it easier to move around

- Art Deco and glass panels original design
- Lower level needs to be accessible, an elevator will resolve this issue
- Open area with atrium to garden to be added, flexible for 20 – 50 ppl groups (community confirmed this is a good range of ppl to be designing for when thinking of group meetings)
 - Addition spill into Children's Area too?
- Low stage area invites poetry, meeting/presentation space
 - Lower stage to a height of approximately 8" will allow for a small ramp to make it ADA accessible
- Bathroom added to main level
- Children's
 - Parent's literature on higher shelves but no computers for parents in this area
 - Children need to be watched by parents
 - Shelves as high as possible to improve circulation and keep the amount of books/collection
 - Current Children's Area needs to remain the Children's Area and the Meeting Space
 - Amount of computers is good but need more sufficient configuration
 - Would like a cozy way for parents to read to children
 - Currently utilize the stage with one soft seating lounge chair
 - Or maybe kids like to be on the stage for the fun of being on the stage
 - Need/want tables that can be reconfigurable and store easily
- Teen's
 - Tween's, primarily 7th & 8th grade students
 - Primarily use the library for homework and group projects
 - Advisable to stay where they are for supervision
 - High school teens don't hang out, go to Teen Center
 - Would go to the library if there were extended hours. Open later and/or Sundays
 - Don't want a shared space with Children
 - Furniture needs to be something that comes and goes
 - Glass panels could be repurposed and moved, would like to retain them
 - Long table is not utilized well, would like smaller "group" tables
 - Don't want to create a Teen Area that will be under used
 - Teens want more technology and books
 - (Christine played devil's advocate and made an observation that no teen was at the meeting to speak for themselves, their own wants and needs from the library space. Maybe if they had suggestions for a teen space, they would come to the library to use that space)
- Adult's
 - Do not want Main Entry moved, keep front circulation desk in the center but maybe smaller to be able to move around with more ease
 - No reference section increased capacity
 - Expand Collection, compact, mobile shelving
 - Spooky corridor for a 5 year old to enter into Children's from Main Entry
 - Create an ADA compliant corridor maybe from another entry point (from addition)
 - Media Collection: no fundamental change, same with Magazines

- Seating needs updating, nothing drastic
- Do not want alienated feeling like Brighton Center
- Technology up to date, don't need more computer but up to date with software
 - Lots of people bring their own computers (Jeff commented that not everyone can afford their own computer and do use the Library's)

OVERALL COMMENTS

- One community member's opinion: with multiple meetings occurring in one space a participant has the chance to overhear the other meetings and people are okay with that
- On-going Art Exhibit to be incorporated into Program too, Welcome Zone narrative
- Community expressed the concern of having the library be closed for an extended period of time
 - Suggested a phasing project
 - Christine does not recommend as it is not healthy for the staff and not appropriate for a library branch due to its size
 - Typical renovation 18 – 24 months such as Jamaica Plain and Brighton
- Accessibility to front door will have impact on façade and trees
- COMPASS PRINCIPLES must be met with the exclusion of the Special Collections as that pertains mostly to the main BPL Branch
- Purpose of the library to be educational and serve the people. The role is of a free educational environment is the same regardless of technology
- Want to see Classical Plays performed on the stage
- 3D Printers (to be incorporated into the Program of Shared Services, laser cutter.
 - Teens want as a resource, not a Maker's Space but want the technology
- An addition as the solution for space once seating is reduced to reach ADA compliances

WHAT TO DO NEXT

- Christine to obtain the quantities and percentages for each collection
- Existing Conditions Report and Preliminary Programming Documents to be put online by Christine
- Feedback from tonight's meeting as well as any other comments to be submitted by January 14th to be collected for next Community Advisory Committee meeting approximately the first week of February
- Committee would like to submit a written report of their own observations.
 - First Report (Draft) suggested to be submitted by January 14th
 - Second Report (Draft) suggested to be submitted after third meeting
 - Addendum Report (Final) will be submitted close to the end of the project
- Summary of comments and feedback from survey will be incorporated into the Appendix of the Final Report

FANEUIL BRANCH OF THE BOSTON PUBLIC LIBRARY PROGRAMMING STUDY



Tappé Architects, Inc.



PROJECT PROCESS & PROGRESS REVIEW

GOAL:

Reach a preferred design option, through consensus, with input from the Community, BPL, PCMD & the Architect

COMMUNITY INPUT:

4 CAC Meetings -

1. Introductions, gather info
2. Review Draft Existing Conditions Report & Draft Program
3. Review Design Explorations of Scope Options
4. Present final report & preferred design option with cost estimate, discuss next steps

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.



PROJECT PROCESS & PROGRESS REVIEW

PROCESS

Analyze Existing Facility & Services
Develop Library Program
Develop Preliminary Designs & Cost Estimates

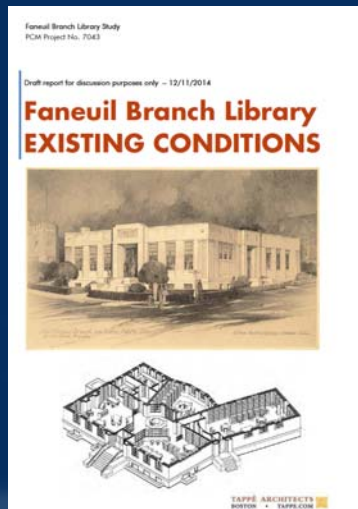
SCHEDULE

CAC meetings about 6+ weeks apart
Complete the study Spring 2015

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT



- SITE & LANDSCAPE
- EXTERIOR ARCHITECTURAL CHARACTER
- INTERIOR ARCHITECTURAL CHARACTER
- ACCESSIBILITY
- BALANCING COLLECTIONS & SERVICE
- COMMUNITY MEETING
- OUTDATED OR INAPPROPRIATE BUILDING SYSTEMS
- ENVELOPE CONDITION ISSUES
- INTERIOR CONDITION ISSUES

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – SITE & LANDSCAPE



FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – SITE & LANDSCAPE



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of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

BUILDING ASSESSMENT – EXTERIOR ARCHITECTURAL CHARACTER

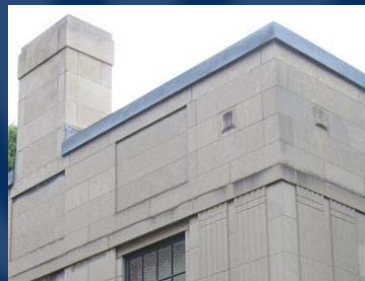


FANEUIL BRANCH
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PROGRAMMING STUDY

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PROJECT PROCESS & PROGRESS REVIEW

BUILDING ASSESSMENT – EXTERIOR ARCHITECTURAL CHARACTER



FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

BUILDING ASSESSMENT – INTERIOR ARCHITECTURAL CHARACTER



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of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

BUILDING ASSESSMENT – ACCESSIBILITY



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PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – ACCESSIBILITY



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PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – ACCESSIBILITY



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of the Boston Public Library
PROGRAMMING STUDY

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PROJECT PROCESS & PROGRESS REVIEW

BUILDING ASSESSMENT – BALANCING SERVICES & COLLECTIONS

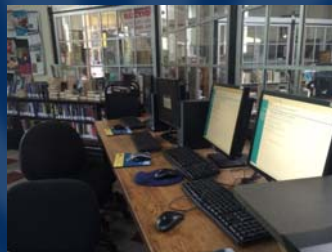


FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

BUILDING ASSESSMENT – BALANCING SERVICES & COLLECTIONS



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of the Boston Public Library
PROGRAMMING STUDY

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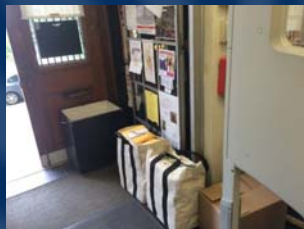
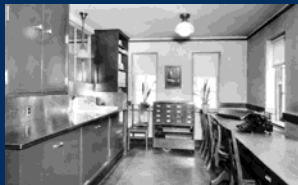
PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – COMMUNITY MEETING



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PROGRAMMING STUDY

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PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – STAFF ACCOMMODATIONS



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PROGRAMMING STUDY

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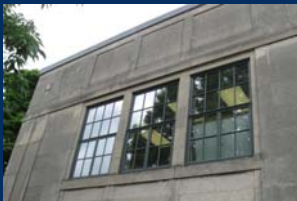
PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – BUILDING SYSTEMS



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PROGRAMMING STUDY

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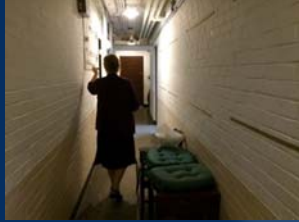
PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – ENVELOPE CONDITION



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of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT – INTERIOR CONDITION



FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW PRELIMINARY PROGRAMMING

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY PROGRAMMING



BPL COMPASS Review +
BUILDING ANALYSIS +
YOUR INPUT =
LIBRARY BUILDING PROGRAM

Give a spatial interpretation
to the GOALS description of
library SERVICES & FACILITIES
from the BPL COMPASS

NOT COMPLETE
WITHOUT COMMUNITY INPUT

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY PROGRAMMING

Welcome Zone

Entrance & Vestibule
Central Service Desk – Circulation & Info
Self-Service Holds
Browsing/New Books
Friends Booksale Space

Commons Zone/Shared Services

Community Gathering Space
Casual Seating & Networking Zone
Group Study/Consultation Space
Public Restrooms

Adult Services

Information/Reference Station
Adult Fiction/Non-Fiction Collections
Media Collections
Magazines/Reading
Adult Seating/Reading
Adult Computers
Quiet Reading/Study Area

Administration/Support

Staff Workroom
Branch Librarian Office
Staff Break Room
Building Maint./Custodial Closet/
Custodian's Desk
Tele/Data Closet

Teen's Services

Teen Collections
Teen Gathering & Seating Spaces
Teen Computers

Children's Services

Children's Fiction/Non-Fiction &
AV Collections
Children's Picture Book Area
Children's Computers
Children's Program Area
Children's Storage

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY PROGRAMMING

The diagram illustrates the preliminary programming for the Faneuil Branch of the Boston Public Library. It is organized into several functional areas, each with its own sheet of programming goals and requirements. The areas include:

- A. WELCOME ZONE:** Focuses on creating a warm, inviting atmosphere and providing basic orientation services.
- B. COMMONS ZONE (RESEARED SERVICES):** Aims to provide a space for research, study, and community interaction.
- C. ADULT SERVICES:** Includes programs for adult literacy, job training, and community education.
- D. CHILDREN'S SERVICES:** Focuses on providing age-appropriate programs and spaces for children.
- E. TEEN SERVICES:** Aims to create a safe, fun space for teenagers with relevant programming.
- F. INFORMATION SERVICES:** Focuses on providing access to digital resources and information literacy training.
- G. INFORMATION SERVICES:** Continues the focus on digital resources and information literacy.

Each sheet contains a table of requirements with columns for 'Goal', 'Priority', and 'Timeline'. The goals are specific and measurable, such as 'Provide a dedicated space for children's programming' or 'Offer a dedicated space for adult literacy programs'. The priorities are categorized as 'High', 'Medium', or 'Low'. The timelines are set for 'Short-term', 'Medium-term', or 'Long-term'.

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.

PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY PROGRAMMING – SCOPE OPTIONS

Scope 1
ADA Accessibility &
Basic Systems Upgrades

Scope 2
Accessibility, System
Upgrades + Focused
Improvements

Scope 3
Accessibility, Maintenance +
Comprehensive Improvements

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.

PROJECT PROCESS & PROGRESS REVIEW PRELIMINARY PROGRAMMING – BREAKOUT SESSION

Assignment

Review the narrative that describes the Service Goals & Potential Spatial Improvements for each space in the selected zone

Write down reactions to the current descriptions – what's missing, what's not preferred, what ought to be reinforced

Report back to the whole group in about 30 minutes

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

NEXT STEPS – ?

Incorporate Tonight's Feedback into the Library Program
Develop Options for the Interior Layout

Next CAC meeting – to be scheduled in about 6 weeks

Final Report – April 2015

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc. 

April 1, 2015

**COMMUNITY MEETING HELD AT FANEUL BRANCH OF BOSTON PUBLIC LIBRARY:
PROGRAMMING STUDY**

PRESENTATION NOTES

- The architects presented three options for the renovation and improvements to the library, which were characterized as follows:
 - Scope 1 - Light Touch
 - Scope 2 - Moderate Intervention
 - Scope 3 - Major InterventionThese were based on the three scope options described in the Programming Report:
 - Scope 1 - ADA Accessibility & Basic Systems Upgrades
 - Scope 2 - Accessibility, System Upgrades + Moderate Expansion
 - Scope 3 - Accessibility, Maintenance + Comprehensive Improvements/ Expansion
- All options involved creating accessible front entrance with a sloped walk that begins on the side street, Bigelow Street. The concept was illustrated with a case study of the Westerly Library in Westerly, Rhode Island which had implemented a comparable solution to their historic library. The accessibility solution for the Faneuil Library front door also involves reconstructing the front steps about 5 feet closer to the sidewalk. The other accessible components of the scheme include adding a small wing at the rear of the building for stair and elevator. Space for accessible toilets on the main floor is created by relocating staff functions to the lower level. Additionally, the raised stage in Children's is maintained (at a lower level) by relocating the entrance to children's and establishing a ramp to the stage where entrance had been located.
- Scope 1 - Light Touch
 - Essentially, this option including only the accessibility improvement noted above together with basic upgrades to building systems. It was noted that by creating accessible paths throughout the library, and reducing the clutter, this option would result in a net decrease in seating and or collections.
- Scope 2 – Moderate Intervention
 - The moderate expansion option is based on the improvements of Scope 1, and includes a modest addition to the children's wing. Although this scheme added needed program space, specifically for youth services, the net result is still a net decrease in seating and or collections space as a result of establishing accessibility and reducing clutter.
- Scope 3 – Major Intervention
 - The major expansion option keeps all of the improvements of the previous two options, and adds square footage in the space between the two wings of the library to the rear. While a particular arrangement of the program was show in the diagram presented, it was noted that other distribution of the library function in the flexible and open plan were possible, and that the plan could adapt well to change over time.

- In addition to reviewing the conceptual plan drawings, the exterior of the library was illustrated with 3 dimensional representations from two angles to show all aspects of the revised exterior configurations.

COMMUNITY COMMENTARY

- Relocated entrance to children's was generally considered a positive change
- Space near the fireplace should be reserved for adults eating rather than collections.
- It was noted that there was no specific group study space created in the plans.
- There seems to be consensus that the added space toward the street off of the children's wing should not be used for teens, it should be used for expanded children's services space.
- It was recognized that the tree in front of the building, near where the accessible path would be established, might not survive construction. A component of the community felt the building should not have large trees in front of it, but others requested that the tree does not survive, a large caliper replacement tree should be provided.
- There seemed to be consensus that the Teen space in the library would be well positioned in the main reading room, where it is currently located, rather than behind the Circulation desk, as shown in the Light Touch Option.
- There was a general question as to whether adequate storage was being provided in the plan. Although there was still some basement storage in the plan, it was shown smaller than the current storage area. Tappé Architects indicated that additional basement space for storage could be created underneath the added portion of the building to the rear (Major Intervention Option). Will be explored further in design.
- The branch library staff members present at the meeting were comfortable with having their offices and work area relocated onto the lower level.
- There was an expressed interest in maintaining daylight in all areas of the upper floor of the building. Including the notion of more glass in the additions or even a glass roof for the addition.
- Having a door from the addition to the backyard garden area was desired. Establishing a paved courtyard in the garden area outside the addition was desired.
- It was noted and appreciated that the expansion space, especially the expansion space in the center rear of the library, was not subdivided with partitions. This approach meant that the space could be used for a variety of purposes overtime.
- It was observed that only the major expansion option actually increased the utility and functionality of the library. While the other options increase in the square foot area of the floor plans, that additional space was required to relieve congestion and for accessibility, and did not increase space available for collections or seating area for patrons.

WHAT TO DO NEXT

- Community commentary will be welcomed up to 3 weeks from the presentation date and should be submitted to Christine
- Architectural Design Team will develop the design and cost estimate
- Next Community Meeting will be scheduled in about 6 weeks time

FANEUIL BRANCH OF THE BOSTON PUBLIC LIBRARY PROGRAMMING STUDY



Tappé Architects, Inc.



FANEUIL BRANCH OF THE BOSTON PUBLIC LIBRARY PROGRAMMING STUDY

AGENDA

1. Review Project Progress
2. Present Initial Options Diagrams
3. Get Your Feedback on the Options

Tappé Architects, Inc.



PROJECT PROCESS & PROGRESS REVIEW

GOAL:

Reach a preferred design option, through consensus, with input from the Community, BPL, PCMD & the Architect

COMMUNITY INPUT:

4 CAC Meetings -

1. Introductions, gather info
2. Review Draft Existing Conditions Report & Draft Program
3. Review Design Explorations of Scope Options
4. Present final report & preferred design option with cost estimate, discuss next steps

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

PROCESS

Analyze Existing Facility & Services

Develop Library Program

Develop Preliminary Designs & Cost Estimates

SCHEDULE

CAC meetings about 6+ weeks apart

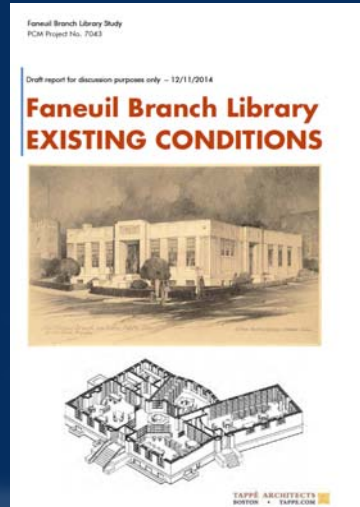
Complete the study
Spring 2015

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW BUILDING ASSESSMENT



- SITE & LANDSCAPE
- EXTERIOR ARCHITECTURAL CHARACTER
- INTERIOR ARCHITECTURAL CHARACTER
- ACCESSIBILITY
- BALANCING COLLECTIONS & SERVICE
- COMMUNITY MEETING
- OUTDATED OR INAPPROPRIATE BUILDING SYSTEMS
- ENVELOPE CONDITION ISSUES
- INTERIOR CONDITION ISSUES

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW PRELIMINARY PROGRAMMING



BPL COMPASS Review +
BUILDING ANALYSIS +
YOUR INPUT =
LIBRARY BUILDING PROGRAM

Give a spatial interpretation
to the GOALS description of
library SERVICES & FACILITIES
from the BPL COMPASS

Not Complete
without Community Input

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY PROGRAMMING

The diagram illustrates the preliminary programming for the Faneuil Branch of the Boston Public Library. It features several overlapping sheets of paper, each representing a different program area. The sheets are color-coded and contain detailed text and tables. The areas include:

- A. WELCOME ZONE**: Focuses on creating a welcoming environment for visitors.
- B. COMMONS ZONE (RENEWED SERVICES)**: Focuses on providing a space for community interaction and shared resources.
- C. ADULT SERVICES**: Focuses on providing programs and services for adults.
- D. CHILDREN'S SERVICES**: Focuses on providing programs and services for children.
- E. TEEN SERVICES**: Focuses on providing programs and services for teenagers.
- F. INFORMATION SERVICES**: Focuses on providing information services to the community.
- G. INFORMATION SERVICES**: Focuses on providing information services to the community.

Each sheet lists various services, goals, and objectives, along with a table of 'Scope Options'.

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc.

PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY PROGRAMMING – SCOPE OPTIONS

Scope 1

ADA Accessibility &
Basic Systems Upgrades

Scope 2

Accessibility, System
Upgrades + Moderate
Expansion

Scope 3

Accessibility, Maintenance +
Comprehensive Improvements/
Expansion

FANEUIL BRANCH
of the Boston Public Library


PROGRAMMING STUDY

Tappé Architects, Inc.


PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY DESIGN OPTIONS


Scope 1
Light Touch



Scope 2
Moderate Intervention




Scope 3
Major Intervention



FANEUIL BRANCH
of the Boston Public Library



PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW

PRELIMINARY DESIGN OPTIONS


Exterior Accessibility Case Study



Westerly Library, Westerly, RI (before accessibility upgrade)

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW PRELIMINARY DESIGN OPTIONS

Exterior Accessibility Case Study



Westerly Library, Westerly, RI (after accessibility upgrade)

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

PROJECT PROCESS & PROGRESS REVIEW PRELIMINARY DESIGN OPTIONS

Exterior Accessibility Case Study

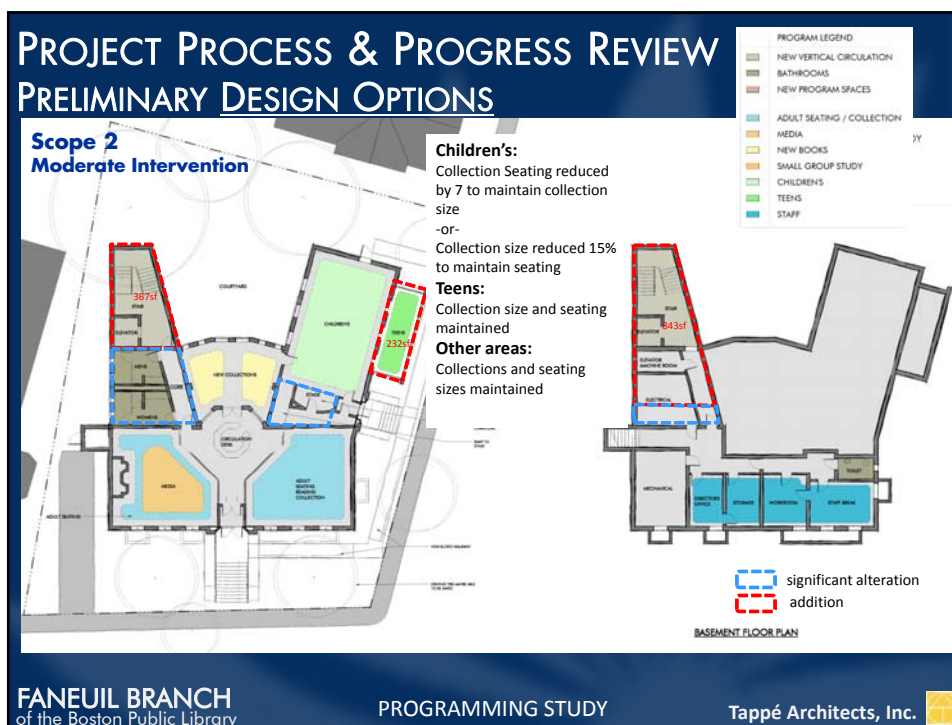
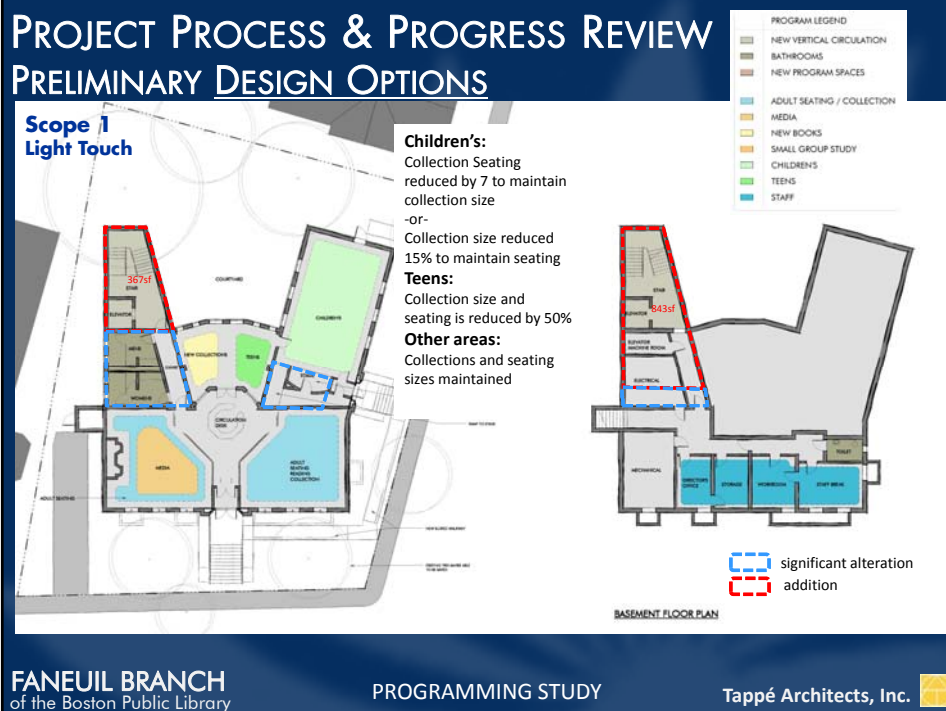


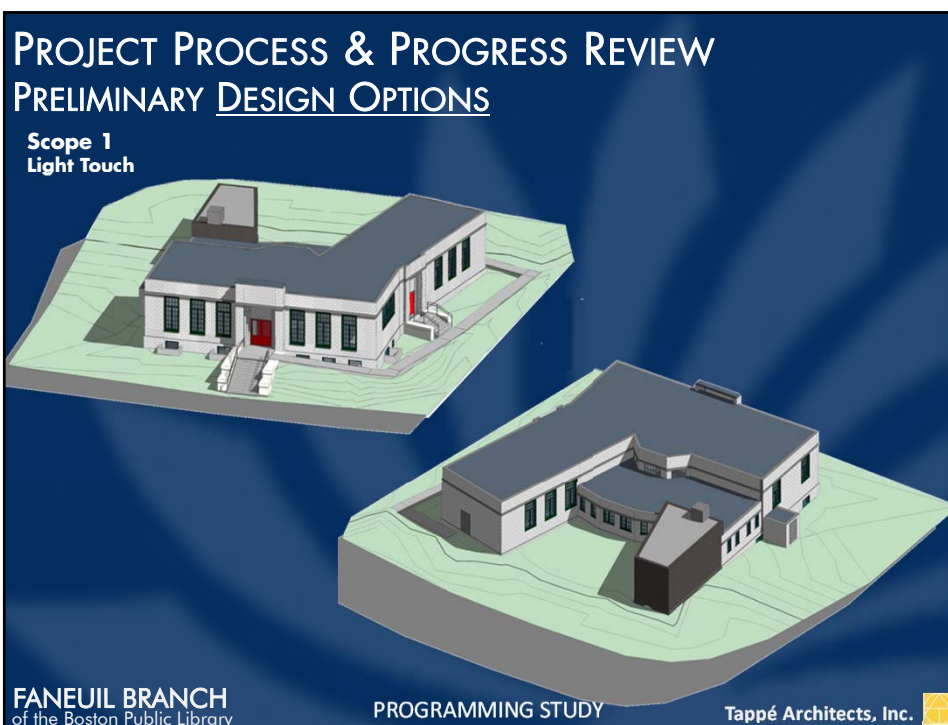
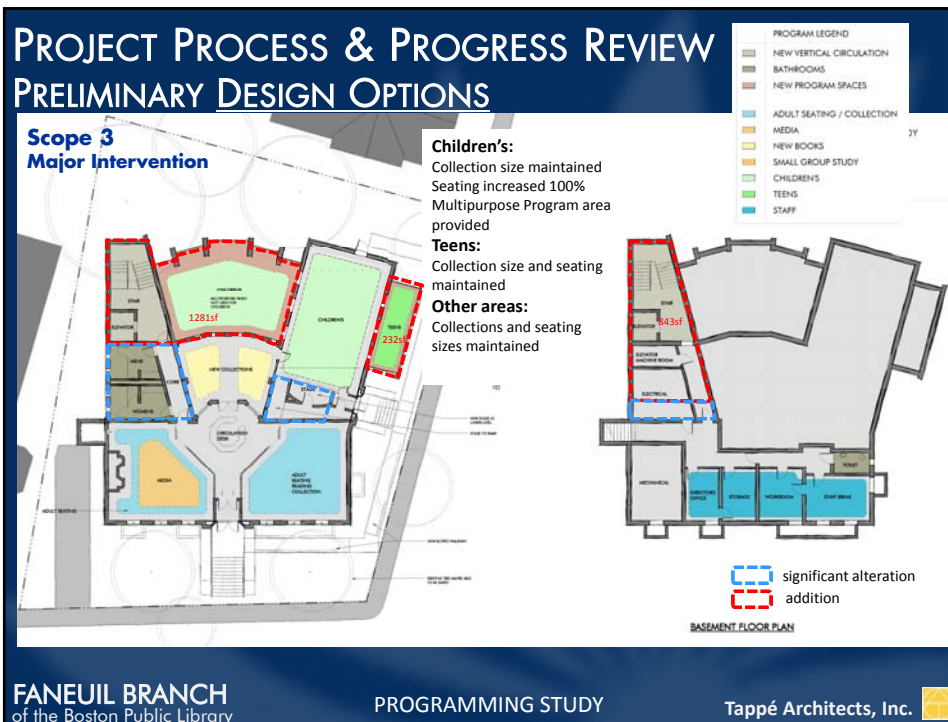
Westerly Library, Westerly, RI (after accessibility upgrade)

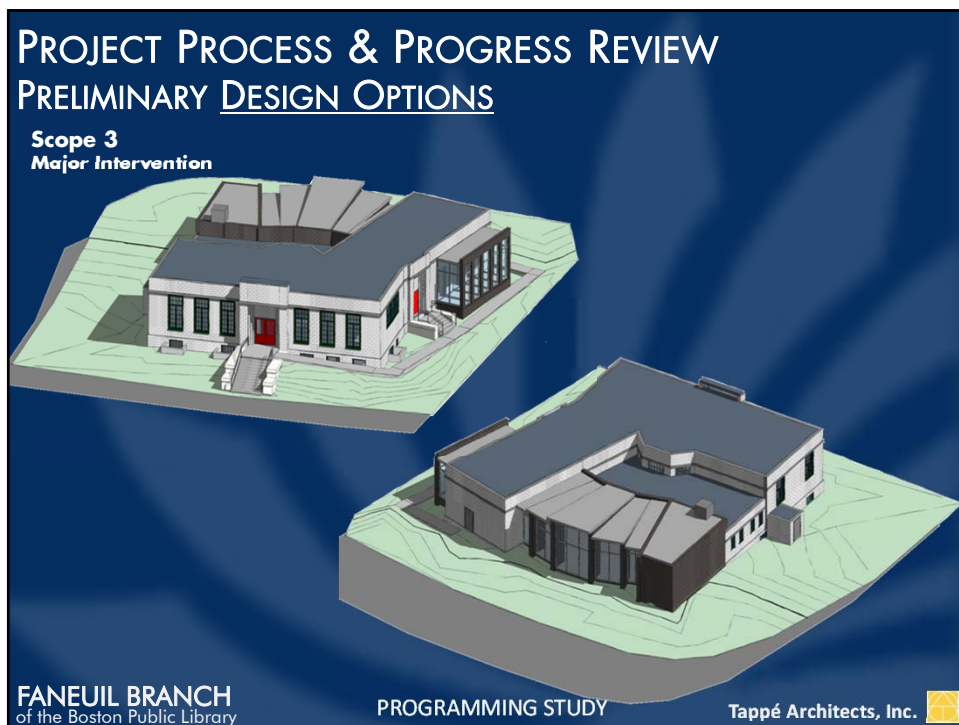
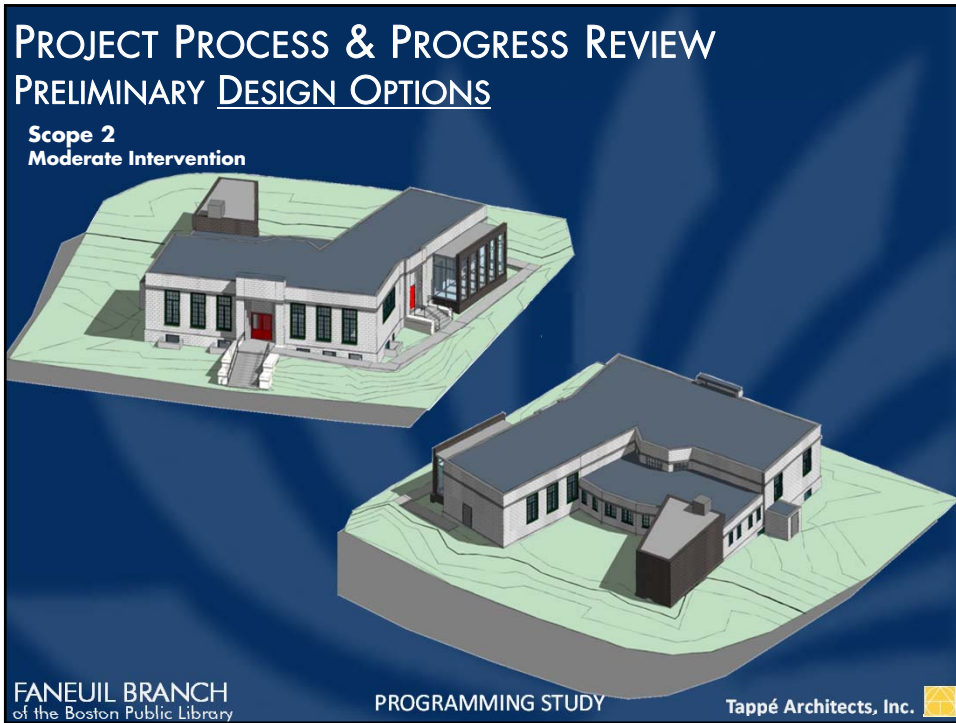
FANEUIL BRANCH
of the Boston Public Library

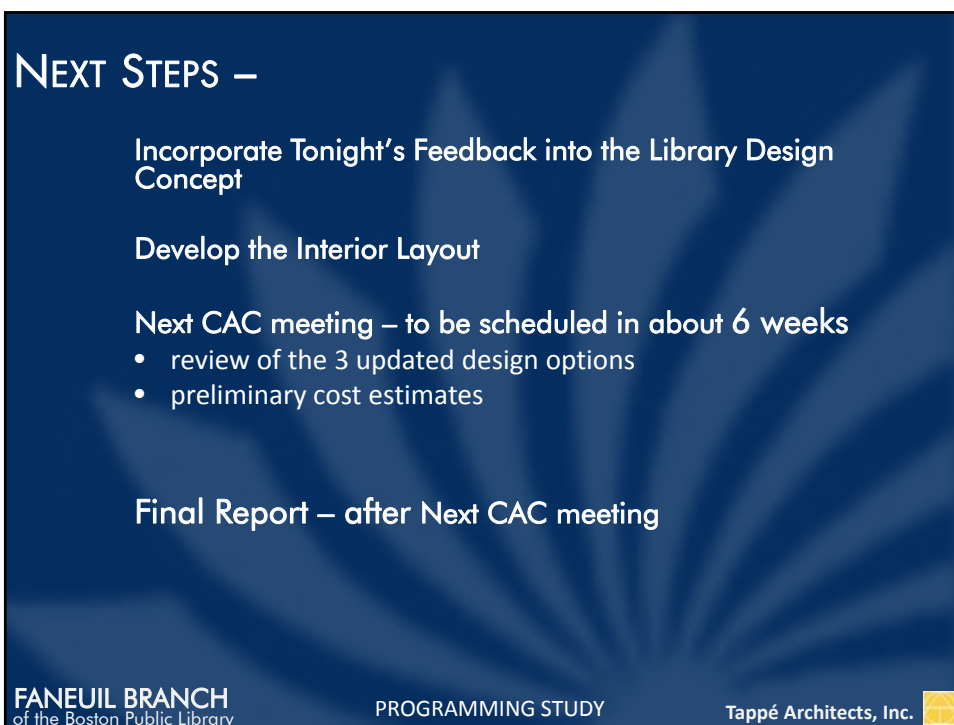
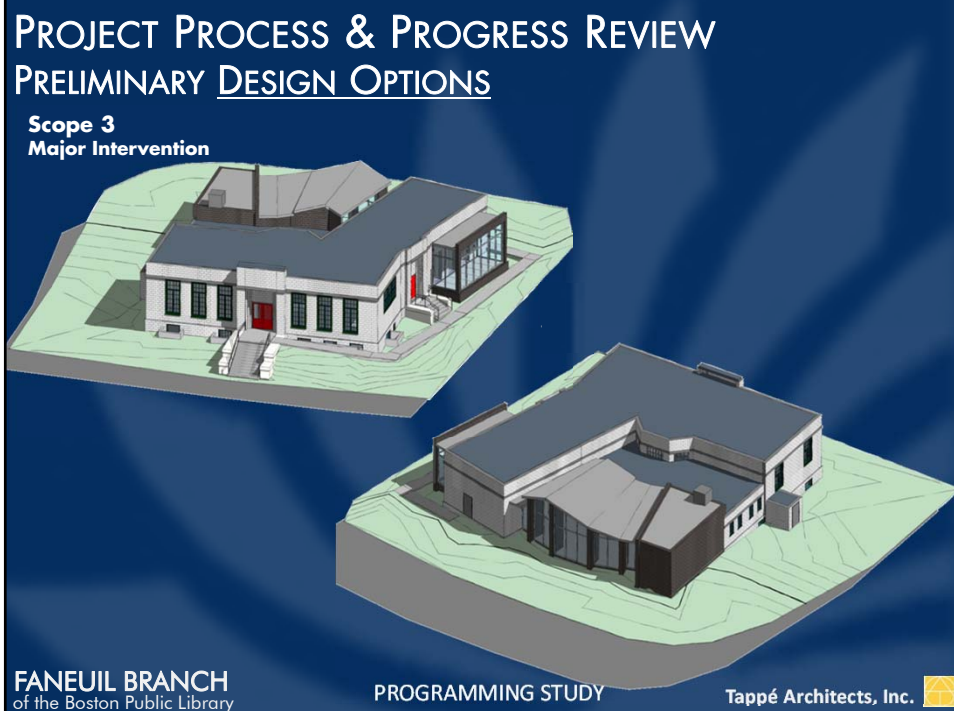
PROGRAMMING STUDY

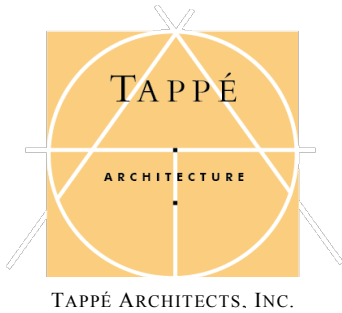
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06.10.2015 Community Meeting Notes: Program Final Stage

Attendees:

Tappé Architects: Jeffrey Hoover & Amanda Lockwood

Boston Public Library: Christine Schonhart, Sydney Thiel & Priscilla Foley

Property and Construction Management: Alistair Lucks

City Councilor Mark Ciommo

30+ community members

Agenda

Review of 3 options presented at last CAC meeting

Review of initial draft cost estimates

Review of timeline for project – subject to change depending on funding year

Review of collection size for Option 3 – 30,000 – subject to review as project progresses

Community Comments:

Expressed need for exterior to be cleaned

Expressed need for exterior historic preservation and interior historic preservation.

Scope 1: “Light Touch” was expressed by the Community Members to be at bare minimum, an essential need for the Faneuil Branch Library in order to make the Library ADA accessible for all patrons. One attendee does not want the branch exterior or interior to be touched at all. One attendee requested an automatic push-button opener at front door.

Stage

- A suggestion was made to lower the stage in Children’s to floor level. This would eliminate the need to remove existing art deco wall in order to create ADA ramp behind stage for access.
- Desire was stated for a stage that is larger than the current Children’s stage for a Community Gathering place

TAPPÉ ARCHITECTS, INC.

CHARLES M. HAY, AIA
JEFFREY M. HOOVER, AIA
CÉSAR DEDIOS, AIA, LEED AP

A. ANTHONY TAPPÉ, FAIA

CHRISTOPHER D. BLESSEN,
AIA, LEED AP
JENNIFER M. LITTLEFIELD,
AIA, LEED AP

TEL 617 451 0200
FAX 617 451 3899
WWW.TAPPE.COM

SIX EDGERLY PLACE
BOSTON MA
02116



- A suggestion was made to have a demountable “stage” in the proposed Flex – Program Area shown in the Major Intervention Option

Concerned expressed for adequate heating in proposed Children’s bump out addition as well as proposed Flex – Program area since they both have large areas of window glazing.

Flex-Program Area

- Explore a layout for area to show seating capacity/arrangement for Community Meeting –or- presentation using temporary stage
- It was recommended to explore opening the wall from Teens/New Media to Flex-Program Area even more to accommodate a larger gathering space
- It was recommended to explore moving load bearing columns in Flex-Program Area closer to existing building to create an uninterrupted open space.

Next Steps:

Finalization of Report to be published online and hard copy in Faneuil Branch Library.

Potential budget request for FY17

FANEUIL BRANCH OF THE BOSTON PUBLIC LIBRARY PROGRAMMING STUDY



Tappé Architects, Inc.



FANEUIL BRANCH OF THE BOSTON PUBLIC LIBRARY PROGRAMMING STUDY

6/10/15 AGENDA

1. Present Draft Conceptual Designs and Cost Projections
2. Get Your Feedback

Tappé Architects, Inc.




FINAL PROGRAMMING STUDY PRESENTATION

PROGRAMMING REVIEW – SCOPE OPTIONS

Scope 1 ADA Accessibility & Basic Systems Upgrades	Scope 2 Accessibility, System Upgrades + Moderate Expansion	Scope 3 Accessibility, Maintenance + Comprehensive Improvements/ Expansion
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FANEUIL BRANCH
of the Boston Public Library


PROGRAMMING STUDY

Tappé Architects, Inc. 

FINAL PROGRAMMING STUDY PRESENTATION


PRELIMINARY SCOPE OPTIONS (REPRISE OF 4/1/15 PRESENTATION)

Scope 1 Light Touch	Scope 2 Moderate Intervention	Scope 3 Major Intervention
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FANEUIL BRANCH
of the Boston Public Library


PROGRAMMING STUDY

Tappé Architects, Inc. 


FINAL PROGRAMMING STUDY PRESENTATION

UPDATED SCOPE OPTIONS


Scope 1
Light Touch



Scope 2
Moderate Intervention



Scope 3
Major Intervention



FANEUIL BRANCH
of the Boston Public Library

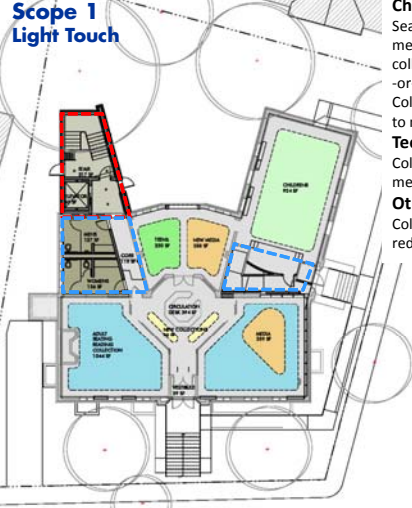
PROGRAMMING STUDY

Tappé Architects, Inc.

FINAL PROGRAMMING STUDY PRESENTATION

UPDATED SCOPE OPTIONS

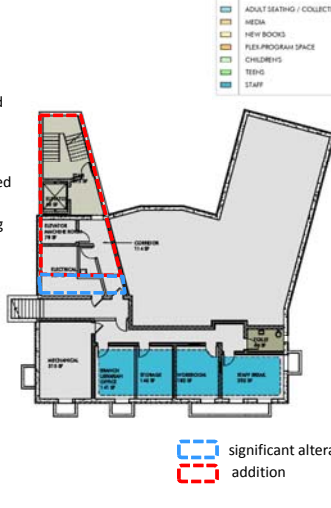
Scope 1
Light Touch



Children's:
Seating reduced to meet targeted collection size
-or-
Collection size reduced to maintain seating

Teens:
Collection size target met, seating maintained

Other areas:
Collections and seating reduced



PROGRAM LEGEND

- NEW VERTICAL CIRCULATION
- BATHROOMS
- NEW PROGRAM SPACES
- ADULT SEATING / COLLECTION
- MEDIA
- NEW BOOKS
- FLUX PROGRAM SPACE
- CHILDRENS
- TEENS
- STAFF

significant alteration

 addition

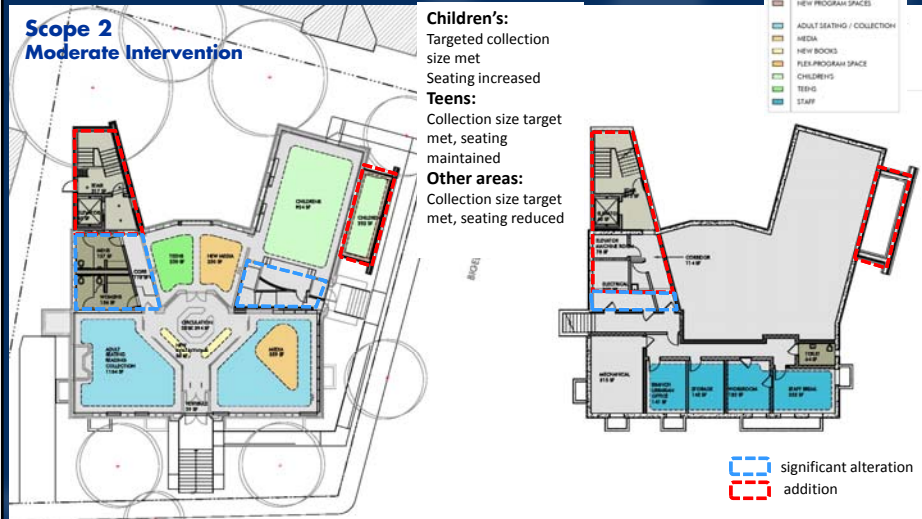
FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc.

FINAL PROGRAMMING STUDY PRESENTATION UPDATED SCOPE OPTIONS

Scope 2 Moderate Intervention



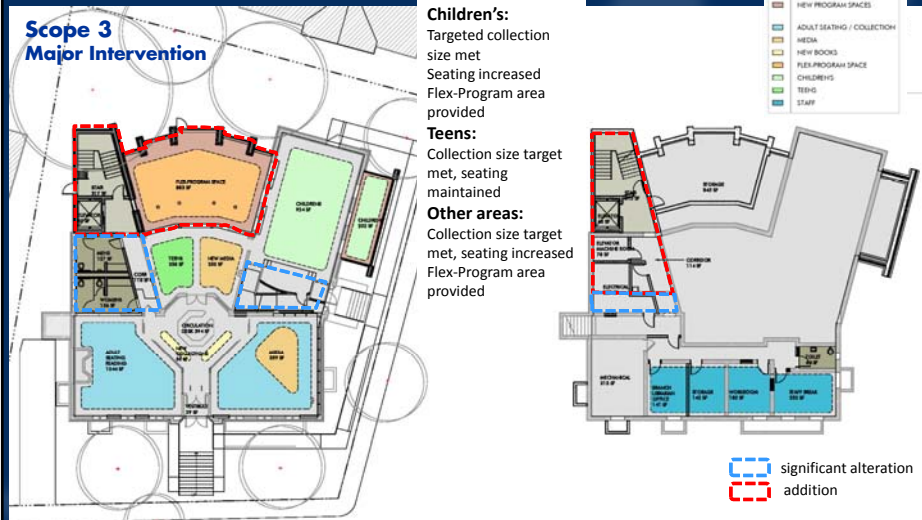
FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc.

FINAL PROGRAMMING STUDY PRESENTATION UPDATED SCOPE OPTIONS

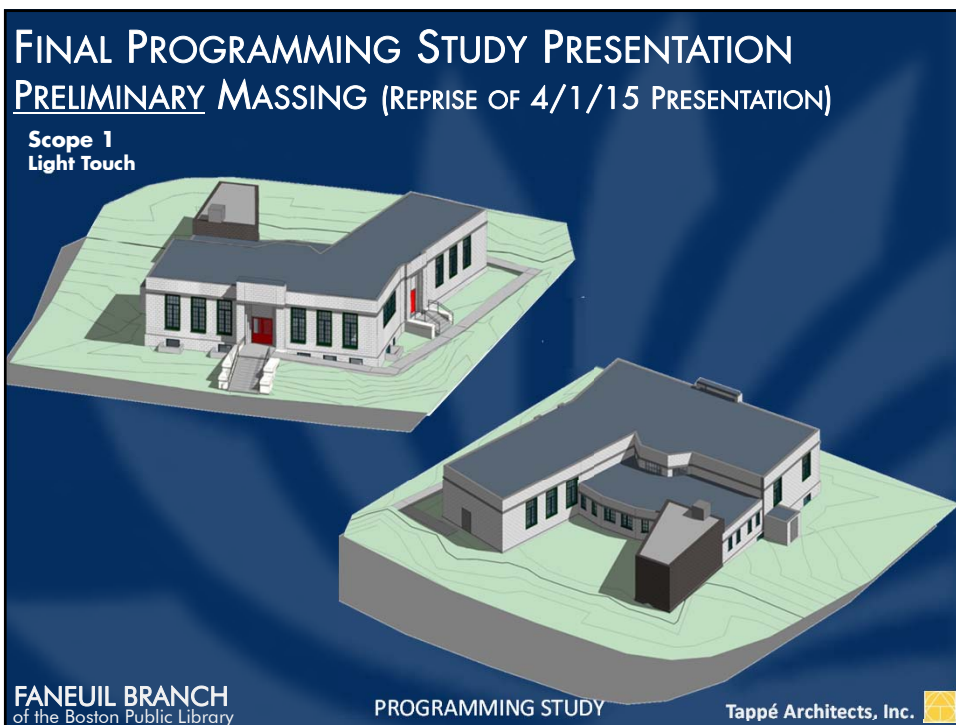
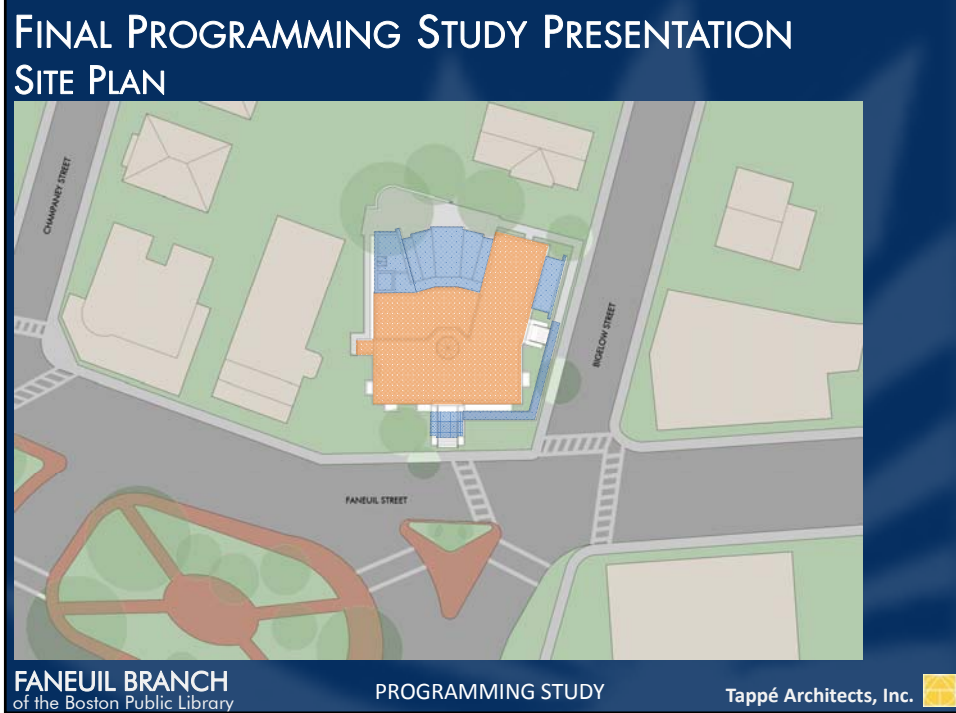
Scope 3 Major Intervention

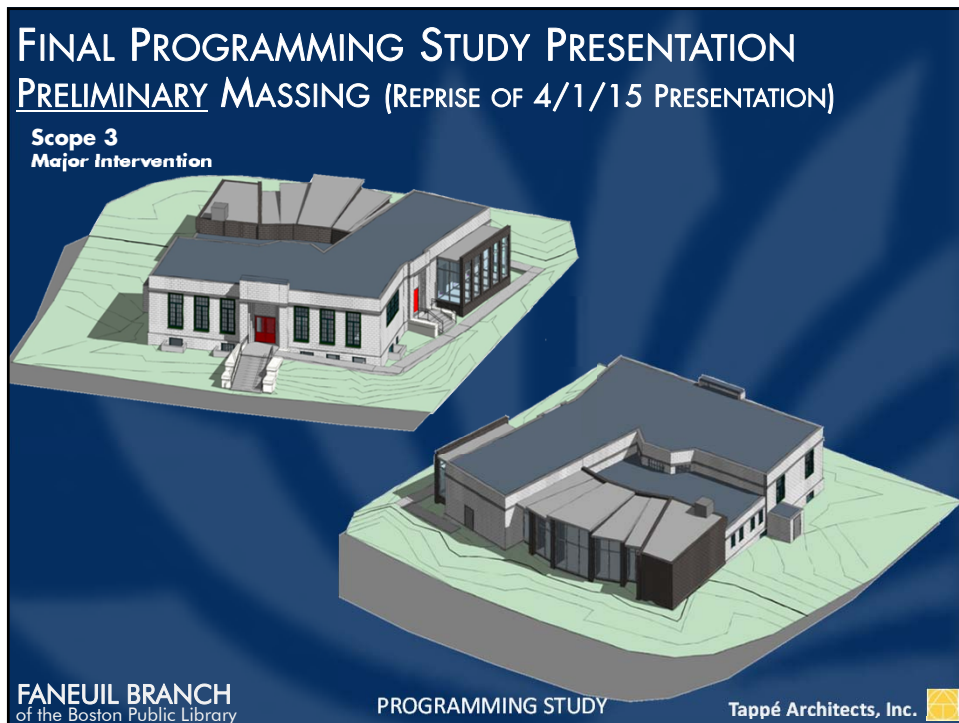
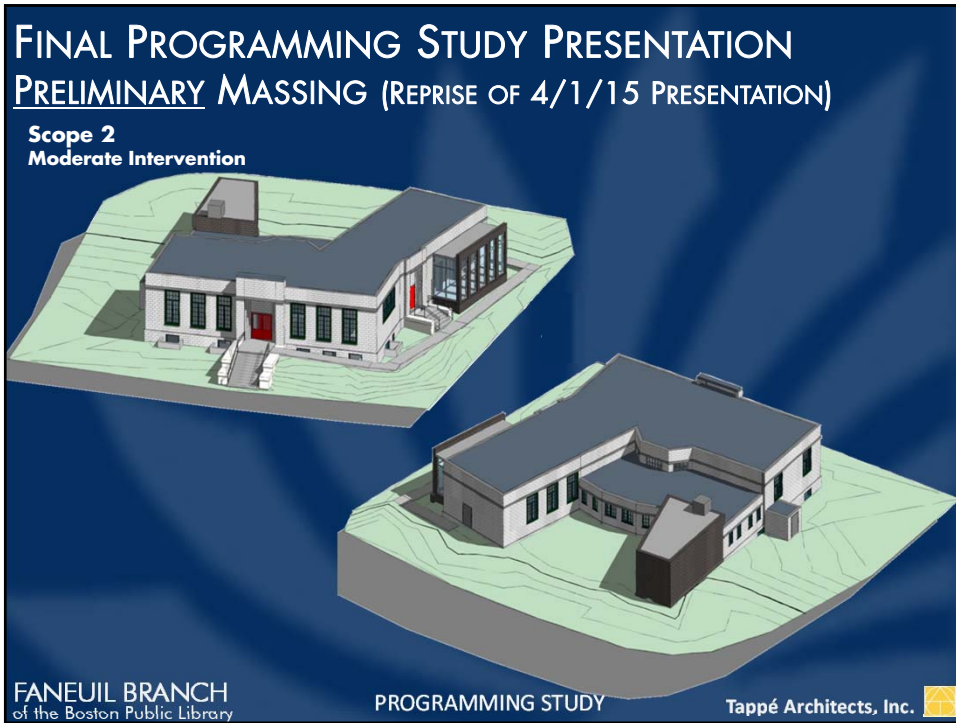


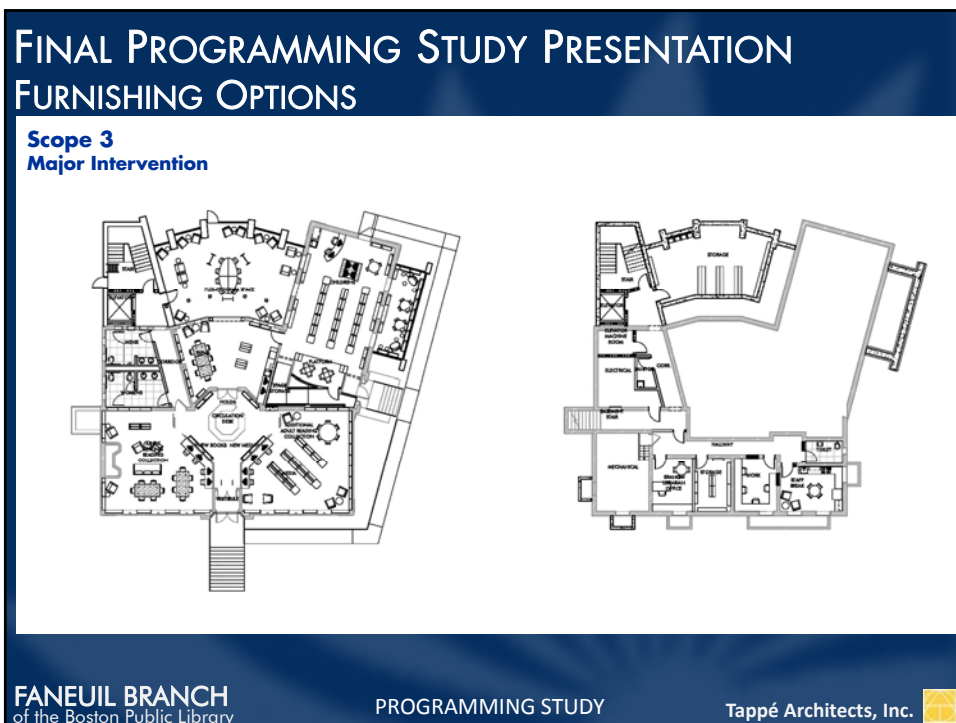
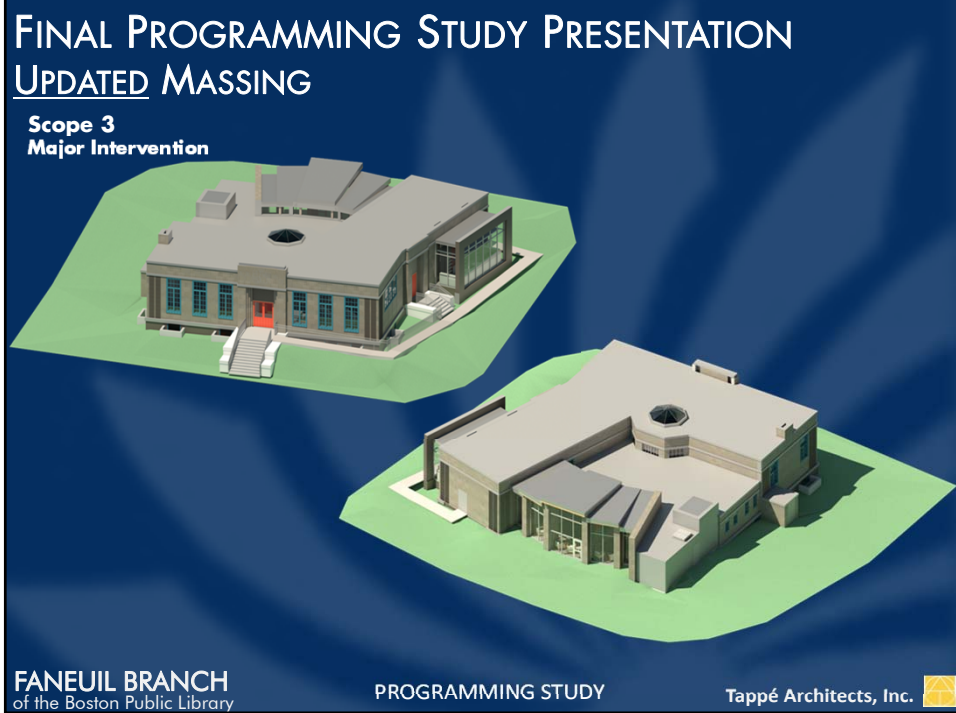
FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc.

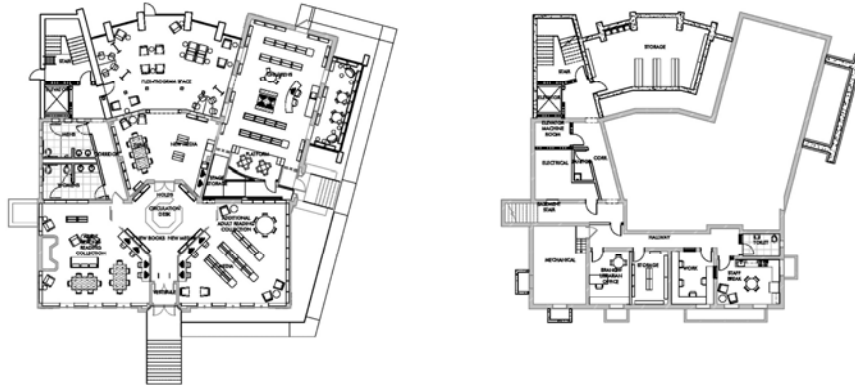






FINAL PROGRAMMING STUDY PRESENTATION FURNISHING OPTIONS

Scope 3 Alternate Layout Major Intervention



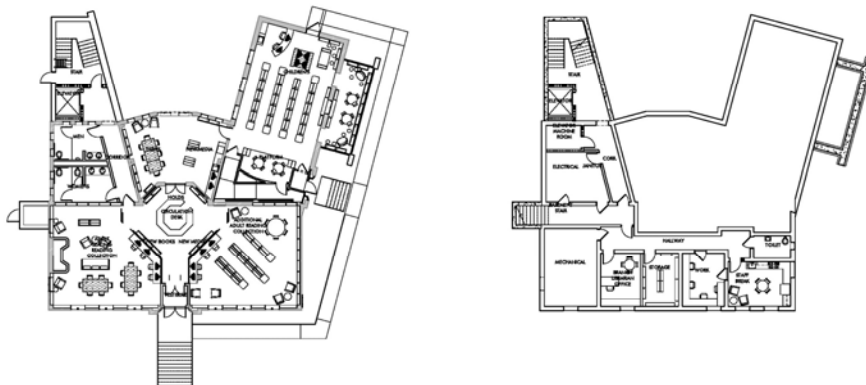
FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

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FINAL PROGRAMMING STUDY PRESENTATION FURNISHING OPTIONS

Scope 2 Moderate Intervention



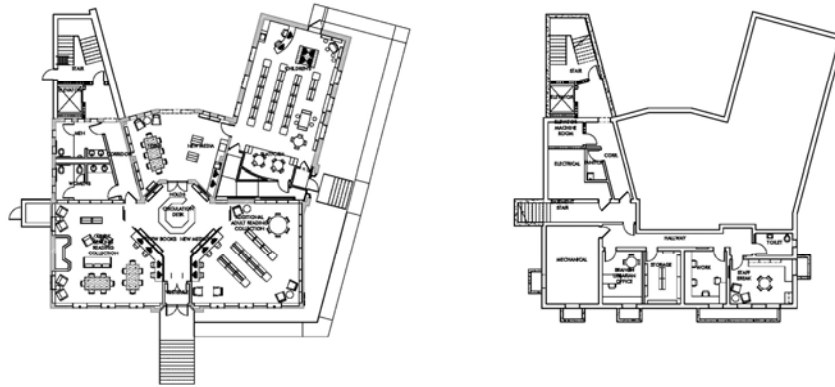
FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

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FINAL PROGRAMMING STUDY PRESENTATION FURNISHING OPTIONS

Scope 1 Light Touch



FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

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FINAL PROGRAMMING STUDY PRESENTATION

Exterior Accessibility Case Study



Westerly Library, Westerly, RI (after accessibility upgrade)

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 





FINAL PROGRAMMING STUDY PRESENTATION COST PROJECTIONS

Scope 1 ADA Accessibility & Basic Systems Upgrades



Construction Cost:*
\$6,536,000

Scope 2 Accessibility, System Upgrades + Moderate Expansion



+
\$431,000

Construction Cost:*
\$6,967,000

Scope 3 Accessibility, Maintenance + Comprehensive Improvements/ Expansion



+
\$1,365,000

Construction Cost:*
\$8,332,000

* Includes:

- Furnishings, Shelving, AV & Misc. Equipment
- Moving
- Contingency (Design/Estimating)
- Escalation to 2019

Does not include project soft costs -
total cost to the City may be greater.

FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

NEXT STEPS – Incorporate Tonight's Feedback into the Final Report



FANEUIL BRANCH
of the Boston Public Library

PROGRAMMING STUDY

Tappé Architects, Inc. 

APPENDIX C –

PATRON SURVEY RESULTS (TAPPÉ)

INTRODUCTION

An on-line patron survey commenced on 8/20/14 and concluded on 10/18/14. The purpose of the survey was to solicit input from the library's service population regarding their current perception of how the library is meeting their needs and how a renovated library might be better configured to meet their anticipated future needs.

While the on-line survey was open, a community meeting was held at the library on 9/11/14 from 6:00 to 7:30. The sessions were facilitated by Tappé and encouraged face-to-face communication and sharing of concerns about the current library and aspirations for a potential library improvement project. About 25 people attended the community meeting. Notes from the meeting were taken by the BPL and are available on-line at http://www.bpl.org/branches/branch_capital_projects.htm#faneuil.

In addition to being vehicles to gather data about community perceptions and preferences about the current and potential future library, the survey and meetings were intended to generate awareness and interest in the community regarding the library's intentions and goals for library improvements.

A copy of the survey is also included at the end of this report. The questions and answers are recorded and analyzed on the pages that follow.

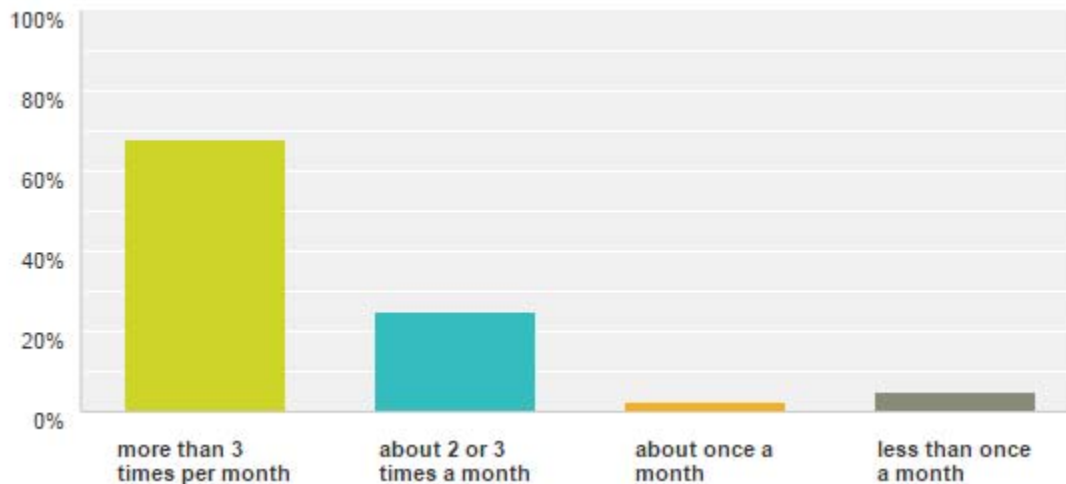
87 people participated in the survey.

The Community Advisory Committee also conducted a survey and provided us with their written summary as well as copies of all responses. Their findings are included as Appendix G. While we did not apply same type of analysis to the CAC survey, since it was structured differently, we noted that "books" were consistently important to the respondents, especially among the 40-60 year old participants, and that while "books" were also important to the 20-39 year old participants, the reasons this age group stated that they come to the Faneuil Branch Library included many references to "environment" "style" "neighborhood resource" "place to read" and "meetings."

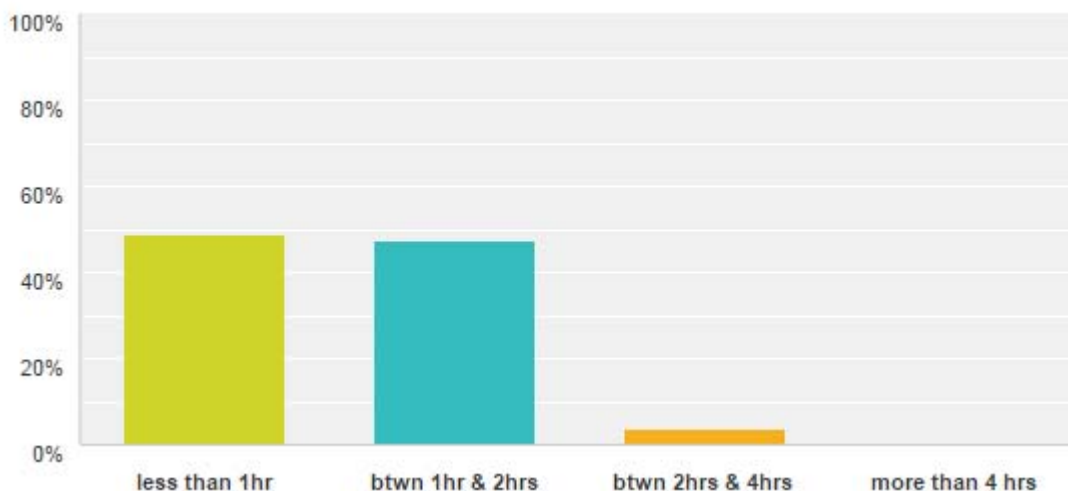
SURVEY RESULTS

Who Participated?

Several survey questions (1, 15-19) were intended to identify who responded to the survey. More than 98% had been to the library in the past year, and About 69% of patrons come to the library more than 3 times a month, so can be presumed to have a familiarity with the library in its current configuration and condition.



However, they don't stay more than a couple hours, indicating that either the library delivers its services efficiently or that the patrons do not feel inclined to spend time in the library – or both. (See additional detail and charts later in this report.) Commentary in the subsequent sections of the survey shed additional light on the factors that encourage/discourage longer stays in the library.

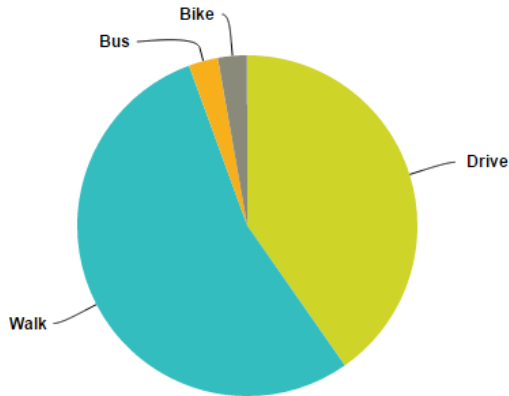


Narrative comments received about how long respondents stay in the Faneuil Branch:

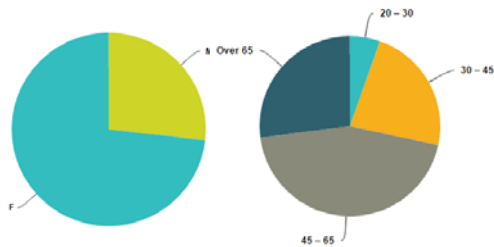
- Once a month, I stay for 2 hours for a book club meeting
- Usually I pick up items I ordered online.

- Typically for meetings and community events.

Additionally, question 13 revealed that the majority of respondents walk to the library, indicating that the library primarily serves its local neighborhood.



Additionally, 71% of the respondents were female and almost half of the respondents were between 45 and 65 years old. Very few respondents (4%) were less than 30 years old.



Q: If you visited a library other than a Boston Public Library, which one and why?

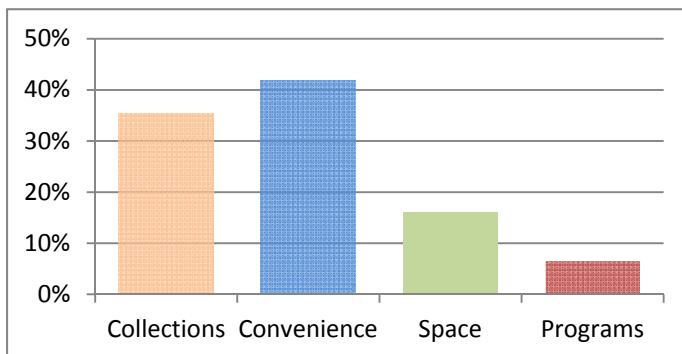
While many respondents indicated that they have visited other BPL libraries, other than the nearby Brighton and Honan-Allston branches and the Central Library, only a handful had been to other branches in the system. East Boston got more visits than others, and is not local, but has recently opened, so was likely an attraction because of it's "newness," and may not be part of a pattern of use.



Browse Research Convenience Variety Copley
 Events **Faneuil** Closer Brighton Honan
 Book Parking Library Friends

The word cluster above is a graphic representation of the words that came up most often in the narrative comments relative to other branches. Generally the responses centered around:

- Collections –better access to desired title or collection type
- Convenience – either close to work and/or home/vacation home
- Space – thoughts about comfort or character
- Programs – Patrons are willing to travel for a program of particular interest



The majority of comments were about collections, followed by convenience and then space. So, easy access to the right collections is paramount, but the quality of space is also important in making a decision about which library to visit. Patrons are also willing to travel for a program.

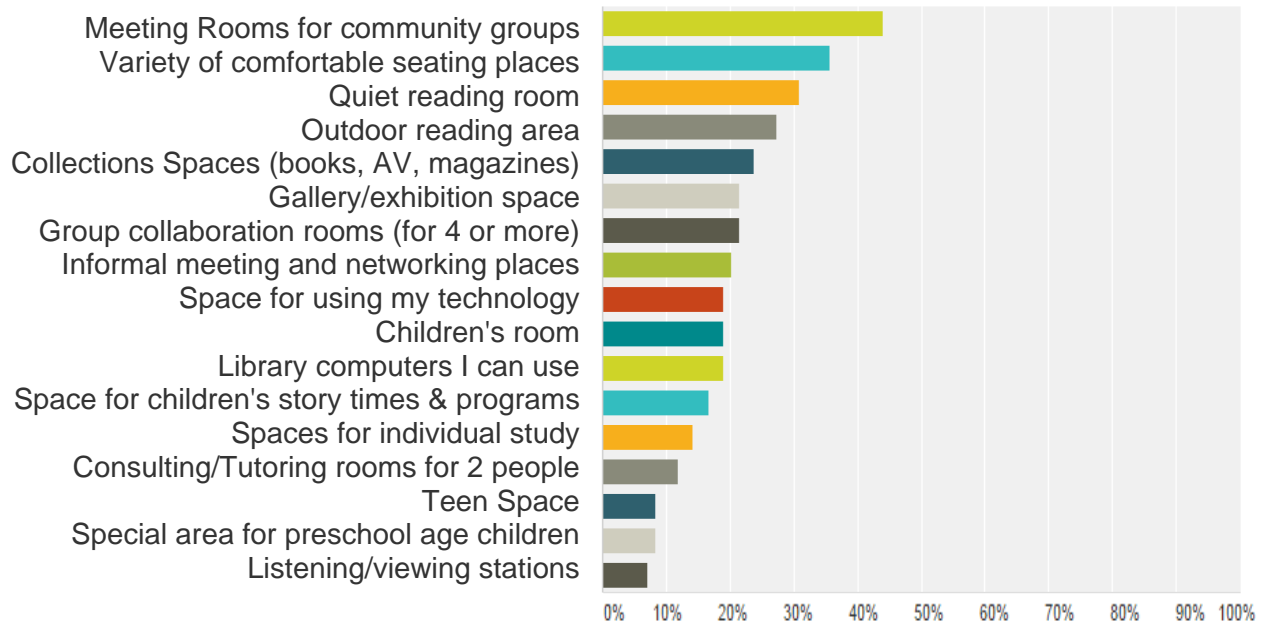
Below is the full text of the narrative responses to this question (uncorrected for typos):

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| <ul style="list-style-type: none"> ▪ Was in the car ▪ Convenience ▪ On my route or near where I am or good parking situation ▪ Close proximity to where I live ▪ I'm all over the city on a daily basis. I visit a variety of libraries ▪ Copley - to see exhibits/rare books ▪ I live in Boston but the staff at Faneuil is fanatastic & we like their book collection. ▪ A workshop was in Brighton and went to East Boston to see new library and to Honan for quiet reading and quiet place to do research and writing | <ul style="list-style-type: none"> ▪ I grew up using the Brighton branch--since 1944--so I go between both Faneuil which is closer to where I now live and the Brighton Central branch. ▪ Also Brighton and Central for events ▪ Was in area ▪ I live equidistant between Faneuil and Brighton, but use Faneuil far more often. ▪ Convenience to my day's run ▪ I've moved to West Roxbury, but I was a frequent visitor to the Faneuil when I lived in Brighton. ▪ N/A | <ul style="list-style-type: none"> ▪ Computer use in Brighton/ quiet in allston ▪ The Honan has a meeting space for large groups to sit and communicate. ▪ to get a book not available at Faneuil ▪ to check them out and visit other friends groups ▪ meetings or to check out facilities, talk to other Friends members ▪ Only went to brighton branch because a playgroup met there ▪ Children in the program ▪ If Faneuil was closed ▪ Also go to West End because it's close to my job |
|--|--|--|

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> ▪ Sometimes I go to Brighton when Faneuil isn't open ▪ Copley - It was there and so was I ▪ A sponsored playground for our grandchildren ▪ To see exhibits mostly go to Faneuil ▪ After work I walk by ▪ Research ▪ To see the building, visit/research news archive ▪ Sometimes to retrieve a book/audiobook ▪ Depending on where I happen to be before work ▪ Because late hours at Brighton ▪ N/A ▪ Brighton hours different. I prefer Faneuil ▪ Brighton, Central - Just for variety ▪ Visited J.P. Library. Relatives near. ▪ Book Club ▪ Either Brighton & Copley Sq. occasionally. ▪ Brighton ▪ In the neighborhood. I always like to browse ▪ If I am in the area of another library I will occasionally stop in. ▪ For scheduled community events and it's closer to my home ▪ parking, speaker, I was in the neighborhood, workshop, public meeting, book selection, ▪ just to see if they had a more complete selection of books to browse through <ul style="list-style-type: none"> ▪ Newton - Children's Program ▪ Falmouth in the Summer ▪ Work | <ul style="list-style-type: none"> ▪ Watertown - Book Club meets ▪ My husband teaches at Boston College and I work in a community college ▪ Brookline - Putnam - I'm in the neighborhood ▪ Petersham, MA to use the internet ▪ Newton, because it was on our way to gymnastics. Families are busy & need convenience. ▪ Faneuil, love the staff and the location ▪ Hull - have a summer home. ▪ Greenfield Community College because I live out that way half of the year ▪ N.A. ▪ Weston, and Newton more physical conveniences ▪ N/A ▪ Manomet Public Library, Boston College, Boston University ▪ Newton for periodicals, research or books not available at Faneuil ▪ Watertown MA. New facility, it is updated, clean and bright. ▪ N/A ▪ I go to Faneuil because of its proximity to my home and the friendliness of the staff ▪ Newton/Watertown not available in BPL ▪ Mattapoisett - Summer vacation ▪ Faneuil branch is in my neighborhood ▪ Is close to my home | <ul style="list-style-type: none"> ▪ Faneuil - to pick up book, see a show, use the computer and perform for an audience. ▪ No ▪ Somerville Public Library - closer to my residence ▪ Brookline - Main - Music scores ▪ Newton because it's really good, but I don't go often. ▪ N/A ▪ Newton - Close to our daughters school ▪ Watertown, MA - Like the cafe/used bk area. ▪ Newton Free Library - I do volunteering near the building. ▪ If they have a book Faneuil doesn't ▪ Convenience if I'm closer or Copley for the special exhibits because I'm in town more often. ▪ For a certain book ▪ Watertown Public Library. I borrow books there that I can't get through BPL. Also, I occasionally go there to work and be anonymous (which I can't do in my local library - which is a good thing!) ▪ Minuteman Libraries because they carry Blu-Ray DVDs and Billerica Public Library because it is near my work. ▪ Rockland, ME Public Library - to browse and take out books, to attend a program and to use their computer ▪ No |
|---|--|--|

What kind of spaces would you like to see more of in a renovated library?

In this question we asked that the respondents pick up to 4 categories of space that they would like to see more of in the future library. The results tally as follows:



Direct Response Observations:

Because there is no specific accommodation for community meetings, **Meeting Rooms for community groups** was identified most often as the kind of space desired in an improved Faneuil branch. The desire for **Comfortable Seating**, and **Quiet reading room** was of high importance, ranking higher than a desire for more **Collection Space**. **Spaces for Individual Study** also ranked high, suggesting that places of quiet for focused concentration are sought after in the library. These factors combined may be reflected in the finding that patrons tend not to stay in the library longer than 2 hours, suggesting that there may not be enough seating in the library and/or that the available seating is not comfortable. The notions of an **Outdoor reading area** and **Group collaboration rooms** were popular, as was **Informal meeting and networking places**.

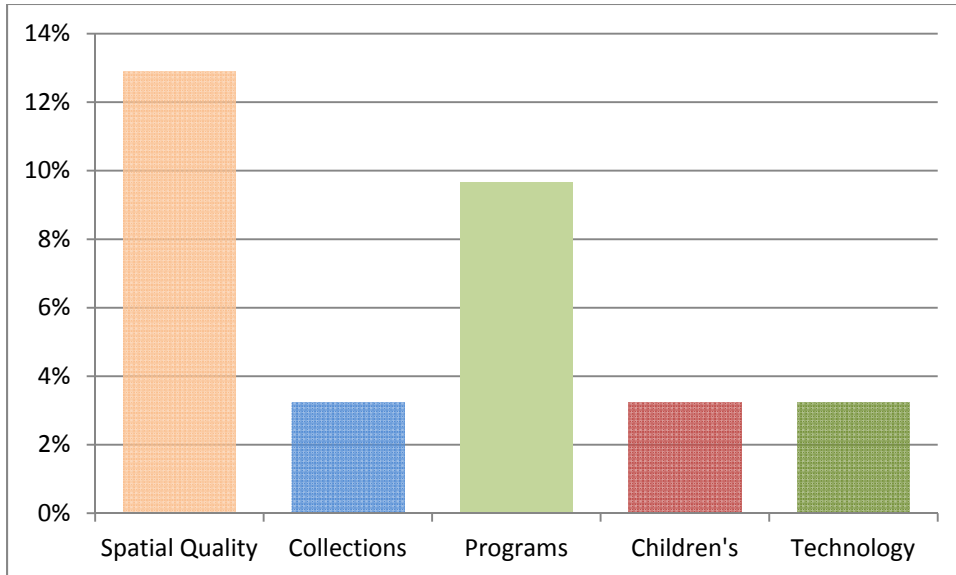
Considering Technology, the moderate rankings for the two categories of **Space for Using my Technology** and **Library Computers I can use** suggests that using technology in the library remains important and that respondents tend to own and bring their own technology.

Children's room was also moderately important. Combining that with space for children's programs and preschool spaces suggests that a strong focus on the Children's library will be supported by the community.

Teen space and **Special area for preschool age children** ranked relatively low. **Listening/viewing stations** were not seen as important.

Narrative Comment Observations:

The majority of the written comments about the kinds of spaces desired in an improved library were characterized as having to do with library spatial quality, reflecting appreciation for the architectural character, the need for accessibility, and the current cluttered or crowded condition. There were also comments about program space, collections parking, and technology.



Below is the full text of the narrative responses to this question (uncorrected for typos):

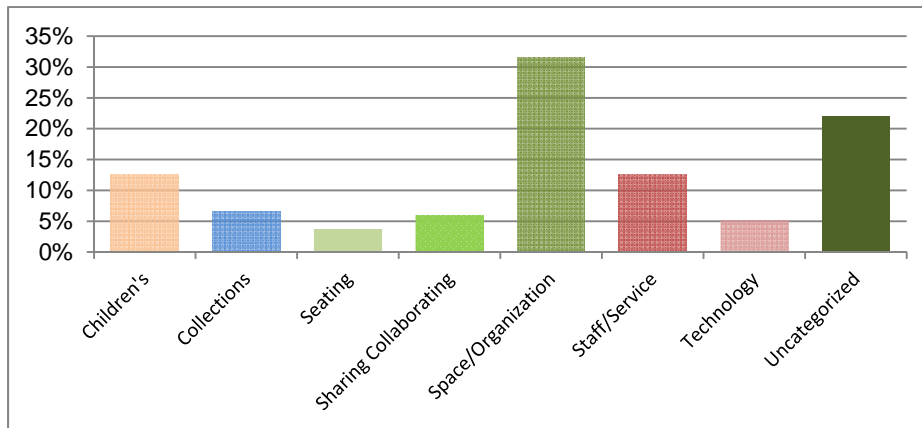
- Parking
- Utilize basement for storage and clutter removal
- Movie/Library space to be used for lectures, films, etc.
- Only if it doesn't ruin the architecture
- Keep the stage in children's room to be used for adult as well as children's events
- better separation of space for newspaper, magazines, video, computers.
- I would like to see the library have ability to have interactive virtual ability to share educational symposiums with other libraries
- More parking
- A performing space for live theaters
- Handicapped bathroom
- More programs
- use the library mainly for dropping and picking up books

Q: What Works? What Doesn't and/or What's Missing?

These questions solicited input about the current facility as well as input about what might be desired in an improved library:

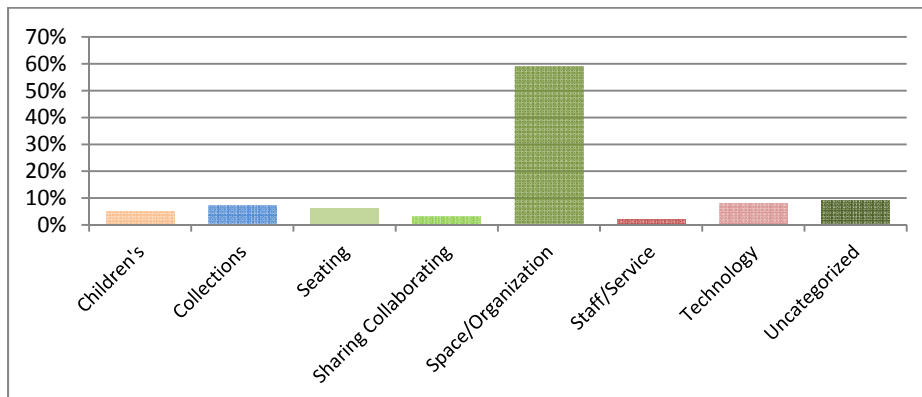
- **What FEATURES/SERVICES of the current Faneuil Branch Library do you feel should be RETAINED in a renovated Library?**
- **What SHORTCOMINGS of the current Faneuil Branch Library ought to be AVOIDED in renovated Library?**
- **Relative to library spaces, can you identify INITIATIVES or INNOVATIONS you have seen/heard of/read about in other libraries that ought to be considered for an improved Faneuil Branch Library?**

We categorized the narrative responses (separately for each of the three questions) to facilitate analysis.

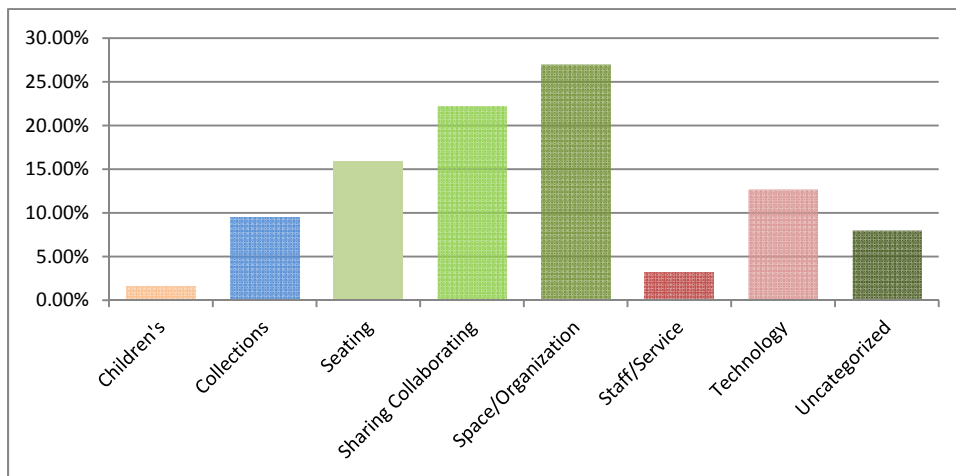


What FEATURES/SERVICES do you feel should be RETAINED in a renovated Library?

(note: nearly all of the "Uncategorized" comments expressed basic satisfaction with the library as it is.)



What SHORTCOMINGS of the current Library ought to be AVOIDED in renovated Library?



INITIATIVES or INNOVATIONS in other libraries that ought to be considered?

Observations:

The majority of comments about all of these three basic questions were categorized as relating to **Space/Organization**. These comments included positive associations with the historic architecture of the existing building and location of the existing desk. These types of comments suggest that maintaining or restoring the historic finishes and spatial qualities throughout the library will be appreciated by the majority of patrons, and eliminating patron interface with the basement spaces would be advantageous. Very nearly 60% of the “What Doesn’t Work?” comments were about Space/Organization. The focus was on congestion, the lack of quiet space, and toilets.

The respondents suggest that there is not enough seating or seating in quiet places is not available and that seating for small groups is not available, indicating that more seating of a variety of types and configurations is important.

Respondents identified as desirable: variety of comfortable and daylit reading areas, separation between **Children** and the rest of the library and study areas for individuals and groups.

Relative to **Children**, several comments indicate that maintaining separation between the activities in Children’s and other areas is important to both the users of the space and those who use the rest of the library.

For all 3 questions, there were few comments that were characterized as specific to **Collections**, and those that were indicated only a simple desire for more books and newspapers. Respondents did not indicate that the selection of books/media in their area of interest was not to their liking. Comments about media indicated a general satisfaction with the size of the AV collection in the library.

When considering features that other libraries had that the respondents felt should be incorporated or emphasized at the Faneuil Branch, **Sharing/Collaborating**, **Seating** and **Technology** were emphasized. A desire for more comfortable **Seating** was mentioned repeatedly, indicating that the relatively short stay that is typical may be due to inadequate seating. Café spaces were mentioned both as a type of space as well as a service that was desirable. There were many comments regarding **Initiatives and**

Innovations indicating a desire to accommodate large community meetings, tutoring activities and casual meetings (**Sharing/Collaborating**). This will impact **Seating** as well.

Relative to **Staff/Service**, there was generally praise for the staff, and the service desk location was usually identified as welcoming and convenient.

Below is the full text of the narrative responses to these questions (uncorrected for typos):

Q: What FEATURES/SERVICES do you feel should be RETAINED in a renovated Library?

- Knowledgeable and friendly staff
- Wonderful Staff
- All art deco elements, front desk, libraries, tables
- Check out desk positioning
- Dedicated open space for kids to play (soft blocks, reading circle) etc
- Everything, including the classes offered
- All the architectural elements. Just paint it clean. Do Not Ruin It!
- Children Room
- Books
- Separate children's area
- The children's room
- The stage for both children and adult events
- Besides the wonderful staff, the ambiance of a small, personal space.
- children's room and programs
- The library is wonderful as is! Keep the art deco features and avoid a sterile "modern" interior.
- Emphasis on children
- To me, the Faneuil Branch is fantastic. I love the ambiance, the smallness, the charm of the building, and the incredible service offered by the outstanding staff. I wouldn't want any renovation to disrupt that.
- Collection spaces
- I'm satisfied
- children's section
- The art deco design. Open layout (i.e. can see all rooms except children's room when you enter.
- the natural light.
- the personal ambience
- Everything
- all services but renovated space and improved technology
- center librarians desk as you enter library
- Central front desk manned by librarians. Keep it where it is
- All
- The wonderful librarians
- Unique architecture
- like just about everything about the current library
- computer Access Terminals
- Art Deco Features, Children's room on 1st floor
- All current features
- comfortable, informal welcoming atmosphere
- Computer space, comfortable seating space
- Computer space, quiet reading room, children's room, tutoring rooms
- The excellent staff
- Retain current character art deco features including windows and front desk
- Computer space
- Architectural details
- Children's room
- The wonderful, ever helpful librarians
- All
- All! Including stage in children's room
- Central librarian desk with friendly staff
- Great Librarians!
- Keep them all but expand resources and space
- Children Room - quiet
- Separate spaces for kids
- Intimacy, sense of community, old library charm
- All of it
- Excellent collection of new material, easily found.
- Very accommodating, knowledgeable
- Reading men, Computer section
- Wonderful libraries / friendly atmosphere
- The warm friendly atmosphere
- Aesthetically, I love the feel of the whole building.
- The Art Deco architectural features
- The stage in the children's section should be maintained for speeches or presentations. Maybe that room should not be the children's section upon renovation. Seems like it might be better utilized for neighborhood gatherings or presentations.

- | | | |
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| <ul style="list-style-type: none"> ▪ Outdoor space is nice ▪ The Children's Room including the stage ▪ circulation desk at the entrance, separate children's room, separate computer space, adequate shelving for books, soft seating for reading, tables for study and reading ▪ Keep all the art deco architectural details! <ul style="list-style-type: none"> ▪ Rich programs for all ages. Warm, welcoming safe ▪ Reading Room ▪ Programs ▪ Stage ▪ Computer access we need more. ▪ A larger selection of books on CD would be good ▪ Special programs ▪ The children's room is very appealing for | <p>children. I used to bring my students there all the time, and they came to love it, and talk about "their library".</p> <ul style="list-style-type: none"> ▪ Friendly neighborhood feel and staff ▪ comfortable chairs for reading by the fireplace ▪ Books increased. Do not Decrease our book collection!!!! ▪ stage ▪ Revolving selection of books ▪ performing space ▪ Light ▪ Great service in ordering books ▪ wing chair architecture ▪ Warm, home-like feel of arrangement of books, periodicals and furniture. ▪ Feeling of community ▪ Comfortable seating | <ul style="list-style-type: none"> ▪ Separate spaces for computers ▪ Kind, courteous, knowledgeable library staff ▪ Very good assistance from library staff ▪ Art Deco design ▪ children's programs, pre-school, toddlers... ▪ the staff ▪ Love the stage in the Children's Room. ▪ Central check-out desk- I like that you get to interact with the librarians right when you walk in, they know you! ▪ The backyard should be maintained but definitely improved. It is not utilized enough. ▪ computer stations keep and expand this access |
|--|---|--|

Q: What SHORTCOMINGS of the current Library ought to be AVOIDED in renovated Library?

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ▪ Shortage of accessible bathrooms ▪ Handicapped bathroom ▪ Congestion getting from room to room ▪ Children's room needs to be safer. raised theatre is an issue and wheelchair access button means toddlers can easily open and slip out onto street. ▪ Not enough quiet space ▪ Adults and teens have to work in the same space - consider an area for children, teens adults & families; individual study space, group study, meeting and lecture rooms | <ul style="list-style-type: none"> ▪ Space needs room for all types of books ▪ Not enough budget allocated to clean bathroom ▪ Restroom should be handicap accessible ▪ Location of bathroom ▪ A quiet even if it is downstairs is needed ▪ An upstairs bathroom should be built. Book, DVD, tapes on low to the ground shelves-- except in children's room ▪ Not enough quiet space for reading ▪ the bathroom is a bit rustic. ▪ outdated bathrooms ▪ I'm satisfied ▪ the side walls leading to the librarians desk could be | <p>removed to make it appear more open</p> <ul style="list-style-type: none"> ▪ Can be very noisy because of layout, but glass enclosures of each room could diminish that. ▪ The children's space is very overcrowded and "cold feeling" I would like to see a more open and "cozy" feeling when I bring my young children. ▪ cellar bathroom on same floor more space relocate computers ▪ Please site a handicapped-accessible restroom on the first floor ▪ clutter / needs more "space" ▪ They need a bathroom upstairs badly. |
|---|---|---|

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ▪ stop reduction of books or the collection size, add more periodicals, ▪ HANDICAP ACCESSIBILITY - must have at least one handicap stall bathroom on first floor ▪ none ▪ Leave the space open. Don't divide up the space up too much ▪ Currently there is no quiet space ▪ MOre modern restroom with more room ▪ Address access for wheelchairs/strollers ▪ None that I can think of ▪ Backroom of library very confusin, disorganized ▪ Need seperate bathrooms ▪ None that I can think of. ▪ Performing space ▪ Better air conditioning ▪ Children ▪ All good ▪ No adequate bathrooms ▪ None ▪ Need bigger space ▪ We must have a bathroom more accesible ▪ Bathroom- small, cramped, windy staircase ---- this is a disgrace ▪ Restrooms downstairs ▪ Improve narturalo light | <ul style="list-style-type: none"> ▪ Lack of space ▪ Needs water ft, bathroom ▪ Need more space in theadult computer area ▪ Bad, loud, A/C ▪ Need a better flow of space within the current structure ▪ Terrible bathroom situation ▪ The use of space seems outdated and strange in the main room. It should be reconfigured. ▪ bathroom downstairs ▪ lack of bathrooms on the main floor, lack of handicapped entrance, lack of public entrance on the ground floor, lack of organized space for the staff for shelving, administration, ongoing tasks and storage. ▪ Better space for DVDs. More space for new releases and new magazines. More bookshelves/books needed. ▪ Congestion at main entrance ▪ Love it the way it is. Please don't make it too cold. ▪ Get new era, appropriate lighting. ▪ I wish there was a better wheelchair accessible bathroom (not in the basement). I would move | <ul style="list-style-type: none"> offices into basement and bathroom upstairs. ▪ Door to children's room should ave BPL person on duty every minute library is open for security reasons ▪ lack of quiet reading space ▪ Staircase to bathroom is not safe. Very noisy air conditioning. ▪ a meeting room is needed, and electric plugins for personal technology/computers. ▪ Need modern bathroom - 1st floor ▪ It's a beautiful space which could be better designed ▪ Need accessible bathrooms ▪ I just come in and leave ▪ Make comfortable place for to read paper ▪ better use of outside (backyard) area ▪ Impossible for habdicapped. No handicapped bars ▪ Improve energy efficiency ▪ Better A/C needed ▪ Overall too cramped. More space for all collections ▪ a quiet room ▪ Is the stage ever used? Perhaps that could be made into more space for collections and seating. |
|--|--|--|

Q: What INITIATIVES or INNOVATIONS in other libraries that ought to be considered?

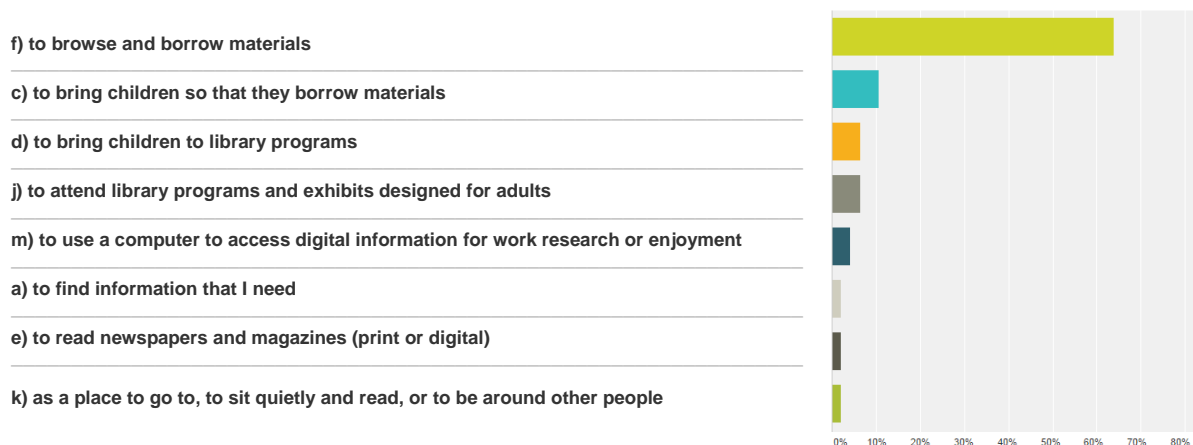
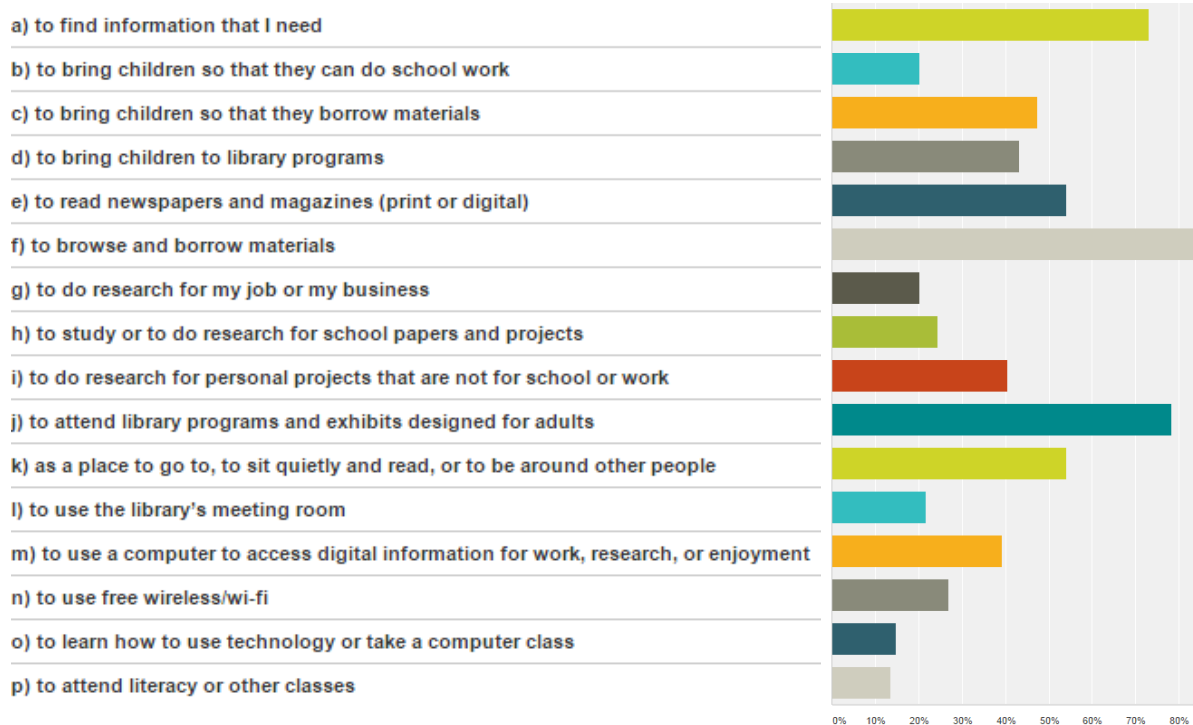
- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ▪ If back was openlots of glass to see outdoors would be great. ▪ Have a courtyard inside library w/cafe where people can eat, read, or listen to concerts ▪ Move access to programs like duo-lingo. ▪ Easier faster electronic check out of materials | <ul style="list-style-type: none"> ▪ books from different languages ▪ The programming at Faneuil is great. ▪ I'm satisfied ▪ handicapped access improvements ▪ automatic checkout reading in comfort ▪ computers with Skype | <ul style="list-style-type: none"> ▪ A space for community meetings and performances of plays and dance and political gatherings. ▪ 3 D printer technology ▪ 3 d printers or tech area. MIT s FAB LABS would be excellent format and superior to Maker's Spaces ▪ none |
|---|---|--|

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> ▪ N/A ▪ More space for magazines, more places to ▪ In In England new libraries have auditoriums ▪ None that I can think of. ▪ The Honan Library has a large performing space ▪ Coffee shop ▪ Variety of comfortable seating places ▪ Space for new books ▪ Increase collection (real books) ▪ Bathroom and bathroom (Toilet) Access for handicapped ▪ restrooms ▪ Community rooms ▪ Outdoor Space ▪ Cambridge Central Library has an amazing Children's Room with many unique features ▪ I wouldn't go so far as to describe it as innovative but why isn't the circulation desk at either the right or left on the inside of the front door | <ul style="list-style-type: none"> like 99% of the libraries in this country. ▪ Space for young adults to use wifi, personal laptops and tablets, drink coffee ▪ elevator access to a public bathroom ▪ In other libraries I have visited, having a separate reading room with comfortable chairs and desks and at least one computer station, ▪ Adding new furniture that complements the building style. (Love the retro 1960s feel of the Brighton branch's furniture.) ▪ Don't fix what is not broken. ▪ Study carrels to increase private study space. More digital resources, hosting book talks, lectures, developing a lecture series, create an email subscription to Faneuil so that the events can be emailed to subscribers. ▪ Outdoor Garden/Reading Area | <ul style="list-style-type: none"> ▪ Small tutorial/ conference/ space made available ▪ We badly need access to cultural activities that we cannot afford now and even less so in the future, ▪ much faster wifi/internet ▪ display newspapers, community info, more places to sit and read ▪ The Honan Library has a large gallery and parking ▪ Comfortable area to read ▪ tutorial spaces ▪ single computers on study desks throughout the library in addition to a few computers grouped together, incorporation of outdoor spaces with large windows (perhaps a room with floor to ceiling windows overlooking the garden- could be a reading space or small meeting space), handicapped access ground and 2nd floor, public restrooms ground and 2nd floor.. |
|--|--|--|

Q: For What Purposes is the Library Used?

Q: Which one is the single most important reason you use the library?

In these questions we encourage respondents to reflect on why and how they actually use the library, rather than focus on the utility that they imagine that the community at large may have.



OBSERVATIONS:

After the traditional uses of “browsing and borrowing materials” “to attend library programs and activities” “finding information” and “reading newspapers and magazines,” the library “as a place to go to, to sit quietly and read, or to be around other people” ranks high. This is followed by traditional children’s activities. Then, the library as a place “to do research for personal projects” and “to study or to do research” “to use a computer to access digital information” “to use free wi-fi” are next in the

rankings. These are activities that need accommodations suitable to extended stays in the library relative to finding material and checking it out to use elsewhere.

Q: As the Boston Public Library plans Faneuil branch improvements, it needs to understand your needs so that it can prioritize its services. Identify how important you think the services below will be to you and your household in the future.

In this question we solicited commentary specifically about future services and the future role of the library in the community.



Observations: After the traditional uses of providing children’s services and supporting students of all ages, the aspects of the future Faneuil Branch library that will be either “very important” or “important” in the community were serving as a community hub and providing a comfortable place to go to read or

think or work. This suggests that library spaces that are inviting and comfortable for patrons to spend time will be appreciated by a broad cross section of the community.

Survey Form



HELP US OUT! - Faneuil Branch Patron Survey

THE BOSTON PUBLIC LIBRARY

Employing its background of more than 30 years of experience in library planning and design, Tappé Architects, Inc. is working with the City of Boston and the Boston Public Library to better understand **the needs of the users of the Faneuil Branch**.

This survey is specifically focused on the potential improvements to the **Faneuil Branch** of the Boston Public Library and how it can better serve its neighborhood.

What are some of the things you might be able to do at an updated Faneuil Branch?

All ages will **find traditional information** in books, audio/visual material, magazines, **access digital information**, **borrow** material and **take classes**. Students of all ages can learn to **improve skills** with technology, **practice** a language, or **listen** to a speaker. Kids can **hear** a story, **read**, **learn** and **have fun**. Teens will meet each other, **do homework**, **collaborate** and **talk**. Students of all ages will be able to **study** alone or in groups. Everyone can be studious or **be creative** or **relax** in a comfortable chair with a good book, a magazine or **use a computer**.

You can help us make the Faneuil Branch become the best it can be, by answering a few questions.

Yes
No



Prior to today, have you visited a library (in the Boston Public Library system or elsewhere) in the past year?

a. If Yes, How often did you go to a library? Would you say...

- | | |
|--|---|
| <input type="checkbox"/> more than 3 times per month | <input type="checkbox"/> about once a month |
| <input type="checkbox"/> about 2 or 3 times a month | <input type="checkbox"/> less than once a month |

b. How long do you typically stay?

- ☐ less than 1hr ☐ btwn 1hr & 2hrs ☐ btwn 2hrs & 4hrs ☐ more than 4 hrs

c. Which library did you visit?

- | | | |
|--|--|--|
| <input type="checkbox"/> Central Library | <input type="checkbox"/> Faneuil | <input type="checkbox"/> Parker Hill |
| <input type="checkbox"/> Adams Street | <input type="checkbox"/> Fields Corner | <input type="checkbox"/> Roslindale |
| <input type="checkbox"/> Brighton | <input type="checkbox"/> Grove Hall | <input type="checkbox"/> South Boston |
| <input type="checkbox"/> Charlestown | <input type="checkbox"/> Honan-Alston | <input type="checkbox"/> South End |
| <input type="checkbox"/> Codman Square | <input type="checkbox"/> Hyde Park | <input type="checkbox"/> Uphams Corner |
| <input type="checkbox"/> Connolly | <input type="checkbox"/> Jamaica Plain | <input type="checkbox"/> West End |
| <input type="checkbox"/> Dudley | <input type="checkbox"/> Lower Mills | <input type="checkbox"/> West Roxbury |
| <input type="checkbox"/> East Boston | <input type="checkbox"/> Mattapan | |
| <input type="checkbox"/> Egleston Square | <input type="checkbox"/> North End | |

☐ If you visited a Boston Public Library Branch other than Faneuil Branch, why?

☐ If you visited a library other than a Boston Public Library, which one and why?

TAPPÉ ARCHITECTS
BOSTON • TAPPE.COM

Survey Form



HELP US OUT! - Faneuil Branch Patron Survey

THE BOSTON PUBLIC LIBRARY

- q. Other, please specify _____
r. Of all the reasons you use the library, which one is the single most important? _____ ("a" thru "p")

When using a computer in the library, do you primarily access library holdings or information on the internet?

- ☐ Library Holdings ☐ Internet ☐ Both equally ☐ Unsure

How do you typically travel to the Library?

- ☐ Drive ☐ Walk ☐ Bus ☐ Bike ☐ Other

Very Important
Important
Unimportant

As the Boston Public Library plans Faneuil Branch improvements, it needs to understand your needs so that it can prioritize its services. Identify how important you think the services below will be to you and your household in the future.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- Providing preschool children with picture books, story hours, and learning materials.
- Providing students, both children and adults, with the books, magazines, Internet access, and other services they need to do their school work.
- Providing information needed to answer personal & household questions.
This could include, for example, information about how to fix things around the house, hobbies, health issues, or the quality and prices of home appliances.
- Providing specialized collections of books, magazines & computerized information needed for research or write books.
- Providing business information to businesses in your community.
This could include, for example, information about sales or marketing, worker safety, environmental protection, or setting up a new business.
- Serving as the hub of the community - a place where organizations or clubs could hold meetings or present concerts and lectures.
- Providing people with information about their community.
This could include, for example, information about local government, issues or laws about local community services such as health clinics or daycare.
- Providing adults who are NOT students with the materials and services they need to better themselves or to learn a new skill.
- Providing a comfortable place to go when they need someplace outside of their house or apartment to read or think or work.

Yes
No
☐ ☐

General Questions – Patron Demographics

- Are you currently a student attending school or taking classes? _____
- What language do you speak at home? _____
- How many children age 17 and under are living in your household? _____
- How many people over the age of 65 are living in your household? _____
- Gender
☐ Female ☐ Male
- Age Range
☐ 0 – 19 ☐ 20 – 39 ☐ 40 – 55 ☐ 56 – 70 ☐ Over 70

Thanks for your input! You can also participate in the survey on-line at:

<https://www.surveymonkey.com/s/FaneuilBranch>

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BOSTON • TAPPE.COM



APPENDIX D –

PATRON SURVEY RESULTS (C.A.C.)

Community Input to the Faneuil Library Programming Study October 13, 2014

Context:

The Faneuil Library community (patrons, Friends of the Faneuil Library, and library staff) is thrilled to learn that the BPL has commissioned a programming study for the facility. Upon learning about the schedule leading up to the first phase of the study, the Friends of the Faneuil Library decided to enhance opportunities for community input early in the process. To meet that goal, we organized a “working meeting” of a focus group to deal with the three key questions guiding the study (What works in the Faneuil Library? What does not work? What can be done better?), and designed a survey (available on line, and on paper at the front desk of the Faneuil Library). Between 35 and 40 patrons attended the working meeting. At this time, 93 individuals have filled out our survey (88 on line, 5 on paper).

General Findings (Summary):

- There was extraordinary **convergence in the responses** obtained through the survey and working meeting.
- The two **main reasons why patrons go to the Faneuil Library** is for its collection, specifically to gain access to books, and to be part of a community-gathering place.
- **What patrons like MOST about the Library:** The competence and friendliness of the Faneuil Library staff (by far!); its architectural features, particularly the Children’s Room and the centrality and welcoming position of librarians’ front desk; and the small scale, coziness, and “community center” atmosphere of the library.
- **What patrons like LEAST about the Library:** The lack of maintenance of the Library’s physical plant and the urgent need of upgrading its most basic systems, paramount among them the BATHROOMS and the BASEMENT; and the fact that its space is ill used or under-used.
- **What still works about the building:** The Art Deco style, the librarians’ front desk, the high ceilings, the windows, the fireplace, the individual rooms, particularly the children’s room and its stage.
- **What no longer works:** Space must be maximized (without compromising the building’s original structure), bathrooms and basement must be renovated and made accessible to all populations.
- **What would make the Faneuil Library our “dream library”:** modernization of mechanical systems (including upgraded bathrooms with full access) and modest increase in space (or better use of existing space). Suggestions for added space: renovated basement and a sunroom/greenhouse that would incorporate the backyard to the main structure.

Methodology:

Working Meeting: Upon explaining the context for the meeting and the structure and time-line of the programming study, attendants divided themselves into three working groups. They discussed the three questions listed above and established priorities among the answers provided. Each group had a moderator and a scribe. Detailed notes of the meeting are available upon request. Groups then reconvened to share their conclusions with all attendants.

The survey was designed to emphasize open-ended, spontaneous responses. Though that made the compilation of results a very laborious process, we felt that this format would give freedom to the respondent to take his/her responses in whatever direction he/she felt was most relevant. Though

93 individuals completed the survey, its questions allowed for multiple answers. For instance, the question, "What are your three main reasons for coming to the Faneuil Library?" allowed the same respondent to enter three answers. As such, we chose to present the results in terms of the number of times a given answer was provided, rather than speaking of how many individuals mentioned factor A, B, or C, or in general percentages.

General Findings:

Ninety-three patrons completed the survey. Of those, 39.7% go to the library 2-3 times a month and 22% visit it weekly or more. The majority of respondents are between 40 and 60 years old (51%), but patrons of all ages completed the survey. A similar age breakdown existed in the focus group meeting, but there we counted on a more robust group of teens (10%). The three key questions of the programming study ("What works in the Faneuil Library?", "What does not work?", "What can be done better?") were asked both in the survey and in the focus group discussion, but due to lack of time, working groups did not discuss the main reasons for frequenting the Faneuil Library (Question 3 in Survey).

There was extraordinary convergence in the responses we obtained, both through the survey and from the working groups. Among other things, this convergence is a strong indicator of the level of cohesiveness of the Faneuil Library community.

The main reason why patrons go to the Faneuil Library is for its collection (cited 124 times), specifically to gain access to books. Books were mentioned as the main reason to go to the library 95 times (a sample of the answers: "pick up books from on line orders," "children's books," "books for projects," "books on tape"). DVDs, CDs, and periodicals were cited 25 times. The second main reason patrons go to the library is to be part of a community-gathering place, whose architectural features are warm and welcoming, the staff is friendly and competent, and where one can meet neighbors. All together these items were mentioned 57 times. The library's atmosphere was cited 31 times ("intimate," "cozy," "family and children friendly"), and the warm and welcoming staff was cited 22 times. Library programs were also an important reason to frequent the Library, and appeared in 33 responses (children's programs, art exhibits, tutoring, and community events were mentioned several times).

What patrons like MOST about the Library is the competence and friendliness of the Faneuil Library staff (mentioned in 58 responses; such as "always welcoming," "helpful," "knowledgeable," "amazing."). The Library's architectural features came next, with particular mentions to the Art Deco style, the Children's Room and to the centrality and welcoming position of librarians' front desk. Other features mentioned were the fireplace, the windows, and general outside area, and the comfortable furniture around the fireplace. Specific architectural features were mentioned 43 times. The small scale and coziness of the library was mentioned 35 times in the survey but received a bit more priority in the working meeting. These valued the Library's "small town feeling," and described it as a "tight community gem" and "a sanctuary".

What patrons like LEAST about the Library was again object of consensus among survey respondents and those attending the working meeting. The lack of maintenance of the Library's physical plant and the urgent need of upgrading its most basic systems is most disliked by patrons. It was the topic of 108 responses. The primary focus of patrons' rejection is the state of the bathrooms and their difficult access (bathrooms alone featured in 41 responses). Patrons felt that the existing space in the Library is not being well used (40 responses), and singled out the basement as in need of renovation, clean up, and potentialization of its space. Specifically, patrons felt that staff spaces (both offices and staff area) are inadequate, electrical features need urgent upgrade (plugs, outlets, AC, heating, wi-fi capacity), circulation is bad in the computer room and

around central desk, the connection between main rooms and Children's room is too narrow, and the connection between main floor and basement (spiral staircase) is unsafe. Patrons resent the absence of "nooks" and individual reading and working spaces.

Other elements noted by patrons as their "least favorites" were: lack of electronic data-bases for research purposes, the small collection, with particular mention to the limited number of copies of popular books, outdated computers, limited programs for teens, limited hours, lack of parking, no scanner.

What still works about the architectural design of the Faneuil Library: patrons overwhelming think that the 1931 architectural features of the art deco building still work today. 72 responses emphasized the building's physical features, namely the architecture, the exterior, the high ceilings, the windows, the fireplace, the magnolia trees, and the backyard. The two features most cited as working well for the library were the Children's room (15 responses) and the front desk (12 responses).

What needs to change in the Library's original design is a modest addition of space and increased accessibility (though without compromising the building's original structure), and the upgrading of essential systems. 45 responses referred to the physical features of the library, with 24 responses mentioning the bathrooms specifically. Suggestions for expanding the area of the library emphasize renovating and make better use of the basement (often called "the dungeon"), creating more storage space and adult meeting room, the expansion of staff spaces (offices and gathering areas), the creation of more individual reading areas & nooks, and the integration of the backyard into the main library through a sun room or greenhouse design. Patrons also would like a better designed computer room, higher shelves, better lighting, better handicap access throughout the library, better AC/heating system with local rather than central control, more comfortable furniture, and an upgraded audio-visual system.

Finally, many already consider the Faneuil Library their "dream library" (10 responses). Patron's vision for a "dream" Faneuil Library is robust and yet realistic. Absolute priority should be given to maximizing existing space and improve its quality (47 responses). Accessible bathrooms and improved circulation/mobility for all populations are items of major concern. Patrons had specific suggestions for maximizing existing space. They suggested that the basement be renovated with more storage space and a dedicated adult meeting room. An easy way to increase space without compromising existing style is to incorporate the backyard into a sunroom or greenhouse, simultaneously improving the computer room, whose current features are much disliked by patrons. Patrons would also like to see more individual reading spaces, with more comfort for reading and working. On a more ambitious note, there were suggestions for creating a second floor above the main level, either by adding balconies or individual reading perches, or nooks. The upgrade of mechanical structures is paramount (electrical features/better lighting, wi-fi, AC/heating), but patrons would like these systems to be decentralized (that is, their control should be kept at the Faneuil Library, not at a central venue). Spaces should be multipurpose and flexible, with comfortable furniture. Patrons suggested a gas fireplace, more plants, outside benches, rocking chairs, an elevator if necessary, even if only a manual one. A much welcome idea was to create a dedicated display area for art exhibits and for community announcements

Patrons "dreamt" of improved programs and technology. They would like to see expanded teens programs, which would greatly benefit from being scheduled after 5:00 pm on week-days or on Sunday. As such, our dream library would be open on Sundays and/or would have added evening hours. Not to increase the burden on the staff, Sunday hours could be manned by volunteer patrons,

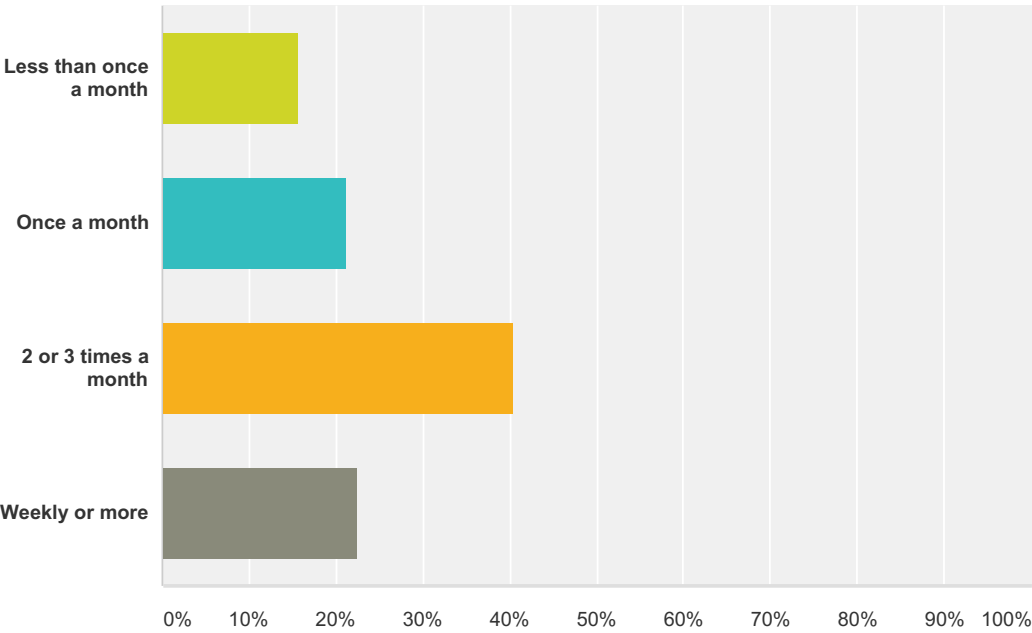
including teens. Suggestions for teens' programs are movie nights with popcorn, animal shows with more complex biology content, and a lecture on "why read the classics today?"

In addition to expanded teens' programs, we would like to have more programming for people with disabilities, the promotion of local authors, and the return of the pajama parties for kids.

On the collections and other resources, our dream Faneuil Library would have many more books, more art books, more copies of popular books, and taller shelves to accommodate them all. It would also have more periodicals, and portable computers in the Children's' room. Patrons in general would like to have more computers and better wi-fi connectivity, they would like to have access to more electronic databases, they would like to have access to Fab Labs, scanners and 3-D printers.

Q1 How often do you visit Faneuil Library?

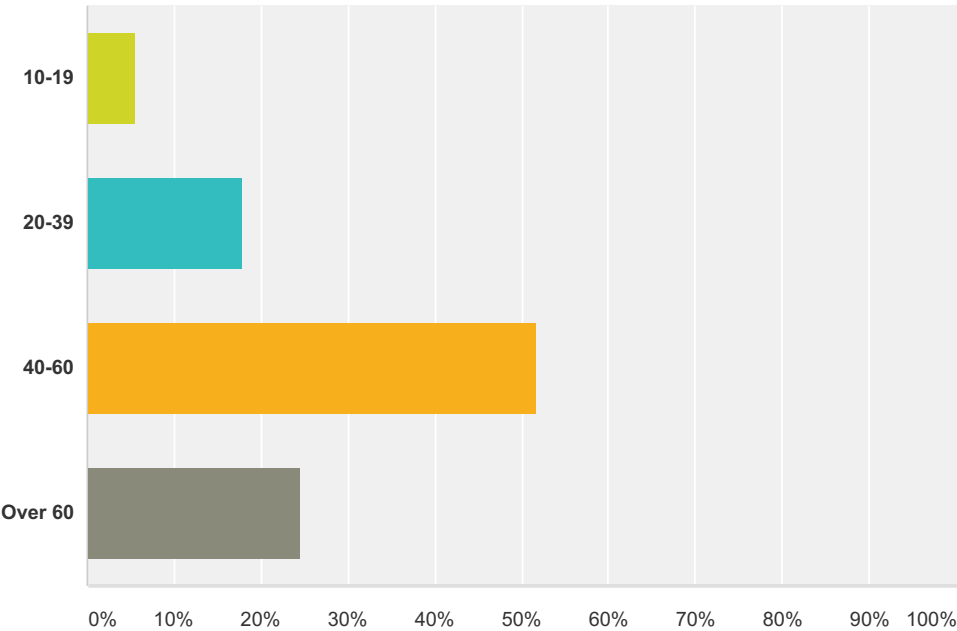
Answered: 89 Skipped: 0



Answer Choices	Responses	
Less than once a month	15.73%	14
Once a month	21.35%	19
2 or 3 times a month	40.45%	36
Weekly or more	22.47%	20
Total Respondents: 89		

Q2 What is your age range?

Answered: 89 Skipped: 0



Answer Choices	Responses	
10-19	5.62%	5
20-39	17.98%	16
40-60	51.69%	46
Over 60	24.72%	22
Total		89

Q3 What are your three main reasons for coming to Faneuil Library?

Answered: 89 Skipped: 0

Answer Choices	Responses	
Reason 1	100.00%	89
Reason 2	89.89%	80
Reason 3	73.03%	65

Q4 What are other reasons you come to Faneuil Library?

Answered: 52 Skipped: 37

Q5 What do you like MOST about Faneuil Library?

Answered: 82 Skipped: 7

Answer Choices	Responses	
1	100.00%	82
2	82.93%	68
3	70.73%	58

Q6 What do you like LEAST about Faneuil Library?

Answered: 78 Skipped: 11

Answer Choices	Responses
1	100.00% 78
2	57.69% 45
3	39.74% 31

Q7 Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

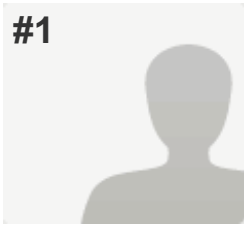
Answered: 78 Skipped: 11

Answer Choices	Responses	
A. What do you think still works?	93.59%	73
B. What do you think needs to be changed?	94.87%	74

Q8 Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Answered: 72 Skipped: 17

#1

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, September 22, 2014 6:04:16 AM**Last Modified:** Monday, September 22, 2014 11:09:48 AM**Time Spent:** 05:05:31**IP Address:** 50.133.128.2

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

borrow books and books on tape

Reason 2

participate in community events

Reason 3

consult librarians for help on research

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

the librarian (individually and as a team)

2

the atmosphere & location

3

the community and arts events

Q6: What do you like LEAST about Faneuil Library?

1

collection is small

2

bathrooms need upgrading

3

connection between children's room and main library is too narrow

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

children's room, fireplace area, green space in backyard

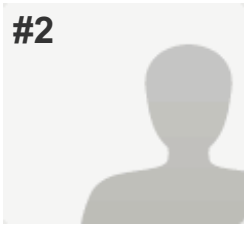
B. What do you think needs to be changed?

basement floor needs to be better used, librarians offices as well, backyard must be better used

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

A very large book collection, diverse, meaningful, a variety of spaces for the community to interact, a winter garden enclosing the backyard, modern bathrooms, a cafe

#2

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 4:40:35 PM**Last Modified:** Wednesday, October 08, 2014 4:43:41 PM**Time Spent:** 00:03:05**IP Address:** 209.6.64.107

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

To pick up a book I have ordered

Reason 2

to bring my two children to the children's room

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

The stage in the children's room

2

the classic aesthetics

3

the neighborly atmosphere

Q6: What do you like LEAST about Faneuil Library?

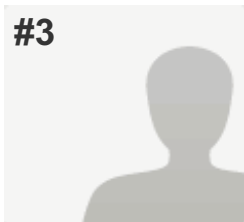
1

nothing!

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?*Respondent skipped this question***Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?**

some sort of space utilizing the back garden that gave the neighborhood a space to gather for programs or performances

#3

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 4:51:35 PM**Last Modified:** Wednesday, October 08, 2014 4:53:27 PM**Time Spent:** 00:01:51**IP Address:** 24.34.210.167

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Community

Reason 2

Staff

Reason 3

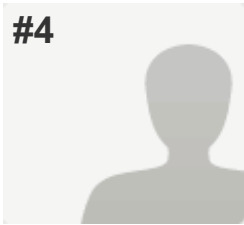
Location

Q4: What are other reasons you come to Faneuil Library?

It rocks. Staff know mt name

Q5: What do you like MOST about Faneuil Library?*Respondent skipped this question***Q6: What do you like LEAST about Faneuil Library?***Respondent skipped this question***Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?***Respondent skipped this question***Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?***Respondent skipped this question*

#4

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:27:12 PM**Last Modified:** Wednesday, October 08, 2014 5:30:22 PM**Time Spent:** 00:03:09**IP Address:** 209.6.66.126

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Taking grandkids

Reason 2

The friendly staff

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

The staffs

2

The children's area

Q6: What do you like LEAST about Faneuil Library?

1

The bathroom

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The outside design

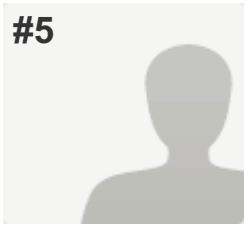
B. What do you think needs to be changed?

The inside should be brighter and have more of an open feel

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Outdoor reading area/ sanctuary

#5

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:34:57 PM**Last Modified:** Wednesday, October 08, 2014 5:37:39 PM**Time Spent:** 00:02:41**IP Address:** 71.232.20.130

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

events

Reason 2

librarians

Reason 3

civic reasons

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

librarians

2

artistic vibe

3

coziness

Q6: What do you like LEAST about Faneuil Library?

1

no parking

2

dreadful bathrooms

3

need more space

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

location and building design

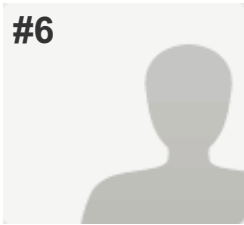
B. What do you think needs to be changed?

amenities and accessibility

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Buy out the Fire House and expand to include space, parking and meeting / exhibition. Need to stay in Oak Square.

#6

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:51:47 PM**Last Modified:** Wednesday, October 08, 2014 5:52:43 PM**Time Spent:** 00:00:55**IP Address:** 209.6.69.231

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

get books

Reason 2

get dvds

Reason 3

attend events

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

the staff

Q6: What do you like LEAST about Faneuil Library?

1

no bathroom

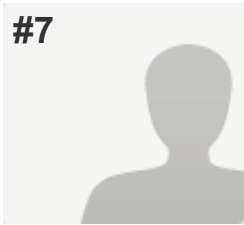
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

B. What do you think needs to be changed?

bathroom!

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?*Respondent skipped this question*

#7

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:49:35 PM**Last Modified:** Wednesday, October 08, 2014 5:52:59 PM**Time Spent:** 00:03:23**IP Address:** 209.6.67.223

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

getting books & movies

Reason 2

children's programming

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

the friendly staff and homey feel

2

the good selection of books and movies

Q6: What do you like LEAST about Faneuil Library?

1

the children's room doesn't have too many comfy places to lounge with kids and read.

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the lovely welcome desk right when you walk in.

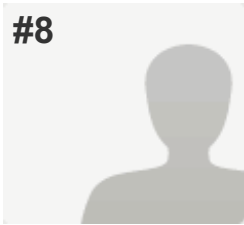
B. What do you think needs to be changed?

the basement and bathroom area is a mess. i wonder if there could be some space for gathering and having meetings or something.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

a full basement with spaces for gathering and meetings. a more open children's area with couches and reading areas.

#8

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:51:49 PM**Last Modified:** Wednesday, October 08, 2014 5:54:53 PM**Time Spent:** 00:03:03**IP Address:** 174.236.4.253

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

The librarians

Reason 2

They have books

Reason 3

Funky Auction

Q4: What are other reasons you come to Faneuil Library?

magazines

Q5: What do you like MOST about Faneuil Library?

1

friendliness

2

It's near a thai restaurant

3

I can watch porn in public

Q6: What do you like LEAST about Faneuil Library?

1

I can't watch porn privately

2

No beverage policy

3

uncomfortable chairs

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The outside

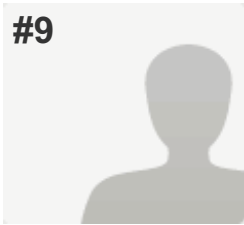
B. What do you think needs to be changed?

needs a bar

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

A coffee bar in the day, a bar at night, have it be a part music venue

#9

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:51:49 PM**Last Modified:** Wednesday, October 08, 2014 5:54:54 PM**Time Spent:** 00:03:04**IP Address:** 174.236.4.253

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

The librarians

Reason 2

They have books

Reason 3

Funky Auction

Q4: What are other reasons you come to Faneuil Library?

magazines

Q5: What do you like MOST about Faneuil Library?

1

friendliness

2

It's near a thai restaurant

3

I can watch porn in public

Q6: What do you like LEAST about Faneuil Library?

1

I can't watch porn privately

2

No beverage policy

3

uncomfortable chairs

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The outside

B. What do you think needs to be changed?

needs a bar

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

A coffee bar in the day, a bar at night, have it be a part music venue

#10

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:54:20 PM**Last Modified:** Wednesday, October 08, 2014 5:57:50 PM**Time Spent:** 00:03:30**IP Address:** 50.163.98.73

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Books

Reason 2

Books

Reason 3

Books

Q4: What are other reasons you come to Faneuil Library?

As above - we love to read

Q5: What do you like MOST about Faneuil Library?

1

Librarians

2

Comfortable atmosphere

3

Decor

Q6: What do you like LEAST about Faneuil Library?

1

No parking

2

Nothing else

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Design of the building

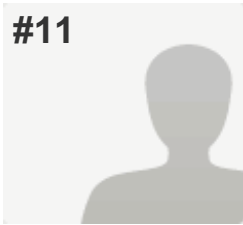
B. What do you think needs to be changed?

New shelves, tables, desks

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

It already is

#11

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:53:26 PM**Last Modified:** Wednesday, October 08, 2014 5:58:07 PM**Time Spent:** 00:04:40**IP Address:** 209.6.74.217

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Community events

Reason 2

Programs

Reason 3

Books and DVDs

Q4: What are other reasons you come to Faneuil Library?

it is a community hub

Q5: What do you like MOST about Faneuil Library?

1

The Architecture - a Art Deco treasure

2

The staff

3

The programs and events

Q6: What do you like LEAST about Faneuil Library?

1

The "Dungeon" downstairs

2

Bathrooms

3

Lack of quiet meeting space

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The childrens room

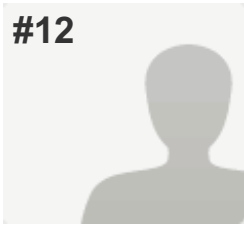
B. What do you think needs to be changed?

More usable adult space/ conference room downstairs

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

A courtyard room at the back with accessible bathrooms

#12

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 5:56:48 PM**Last Modified:** Wednesday, October 08, 2014 6:03:38 PM**Time Spent:** 00:06:49**IP Address:** 24.218.217.187

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Children's books

Reason 2

Programming

Reason 3

DVD rental

Q4: What are other reasons you come to Faneuil Library?

Fun on a rainy day

Q5: What do you like MOST about Faneuil Library?

1

Children's room and play space

2

Children's programs

3

Funky auction

Q6: What do you like LEAST about Faneuil Library?

1

Children's room seems cramped

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Architectural detail

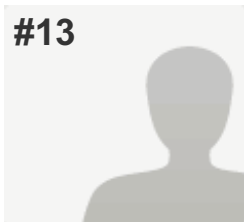
B. What do you think needs to be changed?

Bathroom access

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

More room for children's art, play space and more lounging furniture that would make it feel more like a coffee shop. Would love to have space to bring my laptop and get done work done.

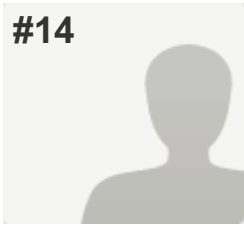
#13

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:04:56 PM**Last Modified:** Wednesday, October 08, 2014 6:07:25 PM**Time Spent:** 00:02:29**IP Address:** 96.233.17.151

PAGE 1

Q1: How often do you visit Faneuil Library?	2 or 3 times a month
Q2: What is your age range?	10-19
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	books
Q4: What are other reasons you come to Faneuil Library?	group events. eg: knitting class
Q5: What do you like MOST about Faneuil Library?	
1	location
Q6: What do you like LEAST about Faneuil Library?	
1	bathroom
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	<i>Respondent skipped this question</i>
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	<i>Respondent skipped this question</i>

#14

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:05:28 PM**Last Modified:** Wednesday, October 08, 2014 6:09:34 PM**Time Spent:** 00:04:05**IP Address:** 96.237.76.49

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

children's programs

Reason 2

checking out a book

Reason 3

inter-library loan pick up

Q4: What are other reasons you come to Faneuil Library?

I can walk there

Q5: What do you like MOST about Faneuil Library?

1

architecture

2

lots of natural light

3

close to home

Q6: What do you like LEAST about Faneuil Library?

1

not enough space

2

not enough color

3

not enough hours especially on the weekend

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

beautiful facade and magnolia trees

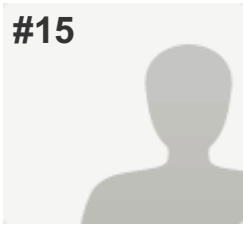
B. What do you think needs to be changed?

do not impact the facade facing Oak Square

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

beautiful landscaping

#15

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:07:08 PM**Last Modified:** Wednesday, October 08, 2014 6:10:03 PM**Time Spent:** 00:02:55**IP Address:** 209.6.120.230

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

The staff

Reason 2

The staff

Reason 3

the staff

Q4: What are other reasons you come to Faneuil Library?

the staff

Q5: What do you like MOST about Faneuil Library?

1

the staff

Q6: What do you like LEAST about Faneuil Library?

1

it is a long drive from my home

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the architectural design

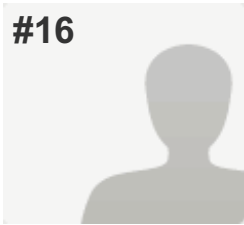
B. What do you think needs to be changed?

expansion, perhaps upwards; in keeping with the design

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

more space to expand what is already a wonderful library

#16

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:12:05 PM**Last Modified:** Wednesday, October 08, 2014 6:16:27 PM**Time Spent:** 00:04:22**IP Address:** 24.218.17.22

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

The awesome staff

Reason 2

The proximity to my house

Reason 3

The great resources

Q4: What are other reasons you come to Faneuil Library?

Seeing neighbors

Q5: What do you like MOST about Faneuil Library?

1

Staff

2

Location in a beautiful building

3

Ability to get resources

Q6: What do you like LEAST about Faneuil Library?

1

The bathroom in the basement

2

It's smallish

3

The book drop can be too narrow

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Art Deco touches are awesome

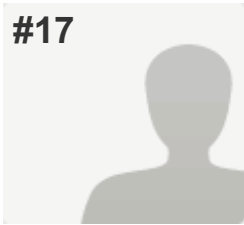
B. What do you think needs to be changed?

Needs a more accessible bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Larger, more technology, more space for books, more comfortable tables/chairs to sit in

#17

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:10:07 PM**Last Modified:** Wednesday, October 08, 2014 6:22:11 PM**Time Spent:** 00:12:04**IP Address:** 72.74.18.150

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

staff

Reason 2

books, dvds, music,

Reason 3

location

Q4: What are other reasons you come to Faneuil Library?

Fought very hard to keep it open.

Q5: What do you like MOST about Faneuil Library?

1

the people

2

book and movie selection is excellent

3

cozy but airy old fashioned feel

Q6: What do you like LEAST about Faneuil Library?

1

the bathroom

2

the handicapped door in the children's section

3

looks worn

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The tall windows, the high ceilings, the light, the central circulation desk

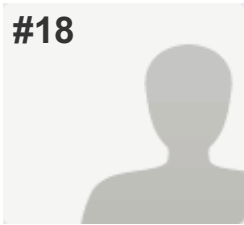
B. What do you think needs to be changed?

the bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

add a bump out meeting room-- and keep everything else. everything.

#18

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:20:35 PM**Last Modified:** Wednesday, October 08, 2014 6:23:35 PM**Time Spent:** 00:02:59**IP Address:** 146.115.41.184

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Friendly staff

Reason 2

Get new books

Reason 3

Quiet environment

Q4: What are other reasons you come to Faneuil Library?

Set up field trips for my class

Q5: What do you like MOST about Faneuil Library?

1

Friendly and knowledgeable staff

2

Separate children's area

3

Ease of finding books

Q6: What do you like LEAST about Faneuil Library?

1

Bathroom downstairs

2

Loud ac unit

3

More plugs for electronics

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Separate rooms for different activities

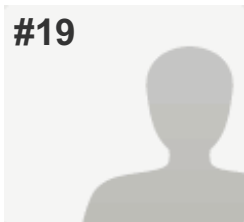
B. What do you think needs to be changed?

Bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

No late fees

#19

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:26:17 PM**Last Modified:** Wednesday, October 08, 2014 6:33:25 PM**Time Spent:** 00:07:08**IP Address:** 166.170.32.1

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Love of small libraries

Reason 2

Community

Q4: What are other reasons you come to Faneuil Library?

To keep it open

Q5: What do you like MOST about Faneuil Library?

1

Architecture

Q6: What do you like LEAST about Faneuil Library?

1

Having to use vchildrens room for public meetings

2

Bathroomsc

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Central help desk

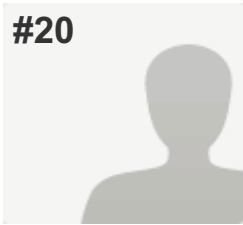
B. What do you think needs to be changed?

You need a dedicated meeting space

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Expand out into the garden

#20

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:27:21 PM**Last Modified:** Wednesday, October 08, 2014 6:33:58 PM**Time Spent:** 00:06:36**IP Address:** 50.133.251.132

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

atmosphere

Reason 2

location

Reason 3

staff/willingness to assist

Q4: What are other reasons you come to Faneuil Library?

I am familiar with people and surroundings

Q5: What do you like MOST about Faneuil Library?

1

it has a familiarity

2

love the architecture

3

ability to get most all books I request

Q6: What do you like LEAST about Faneuil Library?

1

small and book selection not extensive

2

not a lot of activities for teens

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the design is great

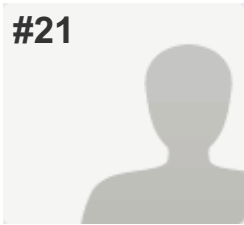
B. What do you think needs to be changed?

needs more selection

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

largerr selection of books

#21

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:34:12 PM**Last Modified:** Wednesday, October 08, 2014 6:47:07 PM**Time Spent:** 00:12:54**IP Address:** 75.69.180.224

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

neighborhood library/great staff, intimate and cozy

Reason 2

very imformative

Reason 3

great programming

Q4: What are other reasons you come to Faneuil Library?

take out books, community programs,everyone knows us

Q5: What do you like MOST about Faneuil Library?

1

the staff, the coziness, the architecture

2

great convenience, it's lively, warm, friendly/

3

it is a central foundation to the community

Q6: What do you like LEAST about Faneuil Library?

1

needs a tremendous amount of upgrades/lighting/open up the windows/needs more space,

2

it's a mess, dirty shabby, physically hard to get around

3

cluttered, outdated, not user friendly, uncomfortable furniture

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the outside architecture, tall ceilings, fireplace, cozy

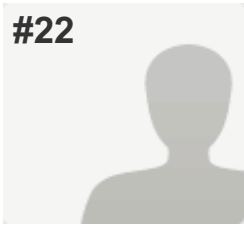
B. What do you think needs to be changed?

everything inside/upgrades to lighting, air-conditioning, heating, carpets, more space, better shelves, modernize with comfortable furniture, couches, chairs, children's room, insulation, warm corners to read, outdoor garden with chairs, landscaping, high tech systems for movies, performance, comfortable chairs. and tables. that are mobile, storage,

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

blowing out the inside, staying with the deco, but modern, an elevator for utilizing the basement, building upwards for larger community gatherings with a top floor lined with warm woods for book shelves, corners to read, comfortable chairs and tables for kids to do homework, computers, movie screen, sound system, carpeting, colorful. a small meditation garden, security.

#22

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 6:53:44 PM**Last Modified:** Wednesday, October 08, 2014 6:56:03 PM**Time Spent:** 00:02:18**IP Address:** 146.115.41.202

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Books

Reason 2

DVDs

Reason 3

Internet

Q4: What are other reasons you come to Faneuil Library?

Great librarians who know the collection and advise me well

Q5: What do you like MOST about Faneuil Library?

- | | |
|---|---|
| 1 | Very knowledgeable and helpful librarians |
| 2 | Close to home |
| 3 | Good YA and middle-grade collection |

Q6: What do you like LEAST about Faneuil Library?*Respondent skipped this question***Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?**

A. What do you think still works?

Everything on the 1st floor

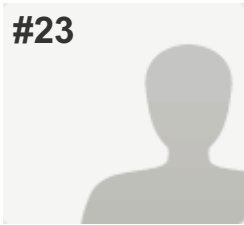
B. What do you think needs to be changed?

more floor space. Extend the children's room out farther.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

More hours.

#23

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 7:17:28 PM**Last Modified:** Wednesday, October 08, 2014 7:19:45 PM**Time Spent:** 00:02:16**IP Address:** 71.255.167.14

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

to use the computers

Reason 2

to take out movies on dvd

Reason 3

to take out books

Q4: What are other reasons you come to Faneuil Library?

I enjoy the staff there

Q5: What do you like MOST about Faneuil Library?

1

The staff

2

Location

3

the building itself (lovely art deco)

Q6: What do you like LEAST about Faneuil Library?

1

lack of evening hours (other than on Tuesdays)

2

lack of bathroom on main floor

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

LEAVE IT ALONE!! It is beautiful and classic

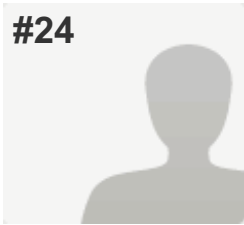
B. What do you think needs to be changed?

nothing

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

longer opening hours -- e.g. evenings & weekends

#24

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 7:19:55 PM**Last Modified:** Wednesday, October 08, 2014 7:23:57 PM**Time Spent:** 00:04:02**IP Address:** 24.91.119.49

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Borrow books

Reason 2

quiet space

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Small

2

community focused

3

librarians are helpful and kind

Q6: What do you like LEAST about Faneuil Library?

1

can be cramped

2

outdated

3

bathrooms are in a difficult to get to location. Far from kids room

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Attractive exterior

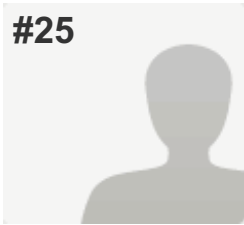
B. What do you think needs to be changed?

Cramped, needs to be more accessible to strollers and wheelchairs. Needs more parking.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

More open space. Very thing is divided.

#25

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 7:44:04 PM**Last Modified:** Wednesday, October 08, 2014 7:58:25 PM**Time Spent:** 00:14:20**IP Address:** 98.216.8.140

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Love the community feel of the Library, it is within walking distance

Reason 2

afterschool tutoring for the kids, activities, childrens room

Reason 3

The staff are very knowledgable, helpful and friendly

Q4: What are other reasons you come to Faneuil Library?

The different events that are held there, they have good suggestions for the kids

Q5: What do you like MOST about Faneuil Library?

1

I love the feel of the library - it is not intimidating or cold, it has a real cozy feeling to it

2

The librarians and staff know everyone and are very helpful

3

The kids feel comfortable there, they are not told to be quiet when they are in the kids room and we usually find what we need there

Q6: What do you like LEAST about Faneuil Library?

1

The bathrooms and where they are located

2

How worn down it is getting

3

How crowded it can get at times, too small

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The kids room

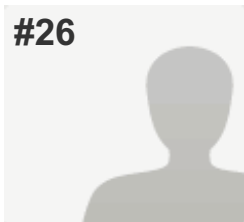
B. What do you think needs to be changed?

The adults room could be more open,
computers need updating

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Double it's size, but still keep the stage and the kids room, redo the bathrooms and have them upstairs, more events, evening hours one or two nights a week

#26

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 9:36:31 PM**Last Modified:** Wednesday, October 08, 2014 9:37:55 PM**Time Spent:** 00:01:23**IP Address:** 209.6.77.233

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

it's close to where I live

Reason 2

it has a good selection of books

Reason 3

the librarians are friendly

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

friendly librarians

Q6: What do you like LEAST about Faneuil Library?

1

wish it was open later more nights of the week.

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

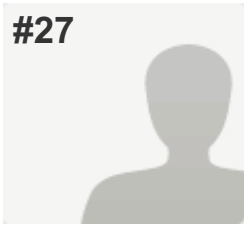
A. What do you think still works?

I like the building the way it is.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

more hours

#27

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Wednesday, October 08, 2014 10:22:31 PM**Last Modified:** Wednesday, October 08, 2014 10:28:47 PM**Time Spent:** 00:06:16**IP Address:** 209.6.67.230

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

books

Reason 2

childrens programs

Reason 3

events

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

accessibility to the books i eamt

2

knowledge of librarians

Q6: What do you like LEAST about Faneuil Library?

1

bathrooms

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

love the childrens room

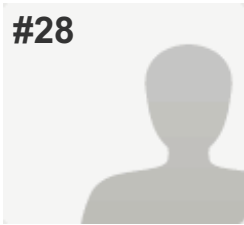
B. What do you think needs to be changed?

better computers

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

courtyard, little cafe area. mote comfortable chairs

#28

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 2:21:16 AM**Last Modified:** Thursday, October 09, 2014 2:26:24 AM**Time Spent:** 00:05:07**IP Address:** 71.126.227.217

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

wifi

Reason 2

Events

Reason 3

Art

Q4: What are other reasons you come to Faneuil Library?

new books

Q5: What do you like MOST about Faneuil Library?

1

Fireplace

2

Stage

3

Architectural details - inside and outside

Q6: What do you like LEAST about Faneuil Library?

1

Messy entrance with stacks of boxes.

2

Crowded

3

Restrooms

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Main Staff circle

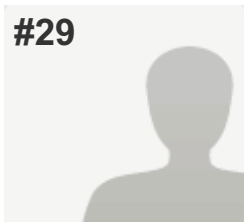
B. What do you think needs to be changed?

Entance

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

New art gallery with lighting and dedicated walls

#29

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 4:57:02 AM**Last Modified:** Thursday, October 09, 2014 5:00:29 AM**Time Spent:** 00:03:27**IP Address:** 24.60.253.78

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Convenient

Reason 2

Friendly staff

Reason 3

Has everything we need

Q4: What are other reasons you come to Faneuil Library?

Lots of programs for kids, and you don't have to register

Q5: What do you like MOST about Faneuil Library?

1

Friendly and helpful staff

2

Convenient

Q6: What do you like LEAST about Faneuil Library?

1

It's small

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

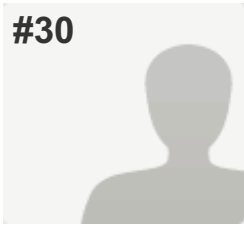
B. What do you think needs to be changed?

The size

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Make it a little bigger

#30

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 4:59:28 AM**Last Modified:** Thursday, October 09, 2014 5:02:38 AM**Time Spent:** 00:03:09**IP Address:** 66.87.76.221

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Kids need books for projects

Reason 2

Kids reading for pleasure

Reason 3

Books for myself

Q4: What are other reasons you come to Faneuil Library?

None

Q5: What do you like MOST about Faneuil Library?

1

Librarians are always helpful

2

Usually good book selections

Q6: What do you like LEAST about Faneuil Library?

1

Bathroom

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Children's room and stage

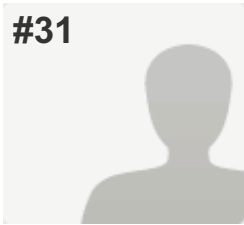
B. What do you think needs to be changed?

Needs larger space

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Technology, natural light

#31

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:00:14 AM**Last Modified:** Thursday, October 09, 2014 5:03:15 AM**Time Spent:** 00:03:00**IP Address:** 209.6.70.50

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Location

Reason 2

Community involvement

Reason 3

Need

Q4: What are other reasons you come to Faneuil Library?

Community events

Q5: What do you like MOST about Faneuil Library?

1

People

2

Location

3

Material

Q6: What do you like LEAST about Faneuil Library?

1

Access

2

Access

3

Internal access

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The facade is beautiful and historic

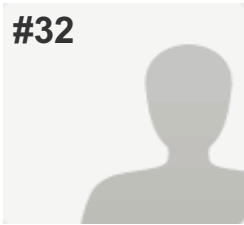
B. What do you think needs to be changed?

Internal space for stage and development, access

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Keep facade, total gut, modernize including exciting outdoor space

#32

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:08:19 AM**Last Modified:** Thursday, October 09, 2014 5:13:47 AM**Time Spent:** 00:05:27**IP Address:** 50.189.4.170

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

To check out books I've reserved online.

Reason 2

To browse for books.

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Wonderful librarians.

2

Gorgeous architecture!

3

Vibrant community.

Q6: What do you like LEAST about Faneuil Library?

1

I sometimes have to hunt for a parking space.

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The building remains beautiful.

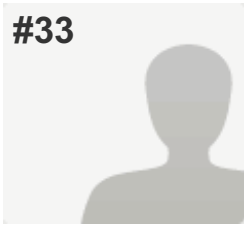
B. What do you think needs to be changed?

Something to relieve crowding near the entrance.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Refinishing of some wood, repainting, and other maintenance.

#33

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:15:24 AM**Last Modified:** Thursday, October 09, 2014 5:22:58 AM**Time Spent:** 00:07:34**IP Address:** 50.133.249.241

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Great selection of material

Reason 2

Relaxing place

Reason 3

Great staff

Q4: What are other reasons you come to Faneuil Library?

Close by

Q5: What do you like MOST about Faneuil Library?

1

Great selection

2

Friendly staff

3

Internet access

Q6: What do you like LEAST about Faneuil Library?

1

Terrible bathrooms

2

Loud air condition

3

No parking

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Great ambiance

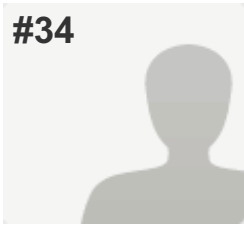
B. What do you think needs to be changed?

More parking

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Needs a security system and nicer bathrooms and more parking....and cheerleaders

#34

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:28:53 AM**Last Modified:** Thursday, October 09, 2014 5:35:06 AM**Time Spent:** 00:06:12**IP Address:** 66.55.134.203

PAGE 1

Q1: How often do you visit Faneuil Library? Once a month

Q2: What is your age range? Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 borrow books

Reason 2 borrow dvds

Q4: What are other reasons you come to Faneuil Library? attend event

Q5: What do you like MOST about Faneuil Library?

1 accessibility

2 friendliness

Q6: What do you like LEAST about Faneuil Library?

1 too many books in children's library

2 children's library has lost its 'coziness, warmth & appeal'

3 diminish duplicates of children's books and recycle older copies

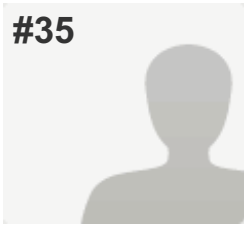
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works? both inside & outside of building

B. What do you think needs to be changed? expand in back while KEEPING architecture

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? *Respondent skipped this question*

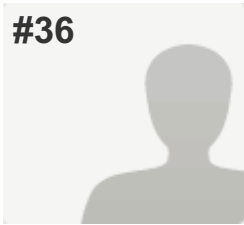
#35

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:46:26 AM**Last Modified:** Thursday, October 09, 2014 5:47:20 AM**Time Spent:** 00:00:53**IP Address:** 199.245.32.210

PAGE 1

Q1: How often do you visit Faneuil Library?	Less than once a month
Q2: What is your age range?	20-39
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	books
Q4: What are other reasons you come to Faneuil Library?	<i>Respondent skipped this question</i>
Q5: What do you like MOST about Faneuil Library?	
1	location
Q6: What do you like LEAST about Faneuil Library?	<i>Respondent skipped this question</i>
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	<i>Respondent skipped this question</i>
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	lots of activities/classes for both kids and parents

#36

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:45:04 AM**Last Modified:** Thursday, October 09, 2014 5:49:33 AM**Time Spent:** 00:04:29**IP Address:** 134.174.21.158

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

grab a book

Reason 2

library event

Reason 3

internet

Q4: What are other reasons you come to Faneuil Library?

grab a movie

Q5: What do you like MOST about Faneuil Library?

1

L O C A T I O N

2

staff

3

it's warm and cozy

Q6: What do you like LEAST about Faneuil Library?

1

the hours

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

friendly staff

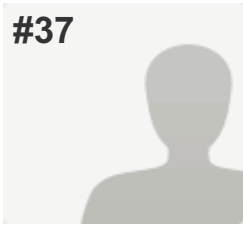
B. What do you think needs to be changed?

childrens area could be pushed out back a bit but don't remove the stage!!

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

2 floors and parking !! (you asked for BIG)

#37

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:09:13 AM**Last Modified:** Thursday, October 09, 2014 6:12:00 AM**Time Spent:** 00:02:47**IP Address:** 209.6.73.172

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

to take out books

Reason 2

to take out dvd's

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

the librarians are helpful

2

ordering books from other libraries

3

the art deco character

Q6: What do you like LEAST about Faneuil Library?

1

needs new bathroom

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

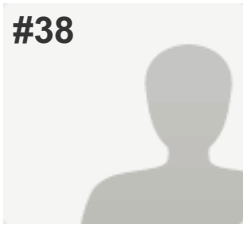
the structure

B. What do you think needs to be changed?

more room-perhaps make the basement usable

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?*Respondent skipped this question*

#38

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:55:31 AM**Last Modified:** Thursday, October 09, 2014 6:13:02 AM**Time Spent:** 00:17:31**IP Address:** 71.232.21.132

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

very family/children friendly

Reason 2

its proximity to the ymca and little sprouts.
other facilities we use in oak square

Reason 3

great staff

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

location

2

The atmosphere is like no other library we go too

3

staff

Q6: What do you like LEAST about Faneuil Library?

1

Building could use some upgrades, ie bathrooms

2

could be a little bigger

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the 1931 architectural design

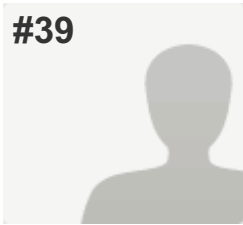
B. What do you think needs to be changed?

the 1931 architectural design, needs updates. think Fenway Park

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Makes the necessary updates the 1931 architectural design, physical improvements to the building and an increase in revenue to the libraries annual budget and direct that increase to programs for kids age 3-14 yrs old

#39

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:24:20 AM**Last Modified:** Thursday, October 09, 2014 6:31:47 AM**Time Spent:** 00:07:26**IP Address:** 71.162.106.51

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1	books for my teen daughter and myself
Reason 2	DVDs movies
Reason 3	magazines

Q4: What are other reasons you come to Faneuil Library?

occasionally internet

Q5: What do you like MOST about Faneuil Library?

1	friendly helpful staff is always welcoming, especially in children's room
2	location, location, location
3	ability to request items

Q6: What do you like LEAST about Faneuil Library?

1	parking, lack of parking
2	small selection of new/ current DVDs and magazines
3	teen Y/A section is small compared to children's room

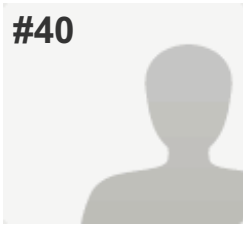
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?	great light from the large windows
B. What do you think needs to be changed?	heating and cooling systems temperature control are is loud, furniture

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

larger selection of current and new books, DVDs and magazines

#40

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:30:11 AM**Last Modified:** Thursday, October 09, 2014 6:35:28 AM**Time Spent:** 00:05:17**IP Address:** 174.236.7.221

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Books for kids

Reason 2

Movies for kids

Reason 3

Book for myself

Q4: What are other reasons you come to Faneuil Library?

Holiday events

Q5: What do you like MOST about Faneuil Library?

1

The community feel

2

The staff

3

Closeness to my house

Q6: What do you like LEAST about Faneuil Library?

1

A little too cramped

2

Needs some updating

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The stage is beautiful

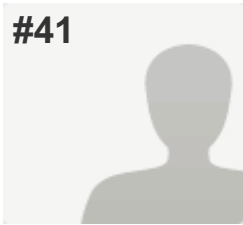
B. What do you think needs to be changed?

Bathrooms

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

More space for community events and quiet reading

#41

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:10:38 AM**Last Modified:** Thursday, October 09, 2014 6:38:09 AM**Time Spent:** 00:27:31**IP Address:** 146.115.42.245

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Read the daily major newspaper.

Reason 2

Use its wireless internet service.

Reason 3

Check out books and movies on DVDs.

Q4: What are other reasons you come to Faneuil Library?

N/A

Q5: What do you like MOST about Faneuil Library?

1

Geographical convenience.

2

Its small size and coziness.

3

3rd response maybe be arriving soon.

Q6: What do you like LEAST about Faneuil Library?

1

Some of its unfriendly staff; it is such a bother for some of them to respond to my simplest inquiries.

2

Staff members' bias attitude towards me: whenever mothers come in with their screaming children it is acceptable but when I have my computer volume on at a reasonable level, being no louder than any screaming children brought in by their mothers, so that I can hear it, that is not acceptable.

3

3rd response maybe be arriving soon.

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Who knows and who cares!

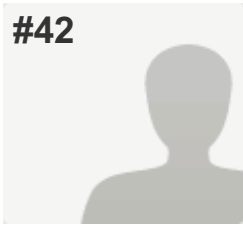
B. What do you think needs to be changed?

Staff members' unfriendly attitude and staff members being more knowledgeable.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

For openers how about a more level playing field for all its visitors, or perhaps there is no such thing as a level playing field anymore in this world.

#42

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:24:35 AM**Last Modified:** Thursday, October 09, 2014 6:38:30 AM**Time Spent:** 00:13:55**IP Address:** 75.147.0.249

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

borrowing books

Reason 2

borrowing other media (dvd's)

Reason 3

cultural programming

Q4: What are other reasons you come to Faneuil Library?

community events

Q5: What do you like MOST about Faneuil Library?

1

it is an authentic anchor in the culture of the neighborhood

2

the staff are friendly helpful and know you!

3

it is a place where people of all ages and backgrounds come

Q6: What do you like LEAST about Faneuil Library?

1

bathrooms - though I haven't used them in awhile

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the children's room is a gem

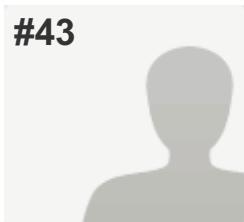
B. What do you think needs to be changed?

bathrooms need an upgrade, the room with the computers could be better laid out and equipped

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

enhancements that preserve the original facility almost entirely in its integrity. enhanced "workspace" layout, nicer table, chairs, task lighting; listening/viewing stations;

#43

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:45:38 AM**Last Modified:** Thursday, October 09, 2014 6:46:52 AM**Time Spent:** 00:01:14**IP Address:** 208.54.36.211

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

books

Reason 2

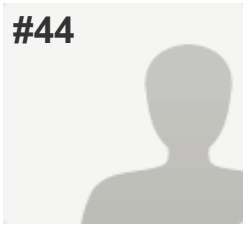
computer

Reason 3

research

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?***Respondent skipped this question***Q6: What do you like LEAST about Faneuil Library?***Respondent skipped this question***Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?***Respondent skipped this question***Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?***Respondent skipped this question*

#44

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:53:13 AM**Last Modified:** Thursday, October 09, 2014 6:56:10 AM**Time Spent:** 00:02:56**IP Address:** 24.62.62.95

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

I love to read

Reason 2

My kids love to read

Reason 3

Friendly staff that know us by name

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Location

2

staff

3

reading material

Q6: What do you like LEAST about Faneuil Library?

1

n/a

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

childrens section

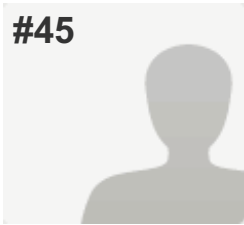
B. What do you think needs to be changed?

bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

it is

#45

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 7:44:42 AM**Last Modified:** Thursday, October 09, 2014 7:49:55 AM**Time Spent:** 00:05:12**IP Address:** 136.167.24.176

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Audio books

Reason 2

General borrowing of books, fiction, biographies, current topical non-fiction

Reason 3

community news

Q4: What are other reasons you come to Faneuil Library?

I like the librarians and the general atmosphere

Q5: What do you like MOST about Faneuil Library?

1

friendly helpful staff

2

convenient location

3

selection of reading material

Q6: What do you like LEAST about Faneuil Library?

1

Fear of it closing!

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

reading areas are very pleasant

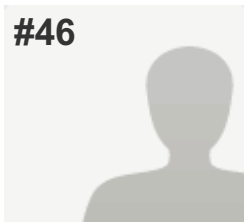
B. What do you think needs to be changed?

I don't know what the "offstage" areas are like

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

More copies of brand new publications

#46

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 7:07:15 AM**Last Modified:** Thursday, October 09, 2014 8:29:01 AM**Time Spent:** 01:21:46**IP Address:** 108.20.4.193

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

I love books

Q4: What are other reasons you come to Faneuil Library?

The staff

Q5: What do you like MOST about Faneuil Library?

1

People who work there

Q6: What do you like LEAST about Faneuil Library?

1

Bathroom in the basement

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

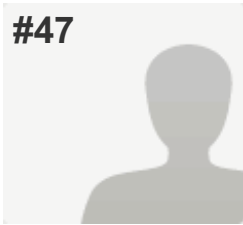
A. What do you think still works?

Bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

I like it as it is

#47

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 8:22:05 AM**Last Modified:** Thursday, October 09, 2014 8:31:46 AM**Time Spent:** 00:09:40**IP Address:** 24.91.128.235

PAGE 1

Q1: How often do you visit Faneuil Library? 2 or 3 times a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1	Books
Reason 2	programs
Reason 3	community events

Q4: What are other reasons you come to Faneuil Library? friendly atmosphere

Q5: What do you like MOST about Faneuil Library?

1	Having the librarians at the center desk when you enter.
2	the fabulous staff
3	place of learning

Q6: What do you like LEAST about Faneuil Library?

1	bathrooms and handicap accessibility
2	the reduction of the collection - What is up with that? It is a library and books are at the core of useage
3	more comfortable furniture

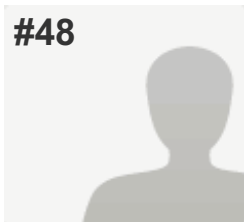
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?	The welcome/librarian desk as you enter
B. What do you think needs to be changed?	space better utilized, particularly basement

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

more of a focus on Tech and not just on computers. People already are likely to bring their own devices to the library so more focus on improved electric supply, high speed wifi, new technologies like 3 d printers. Also, expand useable area by repurposing basement and maybe enclosing some of back (and/or) side garden.

#48

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 7:07:15 AM**Last Modified:** Thursday, October 09, 2014 8:32:43 AM**Time Spent:** 01:25:27**IP Address:** 108.20.4.193

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

I love books

Q4: What are other reasons you come to Faneuil Library?

The staff

Q5: What do you like MOST about Faneuil Library?

1

People who work there

Q6: What do you like LEAST about Faneuil Library?

1

Bathroom in the basement

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The people

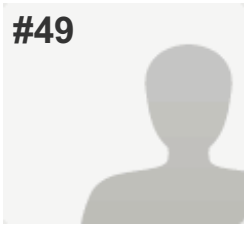
B. What do you think needs to be changed?

Excesable bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

I like it as it is

#49

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 8:00:45 AM**Last Modified:** Thursday, October 09, 2014 9:03:31 AM**Time Spent:** 01:02:46**IP Address:** 71.184.65.2

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

take out books

Reason 2

birng my grandson to Bilingual sing-a-long

Reason 3

community events

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

the community feeling- small town feel- librarians know you and are very helpful

Q6: What do you like LEAST about Faneuil Library?

1

the bathroom downstairs - scary!!

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

architecture/smallness

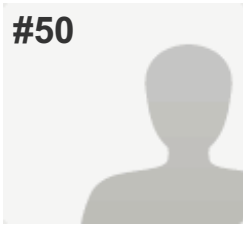
B. What do you think needs to be changed?

bathroom -

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

freshly painted brighter inside, landscaping out front,

#50

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 9:06:50 AM**Last Modified:** Thursday, October 09, 2014 9:13:05 AM**Time Spent:** 00:06:14**IP Address:** 71.255.167.61

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Tutoring for my son

Reason 2

Checking out books

Reason 3

The amazing staff

Q4: What are other reasons you come to Faneuil Library?

Checking out Dvd's

Q5: What do you like MOST about Faneuil Library?

1

The amazing staff

2

The design

3

Tutoring

Q6: What do you like LEAST about Faneuil Library?

1

The bathrooms

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

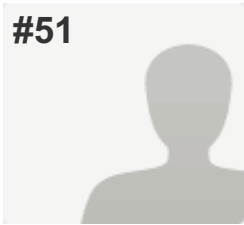
The children's room

B. What do you think needs to be changed?

The basement

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?*Respondent skipped this question*

#51

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 9:24:46 AM**Last Modified:** Thursday, October 09, 2014 9:27:08 AM**Time Spent:** 00:02:21**IP Address:** 192.80.65.235

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

computer access

Reason 2

close to my house

Reason 3

reading

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

convenience

Q6: What do you like LEAST about Faneuil Library?

1

small space

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

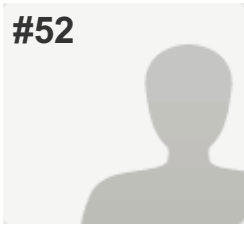
front area on left as one enters

B. What do you think needs to be changed?

computer area

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?*Respondent skipped this question*

#52

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 9:28:32 AM**Last Modified:** Thursday, October 09, 2014 9:31:31 AM**Time Spent:** 00:02:58**IP Address:** 71.232.43.14

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

School reading

Reason 2

Passes to venues

Reason 3

Great staff

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Location

2

Staff

3

Passes

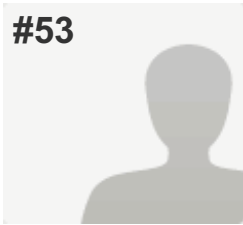
Q6: What do you like LEAST about Faneuil Library?*Respondent skipped this question***Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?**

B. What do you think needs to be changed?

I do not think the original building should be altered only additions

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?*Respondent skipped this question*

#53

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 9:31:06 AM**Last Modified:** Thursday, October 09, 2014 9:34:23 AM**Time Spent:** 00:03:16**IP Address:** 134.174.21.158

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

pick up and return books that I ordered on line

Reason 2

browse new books

Reason 3

quiet place to read or work

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

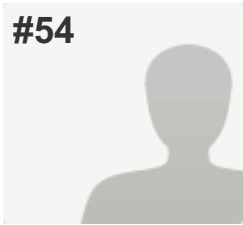
- | | |
|---|--|
| 1 | Great librarians, knowledgable and helpful |
| 2 | Great reading room |
| 3 | Super childrens area and programs |

Q6: What do you like LEAST about Faneuil Library?

- | | |
|---|---------------------------------|
| 1 | Often cannot get onto computers |
| 2 | Needs a public restroom |

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?*Respondent skipped this question***Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?***Respondent skipped this question*

#54

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 9:53:32 AM**Last Modified:** Thursday, October 09, 2014 10:10:14 AM**Time Spent:** 00:16:41**IP Address:** 24.147.198.13

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Books

Reason 2

DVDs and CDs

Reason 3

Items for my daughter

Q4: What are other reasons you come to Faneuil Library?

Community meetings.

Q5: What do you like MOST about Faneuil Library?

1

The staff is very friendly and helpful.

2

The architecture of the building.

3

Location

Q6: What do you like LEAST about Faneuil Library?

1

The dungeon of a basement and basement bathrooms.

2

The HV/AC is impossibly loud.

3

The circulation desk and surrounding area takes up a ridiculous amount of space in the main room.

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The current location of the children's room seems like the only logical place for it to exist moving into the future.

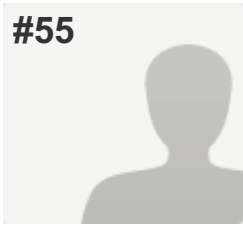
B. What do you think needs to be changed?

Everything...every inch of that library needs to be reexamined from a use-of-space perspective. It is a small building which means space is precious.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Without losing the art deco furnishings that building should be almost completely emptied and remodeled. There should be an addition put on the room behind the circulation desk out into the backyard, which is rarely used, and the deepest part of the backyard should be graded flat so the outdoor usable space is not lost. The basement should be gutted as well and reconfigured into usable space. Those bizarre window walls and that gigantic circulation desk should completely disappear in favor of shelf space.

#55

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 11:27:31 AM**Last Modified:** Thursday, October 09, 2014 11:32:22 AM**Time Spent:** 00:04:51**IP Address:** 24.62.2.237

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Familiarize my granddaughter with use of library

Reason 2

I enjoy the PBS/BBC videos

Reason 3

Check out new books

Q4: What are other reasons you come to Faneuil Library?

I enjoy getting in touch with community

Q5: What do you like MOST about Faneuil Library?

1

It is friendly atmosphere

Q6: What do you like LEAST about Faneuil Library?

1

I have no complaints with Faneuil Library

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

I find the children's room inviting and setup of library user friendly

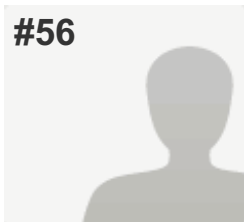
B. What do you think needs to be changed?

Rest room

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

I like to size and atmosphere of the library as is

#56

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 11:31:36 AM**Last Modified:** Thursday, October 09, 2014 11:35:01 AM**Time Spent:** 00:03:25**IP Address:** 98.229.110.167

PAGE 1

Q1: How often do you visit Faneuil Library?

Once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

take out books

Reason 2

attend events

Reason 3

attend Funky Auction

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

The friendly librarians

2

It's cozy, homey feeling

Q6: What do you like LEAST about Faneuil Library?

1

It's a little too small

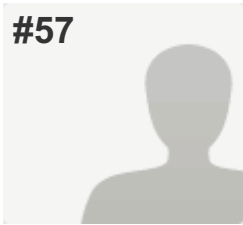
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

B. What do you think needs to be changed?

Need a bathroom upstairs

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?*Respondent skipped this question*

#57

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 1:30:39 PM**Last Modified:** Thursday, October 09, 2014 1:39:37 PM**Time Spent:** 00:08:58**IP Address:** 108.7.154.23

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

view art exhibits

Reason 2

borrow books

Reason 3

read magazines

Q4: What are other reasons you come to Faneuil Library?

can't think of any

Q5: What do you like MOST about Faneuil Library?

- | | |
|---|--|
| 1 | services to children & families, tho I don't use them at present |
| 2 | interaction with neighborhood |
| 3 | architecture |

Q6: What do you like LEAST about Faneuil Library?

- | | |
|---|--------------------------|
| 1 | cluttered feeling inside |
|---|--------------------------|

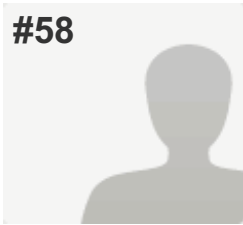
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

- | | |
|---|--|
| A. What do you think still works? | jewel box design |
| B. What do you think needs to be changed? | somehow enlarge while keeping that design. Perhaps duplicate in several linked spaces. |

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

A combination of the beautiful past and welcoming, useful modern. Probably more computers. Something to attract teens as well as the very young

#58

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 1:56:57 PM**Last Modified:** Thursday, October 09, 2014 2:00:32 PM**Time Spent:** 00:03:35**IP Address:** 50.177.133.89

PAGE 1

Q1: How often do you visit Faneuil Library? Once a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1	Books/movies for my classroom
Reason 2	Books for my recreational reading
Reason 3	Researching a topic

Q4: What are other reasons you come to Faneuil Library? *Respondent skipped this question*

Q5: What do you like MOST about Faneuil Library?

1	The building
2	The cozy chairs
3	The Librarians

Q6: What do you like LEAST about Faneuil Library?

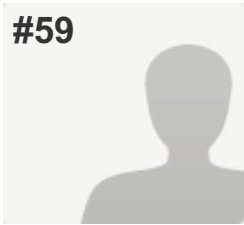
1	nothing
---	---------

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?	cozy areas like the stage in the children's section
B. What do you think needs to be changed?	computer/technology center

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? A sunroom to sit and read in. Check out the library in Glens Falls, NY.

#59

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 2:18:49 PM**Last Modified:** Thursday, October 09, 2014 2:40:23 PM**Time Spent:** 00:21:34**IP Address:** 71.174.135.74

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

To pick up ordered books for my book group

Reason 2

Choose another book while I am there

Reason 3

I like the friendly staff

Q4: What are other reasons you come to Faneuil Library?

It is friendlier than my other Minuteman library

Q5: What do you like MOST about Faneuil Library?

1

The staff and their willingness to search and order a

2

book however obscure

3

Easy to park

Q6: What do you like LEAST about Faneuil Library?

1

bathroom

2

AC is frigid in summer, blasting the reading room with

3

cold air

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Don't touch the Art Deco features of the building!!!

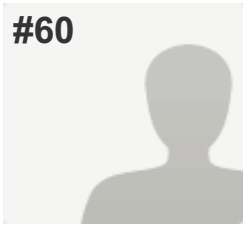
B. What do you think needs to be changed?

Overhaul of downstairs bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Increase the number and choice of new books

#60

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 2:59:40 PM**Last Modified:** Thursday, October 09, 2014 3:04:48 PM**Time Spent:** 00:05:07**IP Address:** 50.133.128.2

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

10-19

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Great books

Reason 2

Meet friends

Reason 3

Finish Homework

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Great selection of books

2

Friendly librarians

3

Easy ordering process

Q6: What do you like LEAST about Faneuil Library?

1

Outdated computers

2

Waste of space in basement

3

Only one tiny bathroom

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Layout

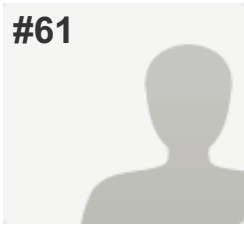
B. What do you think needs to be changed?

Misuse of space in some areas

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

An outdoor "perch" balcony with a view of Oak Square would be absolutely amazing.

#61

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 3:21:21 PM**Last Modified:** Thursday, October 09, 2014 3:23:52 PM**Time Spent:** 00:02:30**IP Address:** 50.133.128.2

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

10-19

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Books

Reason 2

Work on papers

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Staff

2

Coziness

3

Staff personally know you

Q6: What do you like LEAST about Faneuil Library?

1

AC

2

Not enough space

3

The "dungeon" basement

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the old structure

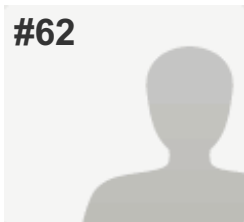
B. What do you think needs to be changed?

the basement and teen area

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

To make another floor that is multipurpose!!!

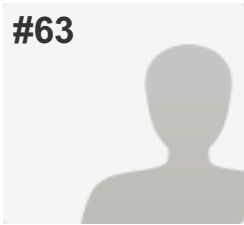
#62

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 4:13:24 PM**Last Modified:** Thursday, October 09, 2014 4:14:18 PM**Time Spent:** 00:00:54**IP Address:** 50.177.133.89

PAGE 1

Q1: How often do you visit Faneuil Library?	2 or 3 times a month
Q2: What is your age range?	Over 60
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	Take a book/s to read
Q4: What are other reasons you come to Faneuil Library?	Respondent skipped this question
Q5: What do you like MOST about Faneuil Library?	Respondent skipped this question
Q6: What do you like LEAST about Faneuil Library?	Respondent skipped this question
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	Respondent skipped this question
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	Respondent skipped this question

#63

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 5:36:31 PM**Last Modified:** Thursday, October 09, 2014 5:40:49 PM**Time Spent:** 00:04:17**IP Address:** 107.3.92.240

PAGE 1

Q1: How often do you visit Faneuil Library? Once a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 resources

Reason 2 local convenience

Reason 3 selection

Q4: What are other reasons you come to Faneuil Library? *Respondent skipped this question*

Q5: What do you like MOST about Faneuil Library?

1 community

2 selection

3 staffs willingness to assist

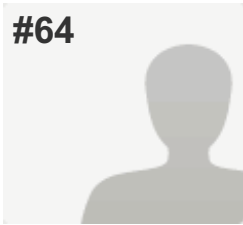
Q6: What do you like LEAST about Faneuil Library? *Respondent skipped this question*

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works? do not change a thing.

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? *Respondent skipped this question*

#64

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Thursday, October 09, 2014 6:11:24 PM**Last Modified:** Thursday, October 09, 2014 6:18:06 PM**Time Spent:** 00:06:41**IP Address:** 209.6.73.3

PAGE 1

Q1: How often do you visit Faneuil Library?

Weekly or more

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Picking up books on hold

Reason 2

Checking out children's books

Reason 3

Browsing and checking out books

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Proximity to home

2

Employees/staff

3

Children's reading room

Q6: What do you like LEAST about Faneuil Library?

1

Space is tight

2

Building seems to have a considerable amount of deferred maintenance

3

No real public meeting community space

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Art Deco character should be maintained

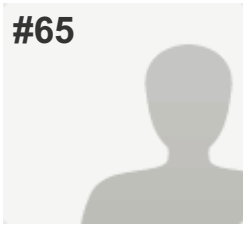
B. What do you think needs to be changed?

Handicapped accessibility should be a primary goal of any update of the building

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

A space that is accessible to all that provides opportunity for access to life long learning and is financial sound

#65

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Friday, October 10, 2014 3:53:30 AM**Last Modified:** Friday, October 10, 2014 3:57:22 AM**Time Spent:** 00:03:51**IP Address:** 50.133.128.2

PAGE 1

Q1: How often do you visit Faneuil Library? Once a month

Q2: What is your age range? 10-19

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1	Books
Reason 2	Tight community
Reason 3	Programs

Q4: What are other reasons you come to Faneuil Library? *Respondent skipped this question*

Q5: What do you like MOST about Faneuil Library?

1	Tight community
2	Staff
3	Good range of books

Q6: What do you like LEAST about Faneuil Library?

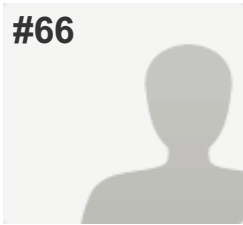
1	Long waiting lists sometimes
2	Not much space
3	Not much for teena

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?	The high ceilings give a sense of openness
B. What do you think needs to be changed?	The basement should be used better, the bathroom needs work, the HVAC,

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? A roof perch

#66

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Friday, October 10, 2014 4:44:53 AM**Last Modified:** Friday, October 10, 2014 4:49:39 AM**Time Spent:** 00:04:46**IP Address:** 24.147.11.143

PAGE 1

Q1: How often do you visit Faneuil Library? 2 or 3 times a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 Books

Reason 2 Books

Reason 3 Books

Q4: What are other reasons you come to Faneuil Library? Books

Q5: What do you like MOST about Faneuil Library?

1 Librarians

2 Books

3 Art Deco style

Q6: What do you like LEAST about Faneuil Library?

1 Nothing.

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

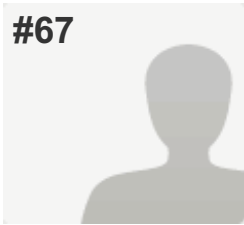
A. What do you think still works? All of it

B. What do you think needs to be changed? Nothing

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

It is already the library of my dreams. Seriously, don't renovate, it's Art Deco style is beautiful and has character. Take \$ and save it for next time some imbecile wants to close library's to save money.

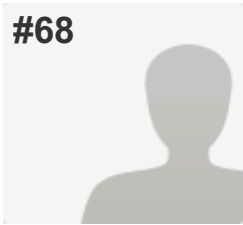
#67

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Friday, October 10, 2014 9:32:05 AM**Last Modified:** Friday, October 10, 2014 9:33:03 AM**Time Spent:** 00:00:58**IP Address:** 134.174.21.190

PAGE 1

Q1: How often do you visit Faneuil Library?	Once a month
Q2: What is your age range?	20-39
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	pick up books
Q4: What are other reasons you come to Faneuil Library?	Respondent skipped this question
Q5: What do you like MOST about Faneuil Library?	Respondent skipped this question
Q6: What do you like LEAST about Faneuil Library?	
1	old
2	unfriendly staff
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	Respondent skipped this question
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	open until 8pm every day

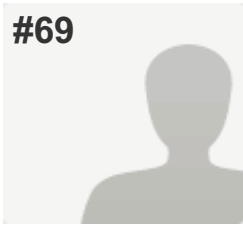
#68

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Friday, October 10, 2014 9:54:48 AM**Last Modified:** Friday, October 10, 2014 9:56:55 AM**Time Spent:** 00:02:07**IP Address:** 207.172.191.33

PAGE 1

Q1: How often do you visit Faneuil Library?	Less than once a month
Q2: What is your age range?	40-60
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	picking up reserved books
Q4: What are other reasons you come to Faneuil Library?	<i>Respondent skipped this question</i>
Q5: What do you like MOST about Faneuil Library?	
1	architecture
Q6: What do you like LEAST about Faneuil Library?	
1	too small
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	<i>Respondent skipped this question</i>
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	letting it go, and adding those programs and staff to Academy Hill

#69

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Friday, October 10, 2014 11:57:16 AM**Last Modified:** Friday, October 10, 2014 12:02:02 PM**Time Spent:** 00:04:45**IP Address:** 71.184.177.141

PAGE 1

Q1: How often do you visit Faneuil Library? 2 or 3 times a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 close by

Reason 2 friendly librarians

Reason 3 kid friendly

Q4: What are other reasons you come to Faneuil Library? childrens activities

Q5: What do you like MOST about Faneuil Library? *Respondent skipped this question*

Q6: What do you like LEAST about Faneuil Library?

1 bathroom

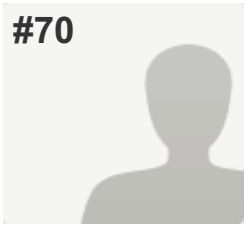
2 narrow steps to stage

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

B. What do you think needs to be changed? bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? *Respondent skipped this question*

#70

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Friday, October 10, 2014 12:19:39 PM**Last Modified:** Friday, October 10, 2014 12:22:29 PM**Time Spent:** 00:02:49**IP Address:** 74.123.202.163

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Great neighborhood resource

Reason 2

Place to read

Reason 3

Connect with neighbors

Q4: What are other reasons you come to Faneuil Library?

meetings

Q5: What do you like MOST about Faneuil Library?

1

Intimate neighborhood scale- everyone knows you

2

Architecture

3

Staff

Q6: What do you like LEAST about Faneuil Library?

1

Hard to find quiet reading space

2

lack of connection to back garden

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

overall design, frankly

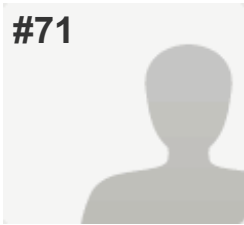
B. What do you think needs to be changed?

outdate and inaccessible bathrooms

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

opening up some of the walls to the back garden

#71

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Friday, October 10, 2014 2:50:52 PM**Last Modified:** Friday, October 10, 2014 2:53:48 PM**Time Spent:** 00:02:56**IP Address:** 172.56.22.241

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

kids activities

Reason 2

kids books

Reason 3

non fiction books

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

kids stage

Q6: What do you like LEAST about Faneuil Library?

1

lack of space

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

outside of the building looks great

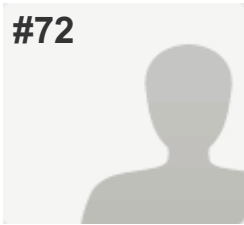
B. What do you think needs to be changed?

open the basement

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

more space for reading indoors and kids play

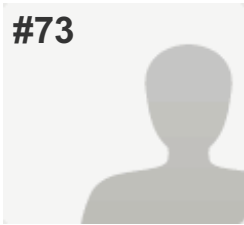
#72

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Saturday, October 11, 2014 4:29:42 AM**Last Modified:** Saturday, October 11, 2014 4:31:47 AM**Time Spent:** 00:02:05**IP Address:** 50.133.233.166

PAGE 1

Q1: How often do you visit Faneuil Library?	Once a month
Q2: What is your age range?	20-39
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	Convenience
Q4: What are other reasons you come to Faneuil Library?	<i>Respondent skipped this question</i>
Q5: What do you like MOST about Faneuil Library?	<i>Respondent skipped this question</i>
Q6: What do you like LEAST about Faneuil Library?	<i>Respondent skipped this question</i>
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	
A. What do you think still works?	Central desk
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	Two floors with huge two story bookshelves and spiral staircases. See woburn library - beautiful design!

#73

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Saturday, October 11, 2014 7:59:32 AM**Last Modified:** Saturday, October 11, 2014 8:03:32 AM**Time Spent:** 00:04:00**IP Address:** 146.115.182.106

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Take out books

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

I grew up coming to the Faneuil Library, it is a great community center

2

The librarians

Q6: What do you like LEAST about Faneuil Library?*Respondent skipped this question***Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?**

A. What do you think still works?

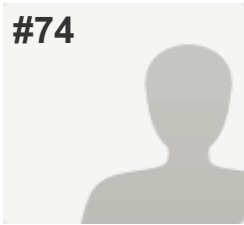
The design itself

B. What do you think needs to be changed?

Children's section is a little overflowing w/ books

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?*Respondent skipped this question*

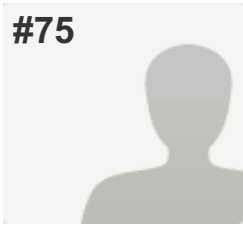
#74

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Saturday, October 11, 2014 10:30:59 AM**Last Modified:** Saturday, October 11, 2014 10:34:48 AM**Time Spent:** 00:03:48**IP Address:** 209.6.69.113

PAGE 1

Q1: How often do you visit Faneuil Library?	2 or 3 times a month
Q2: What is your age range?	40-60
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	the people
Reason 2	the range of events offered
Reason 3	books,videos
Q4: What are other reasons you come to Faneuil Library?	visit with good people
Q5: What do you like MOST about Faneuil Library?	
1	centralized meeting place, cozy atmosphere
2	wealth of information
Q6: What do you like LEAST about Faneuil Library?	<i>Respondent skipped this question</i>
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	<i>Respondent skipped this question</i>
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	<i>Respondent skipped this question</i>

#75

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Saturday, October 11, 2014 2:23:19 PM**Last Modified:** Saturday, October 11, 2014 2:41:40 PM**Time Spent:** 00:18:21**IP Address:** 50.177.177.191

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

To get books for my children and myself

Reason 2

special activities for children (like Dr. Science)

Reason 3

For interaction, fun, information.

Q4: What are other reasons you come to Faneuil Library?

To play board games, puzzles...

Q5: What do you like MOST about Faneuil Library?

1

Close to my house

2

Friendly staff

Q6: What do you like LEAST about Faneuil Library?

1

Too little book selections (probably space issue)

2

The bathroom is too far down and my child is afraid to go in the "creepy" (her words) basement.

3

It's hard to find a specific book you are looking for, but of course, we can always ask for help.

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The outside is beautiful and I think it should stay as it is

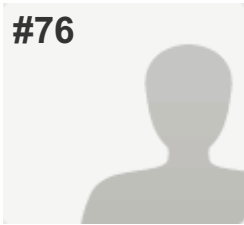
B. What do you think needs to be changed?

The inside needs to be worked on to fit more books, shelves, etc

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

The library of my dreams would have almost all the books I was looking for and it would be easy to find them. Now that's a dream.:)

#76

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Saturday, October 11, 2014 2:38:25 PM**Last Modified:** Saturday, October 11, 2014 2:46:50 PM**Time Spent:** 00:08:25**IP Address:** 50.187.62.77

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Easy in easy out

Reason 2

good selection of books and access to the system

Reason 3

I like the smallness and the retro vibe of the building

Q4: What are other reasons you come to Faneuil Library?

very pleasant atmosphere

Q5: What do you like MOST about Faneuil Library?

1

location

2

location

3

community support

Q6: What do you like LEAST about Faneuil Library?

1

longer hours

2

loud A/C

3

creepy basement bathroom

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

the openness and the children's room and stage

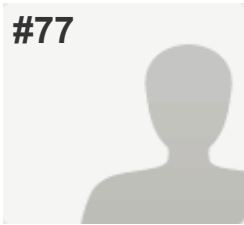
B. What do you think needs to be changed?

an upstairs bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

it doesn't need much, painting, new floors

#77

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Saturday, October 11, 2014 8:58:37 PM**Last Modified:** Saturday, October 11, 2014 9:05:21 PM**Time Spent:** 00:06:44**IP Address:** 50.177.134.29

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

10-19

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Need school books

Reason 2

Library Events

Reason 3

Research

Q4: What are other reasons you come to Faneuil Library?

N/a

Q5: What do you like MOST about Faneuil Library?

1

Staff

2

Available computers

3

Book availability and selection

Q6: What do you like LEAST about Faneuil Library?

1

Lack of easy access to research databases

2

Hard to find books with current organization

3

Bathrooms

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

Kids room with stage is great

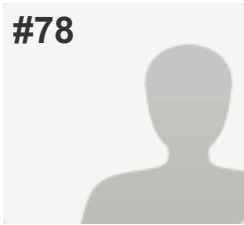
B. What do you think needs to be changed?

Needs more openness and a few secluded and quiet reading and computer areas

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Better research tools such as wide access to databases and computers, more open space (kids room should stay separate) with small quiet and cozy areas, better bathrooms, books organized by genre and author name rather than by computer number.

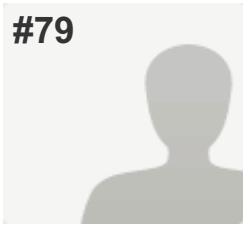
#78

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Sunday, October 12, 2014 12:26:52 AM**Last Modified:** Sunday, October 12, 2014 12:28:20 AM**Time Spent:** 00:01:28**IP Address:** 24.91.119.49

PAGE 1

Q1: How often do you visit Faneuil Library?	Less than once a month
Q2: What is your age range?	40-60
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	Borrowing books
Reason 2	Borrowing videos
Q4: What are other reasons you come to Faneuil Library?	Take my kids to explore
Q5: What do you like MOST about Faneuil Library?	<i>Respondent skipped this question</i>
Q6: What do you like LEAST about Faneuil Library?	<i>Respondent skipped this question</i>
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	<i>Respondent skipped this question</i>
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	<i>Respondent skipped this question</i>

#79

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Sunday, October 12, 2014 2:59:29 AM**Last Modified:** Sunday, October 12, 2014 3:05:01 AM**Time Spent:** 00:05:32**IP Address:** 50.133.128.2

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Books and other resources for our children

Reason 2

Atmosphere and ambience

Reason 3

Community

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Architecture and atmosphere

2

The feel of a little sanctuary that offers a wide array of resources

3

Staff and Community

Q6: What do you like LEAST about Faneuil Library?

1

Under utilization of all spaces, especially basement

2

Bathrooms

3

Insufficient hours

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The building works, just not utilized completely; windows that allow tons of natural lighting to all areas

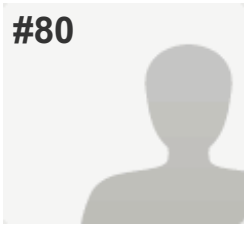
B. What do you think needs to be changed?

Facilities, systems (HVAC), use of back yard

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

A balanced mix of ALL resources - books, technology, etc., Additional resources such as FabLabs access to 3-D printers and other small machinery that provides access to ALL

#80

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Sunday, October 12, 2014 8:46:20 AM**Last Modified:** Sunday, October 12, 2014 8:50:19 AM**Time Spent:** 00:03:59**IP Address:** 24.128.77.212

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Getting out books and CD's

Reason 2

Donating books

Reason 3

Programs

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

The staff and welcoming atmosphere

2

the willingness of staff to help and order anything you need

3

the location and size of the library

Q6: What do you like LEAST about Faneuil Library?

1

the bathroom downstairs

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The Art Deco designs, the configuration of the rooms, the welcoming front desk

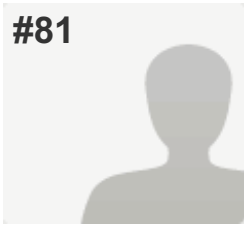
B. What do you think needs to be changed?

staff space, additional space for small meeting, tutoring, studying, more comfortable reading areas, bathroom on first floor

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Additional space, sunroom, programming for teens and elders

#81

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Sunday, October 12, 2014 12:03:19 PM**Last Modified:** Sunday, October 12, 2014 12:09:57 PM**Time Spent:** 00:06:37**IP Address:** 81.158.250.242

PAGE 1

Q1: How often do you visit Faneuil Library?

Less than once a month

Q2: What is your age range?

Over 60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

borrow and return books

Reason 2

get local information

Reason 3

atttend a talk, reading group or concert

Q4: What are other reasons you come to Faneuil Library?

see the lovely friendly librarians

Q5: What do you like MOST about Faneuil Library?

1

great atmosphere

2

helpful staff

3

good selection of books and periodicals

Q6: What do you like LEAST about Faneuil Library?

1

difficult access up the front steps

2

toilet facilities in the basement- hard to reach

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

all of it, especially the main desk

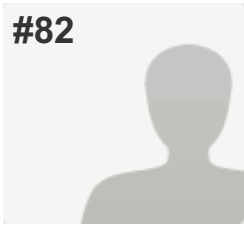
B. What do you think needs to be changed?

toilet facilities should be accessible

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

extended hours - including Sundays

#82

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Sunday, October 12, 2014 8:50:19 PM**Last Modified:** Sunday, October 12, 2014 8:59:01 PM**Time Spent:** 00:08:42**IP Address:** 65.96.114.154

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

Borrow books

Reason 2

Return books

Reason 3

Take kids to the kids room

Q4: What are other reasons you come to Faneuil Library?*Respondent skipped this question***Q5: What do you like MOST about Faneuil Library?**

1

Th staff

2

Ease if use of space

3

Comfortable space

Q6: What do you like LEAST about Faneuil Library?

1

Not enough comfy chairs

2

No document scanner

3

No laptop rentals

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The architecture is unique don't change it

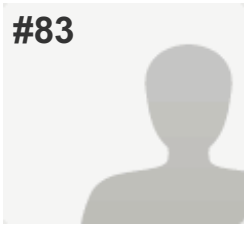
B. What do you think needs to be changed?

The bathrooms need updating

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Large workstations

#83

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, October 13, 2014 6:26:40 AM**Last Modified:** Monday, October 13, 2014 6:35:22 AM**Time Spent:** 00:08:41**IP Address:** 24.218.219.152

PAGE 1

Q1: How often do you visit Faneuil Library? Once a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 special events

Reason 2 books

Q4: What are other reasons you come to Faneuil Library? *Respondent skipped this question*

Q5: What do you like MOST about Faneuil Library?

1 librarians

2 location

3 historic design

Q6: What do you like LEAST about Faneuil Library?

1 the bathroom

2 the size

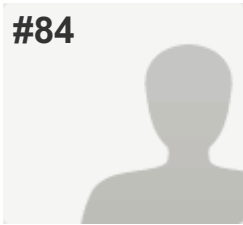
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works? the exterior, the front room

B. What do you think needs to be changed? needs to be expanded

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? already is, just needs updating

#84

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, October 13, 2014 6:35:17 AM**Last Modified:** Monday, October 13, 2014 6:39:27 AM**Time Spent:** 00:04:09**IP Address:** 108.20.5.19

PAGE 1

Q1: How often do you visit Faneuil Library? Once a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 Community feeling

Reason 2 Books

Q4: What are other reasons you come to Faneuil Library? *Respondent skipped this question*

Q5: What do you like MOST about Faneuil Library?

1 Compact and cozy

2 Friendly

3 Welcoming front desk

Q6: What do you like LEAST about Faneuil Library?

1 Bathrooms

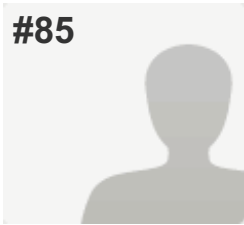
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works? Front desk

B. What do you think needs to be changed? Bathrooms

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? New bathrooms

#85

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, October 13, 2014 6:39:41 AM**Last Modified:** Monday, October 13, 2014 6:43:29 AM**Time Spent:** 00:03:47**IP Address:** 108.20.5.19

PAGE 1

Q1: How often do you visit Faneuil Library? Weekly or more

Q2: What is your age range? 20-39

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 Books

Reason 2 Friendly atmosphere

Q4: What are other reasons you come to Faneuil Library? Relaxing

Q5: What do you like MOST about Faneuil Library?

1 Front desk

2 Cozy not big overwhelming

3 Books

Q6: What do you like LEAST about Faneuil Library?

1 Bathrooms

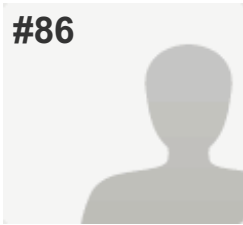
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works? Welcoming front desk

B. What do you think needs to be changed? Bathrooms

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? It is

#86

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, October 13, 2014 6:46:28 AM**Last Modified:** Monday, October 13, 2014 6:50:42 AM**Time Spent:** 00:04:14**IP Address:** 108.20.5.19

PAGE 1

Q1: How often do you visit Faneuil Library? 2 or 3 times a month

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 Books

Reason 2 Meet friends

Q4: What are other reasons you come to Faneuil Library? Friendly neighborhood spot

Q5: What do you like MOST about Faneuil Library?

1 Front desk info center

2 Books

3 Activities

Q6: What do you like LEAST about Faneuil Library?

1 Bathrooms

2 Need more activities they are fun

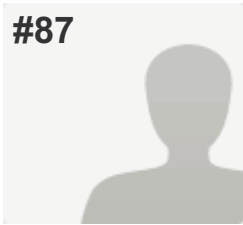
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works? Info desk

B. What do you think needs to be changed? Bathrooms

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? More community activities

#87

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, October 13, 2014 6:58:10 AM**Last Modified:** Monday, October 13, 2014 7:03:15 AM**Time Spent:** 00:05:05**IP Address:** 108.20.5.19

PAGE 1

Q1: How often do you visit Faneuil Library? Weekly or more

Q2: What is your age range? 40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1 Children's room

Reason 2 Welcoming feeling

Reason 3 Meeting friends and kids

Q4: What are other reasons you come to Faneuil Library? Great librarians

Q5: What do you like MOST about Faneuil Library?

1 Children's room

2 Front desk

3 Sense of community

Q6: What do you like LEAST about Faneuil Library?

1 Bathrooms

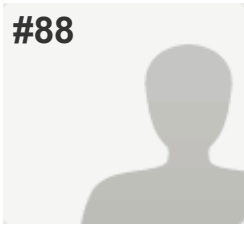
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works? Front desk and kids room

B. What do you think needs to be changed? Bathrooms/ changing table needed

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? Continue focus on child activities

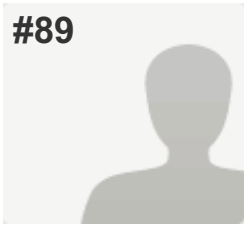
#88

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, October 13, 2014 9:17:37 AM**Last Modified:** Monday, October 13, 2014 9:32:59 AM**Time Spent:** 00:15:21**IP Address:** 71.174.181.140

PAGE 1

Q1: How often do you visit Faneuil Library?	Weekly or more
Q2: What is your age range?	40-60
Q3: What are your three main reasons for coming to Faneuil Library?	
Reason 1	research
Reason 2	computer
Q4: What are other reasons you come to Faneuil Library?	Quiet reading space and relaxing atmosphere
Q5: What do you like MOST about Faneuil Library?	
1	Friendly staff
Q6: What do you like LEAST about Faneuil Library?	
1	Old computers
2	Lack of computer experience by staff
3	Not enough space and downstairs restroom
Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?	
A. What do you think still works?	Exterior is inviting.
B. What do you think needs to be changed?	expand interior
Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?	Added extension and streamlined interior

#89

**COMPLETE****Collector:** Web Link 2 (Web Link)**Started:** Monday, October 13, 2014 6:14:58 PM**Last Modified:** Monday, October 13, 2014 6:18:14 PM**Time Spent:** 00:03:15**IP Address:** 72.70.83.40

PAGE 1

Q1: How often do you visit Faneuil Library?

2 or 3 times a month

Q2: What is your age range?

40-60

Q3: What are your three main reasons for coming to Faneuil Library?

Reason 1

It feels like home

Reason 2

To get books/movies

Reason 3

To take my niece to the kids room

Q4: What are other reasons you come to Faneuil Library?

Because it is awesome

Q5: What do you like MOST about Faneuil Library?

1

People

2

People

3

Books

Q6: What do you like LEAST about Faneuil Library?

1

Bathroom

2

Could use more space

Q7: Faneuil Library opened its doors in 1931. While many love the architectural design of the building, in your opinion what still works, and what do you think needs to change?

A. What do you think still works?

The old feeling

B. What do you think needs to be changed?

The bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Enclose the 'yard' space at the back of the library in glass and make it part of the library space. Use renovate the basement for usable space.

APPENDIX E

MASSACHUSETTS HISTORIC COMMISSION PRESERVATION AGREEMENT

Ruth



TEL.: (617) 635-4024
FAX: (617) 635-3150

LAW DEPARTMENT

Mark Sweeney

First Assistant
Corporation Counsel

11-7-05

Bernie -

Here are the original
Preservation Restriction
Agreements for the JP +
Faneuil branches. They have
been recorded at the Suffolk
Registry of Deeds.

ms

Please get copies to Ruth



2005 00090605

Bk: 37533 Pg: 92 Doc: AGT

Page: 1 of 9 07/12/2005 02:57 PM

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the City of Boston

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the City of Boston, 1 City Hall Plaza, Boston, Massachusetts 02201, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Jamaica Plain Branch Library thereon as described in a deed dated April 6, 1866, from David S. Greenough to the Town of West Roxbury, recorded with the Norfolk County Registry of Deeds, Book 340, Page 260 and a deed dated April 3, 1867, from David S. Greenough to the Town of West Roxbury, recorded on April 24, 1867 with the Norfolk County Registry of Deeds, Book 352, Page 297, and which is located at 12 Sedgwick Street, Jamaica Plain, Massachusetts 02130, hereinafter referred to as the Premises. The Premises are also shown as that portion of Lot 1289 within the dotted lines marked on the Assessors Plan of Ward 19, Block 42 attached as Exhibit A hereto and incorporated herein by reference.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Premises is individually eligible for listing in the National and/or State Registers of Historic Places; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises.

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed in the National and/or State Registers of Historic Places, under applicable state and federal legislation. Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.
4. Notice and Approval: Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity

in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the purpose of this Preservation Restriction. Failure of the Commission to make a decision within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

8. Other Provisions: The terms of this restriction shall apply to the exterior of the Jamaica Plain Branch Library. The Jamaica Plain Branch Library will be subject to exterior review only.

The burden of these restrictions enumerated in paragraphs 1 through 8, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of June, 2005.

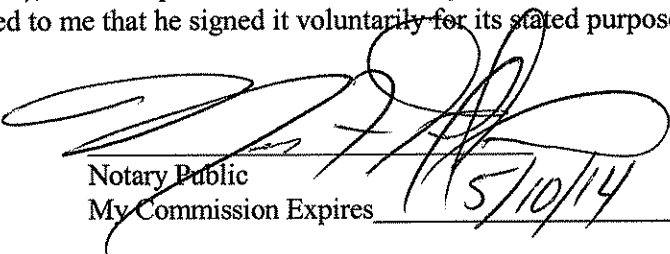
JAMAICA PLAIN BRANCH LIBRARY

By: Dennis DiMarzio
Name: Dennis DiMarzio
Title: Chief Operating Officer, City of Boston

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 23 day of June, 2005, before me, the undersigned notary public, personally appeared The Above, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.


Notary Public
My Commission Expires 5/10/14

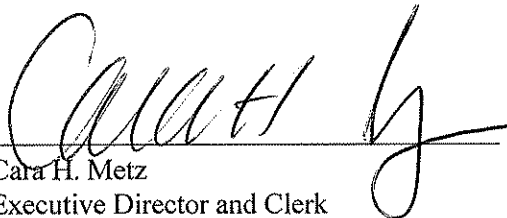


NEAL F. GAFFEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 14, 2010

APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By 
Cara H. Metz
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 22nd day of June, 2005, before me, the undersigned notary public, personally appeared Cara H. Metz, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public



My Commission Expires

January 19, 2012

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction, such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

It is the responsibility of the property owner to notify the MHC in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions, which are in the best interests of the property.

BLOCK 7001
19044

SOUTH STREET

SOUTH

STREET

CENTRE

STREET

BLOCK 538
19036

INFORMATION ON THIS PLAN IS
APPROPRIATE FOR ASSESSING
DEPARTMENT USE ONLY

BLOCK 41

19040

Call: 617-506-6100
Call: 952-906-12-30-00
Call: 952-906-11-11-00

12 SEDGWICK STREET

DEPARTMENT USE ONLY

Call: 609-311

STREET

19039

ELM STREET

BLOCK 31

AVENUE

INFORMATION ON THIS PLAN IS
APPROPRIATE FOR ASSESSING
DEPARTMENT USE ONLY

BLOCK 44 19037

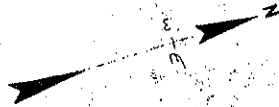
Call: 617-506-6100
Call: 952-906-12-30-00
Call: 952-906-11-11-00

GREENOUGH

19037

GREENOUGH PLACE

EXHIBIT A
Assessor's Plan
Jamaica Plain Branch/
Boston Public Library
12 Sedgwick Street
Ward 19 Block 42 Lot 1289



INFORMATION ON THIS PLAN IS
APPROPRIATE FOR ASSESSING
DEPARTMENT USE ONLY

ASSESSOR'S PLAN

WARD 19

BLOCK 42

19039

CITY OF BOSTON
IN CITY COUNCIL

**AN ORDER AUTHORIZING THE ACCEPTANCE
OF A MASSACHUSETTS PRESERVATION PROJECTS FUND GRANT FOR THE
JAMAICA PLAIN BRANCH LIBRARY**

ORDERED: That pursuant to Section 53A of Chapter 44 of the Massachusetts General Laws and St. 1948 c. 452, § 17E, as most recently amended by St. 1966 c. 642, § 14 and every other power hereto enabling, a Massachusetts Preservation Projects Fund grant in the sum of One Hundred Thousand Dollars (\$100,000) be and hereby is gratefully accepted from the Commonwealth of Massachusetts, acting by and through its Massachusetts Historical Commission, for the Jamaica Plain Branch Library and that the Chief Operating Officer be and hereby is authorized to execute on behalf of the City of Boston a Preservation Restriction Agreement in the form attached hereto.

In City Council May 11, 2005. Read once and passed, yeas 9, nays 0.
In City Council June 15, 2005. Read a second time and again passed,
yeas 12, nays 0.

Approved by the Mayor on June 21, 2005.

Attest:



City Clerk



2005 00090606

Bk: 37533 Pg: 101 Doc: AGT

Page: 1 of 9 07/12/2005 02:57 PM

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the City of Boston

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the City of Boston, 1 City Hall Plaza, Boston, Massachusetts 02201, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Faneuil Branch Library subject to an order of taking for library purposes by the city of Boston from the B. F. Sanborn Estate, dated May 14, 1931, recorded with the Suffolk County Registry of Deeds, Book 5258, Page 522, and which is located at 419 Faneuil Street, Brighton, Massachusetts 02135, hereinafter referred to as the Premises. The Premises are also shown as Lot 3357 on the Assessors Plan of Ward 22, Blocks 65D-65E-65F-71 attached as Exhibit A hereto and incorporated herein by reference.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Premises is individually eligible for listing in the National and/or State Registers of Historic Places; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises.

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed in the National and/or State Registers of Historic Places, under applicable state and federal legislation.

Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.
4. Notice and Approval: Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request

additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the purpose of this Preservation Restriction. Failure of the Commission to make a decision within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

8. Other Provisions: The terms of this restriction shall apply to the exterior of the Faneuil Branch Library. The Faneuil Branch Library will be subject to exterior review only.

The burden of these restrictions enumerated in paragraphs 1 through 8, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of June, 2005.
FANEUIL BRANCH LIBRARY

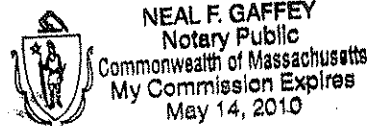
By: Dennis DiMarzio
Name: Dennis DiMarzio
Title: Chief Operating Officer, City of Boston

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 23 day of June, 2005, before me, the undersigned notary public, personally appeared He Above, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.


Notary Public
My Commission Expires 5/14/10

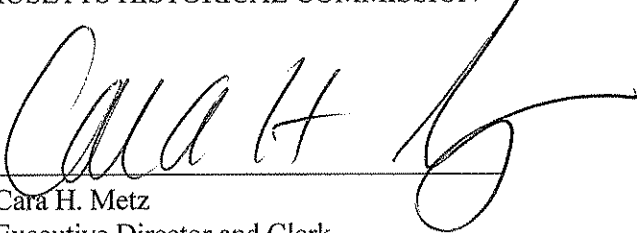


APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By

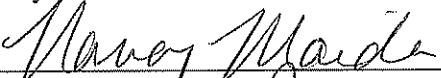

Cara H. Metz
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 26th day of June, 2005, before me, the undersigned notary public, personally appeared Cara H. Metz, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public



My Commission Expires

January 19, 2012

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.

WALLS/PARTITIONS

Minor - Making fully reversible changes (i.e. sealing off doors in situ, leaving doors and door openings fully exposed) to the spatial arrangement of a non-significant portion of the building.

Major - Creating new openings in walls or permanently sealing off existing openings; adding permanent partitions which obscure significant original room arrangement; demolishing existing walls; removing or altering stylistic features; altering primary staircases.

HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major appearance changes (i.e. dropped ceilings, disfigured walls or floors, exposed wiring, ducts, and piping); the removal of substantial quantities of original plaster or other materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction, such changes must be reviewed by the MHC and their impact on the historic integrity of the premise assessed.

It is the responsibility of the property owner to notify the MHC in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the Commission to review proposed alterations and assess their impact on the integrity of the structure, not to preclude future change. MHC staff will attempt to work with property owners to develop mutually satisfactory solutions, which are in the best interests of the property.



EXHIBIT A
Assessor's Plan
Faneuil Branch/Boston Public Library
419 Faneuil Street
Ward 22 Block 65E Lot 3357

ASSASSORS PLAN
WARD 22
BLOCK 65E-65F-71
Sect 66 Referred
N.J. Holland C.E.
22080

3371 OAK 56.71
BLOCK 71
22086

22084

22086

CITY OF BOSTON
IN CITY COUNCIL

**AN ORDER AUTHORIZING THE ACCEPTANCE
OF A MASSACHUSETTS PRESERVATION PROJECTS FUND GRANT FOR THE
FANEUIL BRANCH LIBRARY**

ORDERED: That pursuant to Section 53A of Chapter 44 of the Massachusetts General Laws and St. 1948 c. 452, § 17E, as most recently amended by St. 1966 c. 642, § 14 and every other power hereto enabling, a Massachusetts Preservation Projects Fund grant in the sum of One Hundred Thousand Dollars (\$100,000) be and hereby is gratefully accepted from the Commonwealth of Massachusetts, acting by and through its Massachusetts Historical Commission, for the Faneuil Branch Library and that the Chief Operating Officer be and hereby is authorized to execute on behalf of the City of Boston a Preservation Restriction Agreement in the form attached hereto.

In City Council May 11, 2005. Read once and passed, yeas 9, nays 0.
In City Council June 15, 2005. Read a second time and again passed,
yeas 12, nays 0.

Approved by the Mayor on June 21, 2005.

Attest:

Rosana Salerno

City Clerk

WHEREAS, the City of Boston is the owner of certain property with the buildings thereon as part of the Boston Public Library system, known as the Jamaica Plain Branch Library located at 12 Sedgwick Street in the Jamaica Plain District of the City of Boston and the Faneuil Branch Library located at 419 Faneuil Street in the Brighton District of the City of Boston; and

WHEREAS, the Commonwealth of Massachusetts acting by and through the Massachusetts Historical Commission has awarded a grant to the City of Boston under the Massachusetts Preservation Projects Fund Grant Program to partially cover the cost of needed renovations to these two branch libraries; and

WHEREAS, a recorded preservation restriction for these two branch libraries is a condition precedent to the transfer of grant program funds from the Commonwealth to the City of Boston;

NOW THEREFORE, IT IS VOTED: That the Director be, and he hereby is, authorized and directed to enter into, execute and record a Preservation Restriction Agreement with the Commonwealth of Massachusetts acting by and through the Massachusetts Historical Commission for both the Jamaica Plain Branch and the Faneuil Branch of the Boston Public Library.

APPENDIX G –

SUPPLEMENTAL STATISTICAL DATA ON FANEUIL BRANCH FROM BPL



CENTRAL LIBRARY

700 BOYLSTON STREET | COPLEY SQUARE | BOSTON, MA | 02116 | 617.536.5400 | WWW.BPL.ORG

5 October 2015

Memorandum

To: Alistair Lucks, PCMD

Cc: Tricia Lyons, PCMD
Jack Hanlon, OBM
Jeffrey Hoover, Tappe

David Leonard, BPL
Michael Colford, BPL
Melina Schuler, BPL
Sarah Markell, BPL
Eamon Shelton, BPL

From: Sydney Thiel

Project Name: Faneuil Branch Programming Study

Subject: Supplemental data to support Faneuil Branch Programming Study Final Report

Referenced Material: as cited below

The following information is being provided in response to the PCMD and COB Budget Office request for analytical data to be incorporated into the Executive Summary of the Programming Study Report.

COMMUNITY DEMOGRAPHICS

- The latest population data published for the Brighton neighborhood is 48,445¹
- The latest population data published for the Allston neighborhood is 19,796²

¹ Source: American Community Survey 2007-2011 Estimate, Brighton Neighborhood, May 2013,
<http://www.bostonredevelopmentauthority.org/getattachment/8978d92f-f540-45b5-8cc4-6593f88be43a/>

² Source: American Community Survey 2007-2011 Estimate, Allston Neighborhood, May 2013,
<http://www.bostonredevelopmentauthority.org/getattachment/c7e8aaf1-29c9-4716-9e33-87d73e5a7000/>

- The population by age for each neighborhood is as follows³

	Brighton	Allston
Children (under 9)	5.3%	3.4%
Your Adults (10-19)	6.3%	12.6%
Adults (20+)	88.4%	84.0%

FANEUIL BRANCH PERFORMANCE & ANALYSIS

- **VISITORS:** In FY15 the Faneuil Branch received 131,697 in-person visitors, which ranks the 3rd highest visited branch system-wide behind the Central Library and East Boston Branch. By comparison, the neighboring Brighton and Honan-Allston branches rank 17th and 20th respectively for visitors.
- **COLLECTION SIZE:** It ranks 21st in terms of current collection size (30,258 items). The community has voiced repeated impassioned requests for no change to the existing collection size. The “Major Intervention” scheme accommodates sufficient space to maintain the current collection size while satisfying ADA accessibility upgrades.
- **FACILITY SIZE:** Amongst 25 system-wide facilities, it ranks 22nd in terms of building size with only 7,600sf.
- **COLLECTION USE:** Items from the Faneuil branch’s collection are typically borrowed as follows:
Children’s Collection: 56%
Teen Collection: 3%
Adult Collection: 41%
- **COLLECTION/SF RATIO:** In terms of collection items/sf, the Faneuil branch ranks 7th with a ratio of 3.95 items/sf. By comparison, the neighboring Brighton and Honan-Allston branches have a ratio of 2.05 and 2.50 items/sf, respectively. If the Faneuil branch were expanded to the size proposed by the Major Renovation scheme (11,860sf), this ratio would improve to 2.53 items/sf which is comparable to the current ratio at Honan-Allston.
- **NEIGHBORHOOD POPULATION:** The ratio of neighborhood population to existing building area for the Faneuil branch is 6.37 people/sf. In the scenario of the “Major Intervention”, the same ratio would be reduced to 4.08 people/sf. For comparison the equivalent ratio of neighboring Brighton and Honan-Allston branches are 2.16 and .99 people/sf respectively.
- **REACH:** The Faneuil branch ranks 5th for Reach amongst system-wide branch locations (excluding the Central Library). By comparison, the neighboring Brighton and Honan-Allston branches rank 7th and 20th for Reach, respectively.
Note: “Reach” is a measure that takes into account total circulation + visitors + programs + computer sessions. Reach provides an indicator of each location’s level of activity.
- **FACILITY AGE:** Built in 1931, the Faneuil Branch is the oldest un-renovated facility in the Boston Public Library system.

³ Source 2010 Census SF1; BRA Research Division Analysis

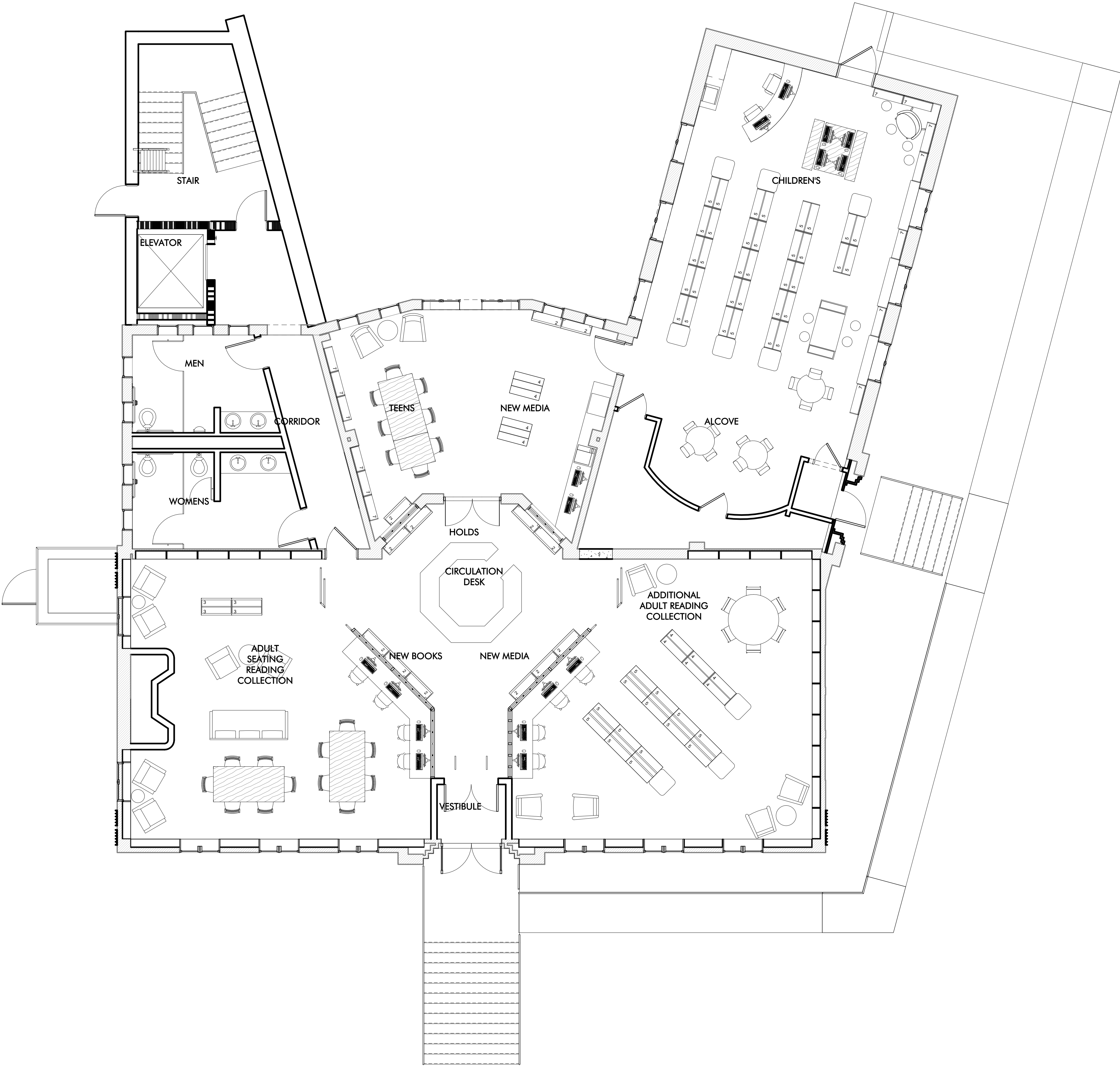
<http://www.bostonredevelopmentauthority.org/getattachment/bd552e40-a840-4323-8957-8587358c84b7/>

- **COMMUNITY MEETINGS:** In FY15, the Faneuil branch ranked last in terms of quantity of community meetings held, with only 15 events. The low number of community meetings is attributed to the lack of a dedicated meeting space. In the current facility, all community meetings are held in the Children's Room where shelving and furniture must be moved out of the way to make space for group gatherings. These events are limited to being held after regular library hours so as not to interfere with public service in the Children's Room. By contrast, the Brighton and Honan-Allston branches rank 4th and 16th for community meetings respectively, indicating that there is community demand for public gathering spaces in the neighborhood. The Faneuil branch could help to meet this need if a more suitable space were available to the public for use.
- **ACCESSIBILITY:** The existing facility does not meet current standards for ADA accessibility.

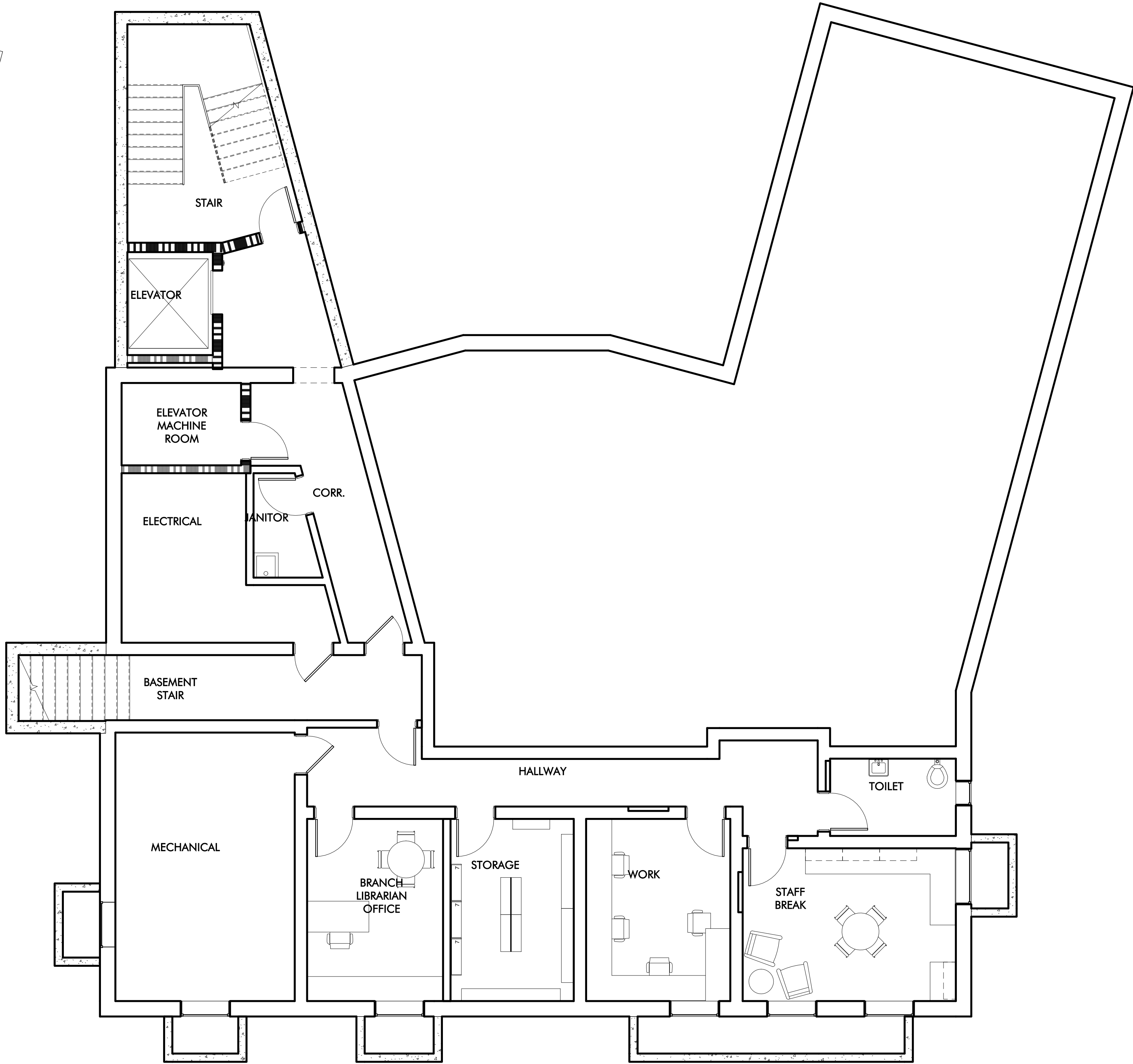
APPENDIX F –

UPDATED DRAWINGS (POST FINAL PRESENTATION)

SCHEME 1 "LIGHT TOUCH"

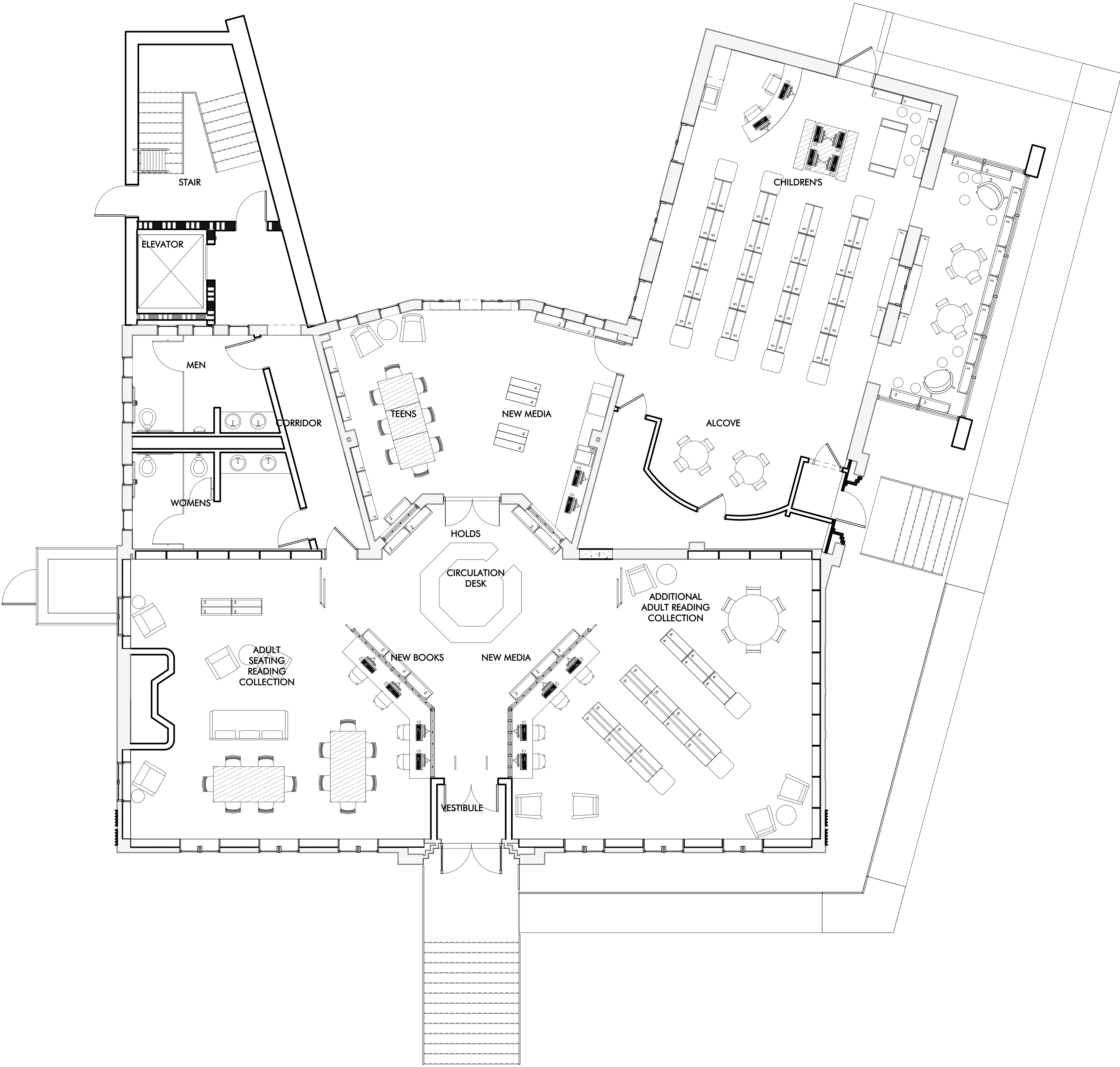


FIRST FLOOR PLAN

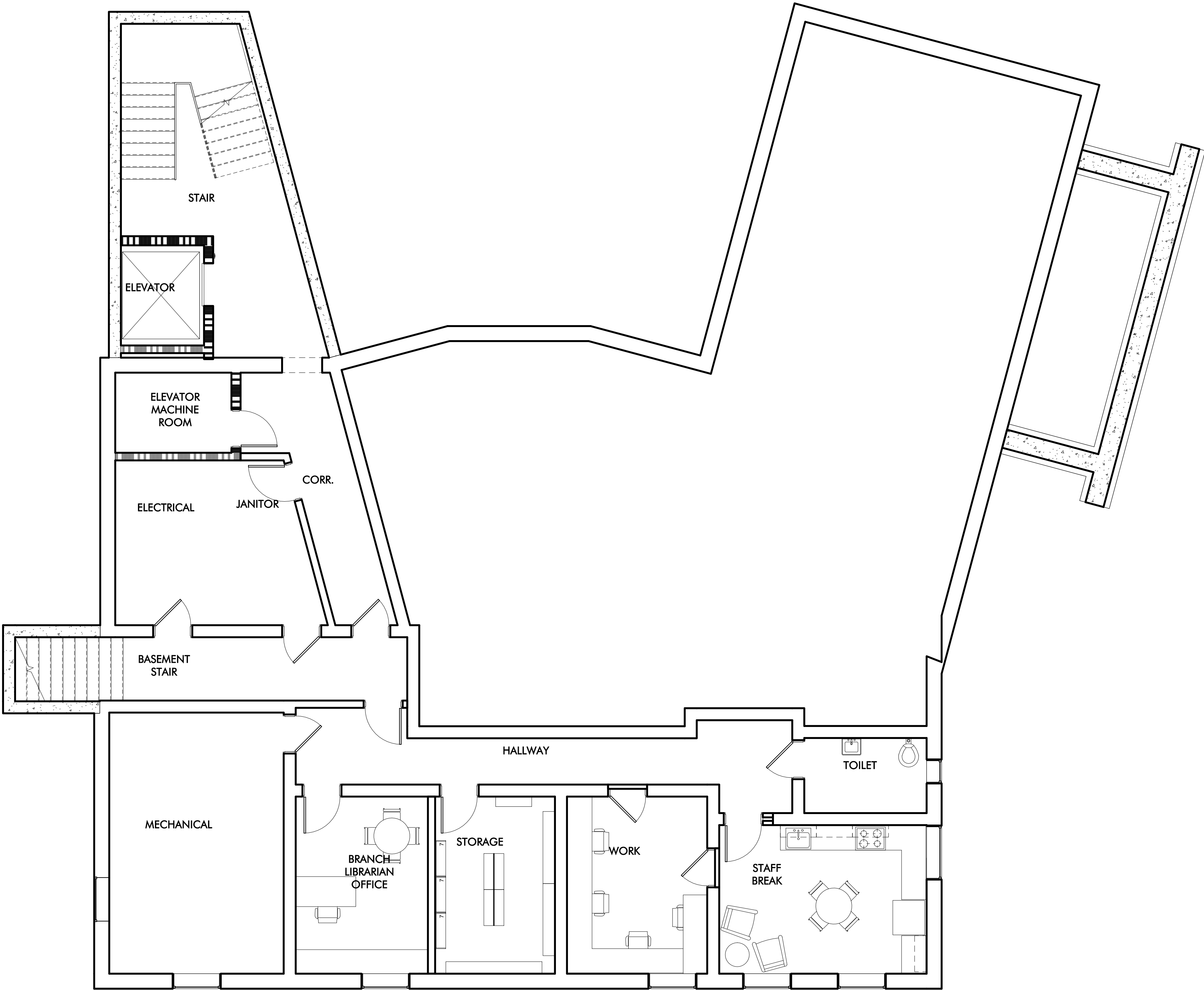


BASEMENT FLOOR PLAN

SCHEME 2 "MODERATE INTERVENTION"

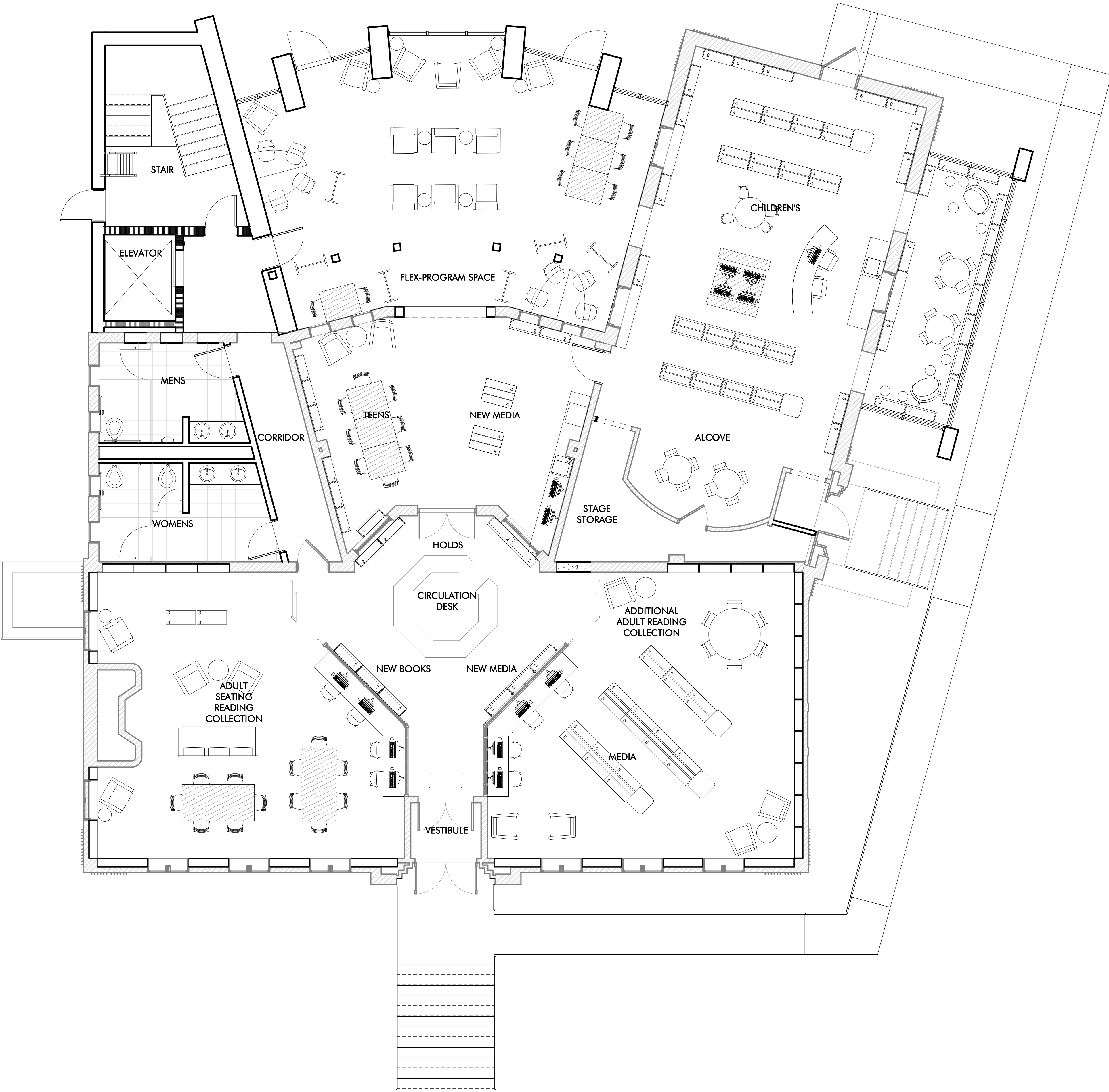


FIRST FLOOR PLAN

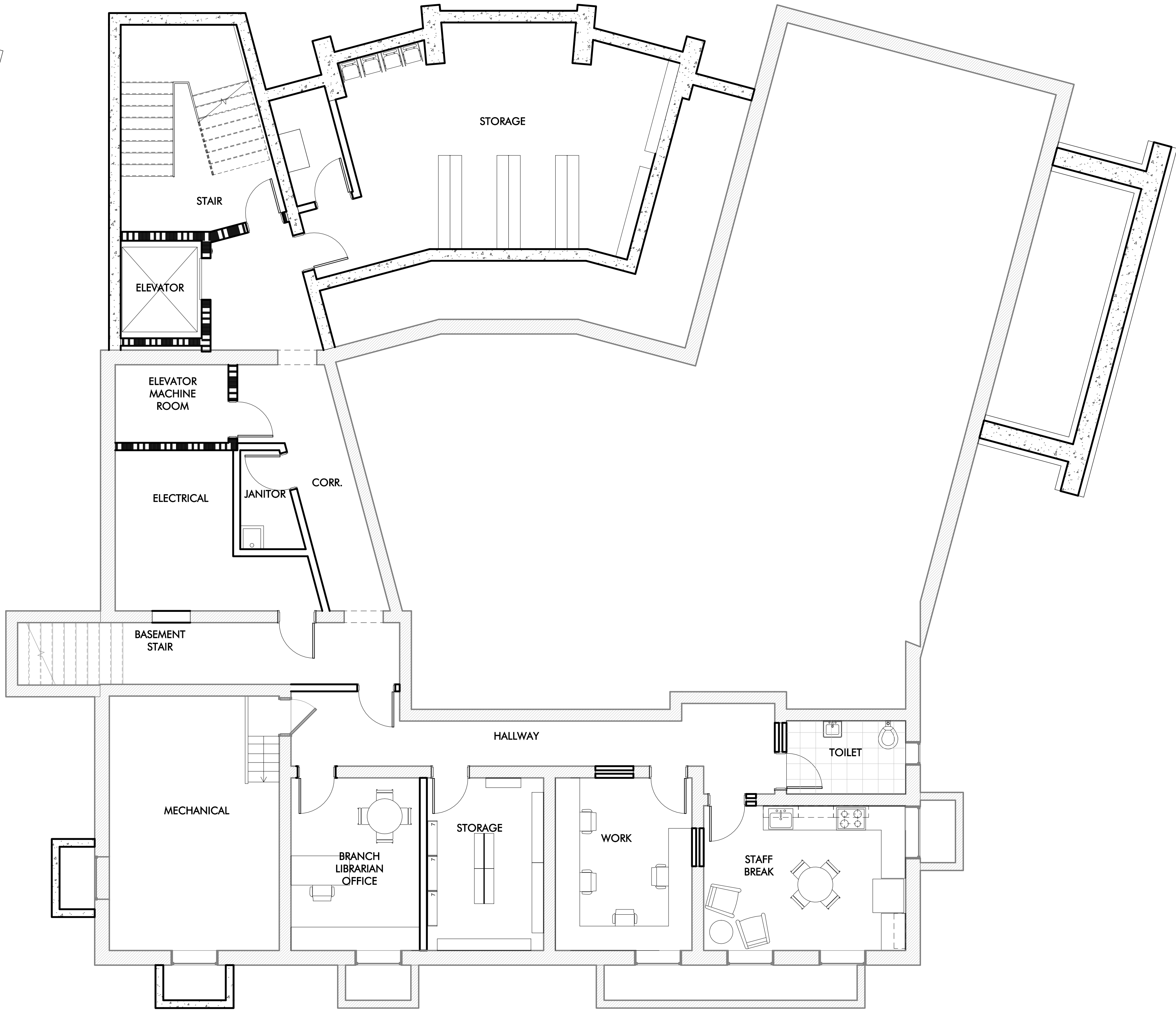


BASEMENT FLOOR PLAN

SCHEME 3A "MAJOR INTERVENTION"

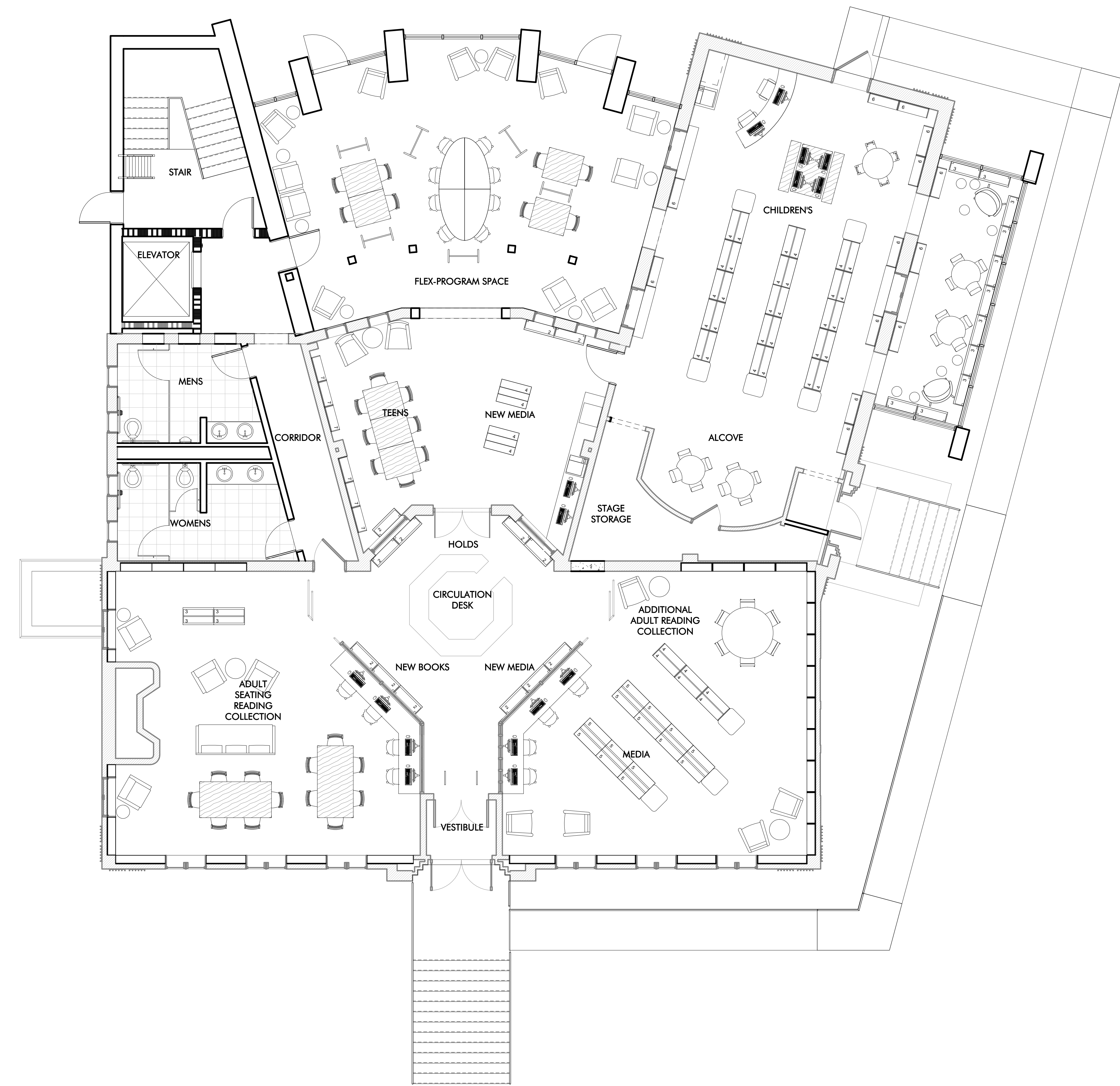


FIRST FLOOR PLAN

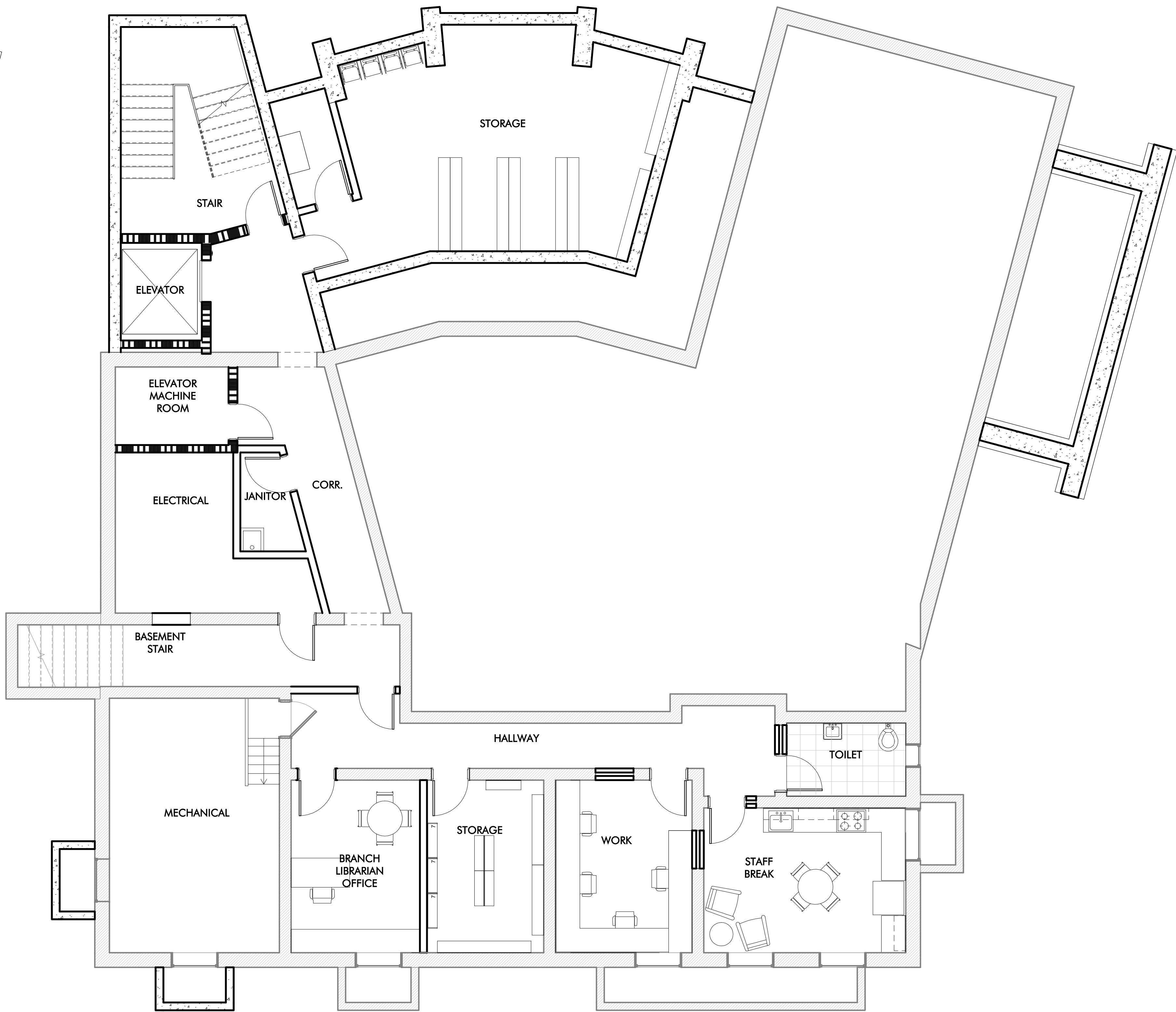


BASEMENT FLOOR PLAN

SCHEME 3B "MAJOR INTERVENTION"



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

APPENDIX G –

SUPPLEMENTAL STATISTICAL DATA ON FANEUIL BRANCH FROM BPL



CENTRAL LIBRARY

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5 October 2015

Memorandum

To: Alistair Lucks, PCMD

Cc: Tricia Lyons, PCMD
Jack Hanlon, OBM
Jeffrey Hoover, Tappe

David Leonard, BPL
Michael Colford, BPL
Melina Schuler, BPL
Sarah Markell, BPL
Eamon Shelton, BPL

From: Sydney Thiel

Project Name: Faneuil Branch Programming Study

Subject: Supplemental data to support Faneuil Branch Programming Study Final Report

Referenced Material: as cited below

The following information is being provided in response to the PCMD and COB Budget Office request for analytical data to be incorporated into the Executive Summary of the Programming Study Report.

COMMUNITY DEMOGRAPHICS

- The latest population data published for the Brighton neighborhood is 48,445¹
- The latest population data published for the Allston neighborhood is 19,796²

¹ Source: American Community Survey 2007-2011 Estimate, Brighton Neighborhood, May 2013,
<http://www.bostonredevelopmentauthority.org/getattachment/8978d92f-f540-45b5-8cc4-6593f88be43a/>

² Source: American Community Survey 2007-2011 Estimate, Allston Neighborhood, May 2013,
<http://www.bostonredevelopmentauthority.org/getattachment/c7e8aaf1-29c9-4716-9e33-87d73e5a7000/>

- The population by age for each neighborhood is as follows³

	Brighton	Allston
Children (under 9)	5.3%	3.4%
Your Adults (10-19)	6.3%	12.6%
Adults (20+)	88.4%	84.0%

FANEUIL BRANCH PERFORMANCE & ANALYSIS

- **VISITORS:** In FY15 the Faneuil Branch received 131,697 in-person visitors, which ranks the 3rd highest visited branch system-wide behind the Central Library and East Boston Branch. By comparison, the neighboring Brighton and Honan-Allston branches rank 17th and 20th respectively for visitors.
- **COLLECTION SIZE:** It ranks 21st in terms of current collection size (30,258 items). The community has voiced repeated impassioned requests for no change to the existing collection size. The “Major Intervention” scheme accommodates sufficient space to maintain the current collection size while satisfying ADA accessibility upgrades.
- **FACILITY SIZE:** Amongst 25 system-wide facilities, it ranks 22nd in terms of building size with only 7,600sf.
- **COLLECTION USE:** Items from the Faneuil branch’s collection are typically borrowed as follows:
Children’s Collection: 56%
Teen Collection: 3%
Adult Collection: 41%
- **COLLECTION/SF RATIO:** In terms of collection items/sf, the Faneuil branch ranks 7th with a ratio of 3.95 items/sf. By comparison, the neighboring Brighton and Honan-Allston branches have a ratio of 2.05 and 2.50 items/sf, respectively. If the Faneuil branch were expanded to the size proposed by the Major Renovation scheme (11,860sf), this ratio would improve to 2.53 items/sf which is comparable to the current ratio at Honan-Allston.
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³ Source 2010 Census SF1; BRA Research Division Analysis

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- **ACCESSIBILITY:** The existing facility does not meet current standards for ADA accessibility.