Faneuil Branch
Library Programming Study
PCM Project No. 7043


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

Pre-construction rendering of the Faneuil Branch of the Boston Public Library

Current axonometric cutaway
# TABLE OF CONTENTS

1 EXECUTIVE SUMMARY  
   General Facility Information 1  
   Goals and Objectives 2  
   Conclusions 6  
   Project Estimate 6  
   Summary/Recommendations 7  
   Project Team 9  
   Study Methodology 10  

2 LIBRARY PROGRAM 15  
   Program Summary 21  
   Functional Area Descriptions 24  

3 RECOMMENDED LAYOUTS AND OPTIONS 60  

4 PROJECT COST PROJECTION 66  

5 APPENDICIES  
   A Building Assessment & Recommended Repairs  
      Architectural Report  
      MEP/FP Existing Conditions Report  
      Structural Existing Conditions Report  
      Existing Conditions Code Report  
   B Meeting Notes and Presentations  
   C Patron Survey Results (Tappé)  
   D Patron Survey Results (CAC)  
   E Massachusetts Historic Commission Preservation Agreement  
   F Updated Drawings (Post Final Presentation)  
   G Supplemental Statistical Data on Faneuil Branch from BPL
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.
BPL issued project goals early in the study process:

**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 specialities.  
   - 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.
EXECUTIVE SUMMARY

- 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
- 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:

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Brighton</th>
<th>Allston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children (under 9)</td>
<td>5.3%</td>
<td>3.4%</td>
</tr>
<tr>
<td>Your Adults (10-19)</td>
<td>6.3%</td>
<td>12.6%</td>
</tr>
<tr>
<td>Adults (20+)</td>
<td>88.4%</td>
<td>84.0%</td>
</tr>
</tbody>
</table>

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.

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.

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):

<table>
<thead>
<tr>
<th>Scope 1 (Light Intervention)</th>
<th>Scope 2 (Moderate Intervention)</th>
<th>Scope 3 (Major Intervention)</th>
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<tr>
<td>ADA Accessibility &amp; Basic Systems Upgrades</td>
<td>Accessibility, System Upgrades + Moderate Expansion</td>
<td>Accessibility, Maintenance + Comprehensive Improvements/Expansion</td>
</tr>
</tbody>
</table>
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 programing study indicate that area required 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 that 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.
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**

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- 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

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- Damian Liddiard, Design Director
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- 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.

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 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.

- 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 overall 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:

<table>
<thead>
<tr>
<th>Welcome Zone</th>
<th>Children’s Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance &amp; Vestibule</td>
<td>Children's Fiction/Non-Fiction &amp; AV Collections</td>
</tr>
<tr>
<td>Borrower Service Desk – Circulation &amp; Info</td>
<td>Children's Picture Book Area</td>
</tr>
<tr>
<td>Self-Service Holds</td>
<td>Children's Computers</td>
</tr>
<tr>
<td>Browsing/New Books</td>
<td>Children's Program Area</td>
</tr>
<tr>
<td>Friends Booksale Space</td>
<td>Children's Storage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Commons Zone/Shared Services</th>
<th>Teen’s Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Gathering Space</td>
<td>Teen Collections</td>
</tr>
<tr>
<td>Casual Seating &amp; Networking Zone</td>
<td>Teen Gathering &amp; Seating Spaces</td>
</tr>
<tr>
<td>Group Study/Consultation Space</td>
<td>Teen Computers</td>
</tr>
<tr>
<td>Copy/Print Services</td>
<td></td>
</tr>
<tr>
<td>Public Restrooms</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adult Services</th>
<th>Administration/Support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Information/Reference</td>
<td>Staff Workroom</td>
</tr>
<tr>
<td>Adult Fiction/Non-Fiction Collections</td>
<td>Branch Librarian Office</td>
</tr>
<tr>
<td>CDs &amp; DVDs</td>
<td>Staff Break Room</td>
</tr>
<tr>
<td>Magazines/Reading</td>
<td>Building Maint./Custodial Closet/</td>
</tr>
<tr>
<td>Adult Seating/Reading</td>
<td>Custodian’s Desk</td>
</tr>
<tr>
<td>Adult Computers</td>
<td></td>
</tr>
<tr>
<td>Quiet Reading/Study Area</td>
<td>Tele/Data Closet</td>
</tr>
<tr>
<td></td>
<td>Storage</td>
</tr>
</tbody>
</table>

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.
<table>
<thead>
<tr>
<th>Area Designation</th>
<th>Net Area (existing)</th>
<th>Seating</th>
<th>Staff Stns.</th>
<th>Collection</th>
<th>PCs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Welcome Zone</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entrance &amp; Vestibule</td>
<td>40</td>
<td>40</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Borrower Service Desk</td>
<td>395</td>
<td>395</td>
<td>0</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Browsing/New Books</td>
<td>300</td>
<td>40</td>
<td>0</td>
<td>0</td>
<td>200</td>
</tr>
<tr>
<td>Self-Service Holds</td>
<td>75</td>
<td>40</td>
<td>0</td>
<td>0</td>
<td>200</td>
</tr>
<tr>
<td>Friends Book Sale Space</td>
<td>75</td>
<td>20</td>
<td>0</td>
<td>0</td>
<td>100</td>
</tr>
</tbody>
</table>

| **B. Commons Zone/Shared Services** |                     |         |             |            |     |
| Community Gathering Space | 900               | 0       | 28          | 0          | 0   |
| Casual Seating & Networking Zone | inc. above            | 0       | 0           | 0          | 0   |
| Group Study/Consultation Space | inc. above            | 0       | 6           | 0          | 0   |
| Copy/Print Services | 80                  | 40      | 0           | 0          | 0   |
| Public Restrooms | 300                 | 65      | 0           | 0          | 0   |

| **C. Adult Services** |                     |         |             |            |     |
| Information/Reference | inc. above | inc. above | 1          | 1          | 0   |
| Adult Fiction/Non-Fiction Collections | 700             | 560     | 0           | 0          | 8853 |
| CDs & DVDs | 400                 | 150     | 0           | 0          | 4441 |
| Magazines/Reading | inc. above | inc. above | 0          | 0          | 20  |
| Adult Seating/Reading | 700             | 560     | 14          | 0          | 0   |
| Adult Computers | 300                 | 560     | 5           | 0          | 5   |
| Quiet Reading/Study Area | inc. above         | 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 |
| Picture Book Area | inc. above | inc. above | 0          | 0          | inc. above 0 |
| Children's Computers | inc. above | inc. above | 0          | 0          | 0   |
| Children's Program Area | inc. above | 65       | 20 *        | 0          | 0   |
| Children's Storage | 100                 | 60      | 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 |

Final Report
BUILDING PROGRAM
Program Space Summary
## Area Designation

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

* Not included in the total of Reader Seats.
** Not including Circulating laptops/tablets/iPads/eReaders, etc.
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.

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.
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.

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 a 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.

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.

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.

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

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

Elec/Data (provide infrastructure):

- 2 circulation terminals
- 1 printer
- 1 phone
**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

**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.
- Additional display space for temporary exhibits could be accommodated here.

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.
- 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.

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

Scope Option 3:
- Create attractive ambiance and enticing displays to encourage patrons to explore newly acquired books.

**Occupancy**
- Patron Seating: 0
- Staff Stations: 0

**Proximity to Borrower Services (including self-check), library entrance**
- Information/reference, quiet reading areas

**Distant from**
- 300 sq.ft.

**Area Required**
- Collection Capacity 200

**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
- 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:
- Equipment:
- Shelving:
  - 6 single faced units, 2 shelves high

- Elect/Data (provide infrastructure):
- Floor outlets for power, if the shelving is to have integral lighting
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.
## Self-Service Holds

**Area**

<table>
<thead>
<tr>
<th>Functions Performed</th>
<th>Service Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scope Option 1, 2, &amp; 3: Provide self-service shelving for materials for which patrons have placed hold requests.</td>
<td></td>
</tr>
<tr>
<td>Scope Option 1: Remove obstacles to accessibility.</td>
<td></td>
</tr>
<tr>
<td>Scope Option 2 &amp; 3: Enhance patron retrieval of holds, mitigating congestion at the Service Desk, and achieving an attractive and accessible accommodation for the hold materials.</td>
<td></td>
</tr>
<tr>
<td>Scope Option 2 &amp; 3: Consider using taller shelving units for space efficiency and improved accessibility.</td>
<td></td>
</tr>
</tbody>
</table>

**Occupancy**

| Patron Seating: | 0 |
| Staff Stations: | |

**Proximity to**

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

**Area Required**

75 sq.ft.

**Collection Capacity**

200

**Architectural Features**

<table>
<thead>
<tr>
<th>Furnishings/Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Furniture:</td>
</tr>
<tr>
<td>Elec/Data (provide infrastructure):</td>
</tr>
<tr>
<td>Equipment:</td>
</tr>
<tr>
<td>Shelving:</td>
</tr>
<tr>
<td>2 single sided bookshelves, 3 shelves high</td>
</tr>
</tbody>
</table>

**Seating Types**

<table>
<thead>
<tr>
<th>Lounge</th>
<th>Carrel</th>
<th>Table</th>
<th>Other</th>
<th>PC</th>
</tr>
</thead>
</table>

**Seating Notes:**

Quiet Areas

**Other Materials**
### Functional Descriptions - Room Data Sheet

**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.

## Friends Book Sale Space

<table>
<thead>
<tr>
<th>Area</th>
<th>Functions Performed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scope Option 1, 2, &amp; 3:</td>
<td>Display Friend's materials for their ongoing book sale.</td>
</tr>
<tr>
<td>Scope Option 1:</td>
<td>No fundamental change, but remove obstacles to accessibility.</td>
</tr>
<tr>
<td>Scope Option 2 &amp; 3:</td>
<td>Increase awareness of the Friend's materials that are available in a visible and accessible location.</td>
</tr>
<tr>
<td>Scope Option 3:</td>
<td>Maximize the number of sales.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incorporate into a space with a bookstore/cafe (community gathering) ambiance.</td>
</tr>
</tbody>
</table>

### Scope Option 1, 2, & 3:
- Display Friend's materials for their ongoing book sale.

### Service Goals
- Maximize the number of sales.
- Incorporate into a space with a bookstore/cafe (community gathering) ambiance.

### Architectural Features

#### Furnishings/Equipment
- **Furniture:**
- **Elec/Data (provide infrastructure):**
- **Equipment:**
- **Shelving:**
  - One double sided bookshelf, 3 shelves high, mobile
  - Two single sided bookshelves, 3 shelves high

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

### Distant from
- **Quiet Areas**

### Area Required
- 75 sq. ft.

### Collection Capacity
- 100

### Patrons Seating
- 0

### Staff Stations
- 0

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

### Seating Notes
- Quiet Areas

### Additional
Area: Community Gathering Space

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.
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
Staff Stations: 12

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

Distant from:

Area Required: 900 sq.ft.

Collection Capacity: 0

Seating Notes:
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.

Architectural Features:
Furnishings/Equipment
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

Shelving:
NA

Additional:

Furnishings/Equipment:

Electric/Data (provide infrastructure):

Equipment:

Clock

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

Ceiling hung projection screen

Projection equipment

Sound system
Outlets for projection equipment
Assistive Listening System

For events:

NA
### Casual Seating & Networking Zone

#### 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:**

#### Proximity to Staff Stations
- **Distant from Area Required:** inc. above sq.ft.

#### Seating Types
- **Seating Types:** Lounge ___ Correl ___ Table ___ Other ___ PC ___

#### Seating Notes:

#### 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:
- **Equipment:**
  - NA

##### Shelving:
- **Shelving:**
  - NA

### B. Commons Zone/Shared Services

### Functions Performed

### Service Goals

### Occupancy

### Proximity to Staff Stations

### Area Required

### Seating Types

### Seating Notes:

### Architectural Features

### Furnishings/Equipment

### Equipment:

### Shelving:

### Additional
Area

Group Study/Consultation Space

Scope Option 1 & 2:
No scope.

Scope Option 3:
Accommodates small group activities in acoustically buffered areas.
One 4-person space
One 6-person space
One 2-person space

Service Goals
Scope Option 1 & 2:
No scope.

Scope Option 3:
Provide an acoustically separated area 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

Service Goals
Seating Types: Lounge ___ Carrel ___ Table ___ Other ___ PC ___

Proximity to
Information/reference, teen services

Distant from
Children's area, noisy areas

Area Required
Inc. above sq. ft.

Collection Capacity 0

Architectural Features
Support group study activities in a variety of spaces: 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
### Copy/Print Services

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

**Service Goals**  
Accommodate patron needs for printing their documents and making copies of library holdings.

**Occupancy**  
- Patron Seating: 0  
- Staff Stations: 0

**Proximity to**  
- Service Desk, Computers, Adult Collections

**Area Required**  
80 sq.ft.

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

**Collection Capacity**  
0

**Architectural Features**

<table>
<thead>
<tr>
<th>Furnishings/Equipment</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Furniture:</strong></td>
<td></td>
</tr>
<tr>
<td>Elec/Data (provide infrastructure):</td>
<td></td>
</tr>
<tr>
<td>Power and data for BPL standard copy/scan/print station</td>
<td></td>
</tr>
<tr>
<td>Shelving:</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Equipment:**

- BPL standard copy/scan/print station
## Functional Descriptions - Room Data Sheet

### Building Program

**B. Commons Zone/Shared Services**

<table>
<thead>
<tr>
<th>Area</th>
<th>Public Restrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scope Option 1, 2 &amp; 3:</strong></td>
<td>Scope Option 1, 2 &amp; 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.</td>
</tr>
<tr>
<td><strong>Service Goals</strong></td>
<td>Scope Option 1, 2 &amp; 3: Establish convenient, accessible and attractive toilet room facilities. Make all toilet rooms gender neutral with signage for all users.</td>
</tr>
<tr>
<td><strong>Occupancy</strong></td>
<td>Patron Seating: 0</td>
</tr>
<tr>
<td></td>
<td>Seating Types: Lounge ☒ Carrel ☐ Table ☐ Other ☐ PC ☒</td>
</tr>
<tr>
<td></td>
<td>Seating Notes:</td>
</tr>
<tr>
<td><strong>Proximity to</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Distant from</strong></td>
<td>NA</td>
</tr>
<tr>
<td><strong>Area Required</strong></td>
<td>300 sq.ft.</td>
</tr>
<tr>
<td><strong>Collection Capacity</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Other Materials</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Architectural Features</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Furnishings/Equipment</strong></td>
<td>Furniture:</td>
</tr>
<tr>
<td></td>
<td>Elec/Data (provide infrastructure):</td>
</tr>
<tr>
<td></td>
<td>Equipment:</td>
</tr>
<tr>
<td></td>
<td>Typical for public toilets, but avoid noisy hand dryers.</td>
</tr>
<tr>
<td></td>
<td>Shelving:</td>
</tr>
<tr>
<td></td>
<td>NA</td>
</tr>
</tbody>
</table>

### Additional
Information/Reference

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.

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

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

Shelving:
NA

Additional
Area: Adult Fiction/Non-Fiction Collections

Scope Option 1, 2 & 3:
- Contains the adult fiction and non-fiction collections

Scope Option 1, 2 & 3:
- 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.

Scope Option 2 & 3:
- 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 ____ PC ____

Proximity to:
- Staff Stations:

Distant from:
- Children's areas

Area Required: 700 sq.ft.  Collection Capacity: 8853

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.

Furnishings/Equipment:
- Furniture:
  - 2 small end-of-aisle cushioned stools
  - 1 stand-up touch screen catalog terminals at end panels

- Elec/Data (provide infrastructure):
  - Floor outlets for touch screen catalog terminals at end panels and for bookstack mounted lighting, if provided

- 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.

Additional:
Area: CDs & DVDs

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.

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).

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

Service Goals:
- Seating Types: Lounge _____ Correl _____ Table _____ Other () PC ()
- Seating Notes:
- Proximity to Browsing/new books, borrower services, library entrance
- Quiet reading areas, information/reference
- Occupancy Patron Seating: 0
- Staff Stations: 0
- Proximity to Seating Notes:
- Distant from Patrons
- Area Required 400 sq.ft.
- Collection Capacity 4441

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:

<table>
<thead>
<tr>
<th>Furniture:</th>
<th>Equipment:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 stand-up touch screen catalog terminals at end panels</td>
<td>touch screen catalog terminals at end panels</td>
</tr>
<tr>
<td>1 small end-of-aisle cushioned stool</td>
<td></td>
</tr>
</tbody>
</table>

Elec/Data (provide infrastructure):
Floor outlets for touch screen catalog terminals at end panels and for bookstack mounted lighting, if provided

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
**Magazines/Reading**

**Scope Option 1, 2 & 3:**
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 daylit space.

**Service Goals**
Scope Option 1, 2 & 3:
- Remove obstacles to accessibility.
- Create attractive yet compact display to increase awareness of available print (& digital) periodical titles.
- 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

**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. 39

**Collection Capacity**
20

**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**
Furniture:
One magazine display shelving unit

Elec/Data (provide infrastructure):

Equipment:
NA

**Additional**
Area: Adult Seating/Reading

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

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.

Scope Option 1:
No fundamental change, but remove obstacles to accessibility.

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
Staff Stations: Seating Types: Lounge 8 Carrel 0 Table 6 Other 0 PC 0
Seating Notes: Collection Capacity 0

Proximity to
Adult collections

Distant from
Children’s services, noisy areas

Area Required:
700 sq. ft.

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 book stacks. 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 Table with 6 chairs

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

Equipment:
Shelving:
NA

Additional:
Area: Adult Computers

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

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.

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.

Occupancy:
- Patron Seating: 5
- Staff Stations: 0

Proximity to
- Adult collections: 0
- Children's services, noisy areas: 0

Area Required: 300 sq. ft.

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):
  - 10 PC workstations
  - Power & data infrastructure at all workstations & desks
  - Floor outlets for table locations for power and lighting

- Equipment:
  - Laptop charging station

- Shelving:
  - NA

Additional:

Seating Types: Lounge 0 Carrel 0 Table 0 Other PC 5

Seating Notes:
**C. Adult Services**

### Quiet Reading/Study Area

**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
- Seating Notes:

**Proximity to Staff Stations:**
- Proximity: 0
- Distant from: 0

**Area Required**
- Area: 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**
Children's Services - General

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.

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).

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-sized 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):
Floor outlets for touch screen catalog terminals at end panels and for

Equipment:
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**

**Service Goals**

Scope Option 1, 2 & 3:

- Also includes the AV and Parenting collection.

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
- Staff Stations: 0

**Proximity to Distant from**

- Public Toilets, drinking fountains
- Adult collections, quiet areas

**Area Required**

- inc. above sq.ft.
- Collection Capacity: 15186

**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 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**
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.

Architectural Features
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):
See Children's Services - General

Equipment:

Shelving:
Included in children's Fiction / Non-Fiction Collection count
**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.

### Children's Computers

**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
- Staff Stations: Seating Types: Lounge ____ Carrel ____ Table ____ Other ____ PC ____
  - 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

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

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

**Additional**
### Children's Program Area

**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.
  - 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, Correl, Table, Other
- Seating Notes: for children

**Proximity to**
- 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

**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**

#### 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.

### 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.

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Patron Seating: 0</th>
<th>Seating Types: Lounge Carrel Table Other PC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Seating Notes:</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Proximity to Distant from</th>
<th>Children's program area, other children's services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Required</td>
<td>100 sq.ft.</td>
</tr>
</tbody>
</table>

| Collection Capacity       | 0                                                    |

| Other Materials           |                                                     |

### Architectural Features

### Furnishings/Equipment

<table>
<thead>
<tr>
<th>Furniture:</th>
<th>Equipment:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elec/Data (provide infrastructure):</td>
<td></td>
</tr>
<tr>
<td>Shelving:</td>
<td>NA</td>
</tr>
</tbody>
</table>

### Additional
Area: Teen Services - General

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 than adult patrons.
- Has bulletin boards for young adult oriented display.

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.

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 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:
  - 2 lounge chairs,
  - 3 combinable tables
  - 8 chairs at tables

- 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.

- Equipment:

Occupancy:
- Patron Seating: 10
- Staff Stations: 0

Seating Types:
- Lounge 2 Carrel 8 Table 10 Other 0 PC 0

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:

Final Report

50
### Area: Teen Collections

**Functions Performed**
- **Scope Option 1, 2 & 3:**
  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**
- **Scope Option 1:**
  No fundamental change, but remove obstacles to accessibility.
  Continue to provide collections which address the needs and interests of the teenage population.
- **Scope Options 2 & 3:**
  Enhance presentation of the Teen print collection with attractive displays and shelving. Provide changing displays of books of current interest.

### Occupancy
- **Patron Seating:** 0
- **Staff Stations:** 0

### Proximity to
- **Service Desk, Teen Seating:** NA

### Distant from

### Area Required
- **Inc. above sq.ft.**

### Collection Capacity
- 1620

### Other Materials
- *Area Required is included in Teen Services - General

### Architectural Features

### Furnishings/Equipment
- **Furniture:**
  - 3 double sided bookshelves, 5 shelves high (39 shelves, 3' long)
- **Elec/Data (provide infrastructure):**
- **Equipment:**
  - NA

### Seating Types
- Lounge: **0**
- Carrel: **0**
- Table: **0**
- Other: **0**
- PC: **0**

### Seating Notes

---

[Image of architectural plans]
**Teen Gathering & Seating Spaces**

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

**Scope Options**
- **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.

<table>
<thead>
<tr>
<th>Area</th>
<th>Functions Performed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Provides seating options that appeal to Teens for both hanging out and being productive as individuals and in groups.</td>
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<tr>
<th>Service Goals</th>
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</tr>
<tr>
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</tr>
<tr>
<td>These goals can be met within the multifunction community gathering space.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Patron Seating: 10</th>
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</thead>
<tbody>
<tr>
<td>Staff Stations:</td>
<td>Seating Notes:</td>
</tr>
<tr>
<td>Proximity to</td>
<td>Service Desk, Group Study/Consultation Space</td>
</tr>
<tr>
<td>Distant from</td>
<td>Quiet areas</td>
</tr>
<tr>
<td>Area Required</td>
<td>inc. above sq.ft.</td>
</tr>
<tr>
<td>Collection Capacity</td>
<td>0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Architectural Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>included in the multifunction community gathering space</td>
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</table>

<table>
<thead>
<tr>
<th>Furnishings/Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Furniture:</td>
</tr>
<tr>
<td>See community gathering space</td>
</tr>
<tr>
<td>Elec/Data (provide infrastructure):</td>
</tr>
<tr>
<td>See community gathering space</td>
</tr>
<tr>
<td>Equipment:</td>
</tr>
<tr>
<td>Shelves:</td>
</tr>
<tr>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional</th>
</tr>
</thead>
</table>
Area: Teen Computers

**Functions Performed**
- Scope Option 1, 2 & 3: Provides teens with access to computers for research and recreation.
- 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.

**Service Goals**

**Occupancy**
- Patron Seating: 5
- Staff Stations: Seating Notes:

**Proximity to**
- Other Teen Services: NA

**Distant from**
- Other Teen Services: NA

**Area Required**
- inc. above sq.ft.

**Collection Capacity**
- 0

**Architectural Features**
- *Area Required is included in adult services

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

**Additional**
### Staff Workroom

**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
- **Staff Seating:** 0

**Proximity to**
- Central Services Desk, Circ. Supervisor's Office, Holds
- Public view.

**Area Required**
- 180 sq.ft.

**Function Performed**
- 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.

**Seating Types:**
- Lounge: ___
- Carrel: ___
- Table: ___
- Other: ___
- PC: ___

**Seating Notes:**

**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
  - fix machine

- **Equipment:**
  - 3 PCs at staff workstations
  - 1 networked printers

**Shelving:**
NA

**Additional**
Area Branch Librarian Office

Scope Option 1, 2 & 3:
Private office area for the Branch Librarian. Accommodate staff & patron consultations.

Scope Option 1:
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.
Scope Option 2 & 3:
Provide acoustical separation to ensure confidentiality and to promote concentration. Provide visibility to maintain connection with the activities of library patrons.

Scope Option 1, 2 & 3:
Private office area for the Branch Librarian. Accommodate staff & patron consultations.

Scope Option 1:
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.
Scope Option 2 & 3:
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
Seating Types: Lounge ___ Carrel ___ Table ___ Other ___ PC ___
Seating Notes:

Proximity to Other administrative areas
Proximity to Noisy areas
Area Required 160 sq.ft.

Collection Capacity 0

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 need 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
### G. Administration/Support

#### Storage

**Area**

**Functions Performed**
- Scope Option 1, 2 & 3:
  - Stores collections that are featured periodically rather than continuously.
  - Stores AV equipment when not in use.
- 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.

**Service Goals**
- Scope Option 1, 2 & 3:
  - Stores collections that are featured periodically rather than continuously.
  - Stores AV equipment when not in use.

**Occupancy**
- Patron Seating: 0
- Staff Stations: 0
- Seating Types: Lounge, Carrel, Table, Other, PC
  - Seating Notes:
  - Collection Capacity: 0
  - Other Materials:

**Proximity to Distant from**
- NA

**Area Required**
- 650 sq. ft.

**Architectural Features**

**Furnishings/Equipment**

<table>
<thead>
<tr>
<th>Furniture</th>
<th>Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elec/Data (provide infrastructure):</td>
<td>Shelving:</td>
</tr>
<tr>
<td>Utility Shelving</td>
<td>Utility Shelving</td>
</tr>
</tbody>
</table>

**Additional**
**Area**: Staff Break Room

**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
Staff Stations:

**Proximity to**
Staff Work Areas
Public service areas

**Area Required**
215 sq.ft.

**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

**Seating**

- **Seating Types**:
  Lounge 2, Carrel 1, Table 4, Other 0

**Seating Notes**:

**Collection Capacity**
0

**Additional**

---

Faneuil Branch of the Boston Public Library
Programming Study
PCM Project No. 7043
Area: Building Maint./Custodial

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

Proximity to Staff Stations:

Distant from Public service areas

Area Required: 50 sq.ft.

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.

Seating Notes:

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

Service Goals: 0

Occupancy Proximity to Distant from Patron Seating: 0

Area Required

Collection Capacity: 0

Other Materials

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
### Tele/Data Closet

**Area**

Telecom Closet; network closet, communications/electrical closet

**Functions Performed**

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

**Service Goals**

**Occupancy**

<table>
<thead>
<tr>
<th>Patron Seating</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff Stations</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Proximity to**

| NA |

**Distant from**

| Public areas |

**Area Required**

| 50 sq.ft. |

**Seating Types**

- Lounge
- Carrel
- Table
- Other

**Seating Notes**

**Collection Capacity**

| 0 |

**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**

<table>
<thead>
<tr>
<th>Furniture</th>
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<tbody>
<tr>
<td>Elec/Data (provide infrastructure):</td>
</tr>
<tr>
<td>LAN racks</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Equipment</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA</td>
</tr>
</tbody>
</table>

**Additional**

**Other Materials**
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.

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.

“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).

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.
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).
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 Children's Library.

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
SCHEMATIC COST ESTIMATE 4.28.15

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

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

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

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

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

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

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

SURVEYOR-BOUNDARY & TOPOGRAPHY
FIRM NAME
ADDRESS
PHONE: (XXX) XXX-XXXX
FAX: (XXX) XXX-XXXX

COST ESTIMATOR
RIDER LEVETT-BUCKNALL
2 FINANCIAL CENTER, SUITE 810
60 SOUTH STREET
PHONE: (617) 737-9339
FAX: (617) 888-9948
CONCEPTUAL DEDUCT / PRICING:

PRICING SHOULD BE BROKEN OUT AS SHOWN ABOVE TO ALLOW THE OWNER TO EXECUTE THIS 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. CHILDREN'S AND BASEMENT ADDITION

DEDUCT OPTION 1:
1. TEEN'S WING ADDITION
   A. EXISTING EXTERIOR WINDOWS REMAIN
   B. NO NEW TEEN'S ADDITION

DEDUCT OPTION 2:
1. CHILDREN'S AND BASEMENT ADDITION
   A. EXISTING EXTERIOR WINDOWS / DOORS REMAIN
   B. NO CHILDREN'S ADDITION
   C. NO NEW DOOR INTO BASEMENT
5" SLAB ON GRADE REINF w/ 6x6-W2.9xW2.9 WWF TOC EL -9'-2"

UNEXCAVATED 2" LEAN CONCRETE RAT SLAB

NOTES:
1. FOR GENERAL NOTES SEE S001.
2. FOR TYPICAL DETAILS SEE S002.
3. TOP OF SLAB EL SEE PLAN.
4. "P1" INDICATES PIER TYPE SEE S201 FOR SIZE & REINFORCEMENT.
5. (-4'-6") ETC INDICATES BOTTOM OF FOOTING ELEVATIONS.
6. "F1" ETC INDICATES FOOTING TYPE SEE THIS DRAWING FOR SCHEDULE.
7. "SF" INDICATES STEPPED FOOTING SEE DETAIL X ON S002.

#4@12" DOWELS DRILLED & GROUTED INTO THE EXISTING FOUNDATION TYPICAL

1'-3" THICK SLAB w/ #6@9" T&B EW TOC EL -14'-2"

HSS 4x4x1 POST STARTS

UNDERPIN EXISTING FOUNDATION WALL FOR NEW LOWERED SLAB - 3'-0" WIDE MAX ALTERNATING PITS

NEW 1'-0" FOUNDATION WALL w/ #4@15" EW EF ON 2'-0"x1'-0" FOOTING w/ 2-#5 CONT TYPICAL

NEW 4" SLAB ON GRADE

NEW 8" CIP AWNING WALL w/ 2'-0"x1'-0" FOOTING

NEW 8" CIP AWNING WALL w/ 2'-0"x1'-0" FOOTING
NOTES:
1. FOR GENERAL NOTES SEE S001.
2. FOR TYPICAL DETAILS SEE S002.
3. FOR STEEL COLUMN SCHEDULE & DETAILS SEE S201.
4. TOP OF STEEL EL SEE PLAN.
5. BEAMS EQUALLY SPACED BETWEEN COLUMN GRIDS UNLESS NOTED OTHERWISE.
6. WB-1 ETC INDICATES BRACING ELEVATION SEE S202 FOR ELEVATION & DETAILS.
7. INDICATES MOMENT CONNECTION SEE S002.
8. INDICATES SPAN OF 2" - 20 GAGE GALVANIZED STEEL COMPOSITE FLOOR DECK w/3" NWC TOPPING SLAB (TOTAL THICKNESS = 5") REINFORCE w/6x6-W2.9xW2.9 WWF.

EXISTING SLAB EL 0'-0"
NOTES:
1. FOR GENERAL NOTES SEE S001.
2. FOR TYPICAL DETAILS SEE S002.
3. FOR STEEL COLUMN SCHEDULE & DETAILS SEE S201.
4. TOP OF STEEL EL SEE PLAN.
5. BEAMS EQUALLY SPACED BETWEEN COLUMN GRIDS UNLESS NOTED OTHERWISE.
6. WB-1 ETC INDICATES BRACING ELEVATION SEE S202 FOR ELEVATION & DETAILS.
7. INDICATES MOMENT CONNECTION SEE S002.
8. INDICATES SPAN OF 2" - 20 GAGE GALVANIZED STEEL COMPOSITE FLOOR DECK w/3" NWC TOPPING SLAB (TOTAL THICKNESS = 5”). REINFORCE w/6x6-W2.9xW2.9 WWF.
9. INDICATES SPAN OF 3" DEEP, 18 GAGE GALVANIZED STEEL ROOF DECK.
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.)
6. (±20k) ETC INDICATES AXIAL FORCE IN BRACING MEMBERS IN KIPS. (+) = TENSION ; (-) = COMPRESSION.
7. BOLTS USED IN BRACING CONNECTIONS SHALL BE SLIP CRITICAL TYPE HIGH STRENGTH BOLTS.
8. CONTRACTOR TO COORDINATE GUSSET PLATE CONFIGURATIONS WITH OPENINGS.

WP TOP OF CONCRETE HSS DIAGONAL SLOTTED AT ENDS OR BASE PLATE AND ANCHOR BOLTS SEE BASE PLATE DETAILS ON THIS SHEET.

GRID W L 5 16 TYP. GUSSET PLATE AS REQUIRED SEE PLAN FOR LOCATION.

BASE PLATE ELEVATION (TYPE A, B, & C) 1'-0" ANCHOR BOLTS.

GRID W L 5 16 TYP. GUSSET PLATE AS REQUIRED FOR BASEPLATE SIZE SEE COLUMN SCHEDULE HSS OR PIPE COLUMN TOP OF FOOTING, PIER, OR WALL SEE PLANS.

STIFFENER & GUSSET PLATES AS REQUIRED AT BRACING MEMBERS.

BASE PLATE ELEVATION (TYPE A1, B1, & C1) 1'-9" ANCHOR BOLTS.

PLATE 1 2"x4x0'-4" TACK WELD TO BOLT HEAD.

3"x3" PLATE WASHER TYP. FINISH.

LEVELING PLATE 1 4" LEVELING PLATE 3 4" GROUT 1 4" TOTAL.

GUSSET PL 1 2"x4"x0'-4" END GUSSET PLATE AS REQUIRED FOR LOCATION.

LEVELING PLATE 1 4" LEVELING PLATE 3 4" GROUT 1 4" TOTAL.

LEVELING PLATE 1 4" LEVELING PLATE 3 4" GROUT 1 4" TOTAL.

LEVELING PLATE 1 4" LEVELING PLATE 3 4" GROUT 1 4" TOTAL.
AREA TO BE EXCAVATED FOR NEW FOUNDATION

MECHANICAL ROOM

STORAGE

EXISTING STAIR TO REMAIN

ALL EXISTING MECHANICAL EQUIPMENT TO BE REMOVED

REMOVE ALL CASEWORK, PLUMBING FIXTURES, AND KITCHEN EQUIPMENT

EXISTING CRAWL SPACE

REMOVE EXISTING AREA WAY IN ITS ENTIRETY

REMOVE EXISTING PLUMBING FIXTURES

REMOVE PORTION OF EXISTING MASONRY WALLS TO ALLOW INSTALL OF NEW DOORS

REMOVE EXISTING STAIR IN ITS ENTIRETY

REMOVE ALL EXISTING PLUMBING FIXTURES

REMOVE PORTION OF EXISTING MASONRY WALLS TO ALLOW FOR NEW OPENING

REMOVE ALL EXISTING CERAMIC WALLS TILE & FLOOR TILE. PREP WALLS AND FLOOR FOR NEW FINISHES

AREA TO BE EXCAVATED FOR NEW AREAWAY

EXISTING CRAWL SPACE

EXCAVATE FOR NEW AREAWAY

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

REMOVE EXISTING VCT FLOORING AND BASE PLUS ASSOCIATED ADHESIVE TO CONC. SLAB.

EXISTING DOOR AND FRAME TO BE REMOVED

Legend - Demolition

1/4" = 1'-0"
GENERAL DEMOLITION NOTES:

1. REMOVE ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS
2. REMOVE ALL LIGHT FIXTURES

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED

REMOVE EXISTING VCT FLOORING AND BASE PLUS ASSOCIATED ADHESIVE TO CONCRETE SLAB.

EXISTING DOOR AND FRAME TO BE REMOVED

LEGEND - DEMOLITION

Project:
Date:
Scale:
Drawn By:
Checked By:
Copyright 2015, TAPPÉ Architects, Inc.

Drawing Issue Record:

1/4" = 1'-0" AD102

FIRST FLOOR DEMO PLAN

FANEUIL BRANCH LIBRARY
419 FANEUIL ST. BRIGHTON, MA 02135

BOSTON PUBLIC LIBRARY
SCHEMATIC COST SET
4.28.15

AD102
EXISTING INTERIOR CONDITIONS

AD104
FANEUIL STREET

BIGELO W STREET

PROPERTY LINE

GENERAL NOTES:
1- ALL TREES SHOWN ARE EXISTING

EXISTING SIDEWALK

NEW CONCRETE PAVERS

NEW CONCRETE RETAINING WALL

NEW CONCRETE STAIRS W/ GRANITE Treads & Risers

NEW CONCRETE SLOPED WALKWAY W/ STONE FACE TO MATCH BUILDING

NEW CONCRETE SLOPED WALKWAY

NEW CONCRETE SLOPED WALKWAY

EXISTING BUILDING

NEW BUILDING

NEW BUILDING

Project:

Date:

Scale:

Drawn By:

Checked By:

Copyright 2015, Tappé Architects, Inc.

Drawing Issue Record:

1/8" = 1'-0"
NEW EPDM ROOF ON 1/2" COVERBOARD, 4" MINIMUM RIGID INSULATION & METAL FASCIA, TYPICAL FOR ALL NEW ROOF

EXISTING ROOF, MINIMAL WORK REQUIRED TO PATCH UP EXISTING PIPINGS, ETC.

NEW ROOF ACCESS HATCH

1/4" = 1'-0"
EXISTING BUILDING, REPOINT ALL STONE JOINTS, REFER TO PICTURES FOR REFERENCE

NEW PAINTED METAL GUARD/HANDRAIL W/ METAL PICKETS

NEW CONCRETE SLOPED WALKWAY W/ STONE FACE TO MATCH BUILDING

NEW CONCRETE STAIRS W/ GRANITE TREADS & RISERS TO MATCH EXISTING

NEW CONCRETE CHEEK WALLS & CAP TO MATCH EXISTING, BOTH SIDES

NEW AREAWAY W/ METAL GRATE

EXISTING MASONRY WALL ON AIR & VAPOR BARRIER, 1/2" SHEATHING, 3" INSULATION ON 8" METAL FRAMING

ALUMINUM CURTAIN WALL SYSTEM

EXISTING STAIR W/ NEW PAINTED METAL HANDRAILS W/ PICKETS
EXISTING BUILDING, REPOINT ALL STONE JOINTS, REFER TO PICTURES FOR REFERENCE

MASONRY WALL ON AIR & VAPOR BARRIER, 1/2" SHEATHING, 3" INSULATION ON 8" METAL FRAMING

ALUMINUM CURTAIN WALL SYSTEM

NEW EPDM ROOF ON 1/2" COVER BOARD, 4" MINIMUM RIGID INSULATION & METAL FASCIA, TYPICAL FOR ALL NEW ROOF

METAL PANEL WALL SYSTEM ON 3" RIGID INSULATION, AIR & VAPOR BARRIER, 1/2" SHEATHING & 8" METAL FRAMING, TYPICAL

NEW ADDITION

419 FANEUIL ST. BRIGHTON, MA 02135
FIRST FLOOR
0' - 0"
BASEMENT
-9' - 2"

STAIR
STAIR
CHILDRENS
STORAGE

METAL PANEL WALL SYSTEM
ON 3" RIGID INSULATION,
AIR & VAPOR BARRIER, 1/2"
SHEATHING & 8" METAL
FRAMING, TYPICAL

NEW SHIP ACCESS LADDER

NEW ROOF HATCH

NEW CONCRETE
LANDING & WALKWAY

NEW CONCRETE METALPAN STAIR W/ RUBBER
TREAD & RISER FINISH

NEW PAINTED METAL
GUARD/HANDRAIL W/
METAL PICKETS, TYPICAL

MASONRY WALL ON AIR &
VAPOR BARRIER, 1/2"
SHEATHING, 3"
INSULATION ON 8" METAL
FRAMING

EXISTING CRAWL SPACE

BOSTON PUBLIC LIBRARY
49 FANEUIL ST. BRIGHTON, MA 02135

BUILDING SECTIONS

A302

1/4" = 1'-0"
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.

<table>
<thead>
<tr>
<th>Scope 1</th>
<th>Scope 2</th>
<th>Scope 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Light Touch)</td>
<td>(Moderate Intervention)</td>
<td>(Major Intervention)</td>
</tr>
<tr>
<td>$7,092,000</td>
<td>$7,527,000</td>
<td>$8,920,000</td>
</tr>
<tr>
<td>ADA accessibility &amp; basic systems upgrades</td>
<td>Accessibility, system upgrades + moderate expansion (229 square feet)</td>
<td>Accessibility, maintenance + comprehensive improvements/ expansion (1589 square feet)</td>
</tr>
</tbody>
</table>

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
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 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
# 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)
Schematic Design Cost Estimate
Faneuil Branch of the Boston Public Library

<table>
<thead>
<tr>
<th>Location Summary</th>
<th>GFA SF</th>
<th>Cost/SF</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>T ADDITION AND INTERIOR RENOVATION</td>
<td>10,042.0</td>
<td>411.43</td>
<td>4,131,564</td>
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<td>1 TEEN'S WING ADDITION - MODERATE INTERVENTION</td>
<td>229.0</td>
<td>1,105.68</td>
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<tr>
<td>2 CHILDREN'S AND BASEMENT ADDITION - MAJOR INTERVENTION</td>
<td>1,589.0</td>
<td>510.34</td>
<td>810,938</td>
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<tr>
<th>MARGINS &amp; ADJUSTMENTS</th>
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<tbody>
<tr>
<td>General Conditions (as directed)</td>
<td>10.0 %</td>
<td>$519,570</td>
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<tr>
<td>Overhead and Profit (as directed)</td>
<td>15.0 %</td>
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<td>Bonds and Insurances</td>
<td>2.8 %</td>
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<tr>
<td>Design / Estimating Contingency (as directed)</td>
<td>10.0 %</td>
<td>$675,660</td>
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<tr>
<td>Escalation (as directed)</td>
<td>20.0 %</td>
<td>$1,487,745</td>
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**ESTIMATED TOTAL COST**

| | 11,860 | $752.11 | $8,920,000 |
## Schematic Design Cost Estimate
### Faneuil Branch of the Boston Public Library

**Total Cost**

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td><strong>Gross Floor Area</strong>: 11,860 SF</td>
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### Division/Elements Summary

#### Existing Conditions

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<th>Item</th>
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<th>Cost/SF</th>
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</thead>
<tbody>
<tr>
<td>F1010</td>
<td>Special Structures</td>
<td>0.09</td>
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<tr>
<td>F2010</td>
<td>Building Elements Demolition</td>
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<tr>
<td>F2020</td>
<td>Hazardous Components Abatement</td>
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<tr>
<td>G1020</td>
<td>Site Demolition and Relocations</td>
<td>2.11</td>
<td>25,000</td>
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**Existing Conditions**

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<td><strong>Total</strong></td>
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<tr>
<td>Existing Conditions</td>
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#### Concrete

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<td>A1010</td>
<td>Standard Foundations</td>
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<td>A1020</td>
<td>Special Foundations</td>
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<td>A1030</td>
<td>Slab on Grade</td>
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<td>Basement Excavitation</td>
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<td>A2020</td>
<td>Basement Walls</td>
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<td>B1010</td>
<td>Floor Construction</td>
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<td>B1020</td>
<td>Roof Construction</td>
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**Concrete**

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#### Masonry

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<td>Exterior Walls</td>
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<td>Partitions</td>
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<td>Stair Construction</td>
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<td>9,280</td>
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**Masonry**

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#### Metals

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<td>B1020</td>
<td>Roof Construction</td>
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<tr>
<td>C1030</td>
<td>Fittings</td>
<td>6.48</td>
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<tr>
<td>C2010</td>
<td>Stair Construction</td>
<td>0.76</td>
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**Metals**

<p>| | | |</p>
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#### Wood, Plastics, and Composites

<table>
<thead>
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<th>Item</th>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
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<tbody>
<tr>
<td>B1010</td>
<td>Floor Construction</td>
<td>0.09</td>
<td>1,024</td>
</tr>
<tr>
<td>B1020</td>
<td>Roof Construction</td>
<td>2.02</td>
<td>23,993</td>
</tr>
<tr>
<td>B2010</td>
<td>Exterior Walls</td>
<td>0.90</td>
<td>10,682</td>
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<tr>
<td>C1030</td>
<td>Fittings</td>
<td>1.02</td>
<td>12,060</td>
</tr>
<tr>
<td>E2010</td>
<td>Fixed Furnishings</td>
<td>1.23</td>
<td>14,550</td>
</tr>
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</table>

**Wood, Plastics, and Composites**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td><strong>$5.25</strong></td>
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<tr>
<td></td>
<td><strong>Total Cost</strong></td>
<td><strong>$62,309</strong></td>
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#### Thermal and Moisture Protection

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>A1030</td>
<td>Slab on Grade</td>
<td>0.46</td>
<td>5,448</td>
</tr>
<tr>
<td>A2020</td>
<td>Basement Walls</td>
<td>1.80</td>
<td>21,370</td>
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<tr>
<td>B1020</td>
<td>Roof Construction</td>
<td>2.89</td>
<td>34,275</td>
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---
## Faneuil Branch of the Boston Public Library
### Schematic Design Cost Estimate

#### Divisions/Elements Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross Floor Area:</strong> 11,860 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Rates Current At October 2015</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Cost</strong></td>
<td>$59,816</td>
<td>$136,351</td>
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<table>
<thead>
<tr>
<th><strong>Cost/SF</strong></th>
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</tr>
</thead>
<tbody>
<tr>
<td>5.04</td>
<td>59,816</td>
</tr>
<tr>
<td>11.50</td>
<td>136,351</td>
</tr>
<tr>
<td>3.63</td>
<td>43,080</td>
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</table>

### 08 Openings

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>B2010 Exterior Walls</td>
<td>8.33</td>
<td>98,820</td>
</tr>
<tr>
<td>B2020 Exterior Windows</td>
<td>0.56</td>
<td>6,640</td>
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<tr>
<td>B2030 Exterior Doors</td>
<td>0.90</td>
<td>10,700</td>
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<tr>
<td>C1200 Interior Doors</td>
<td>2.76</td>
<td>32,700</td>
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</table>

**Openings** $12.55 $148,860

### 09 Finishings

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>B2010 Exterior Walls</td>
<td>1.45</td>
<td>17,193</td>
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<tr>
<td>C1010 Partitions</td>
<td>2.43</td>
<td>28,862</td>
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<tr>
<td>C1030 Fittings</td>
<td>2.00</td>
<td>23,720</td>
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<tr>
<td>C2020 Stair Finishes</td>
<td>0.23</td>
<td>2,720</td>
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<tr>
<td>C3010 Wall Finishes</td>
<td>6.51</td>
<td>77,229</td>
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<tr>
<td>C3020 Floor Finishes</td>
<td>6.40</td>
<td>75,845</td>
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<tr>
<td>C3030 Ceiling Finishes</td>
<td>6.96</td>
<td>82,539</td>
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</table>

**Finishings** $25.98 $308,108

### 10 Specialties

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
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<tr>
<td>C1030 Fittings</td>
<td>2.03</td>
<td>24,100</td>
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**Specialties** $2.03 $24,100

### 11 Equipment

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1010 Commercial Equipment</td>
<td>0.31</td>
<td>3,700</td>
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**Equipment** $0.31 $3,700

### 12 Furnishings

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>E2020 Movable Furnishings</td>
<td>88.90</td>
<td>1,054,300</td>
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</table>

**Furnishings** $88.90 $1,054,300

### 14 Conveying Equipment

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>D1010 Elevators &amp; Lifts</td>
<td>6.32</td>
<td>75,000</td>
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</table>

**Conveying Equipment** $6.32 $75,000

### 21 Fire Suppression

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>D4010 Sprinklers</td>
<td>7.69</td>
<td>91,160</td>
</tr>
</tbody>
</table>

**Fire Suppression** $7.69 $91,160
### Divisions/Elements Summary

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

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

---

**Faneuil Branch of the Boston Public Library**  
**Schematic Design Cost Estimate**
# Schematic Design Cost Estimate

**Faneuil Branch of the Boston Public Library**

**Schematic Design Cost Estimate**

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

## Divisions/Elements Summary

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>G2050 Landscaping</td>
<td>1.69</td>
<td>20,000</td>
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</tbody>
</table>

**Exterior Improvements**  
- **Cost:** $78,040  
- **Cost/SF:** $6.58

### Utilities

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/SF</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>G3010 Water Supply</td>
<td>2.53</td>
<td>30,000</td>
</tr>
<tr>
<td>G3030 Storm Sewer</td>
<td>3.17</td>
<td>37,600</td>
</tr>
</tbody>
</table>

**Utilities**  
- **Cost:** $67,600  
- **Cost/SF:** $5.70

**ESTIMATED NET COST**  
- **Total:** $438.09  
- **Total Cost:** $5,195,702

## MARGINS & ADJUSTMENTS

- **General Conditions (as directed):** 10.0%  
  - **Cost:** $519,570
- **Overhead and Profit (as directed):** 15.0%  
  - **Cost:** $857,291
- **Bonds and Insurances:** 2.8%  
  - **Cost:** $184,032
- **Design / Estimating Contingency (as directed):** 10.0%  
  - **Cost:** $675,660
- **Escalation (as directed):** 20.0%  
  - **Cost:** $1,487,745

**ESTIMATED TOTAL COST**  
- **Total:** $752.11  
- **Total Cost:** $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**

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

**Building Elements Demolition**  
**$5.73/SF**  
**$67,962**
## Schematic Design Cost Estimate

### Faneuil Branch of the Boston Public Library

**Total Cost**

**Rates Current At October 2015**

### Divisions/Elements Item

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hazardous Components Abatement</strong></td>
<td>Item</td>
<td>Excl.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous materials abatement - Excluded (as directed)</td>
<td>43</td>
<td>Item</td>
<td>Excl.</td>
<td></td>
</tr>
<tr>
<td><strong>Site Demolition and Relocations</strong></td>
<td>Item</td>
<td>25,000</td>
<td>2.11/SF</td>
<td>$25,000</td>
</tr>
<tr>
<td><strong>Existing Conditions</strong></td>
<td>Item</td>
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<td>7.93/SF</td>
<td>$94,012</td>
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### Concrete

#### Standard Foundations

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 2'-0&quot; x 1'-0&quot; Reinforced concrete strip footing, to retaining wall</td>
<td>LF</td>
<td>150</td>
<td>50.00</td>
<td>7,500</td>
</tr>
<tr>
<td>15 2'-6&quot; x 1'-0&quot; Reinforced concrete strip footing, to retaining wall</td>
<td>LF</td>
<td>25</td>
<td>55.00</td>
<td>1,375</td>
</tr>
<tr>
<td>11 2'-0&quot; x 1'-0&quot; Reinforced concrete strip footing, to areaway retaining wall</td>
<td>LF</td>
<td>28</td>
<td>50.00</td>
<td>1,400</td>
</tr>
<tr>
<td>5 2'-6&quot; x 1'-0&quot; Reinforced concrete strip footing, to sloped walkway foundation wall</td>
<td>LF</td>
<td>294</td>
<td>50.00</td>
<td>14,700</td>
</tr>
<tr>
<td>16 2'-6&quot; x 2'-6&quot; x 1'-6&quot; Reinforced concrete spread footing</td>
<td>EA</td>
<td>1</td>
<td>500.00</td>
<td>500</td>
</tr>
<tr>
<td>13 1'-3&quot; Thick reinforced concrete elevator mat slab</td>
<td>SF</td>
<td>109</td>
<td>19.00</td>
<td>2,071</td>
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<tr>
<td>161 Allowance for miscellaneous works to existing foundation systems</td>
<td>Item</td>
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<td>20,000</td>
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#### Special Foundations

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>22 Allowance for underpinning</td>
<td>LF</td>
<td>93</td>
<td>1,000.00</td>
<td>93,000</td>
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#### Slab on Grade

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>17 2&quot; Concrete rat slab</td>
<td>SF</td>
<td>256</td>
<td>4.00</td>
<td>1,024</td>
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<tr>
<td>20 4&quot; Thick reinforced concrete slab on grade, to areaway</td>
<td>SF</td>
<td>32</td>
<td>8.00</td>
<td>256</td>
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<tr>
<td>18 5&quot; Thick reinforced concrete slab on grade</td>
<td>SF</td>
<td>1,560</td>
<td>9.00</td>
<td>14,040</td>
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<tr>
<td>21 6&quot; Thick reinforced concrete slab on grade, to sloped walkway</td>
<td>SF</td>
<td>588</td>
<td>10.00</td>
<td>5,880</td>
</tr>
<tr>
<td>19 6&quot; Thick reinforced concrete slab on grade, to exterior stair</td>
<td>SF</td>
<td>191</td>
<td>25.00</td>
<td>4,775</td>
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<tr>
<td>212 Allowance for selective demolition and patching of existing concrete slab on grade for new underground MEP services</td>
<td>Item</td>
<td></td>
<td>20,000</td>
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</tr>
<tr>
<td>291 Allowance for expansion control</td>
<td>Item</td>
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<td>5,000</td>
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#### Basement Excavation

<table>
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<th>Unit</th>
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<th>Rate</th>
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</tr>
</thead>
<tbody>
<tr>
<td>9 2'-0&quot; x 1'-0&quot; Reinforced concrete strip footing, to foundation wall</td>
<td>LF</td>
<td>45</td>
<td>50.00</td>
<td>2,250</td>
</tr>
</tbody>
</table>
# Schematic Design Cost Estimate

## Faneuil Branch of the Boston Public Library

### Gross Floor Area: 11,860 SF

Rates Current At October 2015

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
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<th>Rate</th>
<th>Total Cost</th>
</tr>
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<tbody>
<tr>
<td><strong>Basement Walls</strong></td>
<td></td>
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<tr>
<td>10 8&quot; Thick reinforced concrete retaining wall, to areaway</td>
<td>SF</td>
<td>364</td>
<td>35.00</td>
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<tr>
<td>6 8&quot; Thick reinforced concrete foundation wall, to stair on grade</td>
<td>SF</td>
<td>40</td>
<td>35.00</td>
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<tr>
<td>8 10&quot; Thick reinforced concrete foundation wall</td>
<td>SF</td>
<td>278</td>
<td>38.00</td>
<td>10,564</td>
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<tr>
<td>2 12&quot; Thick reinforced concrete retaining wall</td>
<td>SF</td>
<td>1,976</td>
<td>40.00</td>
<td>79,040</td>
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<td>4 12&quot; Thick reinforced concrete foundation wall, to sloped walkway</td>
<td>SF</td>
<td>1,764</td>
<td>40.00</td>
<td>70,560</td>
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<td>7 12&quot; Thick reinforced concrete foundation wall, to stair on grade</td>
<td>SF</td>
<td>105</td>
<td>40.00</td>
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<td>1 12&quot; Thick reinforced concrete elevator pit wall</td>
<td>SF</td>
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<td>14 18&quot; Thick reinforced concrete retaining wall</td>
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<td>12 36&quot; Thick reinforced concrete cheek wall, to stair on grade</td>
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<td>410</td>
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<td>159 Dowel connection into existing foundation wall, at new retaining wall</td>
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<td>39</td>
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<tr>
<td>160 Dowel connection into existing foundation wall, at new foundation wall</td>
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<td>13</td>
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<td>157 Dowel connection into existing foundation wall, at areaway retaining wall</td>
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<td>52</td>
<td>100.00</td>
<td>5,200</td>
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<tr>
<td><strong>Basement Walls</strong></td>
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<td>$19.97/SF</td>
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<tr>
<td><strong>Floor Construction</strong></td>
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<tr>
<td>35 Reinforced concrete topping slab to metal floor deck</td>
<td>SF</td>
<td>1,113</td>
<td>8.00</td>
<td>8,904</td>
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<tr>
<td>165 Allowance to infill existing stair opening in suspended concrete floor</td>
<td>SF</td>
<td>24</td>
<td>50.00</td>
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<td><strong>Floor Construction</strong></td>
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<td><strong>Roof Construction</strong></td>
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<tr>
<td>40 Reinforced concrete topping slab to metal roof deck</td>
<td>SF</td>
<td>89</td>
<td>8.00</td>
<td>712</td>
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<td><strong>Roof Construction</strong></td>
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<td><strong>Concrete</strong></td>
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<td>65 Face brick veneer</td>
<td>SF</td>
<td>2,462</td>
<td>45.00</td>
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<td>137 Infill window opening in existing first floor facade</td>
<td>EA</td>
<td>3</td>
<td>1,000.00</td>
<td>3,000</td>
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<tr>
<td>162 Stone veneer cladding to concrete foundation wall (sloped walkway)</td>
<td>SF</td>
<td>588</td>
<td>60.00</td>
<td>35,280</td>
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<tr>
<td>156 Allowance to re-point existing stone facade</td>
<td>SF</td>
<td>5,666</td>
<td>14.00</td>
<td>79,324</td>
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<tr>
<td>275 Allowance to clean existing stone facade</td>
<td>SF</td>
<td>5,666</td>
<td>2.00</td>
<td>11,332</td>
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<tr>
<td><strong>Exterior Walls</strong></td>
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<td></td>
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<td>$20.21/SF</td>
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**Total Cost** $239,726
# Schematic Design Cost Estimate

**Faneuil Branch of the Boston Public Library**  
Schematic Design Cost Estimate

**Divisions/Elements Item**

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross Floor Area</strong>: 11,860 SF</td>
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<tr>
<td><strong>Rates Current At October 2015</strong></td>
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## Partitions

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>103 Partition type M8A; 8” CMU (2 hour fire-rated)</td>
<td>SF</td>
<td>156</td>
<td>24.00</td>
<td>3,744</td>
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<tr>
<td>104 Partition type M8B; 8” CMU (2 hour fire-rated)</td>
<td>SF</td>
<td>838</td>
<td>24.00</td>
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<tr>
<td>105 Partition type M8C; 8” CMU (2 hour fire-rated)</td>
<td>SF</td>
<td>136</td>
<td>24.00</td>
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<td>136 Infill single leaf door opening in existing basement partition</td>
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<td>1,000</td>
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</table>

### Partitions

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td><strong>Total Cost</strong></td>
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## Stair Construction

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>106 Salvaged granite treads and risers to exterior concrete stair</td>
<td>SF</td>
<td>116</td>
<td>80.00</td>
<td>9,280</td>
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### Stair Construction

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
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<tbody>
<tr>
<td><strong>Total Cost</strong></td>
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</table>

## Masonry

<table>
<thead>
<tr>
<th>Description</th>
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<th>Rate</th>
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<tbody>
<tr>
<td><strong>Total Cost</strong></td>
<td></td>
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## Floor Construction

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>26 Structural steel floor framing</td>
<td>T</td>
<td>1.69</td>
<td>5,000.00</td>
<td>8,450</td>
</tr>
<tr>
<td>27 Structural stud framing to platform</td>
<td>SF</td>
<td>256</td>
<td>20.00</td>
<td>5,120</td>
</tr>
<tr>
<td>25 C10x30 Structural channel, fixed to existing masonry wall</td>
<td>LF</td>
<td>31</td>
<td>150.00</td>
<td>4,650</td>
</tr>
<tr>
<td>30 L6x4x5/16” Structural angle, fixed to existing masonry wall</td>
<td>LF</td>
<td>31</td>
<td>80.00</td>
<td>2,480</td>
</tr>
<tr>
<td>29 L2x2 Structural angle including strap ties, fixed to top of concrete wall</td>
<td>LF</td>
<td>145</td>
<td>25.00</td>
<td>3,625</td>
</tr>
<tr>
<td>24 5/16” Bent plate at edge of metal deck, fixed to masonry shaft wall</td>
<td>LF</td>
<td>18</td>
<td>100.00</td>
<td>1,800</td>
</tr>
<tr>
<td>32 2” Metal floor deck, 20 ga</td>
<td>SF</td>
<td>1,113</td>
<td>4.00</td>
<td>4,452</td>
</tr>
<tr>
<td>28 9/16” Form deck to platform</td>
<td>SF</td>
<td>256</td>
<td>2.00</td>
<td>512</td>
</tr>
<tr>
<td>31 Shear studs</td>
<td>EA</td>
<td>54</td>
<td>7.00</td>
<td>378</td>
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<tr>
<td>33 Base plates and anchor bolts</td>
<td>EA</td>
<td>1</td>
<td>750.00</td>
<td>750</td>
</tr>
<tr>
<td>34 Allowance for miscellaneous steel, plates, and connections</td>
<td>T</td>
<td>0.34</td>
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<td>1,700</td>
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</table>

### Floor Construction

<table>
<thead>
<tr>
<th>Description</th>
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<tr>
<td><strong>Total Cost</strong></td>
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## Roof Construction

<table>
<thead>
<tr>
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<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>36 Structural steel roof framing</td>
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<td>9.39</td>
<td>5,000.00</td>
<td>46,950</td>
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<tr>
<td>37 C10x20 Structural channel, fixed to existing masonry wall</td>
<td>LF</td>
<td>82</td>
<td>150.00</td>
<td>12,300</td>
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<tr>
<td>38 2” Metal roof deck, 20 ga</td>
<td>SF</td>
<td>89</td>
<td>4.00</td>
<td>356</td>
</tr>
<tr>
<td>39 3” Metal roof deck, 18 ga</td>
<td>SF</td>
<td>1,658</td>
<td>5.00</td>
<td>8,290</td>
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<tr>
<td>41 Base plates and anchor bolts</td>
<td>EA</td>
<td>16</td>
<td>750.00</td>
<td>12,000</td>
</tr>
<tr>
<td>42 Allowance for miscellaneous steel, plates, and connections</td>
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<td>1.88</td>
<td>5,000.00</td>
<td>9,400</td>
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### Roof Construction

<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Total Cost</strong></td>
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</table>
## Faneuil Branch of the Boston Public Library

### Schematic Design Cost Estimate

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

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<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C1030 Fittings</strong></td>
<td></td>
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<tr>
<td>168 Painted metal interior wall-mounted handrail</td>
<td>LF</td>
<td>36</td>
<td>100.00</td>
<td>3,600</td>
</tr>
<tr>
<td>171 Painted metal interior guardrail with metal pickets</td>
<td>LF</td>
<td>27</td>
<td>300.00</td>
<td>8,100</td>
</tr>
<tr>
<td>172 Painted metal exterior guardrail with metal pickets</td>
<td>LF</td>
<td>124</td>
<td>300.00</td>
<td>37,200</td>
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<tr>
<td>169 Metal grating to areaway</td>
<td>SF</td>
<td>130</td>
<td>65.00</td>
<td>8,450</td>
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<tr>
<td>151 Ships ladder</td>
<td>EA</td>
<td>1</td>
<td>2,500.00</td>
<td>2,500</td>
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<tr>
<td>216 Elevator pit ladder</td>
<td>EA</td>
<td>1</td>
<td>1,200.00</td>
<td>1,200</td>
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<tr>
<td>217 Grate and frame to elevator sump pit</td>
<td>Item</td>
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<td></td>
<td>1,000</td>
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<tr>
<td>121 Allowance for miscellaneous metals (as per design team)</td>
<td>SF</td>
<td>11,860</td>
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<tr>
<td><strong>C2010 Stair Construction</strong></td>
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<tr>
<td>141 Metal pan stair with concrete treads</td>
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<td><strong>Stair Construction</strong></td>
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<td><strong>06 Wood, Plastics, and Composites</strong></td>
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<tr>
<td><strong>B1010 Floor Construction</strong></td>
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<tr>
<td>23 3/4&quot; T&amp;G Plywood subfloor</td>
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<td><strong>B1020 Roof Construction</strong></td>
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<tr>
<td>75 1/2&quot; Exterior cover board</td>
<td>SF</td>
<td>1,658</td>
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<td>293 Allowance for exterior cover board, to existing roof structure</td>
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<td>18,190</td>
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<td><strong>Roof Construction</strong></td>
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<td><strong>B2010 Exterior Walls</strong></td>
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<tr>
<td>67 1/2&quot; Exterior wall sheathing</td>
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<td>$0.90/SF</td>
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<tr>
<td><strong>C1030 Fittings</strong></td>
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<tr>
<td>122 Allowance for wood blocking / rough carpentry</td>
<td>SF</td>
<td>11,860</td>
<td>1.00</td>
<td>11,860</td>
</tr>
<tr>
<td>170 Wood steps to stage platform</td>
<td>SF</td>
<td>8</td>
<td>25.00</td>
<td>200</td>
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<tr>
<td><strong>Fittings</strong></td>
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<td>$1.02/SF</td>
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<tr>
<td><strong>E2010 Fixed Furnishings</strong></td>
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<tr>
<td>148 Casework; kitchen base cabinet</td>
<td>LF</td>
<td>19</td>
<td>450.00</td>
<td>8,550</td>
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<tr>
<td>149 Casework; kitchen overhead wall cabinet</td>
<td>LF</td>
<td>12</td>
<td>250.00</td>
<td>3,000</td>
</tr>
</tbody>
</table>
# Faneuil Branch of the Boston Public Library

## Schematic Design Cost Estimate

Divisions/Elements Item

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Fixed Furnishings</strong></td>
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<tr>
<td>150 Casework; vanity countertop</td>
<td>LF</td>
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<td>250.00</td>
<td>3,000</td>
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<tr>
<td><strong>Wood, Plastics, and Composites</strong></td>
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<td><strong>Thermal and Moisture Protection</strong></td>
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<tr>
<td>07 Slab on Grade</td>
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<td>153 Damproofing to below-grade walls</td>
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<td>78 Aluminum roof flashing, at existing roof connection</td>
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</table>

**Note:** Rates current at October 2015

**Gross Floor Area:** 11,860 SF

---

**Total Cost:** $14,550

**Rate:** $1.23/SF

**Unit:** LF

**Description:** Casework; vanity countertop

**Total Cost:** $62,309

**Rate:** $5.25/SF

**Unit:** SF

**Description:** Fixed furnishings

**Total Cost:** $5,448

**Rate:** $0.46/SF

**Unit:** SF

**Description:** Slab on grade

**Total Cost:** $21,370

**Rate:** $1.80/SF

**Unit:** SF

**Description:** Basement walls

**Total Cost:** $34,275

**Rate:** $2.89/SF

**Unit:** SF

**Description:** Roof construction

**Total Cost:** $59,816

**Rate:** $5.04/SF

**Unit:** SF

**Description:** Exterior walls

---

**Page 13 of 23**
### Faneuil Branch of the Boston Public Library
#### Schematic Design Cost Estimate

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
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<tbody>
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<td><strong>173 Allowance for miscellaneous patching and repairs to existing roof</strong></td>
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<td><strong>298 Allowance for replacing sealant to existing windows and doors</strong></td>
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<td><strong>C1030 Fittings</strong></td>
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<td><strong>73 Clerestory window</strong></td>
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<td><strong>B2030 Exterior Doors</strong></td>
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<td><strong>66 8” Metal stud framing</strong></td>
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# Schematic Design Cost Estimate

## Faneuil Branch of the Boston Public Library

### Divisions/Elements Item

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
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<tr>
<td><strong>Partitions</strong></td>
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<tr>
<td>Partition type S3A, comprising 3-5/8” metal stud framing with (1) layer 5/8” GWB wall lining one side, and batt insulation</td>
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Gross Floor Area: 11,860 SF

Rates Current At October 2015
# Schematic Design Cost Estimate

**Faneuil Branch of the Boston Public Library**

**Schematic Design Cost Estimate**

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
</tr>
</thead>
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**Floor Finishes**  

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<th>Unit</th>
<th>Qty</th>
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**Ceiling Finishes**  

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<th>Unit</th>
<th>Qty</th>
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<td>Restroom accessories; grab bar</td>
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<td>Janitor accessories</td>
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<td>Roof hatch</td>
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<td>Markerboards / tackboards - Excluded</td>
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<td>Exterior building sign - Excluded</td>
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**Finishings**  

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BOS14015-105 Printed 20 October 2015 11:39 AM
### Schematic Design Cost Estimate

**Faneuil Branch of the Boston Public Library**  
**Schematic Design Cost Estimate**

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

<table>
<thead>
<tr>
<th>Description</th>
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<td><strong>11 Equipment</strong></td>
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<td><strong>E1010 Commercial Equipment</strong></td>
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<td>143 Refrigerator</td>
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<td><strong>E2020 Movable Furnishings</strong></td>
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<td><strong>D1010 Elevators &amp; Lifts</strong></td>
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<td>167 Allowance for passenger elevator - 2 stop</td>
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<td><strong>D4010 Sprinklers</strong></td>
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<td>194 Allowance for fire suppression system - including double check valves, wet and dry alarm valves, above and below sprinkler heads, compressor, piping etc.</td>
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<td><strong>Sprinklers</strong></td>
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<td>$7.69/SF</td>
<td>$91,160</td>
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## Faneuil Branch of the Boston Public Library
### Schematic Design Cost Estimate

**Divisions/Elements Item**

<table>
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<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
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<th>Total Cost</th>
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<tr>
<td><strong>Building Elements Demolition</strong></td>
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<td>Excl.</td>
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<td>Take down and remove existing fire system</td>
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<tr>
<td>- building not equipped with a sprinkler system</td>
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<td><strong>Fire Suppression</strong></td>
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**Gross Floor Area:** 11,860 SF

Rates Current At October 2015
# Schematic Design Cost Estimate

## Faneuil Branch of the Boston Public Library

**Schematic Design Cost Estimate**

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

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<td><strong>Other Plumbing Systems</strong></td>
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<td><strong>F2010 Building Elements Demolition</strong></td>
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<td>$1.18/SF</td>
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<td>197 Allowance for plumbing demolition</td>
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<td>209 Allowance to remove asbestos - Excluded</td>
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<td><strong>Building Elements Demolition</strong></td>
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<td><strong>D3040 Distribution Systems</strong></td>
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<td>244 Allowance for galvanized ductwork including insulation - assume 0.7lb/SF</td>
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<td>71,160</td>
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</table>
## Description

**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**

<table>
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<th>Description</th>
<th>Unit</th>
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<td><strong>D3070  Systems Testing &amp; Balancing</strong></td>
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<td>Hoisting and rigging</td>
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**BOS14015-105  Printed 20 October 2015 11:39 AM**  
**Page 20 of 23**
### Faneuil Branch of the Boston Public Library

Schematic Design Cost Estimate

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

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<tr>
<th>Description</th>
<th>Unit</th>
<th>Qty</th>
<th>Rate</th>
<th>Total Cost</th>
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<tr>
<td><strong>Total Cost</strong></td>
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<tr>
<td><strong>Rate</strong></td>
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<tr>
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**Communications & Security**

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**Communications & Security**

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**Faneuil Branch of the Boston Public Library**  
Schematic Design Cost Estimate

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

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APPENDIX A

BUILDING ASSESSMENT & RECOMMENDED REPAIRS
Faneuil Branch Library
EXISTING CONDITIONS
EXISTING CONDITIONS

TABLE OF CONTENTS

INTRODUCTION 2

PRINCIPAL ISSUES & OPPORTUNITIES 3
  SITE & LANDSCAPE 3
  EXTERIOR ARCHITECTURAL CHARACTER 5
  INTERIOR ARCHITECTURAL CHARACTER 7
  ACCESSIBILITY 11
  BALANCING COLLECTIONS & SERVICE 13
  COMMUNITY MEETING 15
  OUTDATED OR INAPPROPRIATE BUILDING SYSTEMS 18
  ENVELOPE CONDITION ISSUES 20
  INTERIOR CONDITION ISSUES 21

COMPASS POINTS 26
  1. USER CENTERED INSTITUTION 26
  2. COMMUNITY GATHERING 26
  3. SPECIAL COLLECTIONS 27
  4. CENTER OF KNOWLEDGE 27
  5. CHILDREN & TEENS 28
  6. ACCESS & INNOVATION 29
  7. SUSTAINABLE ORGANIZATION 29
  8. FUN 30

DRAWINGS 31

APPENDIX
  MEP/FP REPORT
  STRUCTURAL REPORT
  CODE REPORT
  PATRON SURVEY FORM
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.
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 survey 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.

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.
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).
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.

**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.

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:
EXISTING CONDITIONS

STEEL AND GLASS PARTITIONS

PLASTER DETAILS AT CROWN AND CEILING

PILASTERS AND OTHER PLASTER DETAILS

MISCELLANEOUS ORNAMENTS
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 wheelchairs, and is not ADA compliant.
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).
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.
EXISTING CONDITIONS

- COLLECTIONS CROWD HALLWAY
- HIGH PICTURE BOOKS – NOT CHILD FRIENDLY
- TEEN COMPUTERS ARE CROWDED TOGETHER
- HOLDS CROWDS CIRCULATION SPACE
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.
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.
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.
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.

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

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.
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.
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 of the deterioration.

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:
EXISTING CONDITIONS

- **FLOORING AT MAIN DESK**
- **PEELING PAINT IN BASEMENT**
- **FLOORING IN BASEMENT**
- **MISUSE OF BUILDING ATTRIBUTES**
- **FLOORING AT TOILET ROOM**
EXISTING CONDITIONS

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

SKYLIGHT AND CLERESTORY WINDOWS ENHANCE
DAYLIGHT

COMPUTERS IN CHILDREN’S NOT CHILD-FRIENDLY
EXISTING CONDITIONS

STORAGE BEHIND PLATFORM IS INCONVENIENT

CHILDREN’S DESK NOT CHILD-FRIENDLY

TECHNOLOGY NOT WELL ACCOMMODATED
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.)
EXISTING CONDITIONS

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
EXISTING CONDITIONS

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

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

• Original round tables facilitate small group dialog and collaboration
• 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-
fashion, magazines, and DVDs, as well as a
good selection of travel, college reference,
large print, and Spanish and Russian
materials

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
- An early literacy computer center is
  included in the Children’s Library
- 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.
- 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.
EXISTING CONDITIONS

- 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
Faneuil Branch of the Boston Public Library
Programming Study
PCM Project No. 7043

EXISTING CONDITIONS
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:

AWE
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Engineers, Inc.

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Table of Contents

HVAC ......................................................................................................................................................................... 3
Electrical .................................................................................................................................................................... 9
Plumbing .................................................................................................................................................................. 13
Fire Protection ......................................................................................................................................................... 16
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.

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.
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.
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.

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.
4. Some steam and condensate pipes are running in the occupied space, making the space look primitive and awkward.
5. The original steam and condensate pipes have very old insulation on them. This insulation may contain asbestos.

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.
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.

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:

- 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 by 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](image)

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.
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.
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.
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.
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
EXISTING CONDITIONS

APPENDIX – CODE REPORT
Boston Public Library – Faneuil Branch
Boston, Massachusetts

Existing Building Code Report

December 23, 2014

Prepared By: Brandon C. Ingram
Reviewed By: Kevin S. Hastings
Table of Contents

Introduction ................................................................................................ 1

International Existing Building Code.......................................................... 1

1. Work Area and Classification of Work: .............................................. 1

2. Occupancy Classification: ............................................................. 1

3. Construction Type: ...................................................................... 1

4. Height and Area Limitations: ....................................................... 2

5. Fire Resistance Ratings: ............................................................. 2

6. Vertical Openings: ...................................................................... 3

7. Interior Finishes: ......................................................................... 3

8. Means of Egress: ........................................................................ 3

9. Required Fire Protection Systems: ................................................. 4


11. Ventilation Requirements............................................................. 5


13. Accessibility for Persons with Disabilities ................................. 6

Appendix A: Egress Plans ......................................................................... 8
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:

<table>
<thead>
<tr>
<th>Code Type</th>
<th>Applicable Code (Model Code Basis)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(2009 International Existing Building Code)</td>
</tr>
<tr>
<td>Fire Prevention</td>
<td>527 CMR: Massachusetts Fire Prevention Regulations</td>
</tr>
<tr>
<td>Accessibility</td>
<td>521 CMR: Massachusetts Architectural Access Board Regulations</td>
</tr>
<tr>
<td>Electrical</td>
<td>527 CMR 12.00: Massachusetts Electrical Code (2014 National Electrical Code)</td>
</tr>
<tr>
<td>Elevators</td>
<td>524 CMR: Massachusetts Elevator Code (2004 ASME A17.1)</td>
</tr>
<tr>
<td>Mechanical</td>
<td>2009 International Mechanical Code (IMC)</td>
</tr>
<tr>
<td>Plumbing</td>
<td>248 CMR: Massachusetts Plumbing Code</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Code Reference</th>
<th>Type IIIB – Use Group A-3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Height</td>
</tr>
<tr>
<td>780 CMR Table 503: Tabular Value</td>
<td>2 St. (55 ft)</td>
</tr>
<tr>
<td>780 CMR Section 504.2: Sprinkler Height Increase</td>
<td>1 St. (20 ft)</td>
</tr>
<tr>
<td>780 CMR Section 506.2 Frontage Increase (50% open)</td>
<td>-</td>
</tr>
<tr>
<td>780 CMR Section 506.3: Sprinkler Area Increase</td>
<td>-</td>
</tr>
<tr>
<td>Height and Area Allowed</td>
<td>3 St. (75 ft)</td>
</tr>
<tr>
<td>Actual Height and Area (Existing)</td>
<td>1 St.</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Building Element</th>
<th>Fire Resistance Rating (Hrs)</th>
<th>Opening Protectives (Hrs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Structural Frame(^A)</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Exterior Bearing Walls including columns along the exterior wall</td>
<td>2</td>
<td>-</td>
</tr>
<tr>
<td>Exterior Non-Bearing Walls</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Interior Bearing Walls</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Floor Construction</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Roof Construction</td>
<td>0</td>
<td>-</td>
</tr>
<tr>
<td>Existing shafts (IEBC 703.2.1)</td>
<td>½</td>
<td>½</td>
</tr>
<tr>
<td>New Shafts (780 CMR 708.4)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Emergency Electrical Room (527 CMR 12.00 700-9(D)(1))</td>
<td>2(^B)</td>
<td>1¼</td>
</tr>
</tbody>
</table>

\(^A\) 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:

<table>
<thead>
<tr>
<th>Use Group:</th>
<th>A-3 (Sprinklered)</th>
<th>A-3 (Non-Sprinklered)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exit Enclosures</td>
<td>Class C</td>
<td>Class B</td>
</tr>
<tr>
<td>Exit Access Corridors</td>
<td>Class B</td>
<td>Class A¹</td>
</tr>
<tr>
<td>Rooms &amp; Enclosed Spaces</td>
<td>Class C</td>
<td>Class C</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Floor</th>
<th>Occupant Load</th>
<th>Number of Exits</th>
<th>Exit Capacity (persons)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Required</td>
<td>Provided</td>
</tr>
<tr>
<td>LL</td>
<td>19</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>1</td>
<td>70</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

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.


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
Students
Toilet
Crawl space
Janitor
Public Toilet
Boiler Room
Storage
Staff Room
Kitchen

<table>
<thead>
<tr>
<th>Use</th>
<th>Floor Area</th>
<th>100 Gross S.F. / Occ.</th>
<th>300 Gross S.F. / Occ.</th>
<th>Occupant Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Areas</td>
<td>50 Net S.F. / Occ.</td>
<td>15</td>
<td>100</td>
<td>1.8</td>
</tr>
<tr>
<td>Storage / Mechanical</td>
<td>300 Net S.F. / Occ.</td>
<td>300</td>
<td>150</td>
<td>2.2</td>
</tr>
</tbody>
</table>

Exit Capacity Lower Level (780 CMR 1005.1)

<table>
<thead>
<tr>
<th>Exit</th>
<th>Stair Exit Allowance (in/person)</th>
<th>Exit Capacity (persons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exit 1</td>
<td>0.3</td>
<td>170</td>
</tr>
<tr>
<td>Exit 2</td>
<td>0.3</td>
<td>127</td>
</tr>
</tbody>
</table>

Egress Existing Condition

Lower Level

Project: Faneuil Branch Library
Date: December 23, 2014
Scale: N.T.S.

Occupant Load Densities (780 CMR TABLE 1004.1)

<table>
<thead>
<tr>
<th>Use</th>
<th>Floor Area</th>
<th>15 Net S.F. / Occ.</th>
<th>30 Net S.F. / Occ.</th>
<th>100 Gross S.F. / Occ.</th>
<th>300 Gross S.F. / Occ.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conference</td>
<td>214 SF</td>
<td>15</td>
<td>14.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kitchen</td>
<td>180 SF</td>
<td></td>
<td>1.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage / Mechanical</td>
<td>650 SF</td>
<td></td>
<td>2.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exit Capacity</td>
<td>1044 SF</td>
<td></td>
<td>18.3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Occupant Load Densities (760 CMR TABLE 1004.1)

<table>
<thead>
<tr>
<th>Use</th>
<th>Floor Area</th>
<th>Occupant Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>50 Net S.F.</td>
<td>50</td>
</tr>
<tr>
<td>Reading Areas</td>
<td>2750 S.F.</td>
<td>95.0</td>
</tr>
<tr>
<td>Stage</td>
<td>80 S.F.</td>
<td>0.1</td>
</tr>
<tr>
<td>Storage / Mechanical</td>
<td>300 S.F.</td>
<td>0.4</td>
</tr>
<tr>
<td>Office Areas</td>
<td>300 S.F.</td>
<td>1.0</td>
</tr>
</tbody>
</table>

Exit Capacity Level 1 (780 CMR 1005.1)

<table>
<thead>
<tr>
<th>Exit</th>
<th>Stair Width</th>
<th>Stair Exit Allowance</th>
<th>Stair Capacity</th>
<th>Door Width</th>
<th>Door Exit Allowance</th>
<th>Door Capacity</th>
<th>Exit Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exit 1</td>
<td>96&quot;</td>
<td>0.3</td>
<td>320</td>
<td>56&quot;</td>
<td>0.2</td>
<td>280</td>
<td>280</td>
</tr>
<tr>
<td>Exit 2</td>
<td>63&quot;</td>
<td>0.3</td>
<td>210</td>
<td>26&quot;</td>
<td>0.2</td>
<td>130</td>
<td>130</td>
</tr>
<tr>
<td>Exit 3</td>
<td>36&quot;</td>
<td>0.2</td>
<td>180</td>
<td></td>
<td></td>
<td></td>
<td>180</td>
</tr>
</tbody>
</table>

Egress - Existing Condition

Level 1

Project: Faneuil Branch Library
Date: December 23, 2014
Scale: N.T.S.
APPENDIX B –

MEETING NOTES AND PRESENTATIONS
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
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
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

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
PATRON SURVEY

HELP US OUT! - Faneuil Branch Patron Survey

FANEUIL BRANCH of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.

HOW OFTEN? FOR HOW LONG?

PATRON SURVEY

FANEUIL BRANCH of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.
**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 its proximity to my home and the friendliness of the staff"

---

**PATRON SURVEY**

**WHAT WORKS?**

**WHAT DOESN'T?**

**WHAT'S MISSING?**
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”

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”

“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”

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.
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”

BUILDING ASSESSMENT

Issues & Opportunities
BUILDING ASSESSMENT
Issues & Opportunities

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.

BUILDING ASSESSMENT
Issues & Opportunities

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Issues & Opportunities

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BUILDING ASSESSMENT
Issues & Opportunities

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.
INITIAL APPROACH...
Maximize Potential in the Existing Space

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

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.

Presentation 1
9/11/14
GLOBAL PERSPECTIVE

Why Come to the Library?

"People don't borrow books anymore."

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

- Total (any format)
- Read a print book
- Read an e-book

<table>
<thead>
<tr>
<th>Year</th>
<th>Total</th>
<th>Read a print book</th>
<th>Read an e-book</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>79</td>
<td>74</td>
<td>67</td>
</tr>
<tr>
<td>2012</td>
<td>74</td>
<td>65</td>
<td>23</td>
</tr>
<tr>
<td>2014</td>
<td>76</td>
<td>69</td>
<td>28</td>
</tr>
</tbody>
</table>
GLOBAL PERSPECTIVE

Why Come to the Library?

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.
LIBRARIES ARE CHANGING – The Ingredients:

- Quality Collections
- Appropriate Technology
- Interesting Events
- Compelling Spaces

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
Library Technology will continue to evolve & become:
- Integrated & Powerful
- Mobile
- Visible

Library spaces will accommodate patron’s mobile Technology

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.
CHILDREN'S SPACE - EARLY LEARNING PLACE
**Comfortable Spaces for Library Users**

Future Library = Books? Space for People

Events
Collaboration
Information
Interaction
Technology

"Let's Meet @ The Library"

**Library Renewal Planning & Design**

"Let's Meet @ The Library"
**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

---

**Your Thoughts?**

- Share them now
- Add them to the survey
DECEMBER 18, 2014

COMMUNITY MEETING HELD AT FANEUIL 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 creeks, loudly.
- Building has civic presence
  - When the trees pass on, a different tree could be implemented that does not mature to such a large size.
  - 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”
  - Pending Q as Landmark Status
    - Exterior Modifications would need to be approved if passes
- Historic Interior has sense of space
  - Want to reduce the over-crowding
  - Dramatic expansion is not an option
- Accessibility is an issue, not ADA compliant.
- Library to adopt to collections and technology
  - Needs to be child friendly and accommodating
- HVAC complaints of being too loud
  - 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
  - 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
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
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

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
PROJECT PROCESS & PROGRESS REVIEW
BUILDING ASSESSMENT – EXTERIOR ARCHITECTURAL CHARACTER

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY
PROJECT PROCESS & PROGRESS REVIEW
BUILDING ASSESSMENT – COMMUNITY MEETING

FANEUIL BRANCH
of the Boston Public Library
PROGRAMMING STUDY

Tappé Architects, Inc.

PROJECT PROCESS & PROGRESS REVIEW
BUILDING ASSESSMENT – STAFF ACCOMMODATIONS

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

PROJECT PROCESS & PROGRESS REVIEW
PRELIMINARY PROGRAMMING

Welcome Zone
- Entrance & Vestibule
- Central Service Desk - Circulation & Info
- Self-Service Holds
- Browsing/New Books
- Friends Bookshop 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
- Magazine/Reading
- Adult Seating/Reading
- Adult Computers
- Quiet Reading/Study Area

Administration/Support
- Staff Workroom
- Branch Librarian Office
- Staff Break Room
- Building Main/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

PRELIMINARY PROGRAMMING – SCOPE OPTIONS

Scope 1
ADA Accessibility & Basic Systems Upgrades

Scope 2
Accessibility, System Upgrades + Focused Improvements

Scope 3
Accessibility, Maintenance + Comprehensive Improvements
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

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
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:
  o Scope 1 - Light Touch
  o Scope 2 - Moderate Intervention
  o Scope 3 - Major Intervention
    These were based on the three scope options described in the Programming Report:
      o Scope 1 - ADA Accessibility & Basic Systems Upgrades
      o Scope 2 - Accessibility, System Upgrades + Moderate Expansion
      o 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
  o 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
  o 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
  o 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
AGENDA

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

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
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

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
PROJECT PROCESS & PROGRESS REVIEW
PRELIMINARY PROGRAMMING

Scope 1
ADA Accessibility & Basic Systems Upgrades

Scope 2
Accessibility, System Upgrades + Moderate Expansion

Scope 3
Accessibility, Maintenance + Comprehensive Improvements/Expansion
**PROJECT PROCESS & PROGRESS REVIEW**

**PRELIMINARY DESIGN OPTIONS**

Scope 1
Light Touch

Scope 2
Moderate Intervention

Scope 3
Major Intervention

**PROJECT PROCESS & PROGRESS REVIEW**

**PRELIMINARY DESIGN OPTIONS**

Exterior Accessibility Case Study

Westerly Library, Westerly, RI (before accessibility upgrade)
PROJECT PROCESS & PROGRESS REVIEW
PRELIMINARY DESIGN OPTIONS
Exterior Accessibility Case Study

Westerly Library, Westerly, RI (after accessibility upgrade)

PROJECT PROCESS & PROGRESS REVIEW
PRELIMINARY DESIGN OPTIONS
Exterior Accessibility Case Study

Westerly Library, Westerly, RI (after accessibility upgrade)
**PRELIMINARY DESIGN OPTIONS**

**Scope 1**

**Light Touch**

- Children's: Collection Seating reduced by 7 to maintain collection size
- Collection size reduced 15% to maintain seating
- Teens: Collection size and seating is reduced by 50%

**Other areas:** Collections and seating sizes maintained

**Scope 2**

**Moderate Intervention**

- Children's: Collection Seating reduced by 7 to maintain collection size
- Collection size reduced 15% to maintain seating
- Teens: Collection size and seating maintained

**Other areas:** Collections and seating sizes maintained
**PROJECT PROCESS & PROGRESS REVIEW**

**PRELIMINARY DESIGN OPTIONS**

**Scope 3**

**Major Intervention**

- **Children's:**
  - Collection size maintained
  - Seating increased 100%
  - Multipurpose Program area provided

- **Teens:**
  - Collection size and seating maintained

- **Other areas:**
  - Collections and seating sizes maintained

---

**PROJECT PROCESS & PROGRESS REVIEW**

**PRELIMINARY DESIGN OPTIONS**

**Scope 1**

**Light Touch**
PROJECT PROCESS & PROGRESS REVIEW
PRELIMINARY DESIGN OPTIONS

Scope 2
Moderate Intervention

Scope 3
Major Intervention
NEXT STEPS –

Incorporate Tonight’s Feedback into the Library Design Concept

Develop the Interior Layout

Next CAC meeting – to be scheduled in about 6 weeks
• review of the 3 updated design options
• preliminary cost estimates

Final Report – after Next CAC meeting
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
- 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

6/10/15 AGENDA

1. Present Draft Conceptual Designs and Cost Projections
2. Get Your Feedback
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

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
**Final Programming Study Presentation**

**Updated Scope Options**

**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

**Children's:**
- Seating reduced to meet targeted collection size
- Collection size reduced to maintain seating

**Teens:**
- Collection size target met, seating maintained

**Other areas:**
- Collections and seating reduced

---

**Children's:**
- Seating reduced to meet targeted collection size
- Collection size reduced to maintain seating

---

**Significant alteration**
Addition
UPDATED SCOPE OPTIONS

**Scope 2**
Moderate Intervention

- **Children's:** Targeted collection size met
- **Seating increased**
- **Teens:** Collection size target met, seating maintained
- **Other areas:** Collection size target met, seating reduced

**Scope 3**
Major Intervention

- **Children's:** Targeted collection size met
- **Seating increased**
- **Flex-Program area provided**
- **Teens:** Collection size target met, seating maintained
- **Other areas:** Collection size target met, seating increased
- **Flex-Program area provided**
FINAL PROGRAMMING STUDY PRESENTATION
UPDATED MASSING

Scope 3
Major Intervention

FINAL PROGRAMMING STUDY PRESENTATION
FURNISHING OPTIONS

Scope 3
Major Intervention
FINAL PROGRAMMING STUDY PRESENTATION
FURNISHING OPTIONS

Scope 3 Alternate Layout
Major Intervention

Scope 2
Moderate Intervention
FINAL PROGRAMMING STUDY PRESENTATION

FURNISHING OPTIONS

Scope 1
Light Touch

Exterior Accessibility Case Study

Westerly Library, Westerly, RI (after accessibility upgrade)
**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
- Construction Cost: $6,967,000

**Scope 3**
- Accessibility, Maintenance + Comprehensive Improvements/Expansion
- 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.

**Next Steps –**
Incorporate Tonight’s Feedback into the Final Report
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.
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):

- 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
- 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
- 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
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/audio book
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., occasion ally.
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
Newton - Children's Program
Falmouth in the Summer
Work
Watertown - Book Club meets
My husband teaches at Boston College and 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.
wes ton, 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 it's proximity to my home and the friendliness of the staff
Newtow n/Watertown not available in BPL
Mattapoisett - Summer vacation
Faneuil branch is in my neighborhood
Is close to my home
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:

- Meeting Rooms for community groups
- Variety of comfortable seating places
- Quiet reading room
- Outdoor reading area
- Collections Spaces (books, AV, magazines)
- Gallery/exhibition space
- Group collaboration rooms (for 4 or more)
- Informal meeting and networking places
- Space for using my technology
- Children's room
- Library computers I can use
- Space for children's story times & programs
- Spaces for individual study
- Consulting/Tutoring rooms for 2 people
- Teen Space
- Special area for preschool age children
- Listening/viewing stations

**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 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
- A performing space for live theaters
- Handicapped bathroom
- More programs
- use the library mainly for dropping and picking up books
- 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
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.

![Chart 1: What FEATURES/SERVICES do you feel should be RETAINED in a renovated Library?](chart1.png)

*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.)*

![Chart 2: What SHORTCOMINGS of the current Library ought to be AVOIDED in renovated Library?](chart2.png)

*What SHORTCOMINGS of the current Library ought to be AVOIDED in renovated Library?*
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 childrens 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.
- Empahsis 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
- childrens 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 curent library
- computer Access Terminals
- Arty 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
- Ntimacy, sense of community, old library charm
- All of it
- Excellent collection of new material, easily found.
- Very acocmodating, 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 maintains 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.
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!
  - 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 children. I used to bring my students there all the time, and they came to love it, and talk about "their library".
  - 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
  - Seperate spaces for computers
  - Kind, courteous, knowledgable library staff
  - Very good assistance from library staff
  - Art Deco design
  - children's programs, preschool, 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?
  - Shortage of accessible bathrooms
  - Handicapped bathroom
  - Congestion getting from room to room
  - Childrens 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 quite space
  - Adults and teens have to work in the same space - consider an area for children, teens adults & familie; individual study spa, group study, meeting and lecture rooms
  - Space needs room for all types of books
  - Not enough budget allocated to clean bathroom
  - Restroomo 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 removed to make it appear more open
  - 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.
- 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 dive 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 confusing, disorganized
- Need separate 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 accessible
- Bathroom- small, cramped, windy staircase ---- this is a disgrace
- Restrooms downstairs
- Improve narturalo light
- Lack of space
- Needs water ft, bathroom
- Need more space in the adult 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 offices into basement and bathroom upstairs.
- Door to children’s room should have 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?
- If back was open lots 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
- books from different languages
- The programming at Faneuil is great.
- I’m satisfied
- handicapped access improvements
- automatic checkout reading in comfort
- computers with Skype
- 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
- N/A
- More space for magazines, more places to
  - 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 (Toiloet) 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 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.
  - Studdy 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
  - 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
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.

- **a.** Providing preschool children with picture books, story hours, and learning materials.
- **b.** Providing students, both children and adults, with the books, magazines, Internet access, and other services they need to do their school work.
- **c.** 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.*
- **d.** Providing specialized collections of books, magazines & computerized information needed for research or write books.
- **e.** 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.*
- **f.** Serving as the hub of the community - a place where organizations or clubs could hold meetings or present concerts and lectures.
- **g.** 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.*
- **h.** Providing adults who are NOT students with the materials and services they need to better themselves or to learn a new skill.
- **i.** Providing a comfortable place to go when they need someplace outside of their house or apartment to read or think or work.

**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.
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.

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...
   - more than 3 times per month
   - about once a month
   - about 2 or 3 times a month
   - less than once a month

b. How long do you typically stay?
   - less than 1 hr
   - between 1 hr & 2 hrs
   - between 2 hrs & 4 hrs
   - more than 4 hrs

c. Which library did you visit?
   - Central Library
   - Adams Street
   - Brighton
   - Charlestown
   - Codman Square
   - Connolly
   - Dudley
   - East Boston
   - Egleston Square
   - Faneuil
   - Fiedis Corner
   - Grove Hall
   - Honan-Altston
   - Hyde Park
   - Jamaica Plain
   - Lower Mills
   - Mattapan
   - North End
   - Parker Hill
   - Roslindale
   - South Boston
   - South End
   - Uphams Corner
   - West End
   - West Roxbury

   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?
**HELP US OUT! - Faneuil Branch Patron Survey**

**THE BOSTON PUBLIC LIBRARY**

**What kinds of spaces would you like to see more of in an improved Faneuil Branch? (pick up to 4)**

- Children's room
- Space for children's story times & programs
- Special area for preschool age children & their parents
- Teen Space
- Library computers I can use
- Space for using my own technology (e.g. laptops, tablets)
- Meeting Rooms for community groups
- Informal meeting and networking places
- Other, please specify

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What features/services of the current Faneuil Branch Library do you feel should be retained in a renovated Library?

1. 
2. 

What shortcomings of the current Faneuil Branch Library ought to be avoided in renovated Library?

1. 
2. 

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?

1. 
2. 

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**Listed below are some of the reasons why people use the public library. For each reason we’d like you to tell us if that is why you use the library. I USE THE LIBRARY...**

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. to find information that I need</td>
<td></td>
</tr>
<tr>
<td>b. to bring children so that they can do school work</td>
<td></td>
</tr>
<tr>
<td>c. to bring children so that they borrow materials</td>
<td></td>
</tr>
<tr>
<td>d. to bring children to library programs</td>
<td></td>
</tr>
<tr>
<td>e. to read newspapers and magazines (print or digital)</td>
<td></td>
</tr>
<tr>
<td>f. to browse and borrow materials</td>
<td></td>
</tr>
<tr>
<td>g. to do research for my job or my business</td>
<td></td>
</tr>
<tr>
<td>h. to study or to do research for school papers and projects</td>
<td></td>
</tr>
<tr>
<td>i. to do research for personal projects that are not for school or work</td>
<td></td>
</tr>
<tr>
<td>j. to attend library programs and exhibits designed for adults</td>
<td></td>
</tr>
<tr>
<td>k. as a place to go to, to sit quietly and read, or to be around other people</td>
<td></td>
</tr>
<tr>
<td>l. to use the library's meeting room</td>
<td></td>
</tr>
<tr>
<td>m. to use a library computer to access digital information for work, research, or enjoyment</td>
<td></td>
</tr>
<tr>
<td>n. to use free wireless/wi-fi</td>
<td></td>
</tr>
<tr>
<td>o. to learn how to use technology or take a computer class</td>
<td></td>
</tr>
<tr>
<td>p. to attend literacy or other classes</td>
<td></td>
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</tbody>
</table>

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q. Other, please specify _______ (“a” thru “p”)

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

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.

a. Providing preschool children with picture books, story hours, and learning materials.

b. Providing students, both children and adults, with the books, magazines, Internet access, and other services they need to do their school work.

c. 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.

d. Providing specialized collections of books, magazines & computerized information needed for research or write books.

e. 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.

f. Serving as the hub of the community - a place where organizations or clubs could hold meetings or present concerts and lectures.

g. 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.

h. Providing adults who are NOT students with the materials and services they need to better themselves or to learn a new skill.

i. Providing a comfortable place to go when they need someplace outside of their house or apartment to read or think or work.

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
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 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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
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<tbody>
<tr>
<td>Less than once a month</td>
<td>15.73%</td>
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<tr>
<td>Once a month</td>
<td>21.35%</td>
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<tr>
<td>2 or 3 times a month</td>
<td>40.45%</td>
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<tr>
<td>Weekly or more</td>
<td>22.47%</td>
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</table>

Total Respondents: 89
Q2 What is your age range?
Answered: 89  Skipped: 0

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<th>Responses</th>
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<tr>
<td>10-19</td>
<td>5.62%</td>
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<td>20-39</td>
<td>17.98%</td>
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<tr>
<td>40-60</td>
<td>51.69%</td>
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<tr>
<td>Over 60</td>
<td>24.72%</td>
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<tr>
<td>Total</td>
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</table>
Q3 What are your three main reasons for coming to Faneuil Library?

Answer Choices

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<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reason 1</td>
<td>100.00%</td>
</tr>
<tr>
<td>Reason 2</td>
<td>89.89%</td>
</tr>
<tr>
<td>Reason 3</td>
<td>73.03%</td>
</tr>
</tbody>
</table>
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

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<tr>
<td>1</td>
<td>100.00%</td>
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<tr>
<td>2</td>
<td>82.93%</td>
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<tr>
<td>3</td>
<td>70.73%</td>
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</table>
Q6 What do you like LEAST about Faneuil Library?

Answered: 78  Skipped: 11

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<tr>
<th>Answer Choices</th>
<th>Responses</th>
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<tbody>
<tr>
<td>1</td>
<td>100.00%</td>
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<tr>
<td>2</td>
<td>57.69%</td>
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<tr>
<td>3</td>
<td>39.74%</td>
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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

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
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</thead>
<tbody>
<tr>
<td>A. What do you think still works?</td>
<td>93.59%</td>
</tr>
<tr>
<td>B. What do you think needs to be changed?</td>
<td>94.87%</td>
</tr>
</tbody>
</table>
Q8 Think BIG: What would make the Faneuil Library the "Library of your dreams"?

Answered: 72  Skipped: 17
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 |
| 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 |
| 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 |
| 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 |
**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.
<table>
<thead>
<tr>
<th>Q1: How often do you visit Faneuil Library?</th>
<th>2 or 3 times a month</th>
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</thead>
<tbody>
<tr>
<td>Q2: What is your age range?</td>
<td>40-60</td>
</tr>
<tr>
<td>Q3: What are your three main reasons for coming to Faneuil Library?</td>
<td>get books</td>
</tr>
<tr>
<td>Reason 1</td>
<td>Reason 2</td>
</tr>
<tr>
<td>Q4: What are other reasons you come to Faneuil Library?</td>
<td>Respondent skipped this question</td>
</tr>
<tr>
<td>Q5: What do you like MOST about Faneuil Library?</td>
<td>the staff</td>
</tr>
<tr>
<td>1</td>
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<tr>
<td>Q6: What do you like LEAST about Faneuil Library?</td>
<td>no bathroom</td>
</tr>
<tr>
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<tr>
<td>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?</td>
<td>bathroom!</td>
</tr>
<tr>
<td>B. What do you think needs to be changed?</td>
<td></td>
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<tr>
<td>Q8: Think BIG: What would make the Faneuil Library the &quot;Library of your dreams&quot;?</td>
<td>Respondent skipped this question</td>
</tr>
</tbody>
</table>
**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.
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
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<tbody>
<tr>
<td>Q1: How often do you visit Faneuil Library?</td>
<td>2 or 3 times a month</td>
</tr>
<tr>
<td>Q2: What is your age range?</td>
<td>20-39</td>
</tr>
</tbody>
</table>
| 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 |
# 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?
<table>
<thead>
<tr>
<th>Reason</th>
<th>Reason</th>
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<tbody>
<tr>
<td>1</td>
<td>The librarians</td>
</tr>
<tr>
<td>2</td>
<td>They have books</td>
</tr>
<tr>
<td>3</td>
<td>Funky Auction</td>
</tr>
</tbody>
</table>

# Q4: What are other reasons you come to Faneuil Library?
magazines

# Q5: What do you like MOST about Faneuil Library?
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<thead>
<tr>
<th>Reason</th>
<th>Reason</th>
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<tbody>
<tr>
<td>1</td>
<td>friendliness</td>
</tr>
<tr>
<td>2</td>
<td>It's near a thai restaurant</td>
</tr>
<tr>
<td>3</td>
<td>I can watch porn in public</td>
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</table>

# Q6: What do you like LEAST about Faneuil Library?
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<thead>
<tr>
<th>Reason</th>
<th>Reason</th>
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<tbody>
<tr>
<td>1</td>
<td>I can't watch porn privately</td>
</tr>
<tr>
<td>2</td>
<td>No beverage policy</td>
</tr>
<tr>
<td>3</td>
<td>uncomfortable chairs</td>
</tr>
</tbody>
</table>

# 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
**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
**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?**
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<th>Reason</th>
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<td>2</td>
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<td>3</td>
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</table>

**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
| 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. |
| 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? |
| | location |
| Q6: What do you like LEAST about Faneuil Library? |
| | 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? |
| | Respondent skipped this question |
| Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"? |
| | Respondent skipped this question |
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
| 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? | The staff, The staff, the staff |
| Q4: What are other reasons you come to Faneuil Library? | the staff |
| Q5: What do you like MOST about Faneuil Library? | the staff |
| Q6: What do you like LEAST about Faneuil Library? | 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? | the architectural design, 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 |
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
| 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. |
**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
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? Architecture

Q6: What do you like LEAST about Faneuil Library?
   1. Having to use childrens room for public meetings
   2. 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? 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
| 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?  
B. What do you think needs to be changed?  
   the design is great  
   needs more selection |
<p>| Q8: Think BIG: What would make the Faneuil Library the &quot;Library of your dreams&quot;? | larger selection of books |
| 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? | neighborhood library/great staff, intimate and cozy |
| | very informative |
| | 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? | the staff, the coziness, the architecture |
| | great convenience, it's lively, warm, friendly/ |
| | it is a central foundation to the community |
| Q6: What do you like LEAST about Faneuil Library? | needs a tremendous amount of upgrades/lighting/open up the windows/needs more space, |
| | it's a mess, dirty shabby, physically hard to get around |
| | cluttered, outdated, not user friendly, uncomfortable furniture |</p>
<table>
<thead>
<tr>
<th>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?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A.</strong> What do you think still works?</td>
</tr>
<tr>
<td><strong>B.</strong> What do you think needs to be changed?</td>
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<table>
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<th>Q8: Think BIG: What would make the Faneuil Library the &quot;Library of your dreams&quot;?</th>
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</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Q1: How often do you visit Faneuil Library?</td>
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<td>Q2: What is your age range?</td>
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<tr>
<td>Q3: What are your three main reasons for coming to Faneuil Library?</td>
</tr>
<tr>
<td>Reason 1</td>
</tr>
<tr>
<td>Reason 2</td>
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<td>Reason 3</td>
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<tr>
<td>Q4: What are other reasons you come to Faneuil Library?</td>
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<tr>
<td>Q5: What do you like MOST about Faneuil Library?</td>
</tr>
<tr>
<td>1</td>
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<td>3</td>
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<tr>
<td>A. What do you think still works?</td>
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<td>B. What do you think needs to be changed?</td>
</tr>
<tr>
<td>Q8: Think BIG: What would make the Faneuil Library the &quot;Library of your dreams&quot;?</td>
</tr>
</tbody>
</table>
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
**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.
| 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?

<table>
<thead>
<tr>
<th>A. What do you think still works?</th>
<th>The kids room</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. What do you think needs to be changed?</td>
<td>The adults room could be more open, computers need updating</td>
</tr>
</tbody>
</table>

**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.
| 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 |
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
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?  
   Entrance

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?  
New art gallery with lighting and dedicated walls
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
<table>
<thead>
<tr>
<th>Q1: How often do you visit Faneuil Library?</th>
<th>Less than once a month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q2: What is your age range?</td>
<td>40-60</td>
</tr>
<tr>
<td>Q3: What are your three main reasons for coming to Faneuil Library?</td>
<td>Reason 1: Kids need books for projects</td>
</tr>
<tr>
<td>Q4: What are other reasons you come to Faneuil Library?</td>
<td>None</td>
</tr>
<tr>
<td>Q5: What do you like MOST about Faneuil Library?</td>
<td>Librarians are always helpful</td>
</tr>
<tr>
<td>Q6: What do you like LEAST about Faneuil Library?</td>
<td>Bathroom</td>
</tr>
<tr>
<td>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?</td>
<td>A: What do you think still works?</td>
</tr>
<tr>
<td>Q8: Think BIG: What would make the Faneuil Library the &quot;Library of your dreams&quot;?</td>
<td>Technology, natural light</td>
</tr>
<tr>
<td>Q1: How often do you visit Faneuil Library?</td>
<td>Less than once a month</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Q2: What is your age range?</td>
<td>40-60</td>
</tr>
<tr>
<td>Q3: What are your three main reasons for coming to Faneuil Library?</td>
<td></td>
</tr>
<tr>
<td>Reason 1</td>
<td>Location</td>
</tr>
<tr>
<td>Reason 2</td>
<td>Community involvement</td>
</tr>
<tr>
<td>Reason 3</td>
<td>Need</td>
</tr>
<tr>
<td>Q4: What are other reasons you come to Faneuil Library?</td>
<td>Community events</td>
</tr>
<tr>
<td>Q5: What do you like MOST about Faneuil Library?</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>People</td>
</tr>
<tr>
<td>2</td>
<td>Location</td>
</tr>
<tr>
<td>3</td>
<td>Material</td>
</tr>
<tr>
<td>Q6: What do you like LEAST about Faneuil Library?</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Access</td>
</tr>
<tr>
<td>2</td>
<td>Access</td>
</tr>
<tr>
<td>3</td>
<td>Internal access</td>
</tr>
<tr>
<td>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?</td>
<td></td>
</tr>
<tr>
<td>A. What do you think still works?</td>
<td>The facade is beautiful and historic</td>
</tr>
<tr>
<td>B. What do you think needs to be changed?</td>
<td>Internal space for stage and development, access</td>
</tr>
<tr>
<td>Q8: Think BIG: What would make the Faneuil Library the &quot;Library of your dreams&quot;?</td>
<td>Keep facade, total gut, modernize including exciting outdoor space</td>
</tr>
</tbody>
</table>
**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.
**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
**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
| 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? | books |
| Q4: What are other reasons you come to Faneuil Library? | Respondent skipped this question |
| Q5: What do you like MOST about Faneuil Library? | location |
| 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"? | lots of activities/classes for both kids and parents |
| 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 | LOCATION |
| 2 | staff |
| 3 | it's warm and cozy |
| Q6: What do you like LEAST about Faneuil Library? | 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? | children's 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) |
| 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 |
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
| 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 |
**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?

<table>
<thead>
<tr>
<th>Reason</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Books for kids</td>
</tr>
<tr>
<td>2</td>
<td>Movies for kids</td>
</tr>
<tr>
<td>3</td>
<td>Book for myself</td>
</tr>
</tbody>
</table>

**Q4:** What are other reasons you come to Faneuil Library?

Holiday events

**Q5:** What do you like MOST about Faneuil Library?

<table>
<thead>
<tr>
<th></th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The community feel</td>
</tr>
<tr>
<td>2</td>
<td>The staff</td>
</tr>
<tr>
<td>3</td>
<td>Closeness to my house</td>
</tr>
</tbody>
</table>

**Q6:** What do you like LEAST about Faneuil Library?

<table>
<thead>
<tr>
<th></th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>A little too cramped</td>
</tr>
<tr>
<td>2</td>
<td>Needs some updating</td>
</tr>
</tbody>
</table>

**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?

<table>
<thead>
<tr>
<th></th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>The stage is beautiful</td>
</tr>
<tr>
<td>B</td>
<td>Bathrooms</td>
</tr>
</tbody>
</table>

**Q8:** Think BIG: What would make the Faneuil Library the "Library of your dreams"?

More space for community events and quiet reading
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?  
<table>
<thead>
<tr>
<th>Reason 1</th>
<th>Read the daily major newspaper.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reason 2</td>
<td>Use its wireless internet service.</td>
</tr>
<tr>
<td>Reason 3</td>
<td>Check out books and movies on DVDs.</td>
</tr>
</tbody>
</table>

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?

<table>
<thead>
<tr>
<th>A. What do you think still works?</th>
<th>Who knows and who cares!</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. What do you think needs to be changed?</td>
<td>Staff members' unfriendly attitude and staff members being more knowledgeable.</td>
</tr>
</tbody>
</table>

**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.
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;
| 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? | books, computer, 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 |
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
| 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? | 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 |
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
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 usage  
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 3d printers. Also, expand useable area by repurposing basement and maybe enclosing some of back (and/or) side garden.
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? People who work there

Q6: What do you like LEAST about Faneuil Library? 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
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  bring 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,
**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*
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
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
| 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 online  
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 |
**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?  

<table>
<thead>
<tr>
<th>Reason</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Books</td>
</tr>
<tr>
<td>2</td>
<td>DVDs and CDs</td>
</tr>
<tr>
<td>3</td>
<td>Items for my daughter</td>
</tr>
</tbody>
</table>

**Q4:** What are other reasons you come to Faneuil Library?  
Community meetings.

**Q5:** What do you like MOST about Faneuil Library?  

<table>
<thead>
<tr>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

**Q6:** What do you like LEAST about Faneuil Library?  

<table>
<thead>
<tr>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
</tr>
<tr>
<td>2</td>
</tr>
<tr>
<td>3</td>
</tr>
</tbody>
</table>

**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?  

<table>
<thead>
<tr>
<th>A. What do you think still works?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The current location of the children's room seems like the only logical place for it to exist moving into the future.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. What do you think needs to be changed?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Everything...every inch of that library needs to be reexamined from a use-of-space perspective. It is a a small building which means space is precious.</td>
</tr>
</tbody>
</table>
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.
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
**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?  
1. take out books 
2. attend events 
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, homely 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
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?  
<table>
<thead>
<tr>
<th>Reason 1</th>
<th>view art exhibits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reason 2</td>
<td>borrow books</td>
</tr>
<tr>
<td>Reason 3</td>
<td>read magazines</td>
</tr>
</tbody>
</table>

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
**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.
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 book however obscure
   2 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 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 downstair bathroom

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?
   Increase the number and choice of new books
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.
**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!!!
**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*
**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?  
<table>
<thead>
<tr>
<th>Reason 1</th>
<th>resources</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reason 2</td>
<td>local convenience</td>
</tr>
<tr>
<td>Reason 3</td>
<td>selection</td>
</tr>
</tbody>
</table>

**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
**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 maintainence  
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
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
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?  
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.
**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
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?  
Respondent skipped this question

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?  
Respondent skipped this question

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
### Question 1: How often do you visit Faneuil Library?
- 2 or 3 times a month

### Question 2: What is your age range?
- 40-60

### Question 3: What are your three main reasons for coming to Faneuil Library?
- Reason 1: Close by
- Reason 2: Friendly librarians
- Reason 3: Kid friendly

### Question 4: What are other reasons you come to Faneuil Library?
- Childrens activities

### Question 5: What do you like MOST about Faneuil Library?
- Respondent skipped this question

### Question 6: What do you like LEAST about Faneuil Library?
- 1: Bathroom
- 2: Narrow steps to stage

### Question 7: 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

### Question 8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?
- Respondent skipped this question
<p>| 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 &quot;Library of your dreams&quot;? | opening up some of the walls to the back garden |</p>
<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q1: How often do you visit Faneuil Library?</td>
<td>2 or 3 times a month</td>
</tr>
<tr>
<td>Q2: What is your age range?</td>
<td>20-39</td>
</tr>
<tr>
<td>Q3: What are your three main reasons for coming to Faneuil Library?</td>
<td>Kids activities, kids books, non fiction books</td>
</tr>
<tr>
<td>Q4: What are other reasons you come to Faneuil Library?</td>
<td>Respondent skipped this question</td>
</tr>
<tr>
<td>Q5: What do you like MOST about Faneuil Library?</td>
<td>Kids stage</td>
</tr>
<tr>
<td>Q6: What do you like LEAST about Faneuil Library?</td>
<td>Lack of space</td>
</tr>
<tr>
<td>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?</td>
<td>Outside of the building looks great, open the basement</td>
</tr>
<tr>
<td>Q8: Think BIG: What would make the Faneuil Library the &quot;Library of your dreams&quot;?</td>
<td>More space for reading indoors and kids play</td>
</tr>
</tbody>
</table>
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?  
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?

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!
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 with books

Q8: Think BIG: What would make the Faneuil Library the "Library of your dreams"?  
Respondent skipped this question
| 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? | centralized meeting place, cozy atmosphere  
| 2 | wealth of information |
| 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 |
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.:)
**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 and 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
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.
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?  
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
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
| 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? | Getting out books and CD's, Donating books, Programs |
| Q4: What are other reasons you come to Faneuil Library? | Respondent skipped this question |
| Q5: What do you like MOST about Faneuil Library? | The staff and welcoming atmosphere, the willingness of staff to help and order anything you need, the location and size of the library |
| Q6: What do you like LEAST about Faneuil Library? | 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? | The Art Deco designs, the configuration of the rooms, the welcoming front desk, 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 |
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: attend 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
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
| 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 |
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
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
### 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
| 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? | 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 |
**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
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
Bernie -

Here are the original Preservation Restriction Agreements for the JP + Fanueil branches. They have been recorded at the Suffolk Registry of Deeds.

Please send copies to Ruth.
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 hereeto 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:  
Name: Dennis DiMarzio  
Title: Chief Operating Officer, City of Boston

COMMONWEALTH OF MASSACHUSETTS

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. GAFFNEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 14, 2010

Page 4
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 (current driver’s license) (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

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
Jamaica Plain Branch/
Boston Public Library
12 Sedgwick Street
Ward 19 Block 42 Lot 1289
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:

[Signature]

City Clerk
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: [Signature]
   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 [Name], 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.

[Signature]
Notary Public
My Commission Expires 5/14/10

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.
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:

[Signature]

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
5 October 2015

Memorandum

To: Alistair Lucks, PCMD
Cc: Tricia Lyons, PCMD  David Leonard, BPL
     Jack Hanlon, OBM  Michael Colford, BPL
     Jeffrey Hoover, Tappe  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

• The population by age for each neighborhood is as follows\(^3\)

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Brighton</th>
<th>Allston</th>
</tr>
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<tbody>
<tr>
<td>Children (under 9)</td>
<td>5.3%</td>
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<td>Your Adults (10-19)</td>
<td>6.3%</td>
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<td>Adults (20+)</td>
<td>88.4%</td>
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**FANEUIL BRANCH PERFORMANCE & ANALYSIS**

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

• **COLLECTION SIZE**: It ranks 21\(^{st}\) 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 22\(^{nd}\) 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 7\(^{th}\) 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 5\(^{th}\) for Reach amongst system-wide branch locations (excluding the Central Library). By comparison, the neighboring Brighton and Honan-Allston branches rank 7\(^{th}\) and 20\(^{th}\) 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/](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 3B "MAJOR INTERVENTION"
APPENDIX G –

SUPPLEMENTAL STATISTICAL DATA ON FANEUIL BRANCH FROM BPL
5 October 2015

Memorandum

To: Alistair Lucks, PCMD
Cc: Tricia Lyons, PCMD, David Leonard, BPL, Jack Hanlon, OBM, Michael Colford, BPL, Jeffrey Hoover, Tappe, Melina Schuler, BPL, Sarah Markell, BPL, Eamon Shelton, BPL

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