

Boston Public Library Fields Corner Branch

City of Boston

Martin J. Walsh, Mayor

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Oudens Ello Architecture

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Executive Summary

Introduction

The City of Boston's Public Facilities Department, in coordination with the Boston Public Library, engaged Oudens Ello Architecture in November 2018 to conduct a study which provides a comprehensive review of the existing Fields Corner Branch Library facility for improved library services and study of the potential for mixed-use development. The study began with an existing conditions analysis of the building, site, services and all systems. Meetings with Boston Public Library representatives to determine operational and service objectives informed the development of a library building program of requirements. Using that program document and the BPL's Compass Principles as a guide, OEA then studied a range of development approaches including renovation of the existing building, new construction of a stand-alone branch library and a mixed-use approach accommodating the new library program at street level with multiple floors of residential units above.

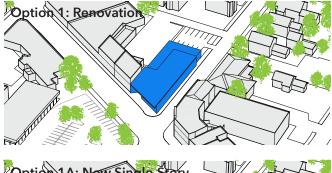
Methodology and Schedule

The study was divided into three tasks over a 13-month period: Existing Facility Assessment and Development of Library Building Program; Development of Planning Approaches and Estimates; and a Final Report summarizing the findings of the study. Over the course of the study, OEA conducted 13 meetings with BPL and PFD representatives, 2 meetings with Project Stakeholders, and 4 public presentations to the Fields Corner community, with a final community meeting held in December 2019.

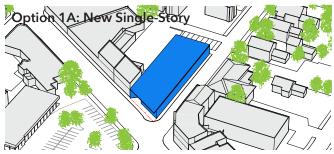
The existing facility assessment documents the shortcomings of the current library both in terms of its physical condition, as well as its space limitations, noting that the current library and its building systems are at the end of their useful service life and that while renovation of the single-story building is a possible option explored in the subsequent task, vertical expansion of the existing library is not structurally feasible.

Working with library programming consultant Cheryl Bryan and BPL representatives, a building program was developed identifying a range of expanded program space. In conjunction with this effort, the BPL reviewed the existing collection, purging items that were no longer circulating. The reduction in collection allows for reduced stack heights to improve visual control by staff and prioritizes space for patron seating, technology, and meeting/study space. The library building program was developed as a range from 13,100 gross square feet to 14,911 gross square feet, as compared to the existing building's 8,564 gross square foot area, a range of 52% to 74% growth over existing area. The largest area of projected growth is shared community program space: multi-purpose community room, conference/study rooms, and classroom space, representing a growth of more than 200% over the existing community program space.

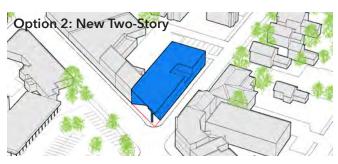
OEA then conducted test fits of the library building program on the current library site and developed a range of library building design options, with the understanding that the full library program could only be accommodated in a two-story library building given the dimensional constraints of the existing site. OEA worked with BPL representatives to determine optimal program adjacencies and strategies for distribution of library program and staff over two floors. The four development approaches explored are: renovation of existing library; new one-story stand-alone library; new two-story standalone library; and new two-story library with three floors of mixed-use above, developed in conjunction with RODE Architects. While the latter two approaches are able to accommodate the full proposed library program distributed over two floors, the renovation and new single-story options fall short of the proposed program target. Detailed cost estimates were developed for the four approaches and the Department of Neighborhood Development provided guidelines related to funding, proposed use, and residential unit size.



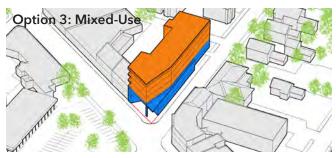














Above Range of development approaches studied, from renovation of existing library to new mixed-use facility

Building on the BPL's Compass Principles, the following priorities and needs were identified over the course of the study:

Boston Public Library's Compass Principles:

- 1. User-Centered Institution
- 2. Community Gathering
- 3. Special Collections
- 4. Center of Knowledge
- 5. Children and Teens
- 6. Access and Innovation
- 7. Sustainable Organization
- 8. Fun

Service Priorities Include:

1. Reading & Literacy

- 2. Community Gathering
- 3. Reference and Instruction
- 4. Cultural Heritage

Chief Facility Needs:

- · Accessibility throughout the building
- Adequate space for programs and tutoring
- · Additional work, meeting and study areas
- Adequate space for library functions
- Improved technology infrastructure and electrical access for computers and mobile devices
- Environmentally and energy efficient systems



Project Background

- 2.1 Project Team
- 2.2 History + Demographics
- 2.3 Location Overview
- 2.4 Library Needs

1.1 Project Team

City of Boston Public Facility Department:

Patricia Lyons, Director
Paul Donnelly, Assist. Director, Design
Maureen Anderson, Senior Project Manager

Boston Public Library:

David Leonard, President
Michael Colford, Director of Library Services
Eamon Shelton, Director of Operations
Alison Ford, Major Projects Program Manager
Priscilla Foley, Director of Neighborhood Services
Kimberly McCleary, Fields Corner Branch Librarian
Laura Irmscher, Chief of Collections
Julia Blake, Assistant Neighborhood Services Manager

Mayors Office of Neighborhood Services:

Jerome Smith, Director Khoa Pham, Fields Corner/Vietnamese Liaison

Boston Planning and Development Agency:

Ted Schwartzberg, Senior Planner

Department of Neighborhood Development:

Taylor Cain, Director of Mayor's Housing Innovation Lab Joseph Backer, Housing Development Officer Margo Cramer, Harvard Business School Fellow

Boston Transportation Department:

Patrick Hoey, Senior Planner

Office of Budget Management:

Era Kaplan, Management Analyst

Project Consultants:

Architect

Oudens Ello Architecture

46 Waltham Street, Suite 4A, Boston, MA 02118

Mixed Use Consultant RODE Architects

535 Albany Street, #405, Boston, MA 02118

Library Consultant

Cheryl Bryan Consulting

157 South Orleans Road, Orleans, MA 02653

Landscape Architect

G2 Collaborative

282 Moody Street, Waltham, MA 02453

Civil Engineer

Nitsch Engineering

2 Center Plaza, #430, Boston, MA 02108

Mechanical Engineer

WSP

88 Black Falcon Avenue, #210, Boston, MA 02210

Structural Engineer

RSE Associates

63 Pleasant Street, Watertown, MA 02473

Cost Estimator

AM Fogarty

175 Derby Street, Hingham, MA 02043

Code Consultant

Code Red

154 Turnpike Road, #200, Southborough, MA 01772

1.2 History + Demographics

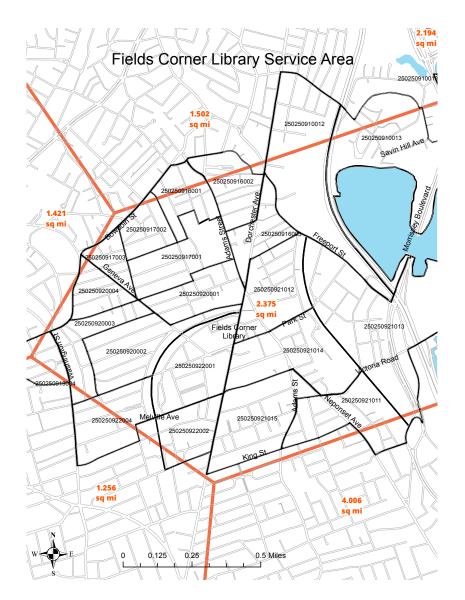
Dorchester, Fields Corner, and Branch History

Fields Corner is a historic sub-neighborhood of Dorchester, with a commercial strip on Dorchester Avenue. It is part of the largest neighborhood in Boston, Massachusetts, founded in June 1630. Prior to the Civil War the junction of Adams Street and Dorchester Avenue, known as Fields Corner, was almost entirely residential in character. Although Adams Street dates back to the 17th century, Dorchester Avenue was set out as a turnpike in 1804. Fields Corner was named in honor of Isaac and Enos Field, who kept a general store there. It was during the 1920's, however, that Fields Corner came into its own as a center of modern one- and two-story commercial blocks.

Adjacent sub-neighborhoods are Meetinghouse Hill, Clam Point, and Melville Park surround the Fields Corner and are characterized by densely packed three-decker housing or Victorian homes with yards. Residents are a diverse mix of Vietnamese Americans, Hispanic-speaking peoples, and Americans of African descent, and European descent. Demographic data is cited later in this document.

The Fields Corner Branch opened in 1969 as the successor to the neighborhood's former Dorchester Branch. The city of Boston is divided into service areas for each branch library by boundaries equidistant from two or more branches.



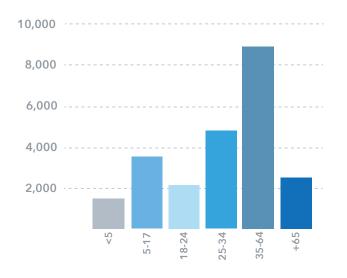


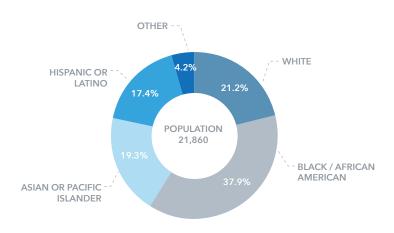
Field's Corner Demographics

The most current data available for this smaller geographic area is the 2012-2016 American Community Survey. A weighted estimate drawn from a 2% Household sample, these data do not have the precision of the decennial census. The census boundaries and the library boundary do not match exactly. The data below uses the City's census geography of a census block group. The Fields Corner population is estimated based on a distribution of households in partial census block groups.

The area has grown at about a 6% rate which is slightly lower than the city as a whole between 2012 and 2016. The under-17 population has a slight decline. The child population in this area is not growing rapidly. The 65+ population is growing, but only by an estimated 323 individuals.

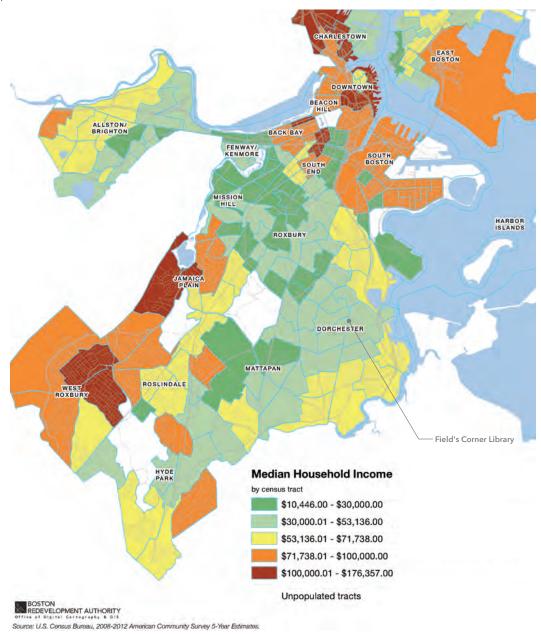
The ethno-racial breakdown is also based on the 2012-2016 American Community Survey. This information was provided by the BPDA's Research Division.



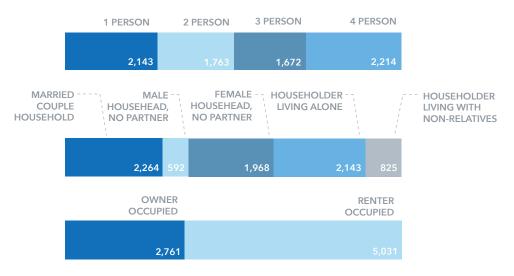


AGE GROUPS, Fields Corner Service Area

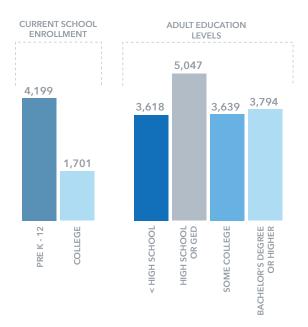
RACE AND ETHNICITY, Fields Corner Service Area



MEDIAN HOUSEHOLD INCOME, Boston, MA



HOUSEHOLD SIZE AND TYPE, Fields Corner Service Area





EDUCATION, Fields Corner Service Area

HOUSEHOLD INCOME, Fields Corner Service Area

Total Population		
Total Households	7,792	
Family Households	4,824	
Non-Family Households	2,968	

Conclusion

From these statistics we can conclude that the neighborhood is slowly growing. The largest portion of the population is working age between the ages of 25 and 64 making up over 58%. The second largest population block is under 17 making up over 20% of the population. Over 65 is the third largest group at over 10% and the smallest is ages 18 to 24 at slightly over 9% of the census population.

Nearly 54% of the population is at a high school, GED or less educational level and just over 22% has some college or Associate's level education. Over 23% of community members hold a bachelor's degree or higher.

These statistics would indicate a population that would use their library for training and educational purposes to advance their work life and recreational materials geared towards their stage of life. A second priority would be family and children's programs both educational and recreational. The program reflects this

need with the addition of an innovation room which can be used for computer training and other kinds of developmental programing. The larger community room will also support a variety of both educational and learning opportunities for community residents. The addition of a craft programing area in the children's room will enable family programs in the children's area. Collection spaces also reflect the population trends.

1.3 Location Overview

Transportation

The Field's Corner Branch Library is located along Dorchester Avenue, a main vehicular corridor connecting Dorchester to downtown Boston. Located on a prominent corner, the library overlooks a nearby park, Doherty/Gibson playground, and is a part of a vibrant commercial zone along Dorchester Avenue.

A 5-minute walk from the Field's Corner MBTA station, the library is reachable through several methods of public transportation. The Field's Corner MBTA station is on the Ashmont-bound Red line. There is a bus stop across the street from the library serving bus lines 15, 201, 202, 18, and 17. Fields Corner has a walkscore of 92, a reflection of how easy it is to get around without a car, defined on a scale between 0 and 100.

There is a small shared parking lot (half is privately owned) behind the library. Library parking is not permitted in the shopping lot parking lot across Dorchester Avenue.

Context

The surrounding buildings are primarily a combination of mixed-use retail along

Dorchester Avenue and residential homes. There is a large, one-story, shopping center directly across from the library with a large surface parking lot. Most of the buildings in the area are three stories or less with a few four story buildings.

Directly behind the library is the Luc Hoa Buddhist Center. There are several other civic and community organizations within the immediate neighborhood. The Boston Arts Academy, Saint Ambrose Church and the C-II district Police station are all within 5-minute walking distance of the library.

The diagonal street pattern creates angled intersections which are prominent nodes, such as the location of the Lenane Building (Dorchester Ave. and Adams Street) and the location of the Fields Corner Branch (Dorchester Ave. and Park Street).

This study was coordinated with the Glovers Corner Study with an understanding of revisions to zoning densities along Dorchester Avenue and the general residential areas of Dorchester and Fields Corner.



BUILDING USES

MIXED USE - RETAIL AND COMMERCIAL

MIXED USE - RETAIL AND RESIDENTIAL

RESIDENTIAL

CIVIC + COMMUNITY

TRANSPORTATION

DORCHESTER AVE. COMMERCIAL



BUILDING HEIGHT

1 STORY

2 STORIES

3 STORIES
4 STORIES

DORCHESTER AVE. COMMERCIAL



NEIGHBORHOOD NODES

1 LENANE BUILDING

2 289 ADAMS STREET

(3) FIELDS CORNER BRANCH LIBRARY



1.4 Library Needs

Library Mission Statement

The Boston Public Library is committed to the pursuit of reading and literacy, community gathering, reference and instruction and retention of cultural heritage. The library welcomes all and strives to be responsive to the changing needs of its users, provides opportunities for intellectual stimulation and is a refuge for contemplation and friendly discourse.

Boston Public Library's Compass principles:

- User-Centered Institution
- 2. Community Gathering
- 3. Special Collections
- 4. Center of Knowledge
- 5. Children and Teens
- 6. Access and Innovation
- 7. Sustainable Organization
- 8. Fun

Service Priorities Include:

- 1. Reading & Literacy
- 2. Community Gathering
- 3. Reference and Instruction
- 4. Cultural Heritage

Current Trends

Offering emerging and traditional formats, the staff assists the public in obtaining materials they are interested in using. In addition, the library offers workshops to support families and individuals in the Boston community and government information on citizenship. While use of print materials has seen a slight decrease, use of online resources is steadily increasing. There is a trend toward the use of personal devices and away from using the library's public access computers. As more online information is used, there is a need for laptops in teen services. Children's services continue to be very important to families.

Chief facility needs:

- · Accessibility throughout the building
- Environmentally and energy efficient systems
- Adequate space for programs and tutoring
- Improved technology infrastructure and electrical access for computers and mobile devices common in today's libraries
- · Additional work, meeting and study areas
- Adequate space for library functions like book processing





Space limitations on programming potential for both adults and children.

While the Boston Public Library is increasing programs for library patrons requiring various sized flexible space for library users, at the Fields Corner Branch there is only one meeting area serving overlapping functions. Any and all meetings and programs for adults and families must take place in this one room, limiting program planning. In addition, the room houses the Friends storage further limiting its functionality. In many libraries, toddler programming often takes place in the morning. Mornings are also a popular time for book discussions groups and internet resources instruction, but with only one space, only one group can plan programs during the popular hours of the day.

Inadequate technology infrastructure and electrical access.

When the current library was built in 1969, libraries did not use automated networks to track circulation and holdings inventory. These networks have had a major impact on how libraries are run and have improved access to materials for library users. The

Fields Corner Branch has been retrofitted to create access to essential electricity to run the computers the library depends on to deliver all provided services. The addition of more electrical outlets and more laptops for public use would support more computer users and allow for flexible use of public space.

Most libraries now offer computer training classes but there is neither room nor infrastructure support to create such a training area. The workroom for staff to prepare materials for the public's use is woefully inadequate in terms of space.

Lack of work/study areas for school age children, gathering places for families.

Schools are increasingly making group homework assignments but the library has no room to support this work. The small children's area serves children from toddler age though elementary school. There is inadequate room for families to bring toddlers to the library to play and explore, inadequate seating for adults accompanying children, and insufficient seating and separation for the older students to use the area to support their schoolwork.





Boston Public Library Fields Corner



Existing Conditions

- 2.1 Site
- 2.2 Exterior Character and Conditions
- 2.3 Interior
- 2.4 Structure
- 2.5 Mechanical, Electrical, Plumbing, Fire Protection
- 2.6 Code

2.1 Site

Property Location & Configuration

The subject site is located at 1520 Dorchester Avenue, on the northeast corner of Dorchester Avenue and Park Street. The library property is listed as a grouping of City of Boston owned 3 parcels: Boston Parcel ID's 1600633000, 1600632000, and 1600631000 comprising approximately 0.27 acres (based on Assessor's Division data). The only vehicular access is by way of a curb cut located along Park Street, a 40 foot wide public right of way, which leads to a small parking lot at the rear of the City owned property. The parking lot straddles the City owned property and a privately owned parcel (Parcel ID 1600630000) immediately adjacent to the east end of library property.

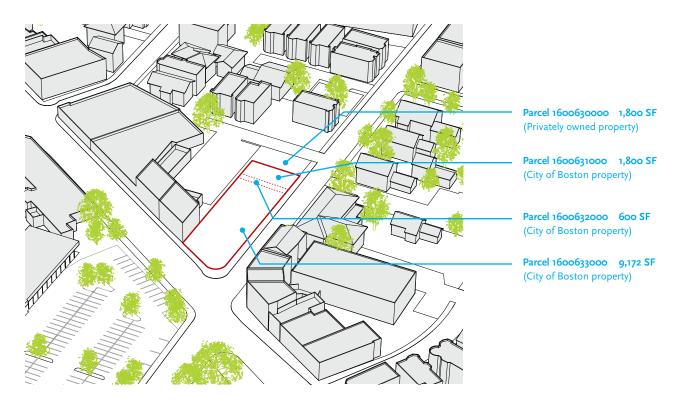
The small library site is further constrained by a zero lot line party wall condition with the property immediately to the north. The library property is approximately 65 feet wide, and 170 feet long. The site is generally oriented east-west, along Park Street. Relatively small (2,000 to 10,000 S.F.) lots surrounding the site on most sides are a mix of commercial and residential properties. Dorchester Avenue is a

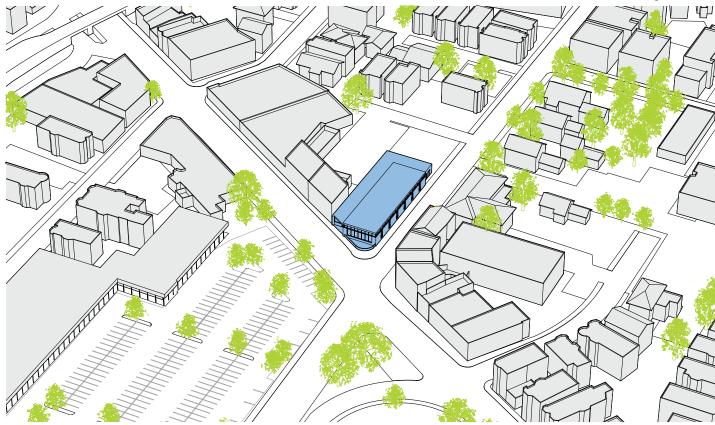
heavily-trafficked commercial corridor, while Park Street is primarily residential. Across Dorchester Avenue is a commercial lot with a shopping center including an America's Food Basket and Family Dollar. The Doherty-Gibson playground is diagonally across Dorchester Avenue from the library, to the southwest.

Zoning Conditions

The site is located in the Neighborhood Shopping (NS) subdistrict type within the Dorchester Neighborhood zoning district. The site is also located within the Neighborhood Design Overlay District, an overlay district that delineates areas with a historically significant streetscape.

Per the Boston Zoning Code, a number of uses are permitted in NS districts, including libraries. Multi-family residential dwellings are an accepted use on the second story and above, and a number of commercial/retail uses are either acceptable or subject to conditional approval above the first floor. Allowable building height is 40 feet. See the appendix for a full use table for the NS district.





As part of the Neighborhood Design Overlay District, review will be required from the Boston Landmarks Commission as part of the permitting process. Additional attention will likely be required for any exterior elevations, or changes to the streetscape along Dorchester Avenue and Park Street. If the library project is a stand-alone library building developed by the City, it would be exempt from the BPDA's Article 80 process, while a mixed-use project would need to follow the Article 80 process.

Site Access

Pedestrian sidewalks exist along both Dorchester Avenue and Park Street. The entrance to the library is located on Dorchester, while there is a secondary staff/ service entrance and emergency egress along Park Street.

The shared parking lot, utilized by library employees, patrons, and employees of the commercial property across Park Street, is located directly behind the building to the east, and is accessible via a curb cut along Park Street. Library parking is not permitted in the shopping lot parking lot across Dorchester Avenue. Generally, the parking lot is in "poor" condition with cracked pavement. There appears to be a patch near the only catch basin noted in the parking lot. Concrete curbing

rings the perimeter of the parking lot, which appears to be in relatively good condition. Signage designating spaces for employees and some of the adjacent properties are located at various points in the lot. No lighting appears to be provided in the parking lot. Accessible spaces are delineated, but based on available visual evidence, it's unlikely they could be re-used as accessible in any redevelopment. Refer to Landscape narrative for additional information regarding parking areas.

Easements and Other Property Limitations

There do not appear to be any easements on the property based on City of Boston Assessor's Office information. Due to the fact that the eastern boundary of library property owned by the City falls approximately in the center of the driveway providing access to the parking lot. Any changes to the driveway, or available parking, may be subject to approval by the adjacent property owners if any parking agreements are on file.

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Oudens Ello Architecture



Topography

The site topography, based on Boston City Base and from limited available information, is almost entirely flat. Much of the site is taken up by the library building, and the recorded first floor elevation is 22 in Boston City Base. There is a catch basin located in the existing parking lot that serves as a localized low point that drains stormwater runoff from the parking lot near its entrance. The slopes in the parking lot are generally flat, appearing (visually) to be between 1% and 2%.

Soils

Based on National Resources Conservation Service (NRCS) data, the soils on the site are Urban land, wet substratum, o to 3 percent slopes. Based on past experience and pending information received from a geotechnical report, the hydrologic soil grouping rating is "D". See attachment I:NRCS Soil Data.

Nitsch Engineering recommends that the geotechnical investigation program for the project include verification of the soil conditions in the planned site development zone beyond the existing building footprint area. This portion of the investigation should be completed by open test pit excavation for the purposes of evaluating groundwater elevation conditions. Soil permeability estimates may be useful to determine required drawdown, depending on where stormwater infiltration is done on-site conducted for all major soil types encountered.

Drainage

The existing site drainage system consists of a series of roof drains and what appears to be a single stormwater grate in the existing parking lot. The roof is flat, and covered in stone; runoff from the same appears to collect in a series of roof drains that likely discharges to the storm sewer in Dorchester Avenue. No record plans exist of such a connection. It's further noted the library appears to have some problems with roof drainage on the site, as there are several areas where water consistently comes through the ceiling. Panels have been removed or water stained in these areas, indicating a consistent problem – confirmed by discussion with library staff. The single catch basin in the parking lot appears to connect to the combined sewer in the roadway, a 27" x 35" brick culvert that runs down Park Street, as no drainage infrastructure was noted in the roadway either in the site investigation or on available record plans. There does not appear to be any water quality treatment of stormwater runoff prior to discharging to the City system, and no storage appears to be provided for on-site.

stormwater management system associated with any type of redevelopment project will be subject to the Massachusetts Department of Environmental Protection's Stormwater Standards. None of the sections of the existing drainage system appear to comply with the DEP Standards. Based on these conditions, it is likely that redevelopment of the Site will require replacement of the existing system, such as it is. Replacement of the drainage system will include design elements to provide peak flow control, groundwater recharge, and treatment of runoff prior to discharge. The type, scale, and extent of these design elements will be contingent on the specific redevelopment program pursued. Water quality structures typically must be implemented to treat the runoff from all impervious areas subject to vehicular travel, though a final proposed layout would need to be reviewed before determining whether these areas will exist in the proposed condition. Stormwater retention systems will be required, at minimum, to store I" of runoff from the site for approvals from BWSC. One inch of runoff falling on the entirety of the noted property would total about 550 cubic feet, likely the required storage on-site for any redevelopment.

Sanitary Sewage

Based on record plans received from BWSC and the site architect, the existing sanitary sewer service for the site is an 8" to the existing combined sewer main within Park Street. Per record plans received from the BWSC, this combined sewer main is a 27"x35" brick pipe. No material is noted for the existing sewer service, which appears to extend from the building near the side employee entrance on Park Street to the main within the street. There are no grease traps or gas/oil separators on site. No concerns were reported regarding the sewer service.

Water Service

Based on record plans received from BWSC and the site architect, the existing water service for the site is a 2" service connecting to the water main within Park Street. The service for the site appears to extend from the building in line with the fire hydrant located across Park Street. No information is available on the material or condition of the existing water service, which appears to have been installed in 1969, according to record tie cards from BWSC. The hydrant noted across the street is the only one noted within close proximity to the site. No concerns were reported regarding the water service.

Natural Gas

The building is heated by electric equipment. Record drawings do not indicate any gas service to the site, though the facilities manager for the library indicated the building may have been connected to the 6" gas main within Park Street in the past. A study had been done previously to add gas heating equipment on the roof to replace the existing system. Proposed gas service to the building will connect to the existing gas main in Park. Refer to MEP narrative for additional information regarding gas services.

Electrical and Communications Services

Record drawings indicate several different connection points for electric on the site. Record plans from BWSC indicate a 3 I/2" electric service and 2 I/2" electric service entering the front of the building facing Dorchester Avenue, while record site plans for the library appear to show a 3" telephone conduit and 4" electrical conduit entering the building along Park Street near the other utility penetrations.

A telecommunications line was noted on Park Street, labelled and extending down from a utility pole located in the same location. crosses the upper access road to the south of the turnaround. Refer to MEP narrative for additional information regarding electrical and communication services.





2.2 Exterior Character and **Conditions**

The current branch library occupies an excellent location on the northeast corner of Dorchester Avenue and Park Street. It is an easy walk to/from the Fields Corner MBTA station and as stated in the previous section benefits from its location in a walkable. transit oriented neighborhood. The existing library constructed in 1969 is a single story, slab on grade, brick veneer building with a combination of steel structural frame and load bearing concrete masonry. The building has a flat roof at two different levels with a stone-ballasted membrane sloped to roof drains. Windows are aluminum storefront which were replaced at some point over the building's 50 year life. In general, the building is in average to poor condition and shows its advanced age.

Despite its prominent corner location, there is very little about the building that conveys its function aside from the sign above the front door, offers any meaningful connection to pedestrians and the life of the street, or conveys a welcoming image for the library. The entrance is located back from the corner, hidden behind the taller main building volume. A storefront book display with solid backdrop to the left of the entry doors offers no glimpse of the interior of the library.

The corner is dominated by a raised concrete planter that serves as both a visual and physical barrier between pedestrians and the library. Although the main building volume angles back from the street edge at the corner, the planter takes up any additional potential sidewalk width. Parallel parking spaces directly in front of the library, further pinch the sidewalk width in that location. Although the planter does nothing for the urban response of the library to its corner site, it offers the only vegetation on the library property.

A large expanse of windows at the west end of the main library volume faces Dorchester Avenue, but the southwest orientation requires that the vertical blinds on the interior remain closed, making any visual connection to the library interior from the street impossible. Closed vertical blinds also continue around the clerestory windows in the upper portion of the main library volume. The Park Street facade is primarily brick punctuated by deep



set smaller vertical windows with through-wall HVAC units below them.

The exterior of the library shows it's advanced age. The brick veneer exterior walls, damaged in some locations, are in need of repointing and cleaning. Review of original construction drawings show insufficient insulation in the wall cavity, indicating poor thermal performance. Although the original steel frame exterior windows and doors were replaced with clear anodized aluminum frame insulated windows and doors, they are most likely not up to current performance standards given their apparent age. The existing stone ballast on the roof makes visual evaluation of the underlying membrane impossible, although it is most likely that the roof is past its warranty period. Roof flashings appear to be lead-coated copper and are in reasonable condition, while sill flashing at the clerestory shows signs of damage and repair.

The diminutive scale of the one-story library building in the context of mostly two and three story urban fabric does little to anchor this important corner site or create a sense of civic scale and importance for the library.









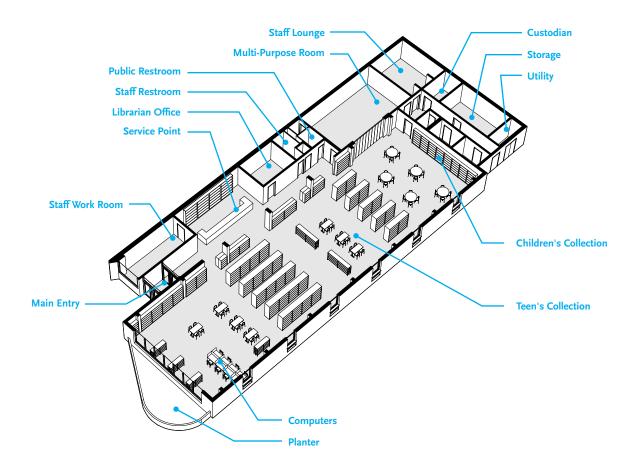
2.3 Interior

Summary

The Fields Corner Branch Library is organized as a single large high-ceilinged space housing adult, teen and children collections, reading areas and technology, with lower-ceilinged areas along the north and east sides of the large volume containing the control desk, staff work room, multi-purpose room and other support spaces. The main room has windows on the west and south sides (facing Dorchester Avenue and Park Street respectively) and clerestory windows around the full perimeter, while the support spaces are windowless (with the exception of the staff workroom) partly due to the party wall condition along the north edge of the property.

As with the exterior, the interior finishes of the Fields Corner Branch Library are dated and at the end of their useful life. Floors are either vinyl composite tile or carpet. Interior wall finishes are a combination of painted CMU, painted gypsum wallboard and exposed brick (in the main reading room). Ceilings are primarily 12"x 12" acoustic tile. Lighting is a combination of surface mounted 2x4 fluorescent fixtures in low ceilinged areas and pendant linear fluorescent fixtures in the main reading room.

The existing 8,564 gross square foot building, which opened in 1969 with 24,000 volumes, now has a collection of over 43,000 items. Collection size is a factor both in terms of limited visibility throughout the library due to stack heights and limited space for patron seating (there is no soft seating for patrons in the main reading room). Although the general layout of the building and arrangement of program spaces is efficient and logical, it is clearly evident that space is limited, a condition exacerbated by the number of items tucked into every available corner. Space inadequacies are readily apparent throughout the library, in particular related to staff space, flexible community space, and storage.





Entrance Zone

Upon entering the building, space at the entrance lobby is constrained, but the service point is readily visible and accessible immediately to the left along the main circulation spine. The desk is ample in size but the area is cluttered due to a general shortage of staff workspace. Although the centrally located service point is immediately adjacent to the main reading room, it does not afford good sight lines into the major service areas of the library's public space due to obstructions by structural piers and high book stacks.





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Reading Room

The main volume of the library running east-west along Park Street is the main reading room which houses adult collection, services and seating at the front of the building and teen's and children's materials and seating at the rear of the space. Teen space is an extension of the children's area with little to define it or give it a distinct character. Spatially, the main reading room is pleasant due to its openness, and volume. There is plenty of natural light from windows on two exposures and clerestory lighting, but the vertical blinds necessary for solar control generally remain closed and eliminate any visible connection to the street and neighborhood.





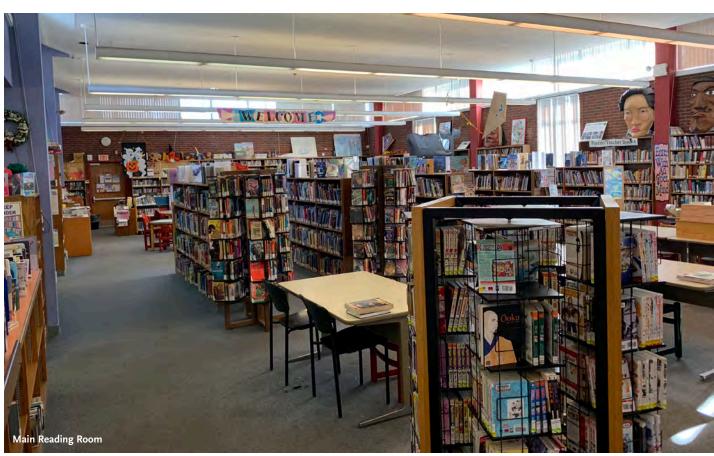


Computers

There are eight adult computer stations toward the right and four reading tables in the area between book and magazine stacks. The west orientation of the large windows facing Dorchester Avenue presents problems with the adult computers located at that end of the main reading room.

Children's Collection

The children's area features a toddler area with toys and board books and an area for older children and their materials. There is very little room in the children's area for preschool play, browsing or reading. Seating is limited, with computer space severely limited for children of all ages. There is no space available for quiet study or for a small group of children to work together on school projects. There is some table seating in the Children's area but it should be expanded and the teen's should have dedicated space separate from both adults and younger children.





Staff Work Room

The staff workroom located at the front of the building adjacent to the entrance and the service point is very small and quite crowded with no sight lines to the library service areas. Although it is the only space other than the Main Reading Room that has a window to the exterior, the window is covered on the interior and used for book display at the front entrance. The book drop empties directly into the staff workroom rather than a dedicated space, further limiting space in the workroom. As with the rest of the library, electrical and IT infrastructure in the staff workroom is wholly inadequate for a modern library.

Multi-Purpose Room

The multi-purpose community room is heavily used for public programming but its functionality is restricted due to limited space and the fact that it is also used as storage for the Friend's of the library, creating a crowded and worn appearance. An accordion folding partition between the community room and the children's area is no longer used and compromises acoustic separation between the two spaces. There is no kitchenette or sink serving the room nor is there any dedicated storage space.



Storage

There is a back door from the Children's room leading to a family restroom and several small rooms used for Janitor's supplies, building maintenance materials, building systems equipment, and general storage space which is extremely limited.

Staff Break Room

The staff break room is probably the one space in the library that is oversized. Despite that fact, it is an unpleasant windowless room which is unacceptable for its intended use. Due to the surplus of space, the room is also used for overflow storage. The room is served by a kitchenette with sink.





2.4 Structure

Existing Construction

The existing single-story building was built in 1969 at the site of a previously demolished building. While most of the existing foundations were removed, the site wall bordering Dorchester Avenue was re-used, and the western half of the north wall was also left in place and re-used. The ground floor is a 5" concrete slab on grade, and the foundations are shallow reinforced concrete spread footings and frost at the perimeter.

The high roof is framed with steel rigid frames at columns grids, 10" wide flange steel beams, and 1 1/2" metal roof deck. The lower roof on the north and east sides is similarly framed with 8" steel beams and 1 1/2" roof deck. Steel wide flange columns support the roof framing. The exterior wall construction is brick and CMU back-up infilled between the steel beams and columns, which also provides lateral stiffness.

Structural Conditions Assessment

The condition of the structure appears to be good to very good. No visible rust on the steel was observed from the interior. No significant cracking of concrete or CMU walls was visible (other than the major crack on the north façade caused by a car collision from the exterior), and the slab on grade did not show major signs of cracking due to subsurface settlement. There was a minor water damage in one area that was evident by the discoloration of ceiling tiles and paint on

the wall, but the structure did not appear to be affected. The exterior brick, specifically on the north side, should be cleaned and repointed as part of a regular maintenance plan.

Structural Recommendations

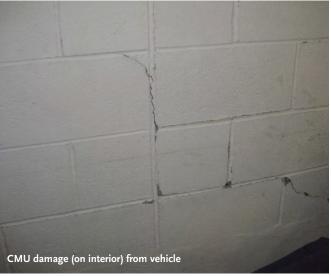
Since the existing building appears to be well maintained and shows no major signs of structural distress, no repairs are required unless a proposed renovation or addition triggers structural upgrades per CMR 780 9th edition, which references the IEBC 2015. The following options can be considered.

- I. Level I Alterations minor cosmetic changes such as repainting and changing floor finishes, new MEP equipment
- a. Structural elements will be maintained.
- b. New equipment will be designed for current code- mandated loads..
- 2. Level 2 Alterations reconfiguration of walls, changes in any doors or windows.
- a. Structural elements can remain: i. If existing gravity loads are not increased more than 5%, or capacity of structural elements carrying gravity loads is not reduced by more than 5%. Gravity elements are roof decks, steel beams, steel columns, and concrete footings. ii. If capacity of existing lateral elements is not reduced by more than 10%. Lateral elements are CMU shear walls.
- b. Structural elements need to be designed for current IBC 2015 loads: i. If the demand/capacity ratio listed above has been exceeded. ii. New structural elements. iii. Voluntarily for the purposes of improving seismic performance.









3. Level 3 Alterations - work area exceeds 30% of the total roof area.

a. Substantial structural alteration requires existing gravity and lateral systems to be designed for current IBC 2015 loads and seismic loads.

b. Top of masonry walls to be braced if required by Substantial Structural Alteration.

4. Addition - vertical addition

a. For a vertical addition that adds more than 5% gravity load or 10% lateral load to the existing structure, the affected structure should be designed for current IBC 2015 loads.

In general, minor structural changes such as creating small openings for new rooftop equipment will not trigger major structural upgrades. Keeping in place the structural framing and masonry walls, and simply providing basic building maintenance such as periodic roofing replacement and scraping and painting exposed steel structure will extend the life of the building for many more years. Any major renovation resulting in an upgrade to the lateral system will likely require some reinforcement of the existing CMU walls.

An analysis of the existing structure was performed to determine if there was any excess capacity to support 1-3 additional stories on top of the existing. Assuming a 1-story addition would need to support library programming, the existing roof beams, half of the columns, and the existing footings do not have sufficient capacity to add concrete to the floors and support a library live load of 150 PSF. An addition of 3 stories assuming lighter

construction and residential live load of 40 PSF will also overstress the existing structure. In order to preserve the existing structure and add I-3 stories, the following would be required:

- The existing slab on grade would be partially demolished to make room for new spread footings, located away from the existing perimeter and interior footings.
- New wide-flange columns would need to be needled through the existing space.
- A new lateral system would be introduced in the existing space, such as steel braced frames.
- The existing building would be tied to the new steel frame.

The cost of this work is most likely more expensive than the cost of new construction, and the addition of the columns and braced frames in the existing space might be a challenge to accommodate architecturally.

Conclusion

Using the existing structural drawings and observations made during the walk-thru, the condition of the existing structural system appears to be satisfactory and requires no more than periodic maintenance. A vertical expansion using the existing structure does not seem economically feasible given the major reinforcement and new structure required.



2.5 Mechanical, Electrical, Plumbing, Fire Protection

Existing Construction

The existing building is single story with approximately 8,200 sf of space. The original construction documents are dated 1968. There is no basement. Equipment is located on the roof which will be noted in the appropriate sections. The library has the following spaces:

- Main Library Room
- Work Room
- Librarian Room
- Two (2) toilets
- Multi-purpose Room
- Staff Room
- Back of house (utility, storage-qty 2, custodian)





HVAC

Overall, the HVAC systems are all past their useful life with questionable functionality. The main library is conditioned via electronic 208V DX unit ventilators under each window that are original to the building. Many are not operational and the outside air louvers have been blocked off. This is a code violation as no ventilation air is getting into the facility. There are three (3) exhaust fans located on the roof serving the toilet rooms, staff/custodian, and small storage. All are past their useful life with questionable operation.

The control, librarian, work and multi purpose rooms are conditioned from a Trane packaged unit located on the roof that is past its useful life. It only provides cooling, no heating. There is a controllable thermostat located in the control area operating the unit. There is no building management system.

There are a couple of electric unit heaters providing space heating in the Front Entry, Bathroom, and Back of House hallway.

Electrical

There is a main electrical entry closet with meter located in the back of house area in the same room as the water service entry. The room is also used as storage which is preventing space code compliance in front of electrical equipment. Electrical Panels are not code compliant and missing spaces within the panel. Parking lights controlled by time clock. There is a newer electrical panel in the control/entry area.





Plumbing

Water entry is in the same room as the electrical service entry. There is a domestic electric water heater in the large back of house storage room serving the staff sink and janitor mop sink. There is also a second electric water heater serving the bathrooms which is newer (2017) and in good condition.





Fire Protection

The building is not sprinklered. There is a fire alarm system.

Summary

Overall the MEPFP building systems are

- I. Original to the building and past their useful life
- 2. Not operational
- 3. Not operating at specified criteria

Many of the systems would not meet today's code requirements. Any major renovation to this building would require a complete replacement of MEP/FP systems to be code compliant and meet comfort criteria for occupants.

2.6 Code

General Requirements

Portions of an existing building undergoing repair, alteration, addition, or a change of occupancy are subject to the requirements of the Massachusetts Existing Building Code (MEBC). In general, existing materials and conditions can remain provided they were installed in accordance with the code at the time of original installation and are not deemed a hazardous condition by an authority having jurisdiction (AHJ). All new work in existing buildings is required to comply with the materials and methods in accordance with 780 CMR, or the applicable code for new construction unless otherwise specified by the MEBC (MEBC 702.6). Alterations to an existing building or portion thereof are not permitted to reduce the level of safety currently provided within the building unless a portion altered complies with the requirements of 780 CMR for new construction (MEBC 701.2).

Where compliance with the requirements of the code for new construction is impractical due to construction difficulties or regulatory conflicts, compliance alternatives may be approved by the building official (MEBC IOI.5.0). Any compliance alternatives being sought are required to be identified on the submittal documents (MEBC IOI.5.0.I).

Existing Hazardous Conditions

The occupancy of any structure existing on the date or adoption of the current code is permitted to continue without change, except as covered in 780 CMR 102.6.

Regardless of the scope of work performed, the building official may cite any of the following as hazardous, and require them to be mitigated or made safe (780 CMR 102.6.4):

- Inadequate number of means of egress: The number of exits serving every space and/or story must comply with 780 CMR 10.00.
- Egress components with insufficient width or so arranged to be inadequate, including signage and lighting: Means of egress components must be of sufficient width to

provide adequate exit capacity.

- Inadequate lighting and ventilation. Lighting levels and ventilation are to be provided for egress systems such that they are maintained as usable.
- Means of egress components that have not be maintained in a safe, operable, and sanitary condition. Means of egress are to be configured such they are safe and adequate in accordance with 780 CMR 10.00.

It is our understanding that no abatement orders have been issued for unsafe means of egress by the City of Boston.

Occupancy Classifications

The Building contains Library spaces (Group A-3), with accessory Office (Group B), and Storage / Mechanical rooms (Group S-2).

Construction Type

The existing building appears to be constructed of unprotected steel and concrete which most closely resembles Type IIB Construction. As Type II construction, building elements are required to be of noncombustible materials except as permitted by Section 602 and elsewhere in the code (780 CMR 602.2).

Existing exterior walls, including openings, that are unaltered are permitted to remain. Where new openings are provided, they are required to comply with 780 CMR Section 705.8.

Fire Protection Systems

The existing building is not protected by an automatic sprinkler system. MEBC Section 804.2.2 requires an automatic sprinkler system be installed throughout the work area where the following conditions are met:

• Work area contains exits or corridors shared by more than one tenant or have exits or corridors serving an occupant load greater than 30

- Work area is required to be provided with automatic sprinkler protection in accordance with MSBC
- Work area exceeds 50% of the floor area
- Building has sufficient water supply for the design of a sprinkler system without the installation of a fire pump

As the thresholds of MSBC Table 903.2 are exceeded (i.e. the building is greater than 5,000 sf in aggregate area), the installation of a sprinkler system is required by MEBC Section 804.2.2 as the exits in the building serve an occupant load of greater than 30. It should be noted that if the building were to be demolished and built new that a sprinkler system would be required to be installed throughout the building.

In addition to the requirements of the MEBC, Massachusetts General Law Ch. 148 Sec. 26G requires every building or structure, including major alterations thereto, which totals more than 7,500 gross square feet to be protected throughout with an automatic sprinkler system.

Emergency Systems

The building is provided with an existing, previously approved fire alarm system which is permitted to remain (MEBC 804.4.1 Exception 1). The existing system consists of manual pull stations, notification appliances, and heat detection throughout. It should be noted that the installation of a sprinkler system throughout the building will require monitoring by the fire alarm system. The capabilities of the existing fire alarm system in respect to monitoring of a sprinkler system and/or supporting ADA compliant strobes is unknown.

Fire extinguishers are required to be provided throughout the building (780 CMR 906.1)

The standby and emergency power systems are required to be installed in accordance with 780 CMR, 527 CMR 12.00, NFPA 110, and NFPA 111.

Means of Egress

The number of occupants is computed at the rate of one occupant per unit of area as prescribed in the table below (780 CMR 1004.I.I). The occupant load is permitted to be increased from the occupant load established for the given use where all other requirements of 780 CMR are met and the occupant load factor does not exceed one occupant per 7 square feet (780 CMR 1004.2).

Assembly - Unconcentrated	15 net
Library - Reading Rooms	50 net
Library - Stacks	100 gross
Offices	100 gross
Support Storage, Building Service Areas	300 gross

Two exits or exit access doorways are required to be provided from any space where the occupant load exceeds 49 in occupancy classification A and B, or where load exceeds 29 in occupancy classification S.

Exit access travel distances must not exceed the maximum values specified in the table below.

A	250 feet
В	300 feet
S-2	400 feet

Proposed Program

- 3.1 Program Summary
- 3.2 Room Data Sheets

3.1 Program Summary

				COL	LECTIO	N			СОМ	PUTER	S	READ	ER SI	EATS
Assigned Area	Existing Area	Proposed Area sq ft	Volumes min	Volumes max	AV	Periodicals	Shelving lin ft	Public	Staff	Catalogue Computer	Self-Check	Lounge	Table	TOTAL
Entry	730	1,105												
Vestibule	71	130												
Book Drop	-	60												
Lobby	358	300												
Primary Service Point	301	325							3					
Secondary Service Point	-	100							1					
Self Check-out / Reserves	-	150					36				1			
Friends Book Sale Shelves	-	40					12							
A 1. Iv	0.075	2.405												40
Adult Adult Fiction (includes large print)	2,275	3,195 510	4,100	5,100			432			1				48
Adult Non Fiction (includes		310	4,100	3,100			432			'				
literacy, reference, and world		645												
language)		043	4,850	5,950			528			1				
Adult Media		250	4,030	3,730	2,500		144			'				
Periodicals		40			2,300	200	36							
New Books / Lucky Day Display		40	300	350		200	27							
Immigration Material Display		20	300	330			21							
Adult Seating		1,190										20	20	40
Adult Computers		450						11					8	8
Print Release Station		50						1						
Teen	672	767												14
Teen Collection		385	2,550	3,800		5	312			1				
Teen Seating		382										6	8	14
Children	1,650	2,445												75
Children Collection		1,095	11,125	14 275	750		684			1				7.5
Childrens Service Desk		45	11,123	11,273	730		001		1					
Childrens Seating		330							Ė			10	12	22
Tweens Seating		220										5	8	13
Children's Early Literacy Seating		220										16		16
Craft Area		250											16	16
Children's Technology		225						6					8	8
Family Restroom		60												

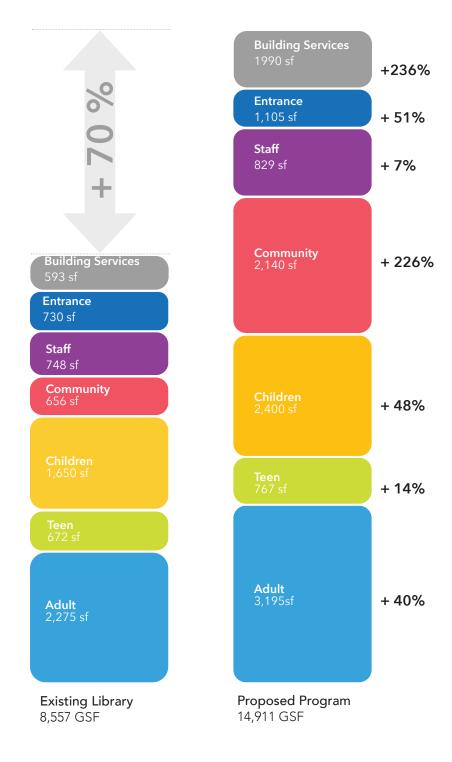
				COL	LECTIO	N			СОМ	PUTER	S	READ	ER S	EATS
Assigned Area	Existing Area	Proposed Area sq ft	Volumes min	Volumes max	AV	Periodicals	Shelving lin ft	Public	Staff	Catalogue Computer	Self-Check	Lounge	Table	TOTAL
Community	656	2,140												128
Community Room	635	1,100											100	100
Community Room Storage	21	100												
Community Room AV Storage	-	50												
Community Room Kitchenette	-	50												
Classroom	-	600											20	20
Small Conference / Study Rooms (2	-	240											8	8
Staff	748	799												
Staff Workroom	241	250							4					
Branch Librarian's Office	166	120							1					
Staff Break Room	309	253												
Staff Restroom	32	56												
Friends Storage	-	120												
Service	593	1,990												
Public Restrooms (Main)	86	300												
Public Restrooms (Secondary)	-	110												
Elevator and Machine Room	-	200												
Custodial Storage/Office	91	130												
General Storage	65	200												
Building Services Storage	52	200												
Mechanical	299	300												
Electrical Service	w/ mech	150												
Water Service	w/ mech	100												
Server Room	w/ mech	100												
Fire Pump Room	-	200												

			COLLECTION			COMPUTERS				READER SEATS				
			Volumes min	Volumes max	AV	Periodicals	Shelving lin ft	Public	Staff	OPACS	Self-Check	Lounge	Table	TOTAL
Total Assigned (net) SF	7,324	12,441	22,925	29,475	3,250	205	2,211	18	10	4	1	57	208	265
Unassigned Area @ 20%		2,488												
Total Estimated Gross SF	8,525	14,929												

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Staff Parking **Existing Program Ground Floor** 0'-0" Custodial Building Services Storage Mechanical/ Break **Electrical** Staff Entry and Deliveries Sto. Util. Community Room Sto. Childrens Branch Librarian Teen Service Lobby **Point Staff Workroom** Adult # Dorchester Avenue Entry

Program Growth



Oudens Ello Architecture

3.2 Room Data Sheets

A. ENTRANCE ZONE

- A.1 Vestibule and Lobby
- A.2 Book Drop
- A.3 Primary and Secondary Service Point
- A.4 Self-check out / Reserves
- A.5 Friends Book Sale Shelves

B. ADULT SECTION

- **B.1 Adult Collections**
- **B.2 Adult Seating**
- **B.3 Adult Technology**

C. TEEN SECTION

- C.1 Teen Collections
- C.2 Teen Seating

D. CHILDREN SECTION

- D.1 Children's Collection
- D.2 Children's Seating
- D.3 Tween Seating
- D.4 Children's Early Literacy
- D.5 Craft Area Seating
- D.6 Children's Technology
- D. / Family Restroom

E. COMMUNITY

- E.1 Community Room
- E.2 Classroom Room
- E.3 Small Conference & Study Rooms

F. STAFF

- F.1 Staff Workroom
- F.2 Branch Librarian's Office
- F.3 Staff Breakroom
- F.4 Staff Restroom

G. SERVICE

- G.1 Restrooms (Main)
- G.2 Restrooms (Secondary)
- G.3 Friend's Storage Room
- G.4 Custodial Storage / Office
- G.5 General Storage
- G.6 Building Services Storage
- G.7 Mechanical Service
- G.8 Electrical Service
- G.9 Water Service
- G.10 Server Room
- G.11 Fire Pump Room
- G.12 Elevator and Machine Room
- G.13 Site and Parking







A. ENTRANCE ZONE

A.1	Vestibule	130 sq ft
	Lobby	300 sq ft
A.2	Book Drop	60 sq ft
A.3	Primary Service Point	325 sq ft
	Secondary Service Point	100 sq ft
A.4	Self Check Out / Reserves	150 sq ft
A.5	Friends Book Sale Shelving	40 sq ft

The Entrance Zone consists of the vestibule and lobby, an enclosed book drop room with bins to receive books, the primary service desk, and self-checkout and holds shelving. This area should provide visitors with a welcoming first impression of the library and indicate the library's standard of service. This is the transition zone as library users enter the building and provides visible orientation to the services and rooms of the library.

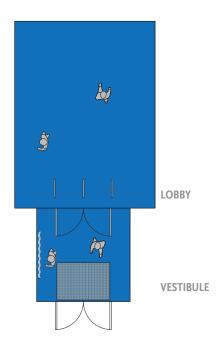
The public services staff members are available at the primary service desk to greet people as they enter the building, assist library users with borrowing or renewing materials, place reserves on materials not currently available in the building, and returned materials. For many users this is the first point of contact so many questions are answered here.

The holds shelving and self-checkout are also here where they can quickly be located by those picking up materials and borrowing books.

The entry zone, like all areas of the library, should be designed to be fully accessible to all patrons.

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A.1 Vestibule and Lobby



Area 430 sq ft

Vestibule 130 sq ft Security gates 10 sq ft Lobby 300 sq ft

Functions Performed

The main entry and orientation point for library users and double sets of doors for an airlock

Furnishings

An embedded mat or other walk off surface to catch dirt and debris. Possible placement for digital signage. Dedication plaque. Fire alarm and security panel. Sign for posting branch hours. Security gates.

Sightlines

To primary service point, restrooms, copiers, orientation to major areas like children's services, community room, and adult services.

Architectural Features

Flooring should help patrons "clean off" shoes upon entering and protect the interior floors. Mats must be recessed, removable and heavy duty to withstand dirt, ice or salt. Good acoustical performance is required. Orientation signage is important here. Doors should be automatic and/or easily opened by disabled, elderly, people with strollers, etc. The inner doors should be glass as the welcome begins here. All entrances to the building, including staff door, should have some roof arrangement to protect individuals going in and out from the weather.

A.2 Book Drop Room



Area 60 sq ft

Functions Performed:

Enables borrowers to return library materials when the library is closed. Materials drop through an external slot into a depressible rolling book bin.

Furnishings

Two depressible book bins.

Proximity To

Near main entrance and primary service point.

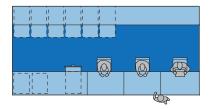
Sightlines

Exterior slot visible from approach to library and main entrance.

Architectural Features

Attention must be paid to prevention of vandalism. Exterior slot and book drop room must be vandal proof, fireproof, and waterproof. Exterior slot area should be well lit. Room should be locked.

A.3 Primary and Secondary Service Point



LIBRARY SERVICE DESKS DESIGN STANDARDS Provide The following electrical/IT equipment per staff work station:

- 1 CPU
- 1 monitors
- 1 keyboard
- 1 mouse
- 1 phone (VoIP)
- 1 bar code scanner
- 1 quad electrical receptacle below work surface for CPU, monitor, etc.
- 1 convenience duplex outlet below work surface (out of sight of patrons) for personal items
- Ethernet cable serves phone, 2nd Ethernet cable connects phone to CPU
- Pencil sharpener
- All technology shall be looped for consistent service

Area 325 sq ft

Functions Performed

The primary service point is the activity center of the library where borrowers are greeted, books are checked out, reserved, renewed, and returned. For many users this is the first point of contact so many questions are answered here.

Occupancy

Public: Room in front of the desk for a line of five people Staff: 3

Furnishings

A bi-level desk: Standing (42") and seated (32-34"); staff seating on casters; book return with 2 depressible bottom book bins; storage unit with locking cash drawer; open cabinets below desk for circulation supplies; 2 waste bins; recycle bin; 5 book trucks.

Equipment

Three computers workstations connected to the circulation network with bar code scanners, desensitizer, I quad electrical, 2 data ports, cash drawer. One panic button for easy access by staff. One station with assistive hearing technology. One hard wired telephone, one VOIP telephone. Laptop cart with 20 laptop computers.

Proximity

Near staff workroom and staff only restroom, within sight of the main entrance. Pamphlet/flyer/bookmark display area, digital signage. Far from quiet reading areas.

Sightlines

Sightlines to door, restrooms, print release computer, holds shelf, self-checkout, catalogue computer, adult media and as much of the library as possible.

Architectural Features

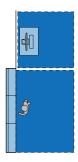
Welcoming, accessible, highly functional for staff and patrons, visible upon entering the building. Surface material should be durable and attractive. Resilient, gym type flooring. Maximize availability of electrical outlets.

Secondary Service Point

In libraries with two floors, a secondary service point may be required on the upper floor for borrower assistance and supervision. This secondary service point should consist of a seated-height desk for one staff member with lockable storage, a trash bin and a recycling bin. Should be located to maximize visibility and sightlines for supervision of patron areas. It should be designed for mobility for flexibility.

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A.4 Self-Checkout / Reserves



Area 150 sq ft

Functions Performed

Library borrowers can find and checkout their reserved materials.

Occupancy

Public: 2

Furnishings

36 LF of steel shelving for reserved materials. A cabinet or stand for the self-checkout machine. 34" maximum height.

Materials

Materials will vary in size and rapidly turn over in this area.

Equipment

A self-checkout station: 36 sq. ft.

Proximity

Primary service point.

Sightlines

Primary service point and the entrance, but not the first thing seen on entry.

Architectural Features

This is a high traffic area and requires durable flooring and good lighting.

A.5 Friends Book Sale Shelving



Area Required

40 sq ft

Functions Performed

Shelving for Friends book sale.

Furnishings

12 LF of steel shelving

Equipment

Cash lock box.

Proximity To

Near primary service point.





B. ADULT SECTION

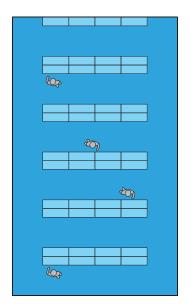
B.1	Adult Collections	1,505 sq ft
B.2	Adult Seating	1,190 sq ft
B.3	Adult Technology	500 sq ft

This area contains the adult book and media collections including new books, lucky day collection and world language collections as well as current magazines and periodicals.

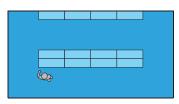
If the design doesn't permit sightlines into the adult reading materials there should be a service touchpoint located here to provide assistance with finding materials.

General seating in this area includes a combination of table seating and lounge chairs, that can be gathered as additional space for discussion groups, a seating counter for laptop users, seated permanent public use computers and standing computers.

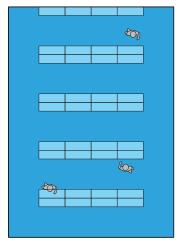
B.1 Adult Collections



ADULT NON-FICTION



MEDIA



ADULT FICTION



NEW BOOKS/ LUCKY DAY



PERIODICALS

Area 1505 sq ft

Adult Fiction	510 sq. ft.
Adult Non-Fiction	645 sq. ft.
Adult Media	250 sq. ft.
Periodicals	40 sq. ft.
New Books/Lucky Day	40 sq. ft.
Immigration Materials	20 sq. ft.

Functions Performed

The adult fiction and nonfiction collections, world languages, media and periodicals are located here for self-service access by library users. Users may browse, read and research holdings in this area.

Occupancy

Public: Room in front of the desk for a line of five people

Staff: 3

Furnishings

Collections on steel shelving.

Proximity

Near primary service point or reference service point. Near print release computer and printer.

Sightlines

Within sight of service desk.

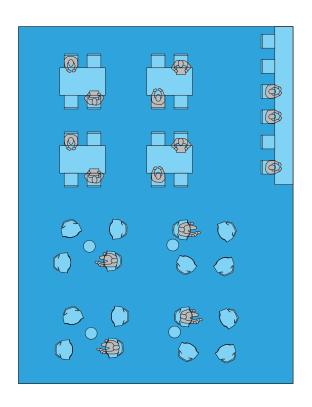
Architectural Features

Clear and easily changeable signage marking all stacks. Clear sight lines from service points through the stacks for security purposes. Layout for easy location of material. Lighting should be sufficient to read the index labels on the bottom shelves and perpendicular to the book stacks to allow more flexible stack arrangement in the future. Low stack ranges to promote visibility with taller stacks only at perimeter walls.

Materials

Lucky Day/New Books	300-350 vol.	25-29 lf
Fiction	4000-5000 vol.	333-432 lf
Large Print	100 vol.	8 lf
Nonfiction	4000-4500 vol.	400-528 lf
Literacy	250-350 vol.	13-18 lf
Reference	100 vol.	13 lf
World Language	1000-1500 vol.	33-67 lf
Adult media	3000-4000 vol.	111-144 lf
Periodicals	200 vol.	36 lf
Immigration Material Display	350 vol.	30 lf

B.2 Adult Seating



Area 1190 sq ft

Functions Performed

A laptop bar, lounge and table seating should be located throughout the adult collections. Use of laptop computers should be supported throughout.

Occupancy

Public: 40 seats

Staff: o (1 if additional service point is needed)

Furnishings

Lounge chairs and side tables; four tables seating four each; A laptop bar for six users near a window.

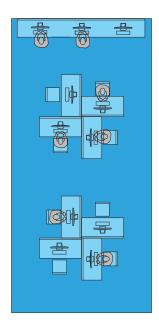
Proximity

Within sight of service desk. Near print release computer and printer.

Architectural features

Floor power at seating areas not near a perimeter wall

B.3 Adult Technology





PRINT RELEASE STATION

COMPUTER RESERVATION and PRINT RELEASE STATION DESIGN STANDARDS:

- 1 Computer reservation station with 1 CPU, 1 monitor, 1 keyboard, 1 mouse
- 1 Print release computer station next to the multi-function printer with 1 CPU, 1 monitor, 1 keyboard, 1 mouse, and 1 Pharos pay-for-print kiosk
- Service for these components require 5 power receptacles + 3 data ports.

Area 500 sq ft

Technology 450 sq. ft. Print Release 50 sq. ft.

Functions Performed

Public can use computers to access Internet and library databases.

Occupancy

Public: 10 Staff: 0

Furnishings

Two pinwheel arrangements of four computer stations, each with four chairs, and two standing computers for short term use.

Equipment

10 computer workstations. Each patron computer station should have: 2 power receptacles + 1 data port . Computer reservation station. Multifunction printer. Self-service kiosk.

Proximity

Near adult circulating collection. Away from Children's services.

Sightlines

Within sight of primary service point or a service touch-point

Architectural features

Furnishings and wiring should be as flexible as possible to allow for emerging new technologies. Sound in area should be managed so users can focus.





C. TEEN SECTION

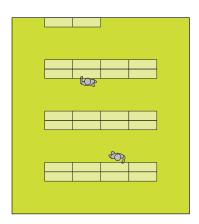
C.1 Teen's Collections

C.2 Teen's Seating

382 sq ft

53

C.1 Teen Collections



Area 385 sq ft

Functions Performed

The teen collections are located here for self-service access. Users may browse, read, and research holdings in this area.

Furnishings

312 linear feet steel shelving units.

Proximity

Near adult non-fiction collection and printer.

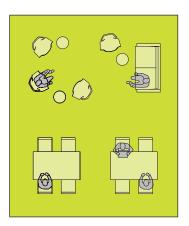
Architectural Features

The room should be inviting to teenagers. It should provide adequate acoustic separation from adjacent spaces in walls, flooring, and ceiling. No carpeting. Shelving should include flexible display for teen fiction, nonfiction, graphic novels, and periodicals.

Materials

Teen Fiction	1200-1800 vol.	100-150 lf
Teen Non-Fiction	350-500 vol.	23-33 lf
Graphic Novels	1000-1500 vol.	83-125 lf

C.2 Teen Seating



Area 382 sq ft

Functions Performed

For teens (approximate ages 13-17) to do homework, study, read for pleasure, use laptops to obtain information, gather, browse, and relax. Use of laptop computers should be supported throughout

Occupancy

Public: 14 Staff: 0

Furnishings

A combination of soft lounge seating, table seating, and white board.

Proximity

Teen collections. Far from quiet reading areas. Access to space without going through children's or adult areas would be preferable.

Sightlines

All seating should be visible from service point

Architectural Features

The room should be inviting to teenagers. It should provide adequate acoustic separation from adjacent spaces in walls, flooring, and ceiling. No carpeting. Comfortable, attractive, informal, as well as sturdy and durable, are key features. Seating should be arranged to accommodate different groups and individuals.







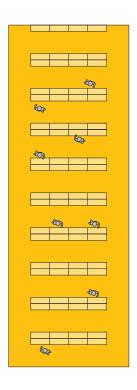
D. CHILDREN SECTION

D.1	Children's Collection	1095 sq ft
D.2	Children's Seating	330 sq ft
D.3	Tween's Seating	220 sq ft
D.4	Early Literacy Seating	220 sq ft
D.5	Craft Area	250 sq ft
D.6	Children's Technology	225 sq ft
D.7	Family Restroom	60 sq ft

Children's services offer a discrete area in the library dedicated to the introduction of young people and students to the love of learning and reading. The area welcomes families with a colorful environment rich in learning activities and by including furniture sized for both children and their caretakers. This section of the library includes an early literacy area with board books, toys, a play area and early literacy computers, and an area dedicated to tweens encouraging their learning with collections at their reading level, appropriately sized furnishings, a computer area and a children's program area. There is a service point for staff to assist children in finding and using library resources and the preparation of library programs. The children's section cannot have library circulation running through the space and should be self-contained.

55

D.1 Children's Collections



Area 1,095 sq ft

Functions Performed

This is an area for families to introduce children to library services. Children and their accompanying adults will browse books.

Furnishings

612 linear feet of shelving on low shelving units

Proximity

In sight of service point. Near early literacy, children's and tween seating areas. Far from quiet reading areas.

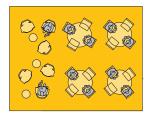
Architectural Features

Comfortable, attractive, informal, as well as sturdy and durable, are key features. Shelving should include flexible display for fiction, nonfiction, and graphic novels, and media.

Materials

J Fiction	2000-2500 vol.	133-167 lf
J Folk & Fairy Tale Books	500 vol.	20 lf
J Graphic Novels	300-350 vol.	20-23 lf
J Non-Fiction	3000-3500 vol.	150-175 lf
J CD and Book Sets	100-150 vol.	5-8 lf
J Holiday Books	75 vol.	4 lf
J Reference Books	50-100 vol.	6-13 lf
J DVD and Music CD	500-750 vol.	28-42 lf
J World Language	1500-2500 vol.	33-67 lf
J Board Books	250-300 vol.	13-15 lf
J Picture and Concept Books	2000-2500 vol.	80-100 lf
J Early Readers	1600-1800 vol.	53-60 lf

D.2 Children's Seating and Service Point





SERVICE POINT

Area 375 sq ft

Children's Seating 330 sq. ft. Service Point 45 sq. ft.

Functions Performed

For children to do homework, study, read for pleasure, use laptops, gather to talk, and relax.

Occupancy

Public: 22 Staff: 1

Furnishings

Four four-person tables, lounge chairs with low tables.

Proximity

Near children's collection and service point. Far from quiet reading and periodicals areas.

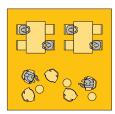
Sightlines

All seating should be visible from a service point.

Architectural Features

The room should be inviting. Comfortable, attractive, informal, as well as sturdy and durable.

D.3 Tween Seating



Area 220 sq ft

Functions Performed

For older children (approximate ages 10-13) to do homework, study, read for pleasure, use laptops, gather to talk, listen to music, browse, and relax.

Occupancy

Public: 13 Staff: 0

Furnishings

Two four-person tables and lounge chairs with low tables

Proximity

Near children's collection and in sight of service point. Far from early literacy seating.

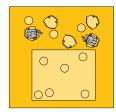
Sightlines

All seating should be visible from a service point.

Architectural Features

The room should be inviting to tweens. Comfortable, attractive, informal, as well as sturdy and durable.

D.4 Early Literacy Seating



Area 220 sq ft

Functions Performed

This is an area for young children and their families. Children will browse board books, and play with manipulatives and other toys. Families sit together to look at books and toys. Caretakers will sit and talk with children and watch them play.

Occupancy

Public: 16 seats

Staff: o

Furnishings

Soft baskets to house board books, toys and puppets. Appropriate low display shelves for picture books and easily accessed storage for children's toys and puppets. Soft seating for an adult with a child, flexible soft seating, stools, service point for staff presence.

Equipment

Toys, wall manipulatives.

Proximity

Toys, wall manipulatives.

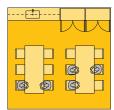
Sightlines

Visible from children's services service point.

Architectural Features

This should be a containable area to help parents keep little ones corralled. There should be a place near seating for strollers. Space can be separated by bookcases but not walled off. Bright colors. All materials should be made for heavy wear and easily cleaned, easily maintained and easily replaced.

D.5 Craft Area



Area 250 sq ft

Functions Performed

This is an area for children and family learning and craft activities. Storytelling groups can also gather here.

Occupancy

Public: 10-16

Furnishings

Cabinets for storage of craft supplies and storage for story time floor cushions. Chairs and tables.

Equipment

Sink

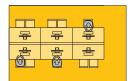
Proximity

Near family restroom / Far from adult public access computers.

Architectural Features

Space can be separated by bookcases but not walled off. Bright colors. All materials should be made for heavy wear and easily cleaned, easily maintained and easily replaced.

D.6 Children's Technology



Area 225 sq ft

Functions Performed

This is an area for families to introduce children to computer usage. Children will play games and look up material on the computers. Computer seating accommodates children sitting with an adult or another child to look at computer monitors.

Occupancy

Public: 12 seats

Staff: o

Furnishings

Computer workstations and chair for six children. Chairs for adults to sit with a child.

Equipment

Six desktop computers with monitors. Internet connectivity and reservation computer.

Proximity

Near children's collections and family restroom. Far from library entrance.

Sightlines

From children's services public service point.

Architectural Features

All materials should be made for heavy wear and easily cleaned, easily maintained and easily replaced.

D.7 Family Restroom



Area 60 sq ft

Functions Performed

The family restroom will be sized to serve caretakers and children.

Occupancy

Public: 2

Furnishings

A toilet and sink. A fold-down changing table. A covered sanitary disposal container. A mirror. Step stool for children to reach sink.

Equipment

Diaper changing station, toilet, sink, hand dryer

Proximity

Adjacent to the children's services.

Sightlines

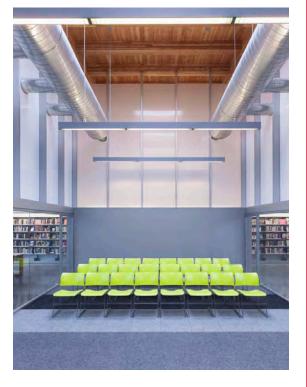
The door to the family restroom should be visible from a service point.

Architectural Features

Easily cleaned, durable materials should be used. The door should lock but not low enough to be easily locked by children in the room. Floor to ceiling wall tile and tile floor with floor drain. Gypsum board ceiling.





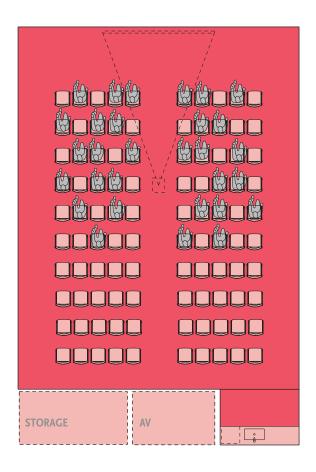


E. COMMUNITY

E.1 Community Room 1300 sq ft
E.2 Classroom 600 sq ft
E.3 Study Rooms 240 sq ft

There are several places for groups to gather to hold public programs and learning sessions. These spaces include a large community room seating 100, a classroom seating twenty people at tables for computer instruction, and two small conference or study rooms seating four people each. Public restrooms will be centrally located and available on each floor of the building. These spaces should be located to facilitate easy access for special programs and to support general use by library patrons.

E.1 Community Room



Area 1300 sq ft

Community Room Storage 1100 sq. ft.
Community Room AV Storage 50 sq. ft.
Community Room Kitchenette 50 sq. ft.

Functions Performed

Accommodates a wide range of community and library programming including lectures, movies, exhibitions, large children's and adult programs, large group training, performances, classes, etc.

Occupancy

Public: 100

Furnishings

A hanging system for artwork on the walls, sink, cabinets for storage, 100 stacking chairs and carts, 10 light folding tables, clock, two waste receptacles, ample electrical outlets. Podium.

Equipment

Wireless microphone capability, built-in sound system, ceiling projector, and hearing assistance technology.

Proximity

Near public restrooms. Far from quiet reading areas.

Sightlines

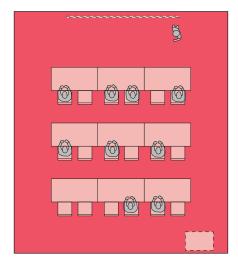
Entrance should be in sight of main lobby.

Architectural Features

The community room will be a heavily used multi-purpose space and tables and chairs should be easily reconfiguraed to accommodate various uses. Room must have darkening capabilities for video projection. Lighting controls should allow for flexible lighting schemes that are adaptable for various uses. There must be a lockable AV closet and a storage space for chairs and tables. Provide a kitchenette alcove in the room with counter, sink, and storage cabinets, that is able to be closed from view (i.e. pocket doors). The community room should be acoustically isolated from the library's public spaces. Two means of egress are required.

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E.2 Classroom



Area 600 sq ft

Functions Performed

Dedicated place to hold small meetings, computer training sessions and other small group community events.

Occupancy

Public: 18 when set up classroom style

Furnishings

Foldable tables that facilitate flexible layouts. 20 task chairs. Lectern or desk for instructor. Laptop cart for 20.

Equipment

Projector and screen, speakers and twenty laptops.

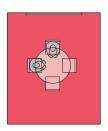
Proximity

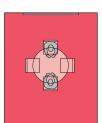
Near restrooms / Far from adult public access computers.

Architectural Features

Glass partition wall between classroom and adjacent library spaces to promote visibility, security and allow for borrowed light if internally located. Provide acoustical separation from adjacent spaces.

E.3 Small Conference / Study Rooms





Area

240 sq ft

120 sq ft each

Functions Performed

Quiet study rooms each provide a place for four to six people to work in a quiet area, conduct a small meeting or discussion or provide tutoring.

Occupancy

Public: 4-6 per room

Furnishings

A table with chairs in each room.

Equipment

Whiteboard, clocks.

Proximity

Near adult and teen areas. Rooms do not need to be located together.

Sightlines

Within sight of service point or staff position.

Architectural Features

Glass partition wall between study rooms and adjacent library spaces to promote visibility and security. Provide acoustical separation.

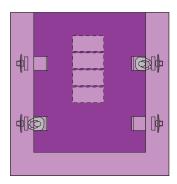
F. STAFF

F.1	Staff Workroom	250 sq ft
F.2	Branch Librarian's Office	120 sq ft
F.3	Staff Breakroom	253 sq ft
F.4	Staff Restroom	56 sq ft

This area includes the staff workroom, branch librarian's office, staff break room, and staff restroom. While the staff spends most of their time working with the public in public areas of the library they need space to process materials arriving coming from other libraries, make phone calls related to program preparation, store their personal belongings, take their breaks and eat meals.

Oudens Ello Architecture

F.1 Staff Workroom



Area 250 sq ft

Functions Performed

All materials added and withdrawn from the collection passes through this room. Staff workstations for focused work and to make phone calls away from the public desk. This will be a hub of activity to receive and prepare books for public use, process bills and prepare reports, plan programs, and other behind-the-scenes tasks that keep the public services running. Open floor space for temporary storage of totes and materials.

Occupancy

Staff: 4

Furnishings

Four computer workstations. Four lockable storage units (box/box/file). Four task chairs. A clock, one waste receptacles, four recycle bins. A work counter with sink. Book tote cubby for 8 totes. A coat rack. 4 book trucks.

Equipment

Four computers with desensitizers, barcode scanners, multi-function printer, four telephones. Room for the lap top computer cart (20sq. ft.).

Proximity

Near the primary service point, storage, an exterior door for service deliveries and the staff restroom.

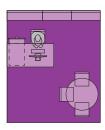
Sightlines

To the primary service point.

Architectural Features

This is a high traffic area and requires resilient flooring that will accommodate heavy book trucks and heavy wear from the outside deliveries. Provide corner guards and wall protection at book truck height. The lighting should be sufficient for detailed work. Provide acoustic separation from the public areas of the library.

F.2 Branch Librarian's Office



Area 120 sq ft

Functions Performed

Administrative, managerial tasks, program preparation, small group and individual meetings with staff and public. Location of important files and records.

Occupancy

Public: 1-3 Staff: 1

Furnishings

Desk with lockable file drawers, a work counter, and a computer work station. Task chair. Round conference table seating with 2-3 chairs. Clock, waste basket and paper recycle bin, coat rack or closet to hang coats. Shelving for professional literature and reports. 12 linear feet of shelves.

Equipment

Computer, clock, phone.

Proximity

Door directly adjacent to public library areas.

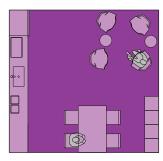
Sightlines

The office should ideally be visible from the primary service point. Should be located off a public area.

Architectural Features

lass door with windows for views to and from public areas. Ideally provide access to natural light. Provide adequate acoustic separation from adjacent spaces to facilitate privacy.

F.3 Staff Break Room



Area 253 sq ft

Functions Performed

Staff personnel eat meals/snacks, take breaks, relax, and hang coats.

Occupancy

Public: o Staff: 6

Furnishings

One round table with four chairs, lounge chairs with a small table. Built in kitchenette with counter and sink, over counter shelf, storage cabinets below counter, waste and recycling baskets, bulletin board, 8 lockers (12" wied x 30" tall x 18" deep) and coat rack.

Equipment

Microwave oven, refrigerator, sink with filtered water spout, electric kettle, coffeemaker, toaster, clock, telephone

Proximity

Near staff restroom. Away from main entrance, primary service point, and high traffic areas of the library.

Sightlines

The staff break room should not be visible from public areas.

Architectural Features

Natural lighting, easily cleaned and maintained and acoustically separate for the rest of the library. Counters and sink should meet ADA clearance guidelines.

F.4 Staff Restroom



Area 56 sq ft

Functions Performed

Dedicated private staff restroom.

Occupancy

Staff: 1

Equipment

Toilet, sink, mirror, paper towel dispenser, toilet paper holder, soap dispenser.

Proximity

Near primary service point, staff workroom, and staff breakroom.

Sightlines

To other staff areas. Away from public areas.

Architectural Features

Restroom should be designed for easy maintenance with tile flooring, floor to ceiling wall tile and floor drain. Provide acoustical separation to adjacent spaces. Gypsum board ceiling.

G. Building Services

G.1	Public Restrooms (Main)	300 sq ft
G.2	Restrooms (Secondary)	110 sq ft
G .3	Friend's Storage Room	120 sq ft.
G.4	Custodial Storage/Office	130 sq ft
G.5	General Storage	200 sq ft
G.6	Building Services Storage	200 sq ft
G .7	Mechanical Service	300 sq ft
G.8	Electrical Service	150 sq ft
G.9	Water Service	100 sq ft
G.10	Server Room	100 sq ft
G.11	Fire Pump Room	200 sq ft
G.12	Elevator and Machine Room	200 sq ft
G.13	Site and Parking	

All building s require room for the systems that support the building. This includes storage for custodial equipment and supplies, building services storage, a room for the computer server, utility rooms, Friends' storage, and general storage. Refer to Section 5 of this report for more detailed description of building systems to be accommodated in mechanical spaces.

G.1 Public Restrooms (Main)

Area 300 sq ft

2 Restrooms at 150 sq ft. each

Functions Performed

Two dedicated gender restrooms near the community room. There should be public restrooms on each floor of the building.

Equipment

Sink, toilet, electric hand dryer, mirror, trash receptacles, and soap dispensers. Changing tables shall be provided in men's and women's restrooms. Group A-3 buldings require I toilet per every 50 women and I toilet per every 100 men, and I lavatory for every 200 occupants per Massachusetts 248 CMR Chapter 10. For a building with an occupancy of 265: 3 toilets for women and 2 toilets for men would be needed.

Proximity

Near entrance and meeting room.

Architectural Features

Restrooms should be designed for easy maintenance with tile flooring, full height wall tile and gypsum board ceilings. All restrooms should have floor drain and hose bibs.

G.2 Public Restrooms (Secondary)

Area 110 sq ft

2 Restrooms at 55 sq ft. each

Functions Performed

Two dedicated single stall restrooms.

Equipment

Sink, toilet, hand dryer, mirror, trash receptacles, soap dispensers and changing tables. Toilets contribute to the total number of fixtuers needed in the building (see G.I for fixture count).

Architectural Features

Restrooms should be designed for easy maintenance with tile flooring, full height wall tile and gypsum board ceilings. All restrooms should have floor drain and hose bibs.

G.3 Friend's Storage Room

Area 120 sq ft

Functions Performed

An area for Friends of the BPL to receive, review, sort and store material that has been donated.

Occupancy

Public: 2

Furnishings

One work table with 2 chairs to sort materials. Adjustable shelves to store materials. Clock. .

Proximity

Near exterior door

G.4 Custodial Storage / Office

Area 130 sq ft

Functions Performed

Storage of cleaning supplies and equipment. Custodial office space.

Occupancy

Staff: 1

Furnishings

Mop sink, I desk, I task chair, adjustable steel shelving, custodian cart wall mounted key cabinet, clamps for mops and brooms, mop sink.

Equipment

Vacuum cleaners, stepladder, broom, buckets and mops for cleaning.

Proximity

Near restrooms, and an outdoor entrance.

Sightlines

The staff break room should not be visible from public areas.

Architectural Features

Moisture resistant walls adjacent to mop sink.

G.5 General Storage

G.6 Building Services Storage

Area 200 sq ft

Functions Performed

General storage for office supplies, books, seasonal decorations, and craft and program supplies for the library.

Furnishings

Adjustable steel shelving.

Architectural Features

This area should be well lit, have easily cleaned flooring, and have steel shelving for storage of materials as well as open space for larger items.

Area 200 sq ft

Functions Performed

Storage of trash cans, snow blowers, shovels, sand/salt, ladder/mechanical lift, shelving for miscellaneous supplies.

Furnishings

Adjustable metal shelving. Open floor space to accommodate equipment/supplies.

Equipment

Ladder, mechanical lift, snow blower, shovels, trash cans.

Proximity

Access from outside and near exterior door

Architectural Features

Wide doors for ease of access to equipment. Well lit and durable and easily cleaned materials. Fire rated for gas storage.

G.7 Mechanical Service

Area 300 sq ft

Functions Performed

Houses building HVAC equipment.

Equipment

HVAC systems. Refer to Section 5 of study for detailed requirements.

Proximity

Easy access to exterior.

Architectural Features

Wide doors for moving equipment easily in and out. All equipment must be installed in a manner that accommodates access for periodic maintenance. Floor drain. Some equipment may be located on the roof outside the building. Outdoor equipment should be screened if visible from the street. Open ceilings and sealed concrete floors.

G.8 Electrical Service

Area 150 sq ft

Functions Performed

Houses building electrical system and equipment.

Equipment

Electrical service equipment.. Refer to Section 5 of study for detailed requirements.

Proximity

Mechanical service room.

Architectural Features

Wide doors for moving equipment easily in and out. Open ceiling and sealed concrete floor.

G.9 Water Service

Area 100 sq ft

Functions Performed

Houses controls and for the water service.

Equipment

Water service equipment.. Refer to Section 5 of study for detailed requirements.

Proximity

Mechanical service room.

Architectural Features

Wide doors for moving equipment easily in and out. Floor drain. Open Ceiling and sealed concrete floors.

G.10 Server Room

Area 100 sq ft

Functions Performed

Houses network servers for both circulation network and wireless network for public and staff computers as well as VOIP phone system.

Furnishings

Server racks, monitor, and wire management, and shelving for spare parts.

Equipment

Routers for internal and area networks, uninterrupted power supply

Architectural Features

Well-lighted, individual heating and cooling thermostat zone. Adequate room for present and future equipment and equipment waiting repair. No carpeting, resilient flooring. Wide doors for moving equipment easily in and out. Ceiling should be left open with a cable tray for wire management.

G.11 Fire Pump Room

Area 200 sq ft

Functions Performed

Houses fire pump if water pressure is not adequate for sprinkler system. A flow test should be completed at the beginning of the design phase to dertermine whether this space is needed.

Equipment

Fire pump.

Proximity

Must be directly accesible from the exterior of the building per Boston Fire Department regulations.

Architectural Features

Wide doors for moving equipment easily in and out. Floor drain. Open Ceiling and sealed concrete floors.

G.12 Elevator and Machine Room

Area 200 sq ft

Elevator cab to be a minimum of 54" x 68" Machine Room Size: 8 ft x 8 ft

Equipment

Hydraulic elevator

Sightlines

From main service point.

G.13 Site and Parking

Refer to Sections 5.2 Landscape Design and 5.3 Site Utilities and Drainage for detailed site design requirements and recommendations.

Functions Performed

Provide adequate space adjacent to public sidewalk along Dorchester Avenue for a highly-visible, generous, covered, fully accessible building entrance. A separate entrance should also be provided for staff and deliveries either accessible from the parking access drive or from Park Street. No Public parking will be provided. Staff Parking is not required. An outdoor hardscaped reading terrace - either at street level or at the second floor - is desirable, but not required.

Furnishings

If parking is provided, include signs at all parking spaces (staff only, ADA accessible). Building affixed "Boston Public Library Fields Corner Branch" sign.

Equipment

Trash removal will NOT require a dumpster.

Development Approaches

- 4.1 Initial Design Options
- 4.2 Final Development Approaches
 - 1: Renovate Existing Library
 - 1A: One-story Library
 - 2: Two-story Library
 - 3: Five-story Mixed-use Library with Housing
- 4.3 Program Summary

4.1 Initial Design Options

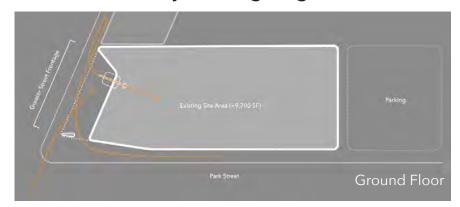
The study initially considered two development options: a stand-alone library to be constructed by the Boston Public Library and a library in a mixed-use building to be constructed by a developer partner to be fit-out by the BPL.

Since the library program is 14,500 and the available ground floor building footprint only 9,700 sf (11,700 square foot building lot minus an approximately 2,000 square foot area at back of site for staff parking and access), a two-story space is needed to accommodate the program in either development scenario. Because the library program would need to be distributed over two floors, initial planning options focused on options for program distribution on each floor to evaluate ease of staffing and visitor access. The library staff advised the design team on some principles for program location and adjacencies:

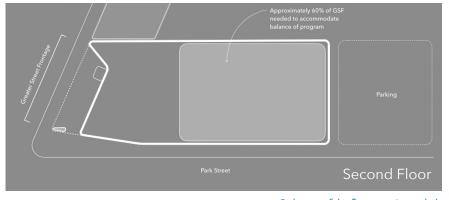
- Community programs (Community Room, Classroom, Study Rooms) should be spread throughout library
- Adult Fiction and Non-fiction can be split between floors
- Teen is ideally situated adjacent to Adult Non-fiction
- Staff service points should be located on each floor to allow for supervision of all areas
- Staff Workroom must be immediately adjacent to the Service Point
- Options would ideally maintain the (5) existing staff parking spaces and delivery access at rear of building (accessed from Park Street)

The options illustrated on the following pages all work with these basic programming parameters and are intended to give some background to the thinking that informed the final development proposals. These are test-fit studies and not completed design proposal. When a development approach is selected and the project is funded, there will be another design process for the building.

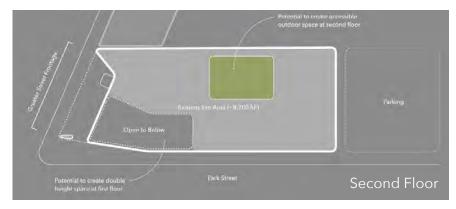
Stand-alone Library Planning Diagrams



The face of the building is pulled away from Dorchester Ave to create a covered recessed entry and facilitate access. Staff Parking maintained at the rear of the building.



Only part of the floor area is needed for program at the second floor

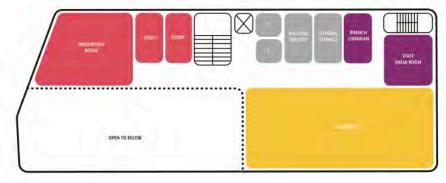


Surplus area at second floor allows for the creation of a generous double height space at the corner of Dorchester Avenue and Park Street and the possibility of carving out a second floor outdoor terrace

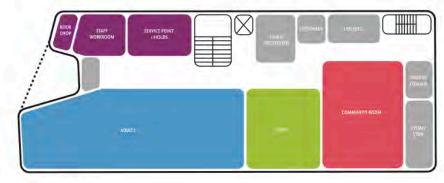
Stand-alone Library

Programming Option 1

- Adult Fiction and Non-Fiction, Teen and Meeting Room located on Ground Floor
- Children's Library, Classroom and Study Rooms on Second Floor
- Double-height reading room at corner
- All adult reading spaces are adjacent to one another
- Community Room at first floor allows for ease of access for large meetings/events
- Children's Library at second floor allows second floor supervision by children's librarian



Second Floor

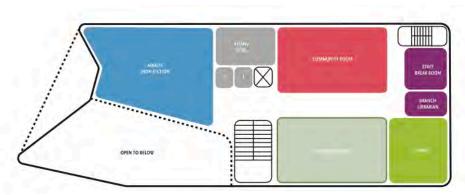


Ground Floor

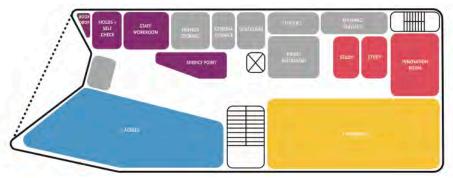
Stand-alone Library

Programming Option 2

- Adult Fiction and Technology, Children's Library, and Classroom located on ground floor.
- Adult Non-Fiction, Teen, and Meeting Room on second floor
- Outdoor terrace at second floor along Park Street
- Children's Library on ground floor allows for ease of access



Second Floor



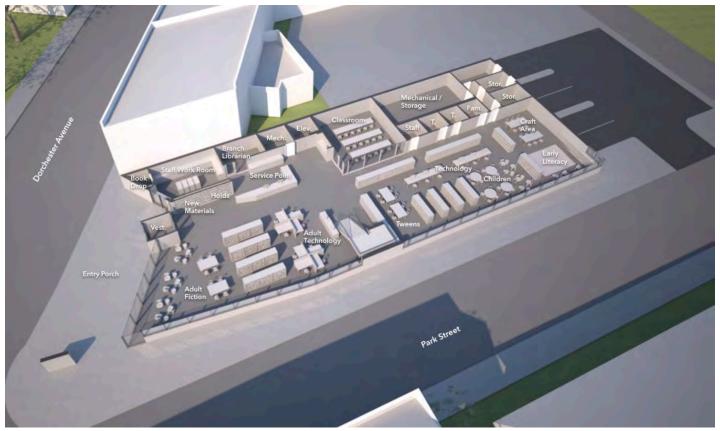
75

Ground Floor

Oudens Ello Architecture

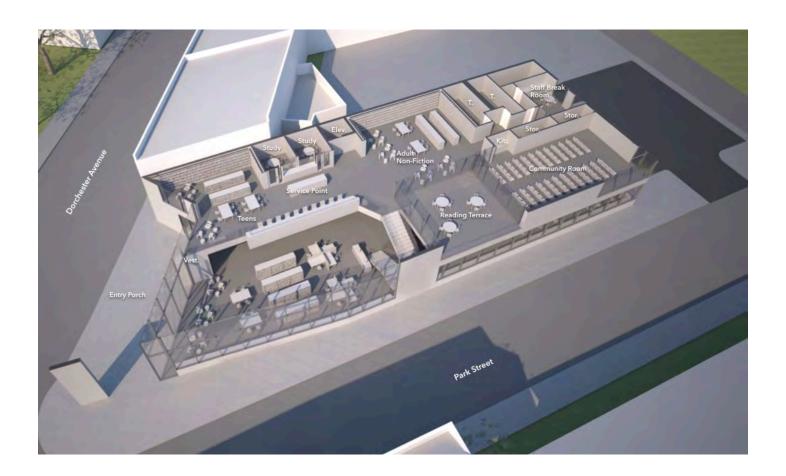
View from double-height Adult
Fiction reading room showing visual
connection between the two floors.
The outdoor reading terrace is visible
at the top of the stair, and the Teen
mezzanine to the upper left.





Stand-alone LibraryOption 2.2 Ground Floor

This option develops the program distribution in Option 2 on the previous page, with the double-height Adult Fiction reading room, the Children's Library, the Classroom and the stair to the second floor all visible from the primary Service Point.

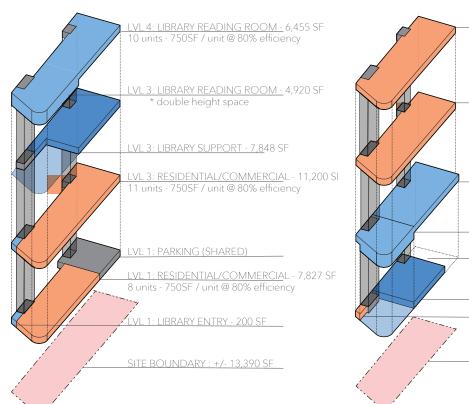


Stand-alone LibraryOption 2.2 Second Floor

On the second floor, the Teen library and a laptop bar overlooks the Adult Fiction reading room. The Adult Non-fiction and Community Room are located with direct access to an outdoor reading terrace overlooking Park Street.

Oudens Ello Architecture

Mixed-use Building Massing and Program Distribution



LVL 4: RESIDENTIAL/COMMERCIAL - 9,775 SF
10 units - 750SF / unit @ 80% efficiency

LVL 3: RESIDENTIAL/COMMERCIAL - 9,775 SF
10 units - 750SF / unit @ 80% efficiency

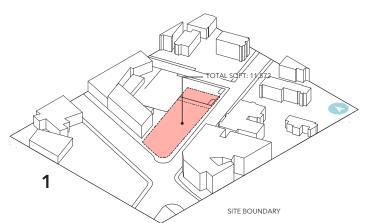
LVL 2: LIBRARY READING ROOM - 7,746 SF
* double height space

LVL 1: LIBRARY READING ROOM - 3,384 SF
* double height space
LVL 1: PARKING (LIBRARY ONLY)

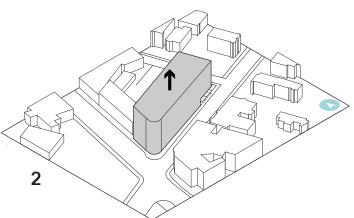
LVL 1: LIBRARY SUPPORT - 5,242 SF
LVL 1: RESIDENTIAL ENTRY - 200 SF

SITE BOUNDARY: +/-11,647 SF

Initial massing options considered two possible library location: 2-stories at street level (right) and two stories at the top floor (left) of the mixed-use building. While the top floor location would offer the opportunity for skylights, city views, and a possible roof terrace, the ground floor location is optimal for street presence and for ease of access.



Library building lots



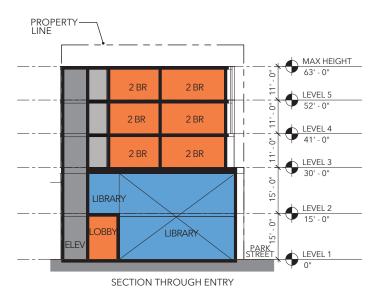
Five story massing fills available site area. Ground floor notched at rear to maintain five staff parking spaces.

BUILDING METRICS:

MAX HEIGHT = 63'-0"

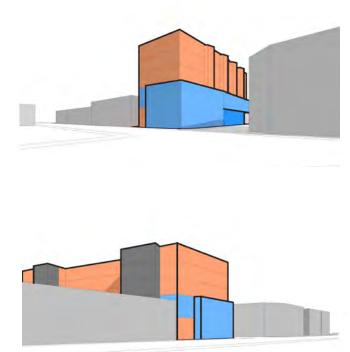
TOTAL SF = 46,592 SF

FAR = 4

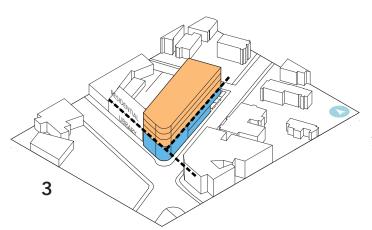


Section through five-story mixed use building showing two story library at ground and second floors with three stories of housing units above. Housing lobby at ground floor located on Dorchester Ave.

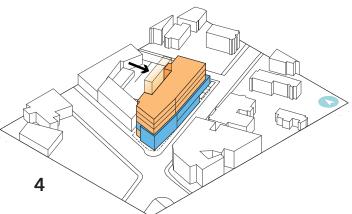
This massing keeps the building under 70 feet tall - the threshold for a high-rise - and anticipates podium construction. Building height would exceed the zoning limit of 40 feet and would require a variance.



Street views of conceptual massing from Dorchester Ave. showing differentiation between housing and library volumes. Library volume is stepped to respond to the street



Two lower floors library (blue) and three upper floors housing (orange).

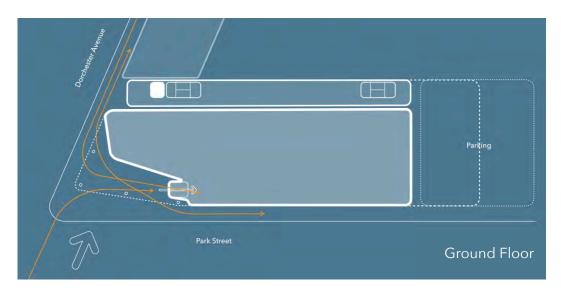


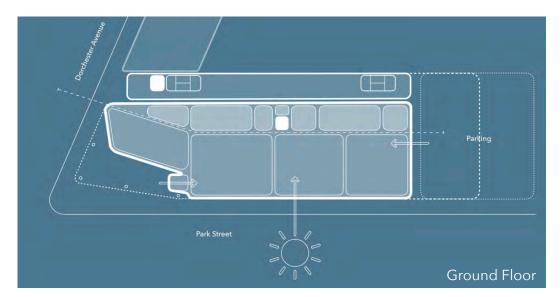
Upper floor shaped to set back from side and rear property lines to allow for windows at housing. Shift between housing and library massing to emphasize library volume. Entry to housing locate along Dorchester Ave.

Mixed-use Library Planning

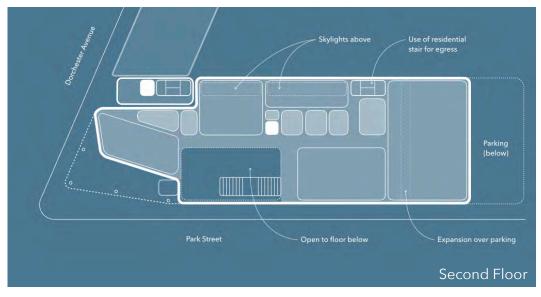
In addition to the library program, the ground floor must accommodate the residential entry program: lobby, elevator, stair, mail room, trash room and egress stair. These have all been organized along the party-wall at the north edge of the site, with the residential entry located along Dorchester Avenue. The library entrance is positioned at the corner of Dorchester Avenue and Park Street, and set back from the corner to differentiate between the residential and library entrances. Staff parking is maintained at the rear of the building. (In the final development approach on p. 108, then residential entry is located on Park Street adjacent to the parking)

Service programs are located along the north edge of the plan, with larger program areas along Park Street



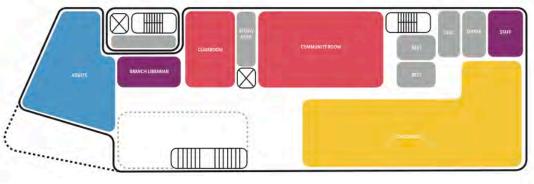


Because some of the first floor is used for residential program, the second floor cantilevers out over the parking below to gain additional library square footage.

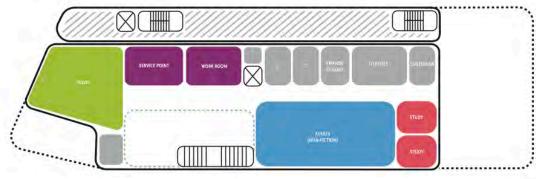


Mixed-use Library Option 1

- Adult Non-Fiction, Teen LIbrary and Study Rooms at ground floor
- Adult Fiction, Community Room, Classroom, and Children's Library on second floor
- Library entry too hidden from Dorchester Ave.
- Teen Library is not ideally situated adjacent to entry



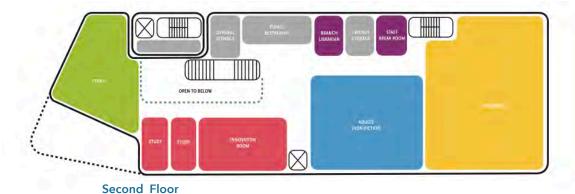
Second Floor



Ground Floor

Mixed-use Library Option 2

- Community Room and Adult Fiction at ground floor
- Teen, Non-Fiction, and Children's Library on second floor
- Library entry too hidden from Dorchester Ave.
- Children's Library too remote/hidden
- Not enough program at ground floor; locate primary Visitor Service Point on the second floor with smaller service point at first floor



ACHIT

MEW MATERIALS

STATE
WORKSOON

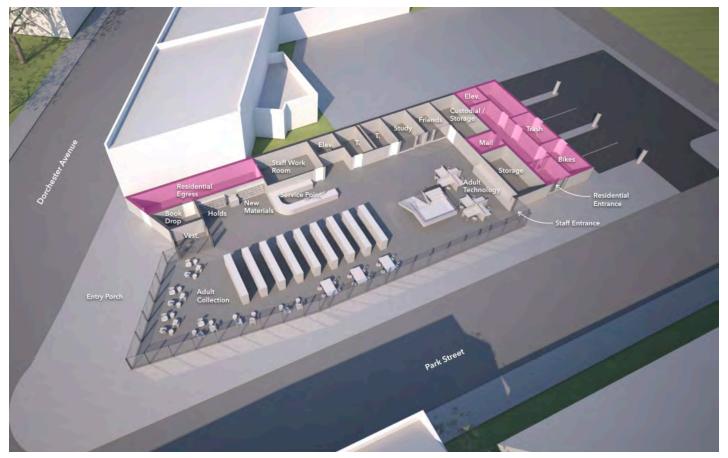
STATE
WORKSOON

STATE
WORKSOON

Ground Floor

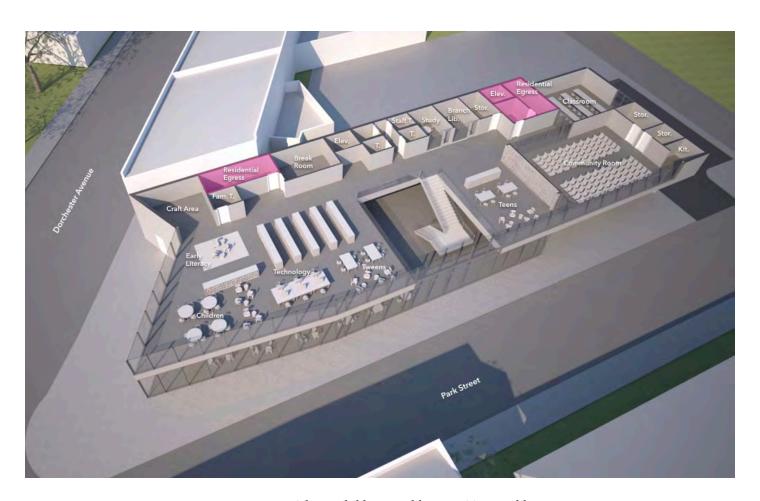
View from entry with Adult Fiction and Non-fiction to the right and Teen library at the top of the stair, visible from the primary Visitor Service Point.





Mixed-use LibraryOption 3 Ground Floor

This option locates the residential entry program to the Park Street face of the building, creating more separation from the library entrance on Dorchester Ave. This allows for a library entry configuration similar to the stand alone library scheme, with an generous entry under an overhanging roof. Adult Fiction, Non-Fiction, and Technology are all located at the ground floor.



Mixed-use LibraryOption 3 Second Floor

The Children's library, Teens library, Community Room and Classroom are all on the second floor. Locating the Community Room and Classroom at the east end of the building, where they can be locked when not in use, allows the second floor to be more easily supervised from the Children's service point.

4.2 Final Development Approaches

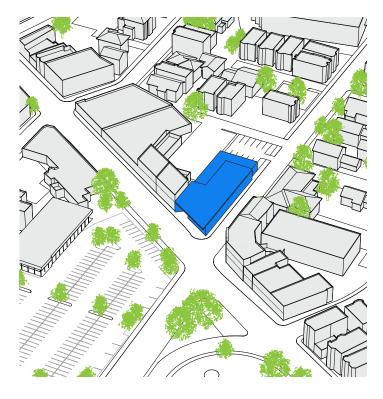
The study evaluated three development approaches for the site.

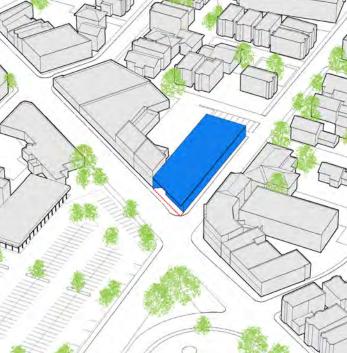
Approaches I and IA are one-story libraries. While not large enough to accommodate all of the target program, each of these options explores how best to accommodate the library needs in an improved one-story building: either by renovating the existing structure or by building a new one with an expanded footprint.

Approaches 2 and 3 are two-story libraries - the former a stand-alone structure and the

latter a mixed-use building with affordable houseing - that refine the initial design options introduced in Section 5.1.

Options 1, 1A & 2 are will be designed and constructed through a public construction bid process (Massachusets public procurement regulations Chapters 7C and 149). For option 3, a developer will be selected therough a Request For Proposals (RFP) process. The mixed-use compontent is envisioned to be affordable housing and will include a public outreach by the Department of Neighborhood Development (DND) to determine the type of





1: One-story Library Renovation

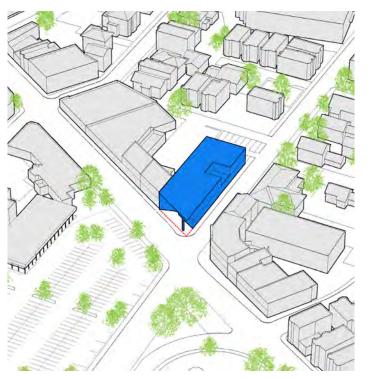
1A: One-story Library New Construction

affordable housing that will be identified in the RFP.

The selected developer will design and construct the mixed-use development coordinating with DND housing, BPDA's Article 80 process and with the Boston Public Library (BPL) on the library space. The City will design and publicly bid the libary interior fit-out.

This private/public partnership is not allowable under current regulations, so the the City will need to apply for a waiver(s) from the Commonwealth of Massachusetts's

legislature. Additionally, the developer will submit to the City and State for affordable housing subsidies, a process that can add 2 to 3 years to the length of a standard 3-year project schedule.





2: Two-story Library

3: Five-story Mixed-use with Library and Housing

1: One-story Library Renovation

This approach evaluates an extensive renovation of the existing library building. The facade and planter along Dorchester Avenue are demolished and replaced with a new glass curtain wall with an overhanging roof to create a more generous and welcoming entry to the library and to improve the visual presence of the library on this corner site. Exterior scope also includes replacing all windows, re-pointing the exterior brickwork and a new roof.

The interior of the building is completely renovated to improve visitor experience and to create more usable, functional spaces. This includes a larger entry and visitor service desk with holds and self checkout area, expanded patron seating areas, new bathrooms, and an enlarged (65 seat) community meeting space

with windows to Park Ave. The renovation also includes all new mechanical, electrical and plumbing and AV/IT systems.

Because of the smaller building area, this approach cannot accommodate a 100-seat meeting room, a classroom or two study rooms. It is also falls short of the program targets for patron seating and shelving, and storage area is minimal.





View from Dorchester Ave. and Park St.



Aerial View

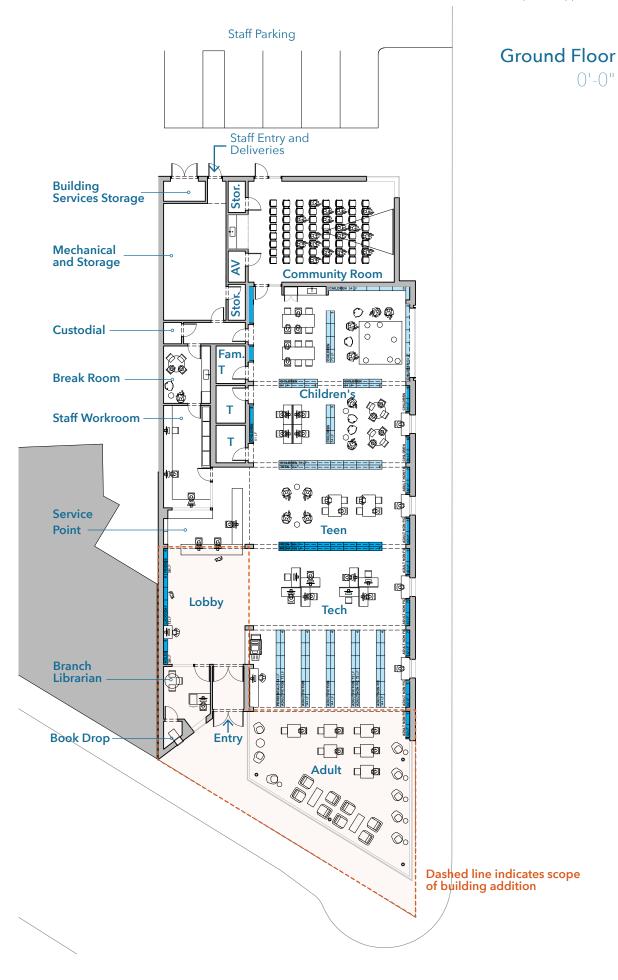


Dorchester Ave. facade

Boston Public Library Fields Corner

	PROGRAM	1: ONE STO
LIBRARY PROGRAM TOTALS	Area Shelf Reader (sq ft) Seats	Area (sq ft)
Total Assigned (net) SF	12,441 2,235 267	7,331 (5 ,1
Total Gross SF	14,929	8,545 (6,3
Efficiency (Net:Gross)	83%	86%

	1: ONE	STORY L	IBRARY	RENC	VATIO	N
ader	Area	+/-	Shelf	+/-	Reader	+/-
Seats	(sq ft)		(lin.ft.)		Seats	
267	7,331	(5,110)	2,145	(90)	160	(107)
	8,545	(6,384)				
	86%					



1A: One-story Library New Construction

Development Approach 1A builds on the Option 1 renovation plan, expanding the footprint to accommodate more of the library program needs.

By eliminating the staff parking behind the building and expanding the building footprint to the east (highlighted in orange on the plan on the facing page), the building can accommodate a full-sized community meeting space, a classroom, and more generous storage and service areas.

This plan still falls short of the patron seating and shelving targets, and does not include any study rooms. No staff parking spaces are provided in this approach.

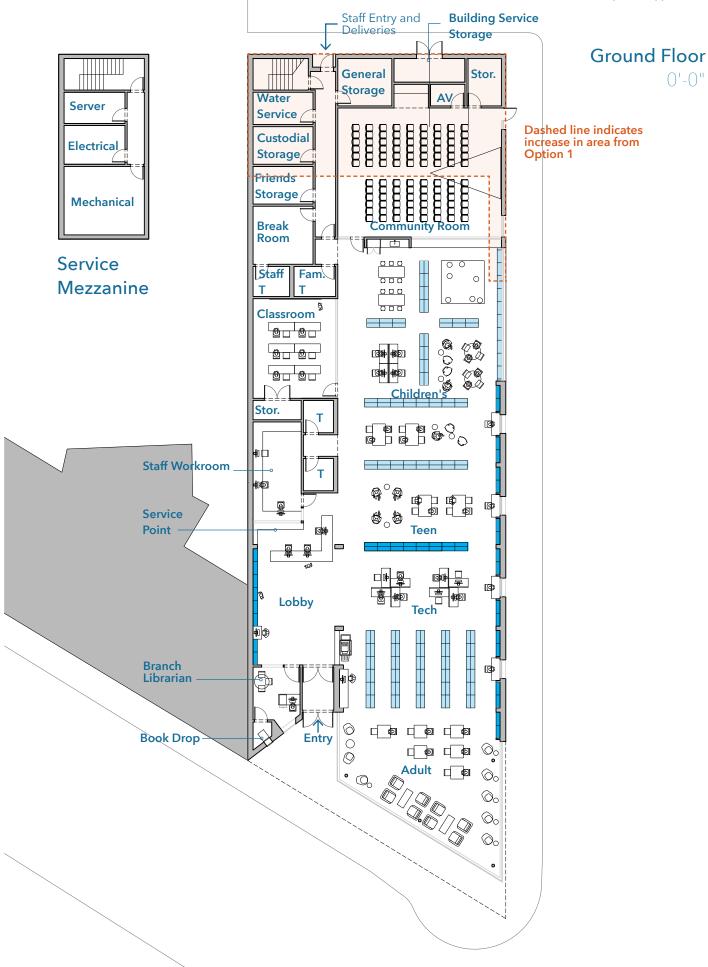
PROGRAM

1A: ONE STORY LIBRARY

LIBRARY PROGRAM TOTALS
Total Assigned (net) SF
Total Gross SF
Efficiency (Net:Gross)

Area	Shelf	Reader
(sq ft)		Seats
12,441	2,235	267
14,929		
83%		

(sq	+/-	Shelf	+/-	Reader	+/-
ft)		(lin.ft.)		Seats	
9,279	(3,162)	2,178	(57)	227	(40)
11,215	(3,714)				
83%					
1	9,279 1,215	ft) 9,279 (3,162) 1,215 (3,714)	ft) (lin.ft.) 9,279 (3,162) 2,178 11,215 (3,714)	ft) (lin.ft.) 9,279 (3,162) 2,178 (57) 11,215 (3,714)	ft) (lin.ft.) Seats 9,279 (3,162) 2,178 (57) 227 11,215 (3,714)



2: Two-story Library

This two-story library building develops the stand-alone option 2.2 introduced in Section 5.1.

Like the previous one-story approaches, a glass curtain wall with an overhanging roof along Dorchester Ave. defines a generous and welcoming entry to the library. The two-story glass facade - with a double-height reading room behind it - also creates a strong visual presence for the library on this corner site. The roof aligns with the cornice of the adjacent building; at roughly 32' tall, is is below the 40' zoning height limit for the neighborhood.

A notch in the building at the second floor

along Park Street creates an exterior reading terrace - this is the only design option with an outdoor space. Staff parking and delivery space maintained at rear of building.

The interior is organized around a doubleheight reading room at the Dorchester/Park Ave. corner that helps to visually connect and unify the upper floor with the main level of the library.

Adult Fiction and Technology, the Classroom and the Children's' Library are all located at the ground Floor. Adult Non-fiction, the Teen Library, and Community Room and Study Rooms are all on the second floor.





View from Dorchester Ave. and Park St.



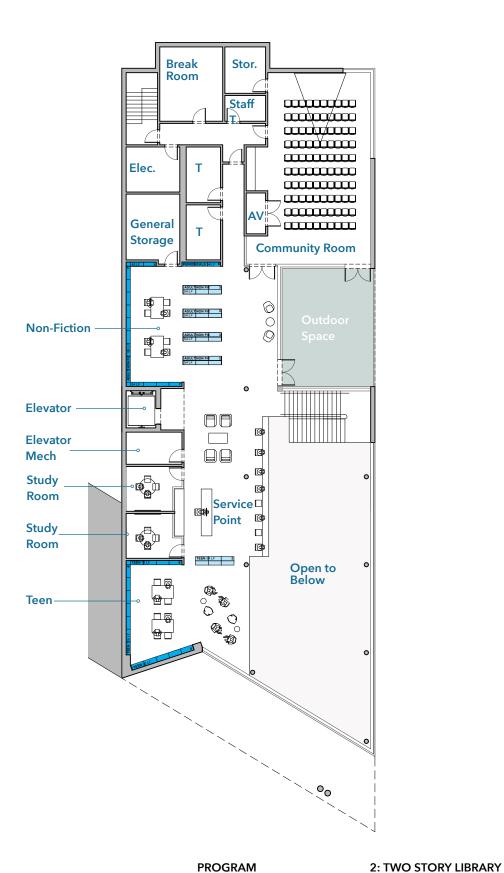
Aerial View



Dorchester Ave. facade

Second Floor

15'-0"

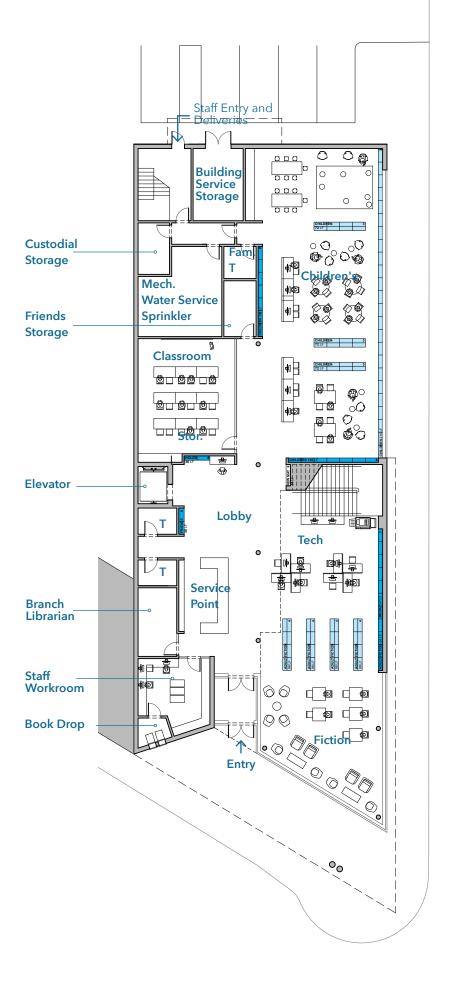


	LIBRARY	PROGRAM TOTALS
--	---------	----------------

Total Assigned (net) SF
Total Gross SF
Efficiency (Net:Gross)

Area Shelf Reader (sq ft) Seats 12,441 2,235 267 14,929 83%

Area	T/-	Shelf	+/-	Reader	т/-
(sq ft)		(lin.ft.)		Seats	
11,829	(612)	2,328	93	269	2
14,620	(309)				
81%					



Ground Floor

3: Five-story Mixed-use Building with Library and Housing

This five-story building - a two-story library at ground level with three floors of affordable housing above - develops the mixed-use option 3 introduced in section 5.1.

Similar to the two-story approach, the library is articulated as a two-story glass curtain wall at the corner, with the glass wall set back from corner to create generous covered entry with built-in bench. An overhanging roof between the second and third floors articulates the separation between the library below and housing program above.

Entry for the resididential program is on Park Street. Each of the three floors of housing targets II to I2 units per floor, with a mix of studios, I and 2 bedroom units.

At 68' tall, this building is taller than the recommended zoning and would require a zoning variance for height. No parking is provided for the housing units.

Because of the residential entry program on the ground floor, less program can be accommodated on the first level than in stand-alone library options. Adult Fiction, Non-fiction, Technology, and one Study Room are located on the ground floor; Teen and Children's libraries, the Community Room, the Classroom and one Study Room on the second floor. The Community Room and Classroom have been located for possible after-hours access from the residential entry elevator/stair.

Mechanical systems for the library and residential programs will be independent.





View from Dorchester Ave. and Park St.



Aerial View



Dorchester Ave. facade

Break

Room

Dotted blue line indicates area for possible after-hours access

PROGRAM

Children's

0

000

() () () ()

0000 ©00000.

3: MIXED USE BUILDING

LIBRARY PROGRAM TOTALS
Total Assigned (net) SF
Total Gross SF
Efficiency (Net:Gross)

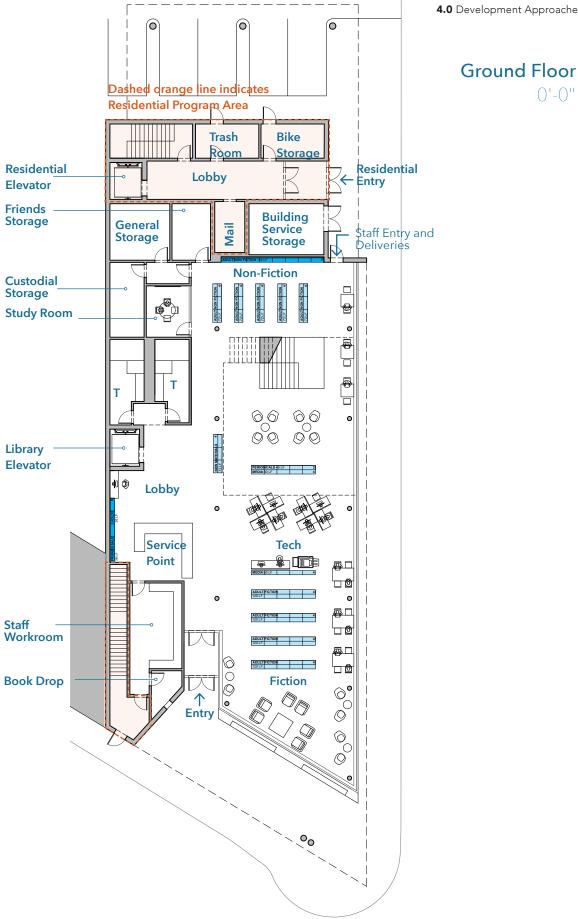
Service Point

Family T

Area	Shelf	Reader
(sq ft)		Seats
12,441	2,235	267
14,929		
83%		

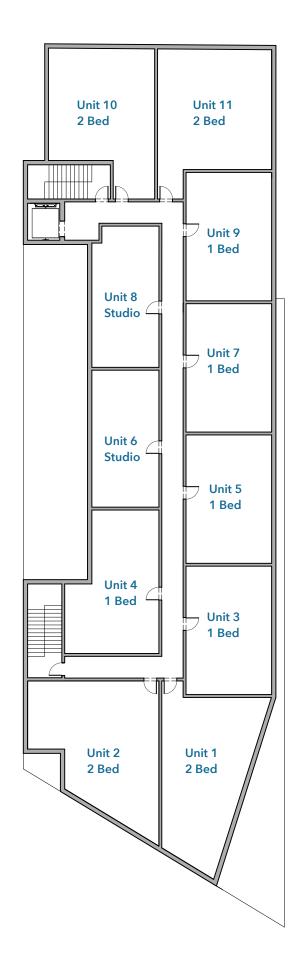
Ar	ea	+/-	Shelf	+/-	Reader	+/-
(sq	ft)		(lin.ft.)		Seats	
12,44	5	4	2,388	153	268	1
15,72	1	792				
79	%					

0'-0"



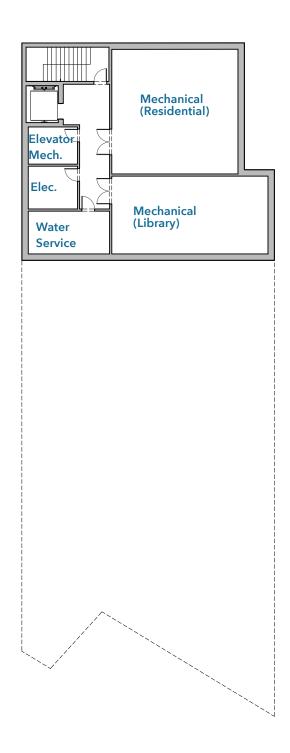
Third, Fourth and Fifth Floors

30'-0", 41'-0" and 52'-0"



0 0 0

Basement -12'-0"



4.3 Program Summary

	PRO	GRAM		1: ONE	STORY L	IBRARY	RENC	OITAV	N
ROOM NAME	Area	Shelf	Reader	Area	+/-	Shelf	+/-	Reader	+/-
	(sq ft)		Seats	(sq ft)		(lin.ft.)		Seats	
Entry	1,105			848	(257)				
Vestibule	130			73	(57)				
Book Drop	60			21	(39)				
Lobby	300			427	127				
Primary Service Point	325			327	2				
Secondary Service Point	100			none					
Self Check-out / Reserves	150	36		incl. w/lobby		36	0		
Friends Book Sale Shelves	40	36		incl. w/lobby		36	0		
Adult	3,195			2,365	(830)				
Adult Fiction	510	432		incl. above		432	0		
Adult Non Fiction	645	528		incl. above		510	(18)		
Adult Media	250	144		incl. above		168	24		
Periodicals	40	36		incl. above		54	18		
New Books / Lucky Day Display	40	27		incl. above		72	45		
Immigration Material Display	20			incl. above					
Adult Seating	1,190		40	incl. above				30	(10)
Adult Computers	450		8	incl. above				8	0
Print Release Station	50			incl. above					
Teen	767			625	(142)				
Teen Collection	385	312		incl. above	(142)	240	(72)		
		312	1.1			240	(72)	1.2	/41
Teen Seating	382		14	incl. above				13	(1)
Children	2,445			1.430	(1,015)				
Children's Collection	1,095	684		1,370	(1,015)	597	(87)		
Children's Service Desk	45	004		1,370	(1,013)	377	(07)		
	330		22	incl. above				13	(0)
Children's Seating	220		13	incl. above				0	(9) (13)
Tweens Seating									
Children's Early Literacy Seating	220		16	incl. above				16	0
Craft Area	250		14	incl. above				12	(2)
Children's Technology Family Restroom	225 60		12	incl. above	0			4	(8)
Turning Reserves.									
Community	2,140				(1,243)				
Community Room	1,100		100	802	(298)			64	(36)
Community Room Storage	100			29	(71)				
Community Room AV Storage	50			29	(21)				
Community Room Kitchenette	50			37	(13)				
Classroom	600		20	0	(600)			0	(20)
Small Conference / Study Rooms (2)	240		8	0	(240)			0	(8)
Staff	799			543	(256)				
Staff Workroom	250			260	10				
Branch Librarian's Office	120			137	17				
Staff Break Room				137					
	253			140	(107)				
Staff Restroom	56 120			0	(120)				
Friends Storage	120				(120)				
Service	1,990			623	(1,367)				
Public Restrooms (Main)	300			120	(180)				
Public Restrooms (Secondary)	110			n/a					
Elevator and Machine Room	200			n/a					
Custodial Storage/Office	130			33	(97)				
General Storage	200			incl. w/mech					
Building Services Storage	200			49	(151)				
Mechanical	300			421	(129)				
Electrical Service	150			incl. w/mech	(.27)				
Water Service	100			incl. w/mech					
Server Room	100			incl. w/mech					
Fire Pump Room	200			not incl.					
	200								

LIBRART PROGRAM TOTALS
Total Assigned (net) SF
Total Gross SF
Efficiency (Net:Gross)

PROGRAM								
Area	Shelf	Reader						
(sq ft)		Seats						
12,441	2,235	267						
14,929								
83%								

1: ONE STORY LIBRARY RENOVATION									
Area	+/-	Shelf	+/-	Reader	+/-				
(sq ft)		(lin.ft.)		Seats					
7,331	(5,110)	2,145	(90)	160	(107)				
8,545	(6,384)								
86%									

	IA: ONE						WO STO						IIXED USI				
Area (sq ft)	+/-	Shelf (lin.ft.)	+/-	Reader Seats	+/-	Area (sq ft)	+/-	Shelf (lin.ft.)	+/-	Reader Seats	+/-	Area (sq ft)	+/-	Shelf (lin.ft.)	+/-	Reader Seats	+.
833	(272)					1,182	77					1,039	(66)				
73	(57)					99	(31)					100	(30)				
21	(39)					41	(19)					52	(8)				
447	147					477	177					300	0				
292	(33)					345	20					325	0				
none						142	42					132	32				
ncl. w/lobby		36	0			78	(72)	36	0			130	(20)	42	6		
ncl. w/lobby		36	0			0	(40)	36	0			0	(40)	42	6		
2,365	(830)					3,229	34					3,229	34				
incl. above	(0)	432	0			1,791		468	36			3,229		444	12		
incl. above		510	(18)			1,013		531	3			incl. above		600	72		
incl. above		168	24			incl. above		147	3			incl. above		156	12		
incl. above		54	18			incl. above		54	18			incl. above		45	9		
incl. above		72	45			incl. above		30	3			incl. above		0	(27)		
incl. above						incl. above						incl. above					
incl. above				30	(10)	incl. above				44	4	incl. above				43	
incl. above				8	0	incl. above				8	0	incl. above				8	
incl. above						incl. above						incl. above					
625	(142)					753	(14)					708	(59)				
incl. above	•	240	(72)			753		342	30			708		339	27		
incl. above			, ,	13	(1)	incl. above				14	0	incl. above				14	(
1,803	(642)					2,340	(105)					2,550	105				
1,736	(= := /	630	(54)			2,340	(1117)	684	0			2,550		720	36		
incl. above				12	(10)	incl. above				22	0	incl. above				22	
incl. above				12	(1)	incl. above				13	0	incl. above				13	
incl. above				16	0	incl. above				16	0	incl. above				16	
incl. above				14	0	incl. above				14	0	incl. above				14	
incl. above				8	(4)	incl. above				12	0	incl. above				12	
67	67					incl. above						incl. above					
1,758	(382)					2,160	20					2,298	158				
1,142	42			102	2	1,110	10			100	0	1,174	74			100	(
88	(12)					102	2					103	3				
40	(10)					42	(8)					72	22				
44	(6)					51	1					67	17				
444	(156)			12	(8)	625	25			18	(2)	607	7			18	(:
0	(240)			0	(8)	230	(10)			8	0	275	35			8	
758	(41)					801	2					831	32				
257	7					255	5					254	4				_
137	17					144	24					155	35				
183	(70)					254	1					252	(1)				
60	4					52	(4)					52	(4)				
121	1					96	(24)					118	(2)				
1,137	(853)					1,364	(626)					1,790	(200)				
106	(194)					208	(92)					282	(18)				
n/a						108	(2)					104	(6)				
n/a						90	(110)					52	(148)				
121	(9)					88	(42)					139	9				
188	(12)					193	(7)					184	(16)				
90	(110)					196	(4)					207	7				
297	(3)					350	50					663	113				
127	(23)					131	(19)					incl. w/mech					
104	4					incl. w/mech						incl. w/mech					
104	4					incl. w/mech						159	59				
not incl.						not incl.						not incl.					
	IA: ONE	STORY L	JBRARY	,		2: T	wo stoi	RY LIBRA	RY			3: N	IIXED US	E BUILD	ING		
rea (sq	+/-	Shelf		Reader	+/-	Area	+/-	Shelf		Reader	+/-	Area	+/-	Shelf		Reader	
ft)		(lin.ft.)		Seats		(sq ft)		(lin.ft.)		Seats		(sq ft)		(lin.ft.)		Seats	
	(3,162)	2,178	(57)	227	(40)	11,829		2,328	93	269	2	12,445		2,388	153	268	1
11,215	(3,714)					14,620	(309)					15,721	792				

81%

79%

83%

Site Design and Building Systems Requirements

- 5.1 Net Zero Carbon Design Requirements
- 5.2 Landscape Design
- 5.3 Site Utilities and Drainage
- 5.4 Structural Design
- 5.5 Mechanical, Electrical, Plumbing, Fire Protection Requirements

Boston Public Library Fields Corner

5.1 Net Zero Carbon Design Requirements

Library

The City of Boston requires that the library achieve a minimum LEED Silver certification and a new ordinance (December 11, 2019) requires the building be Net Zero Carbon (NZC). A comprehensive building systems design process will be needed from the very beginning of the design phase to achieve the LEED and NZC Goals.

Mixed-use Development

Department of Neighborhood Development (DND) since 2008 working with Boston Planning & Development Agency, Environment Department, energy providers, architects and affordable housing developers has successfully facilitated a number of activities in pursuit of the City's Green Building Initiatives Program. These projects, aimed at reducing the carbon footprint of our development activities, include several Solar PV, Net Zero Energy, E+ (energy positive) and Passive House residential developments. These efforts have also recognized the impact that building health has on resident health. We look forward to continuing and expanding green building practices that encourage healthy housing and positive health outcomes for residents.

To achieve the updated "Carbon Free Boston" goals, DND has engaged a consultant to incorporate the City's Zero Carbon Emission Goals into its affordable housing design &

development practices. This work, facilitated by Placetailor, is ongoing. Through this project, DND hopes to create a set of guidelines to provide key strategies for residential construction to meet the goal of a carbon neutral Boston by the year 2050.

DND is excited to engage with development teams as we work together to reduce our carbon footprint across our portfolio. Respondents to this RFP who are interested in learning more about our carbon neutral guidelines and applying them to their development proposals are encouraged to have their design teams participate in a workshop about the DND's carbon neutral design guidelines on August 22 2019.

For this year's RFP responses, DND will give special consideration to proposals that incorporate Zero Emissions strategies into project design and development planning. No additional funding is available through this RFP for Zero Emissions design, but we believe that many Zero Emissions objectives can be achieved through cost neutral design decisions. Efforts to address Zero Emissions should be outlined in the application design narrative.

5.2 Landscape Design

Streetscape

The library site is defined by Dorchester Avenue to the west and Park Street to the south. With little open space, the site is primarily a narrow streetscape where any new design features will need to negotiate existing light posts, utility poles and street signage. Currently, there are no street trees along the library's side of Dorchester Avenue and unfortunately, due to the narrow width of the sidewalk, it is not possible to propose street trees along Park Street. Shade trees can provide a great deal of relief from summer heat, especially along a southern facade as exists along Park Street. The east edge of the property along the parking lot edge affords the only available space for planting a tree on site. Planters or narrow plant beds can also be considered where the building steps back from the street and can accommodate both planting and still provide an accessible walk way along the street.

Improvements to the existing sidewalk along Park Street should include new concrete paving from the back of curb to the building edge and could include a decorative border, or continuity strip to connect the front of the building to the rear.

With little room between the edge of building and back of curb, no new pedestrian pole lighting is possible. Existing street lights are assumed to remain and new entry and exit lights should be included on the architecture to signal entry as well as provide sufficient light at building entries. Lighting for safety should be included at the parking area. For energy efficiency, light fixtures should be LED and all lighting should ensure no light spill on to adjacent properties and should ahere to BUG ratings.

Building Entries

Pavers, or special paving should be included at entrances to make them more distinctive from the sidewalk. This is particularly important at a residential entrance along Park Street to distinguish it's presence as separate from the library. If space allows, a bench or planter should also be considered to make the entry feel more residential rather than institutional.

In all of the proposed schemes the main entrance for the library remains on Dorchester Avenue where the sidewalk width is relatively narrow. If the existing handicap parking space along the street could be relocated, the sidewalk could be enlarged long the length of the entry to allow for a more generous space at the front door. Where the building canopy extends out to the sidewalk to provide a ceiling over the outdoor space, specialty paving should be used on the ground plane to define the entrance into the library. In options where the entry way is narrow, the paving should extend out to at least the edge of the building canopy and if possible, extend out the full width of the sidewalk to announce the presence of the front door. Where the entrance is pulled back away from the sidewalk there is greater opportunity to create more of an entry court and to include site furnishings. Benches integrated into the building facade or sited within the space invite community use and create a sense of welcome. Bike racks should also be integrated along the edge of the street curb and conform to City of Boston standards and Complete Streets guidelines.

Currently, the sidewalks along Dorchester Avenue are brick which stop short of the main concrete entryway. Any future paving should be deliberate in determining where the brick ends and/or how it plays into a new paved entry court for the library.

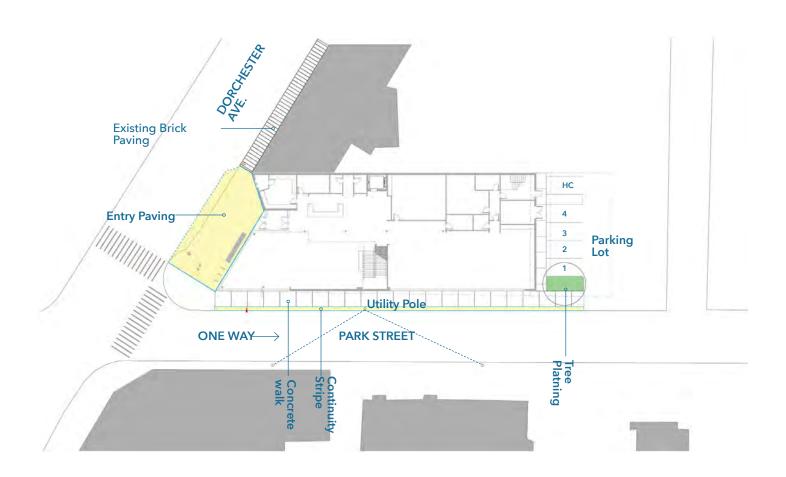
Parking

The parking lot allows for 5 parking spaces, including one handicap space. An accessible walk will need to connect the accessible parking space to the adjacent sidewalk. Currently, there are not egress doors at the back of the building so it is unclear whether the finished floor grades will allow for direct egress at grade or whether steps will be required. As mentioned in the section on streetscapes, there is an opportunity to create a planting island near the sidewalk edge which would allow for a large deciduous canopy tree to be planted. Again, this would help diminish heat islands in providing shade for the parking and building.

Green Roof Opportunities

If there is an opportunity for an outdoor space at the second floor, the southern aspect should be taken advantage of to create a green, outdoor room. An open terrace can be created with paved flooring to accommodate tables and chairs. A trellis or open-canopy structure should be installed to provide shade for midday use, and planters can be situated to allow for vines to grow up the structure. The benefits of an intensive green roof can be evaluated in terms of stormwater and for reduction of heat islands, and all green roof opportunities need to consider installation of PV as well as drainage recharge systems.

Having a shaded, green space would make an inviting, outdoor gathering space for the library and its patrons.



5.3 Site Utilities and Drainage

Option Descriptions

Option I describes a renovation to bring the library into compliance with applicable building codes and accessibility regulations and to improve the visitor experience and create more usable, functional spaces. The interior of the building would be completely renovated in this option.

Option 1A proposes a new one-story library building.

Option 2.2 represents a two-story library.

Option 3 proposes an mixed-use building with 5-stories, including a library and with affordable housing.

Method of Obtaining Utilities

Most of the proposed options will involve similar approaches to obtaining utilities, including inspection/reconstruction of existing services, and provision for recharge on-site. The method of obtaining utilities for each typical option is discussed below, with differences among options noted.

Water Systems

Based on record plans received from BWSC and the site architect, the existing water service for the site is a 2" service connecting to the water main within Park Street. The service for the site appears to extend from the building in line with the fire hydrant located across Park Street. No information is available on the material or condition of the existing water service, which appears to have been installed in 1969, according to record tie cards from BWSC. The hydrant noted across the street is the only one noted within proximity to the site. No concerns were reported regarding the water service. A hydrant flow test should be performed to confirm pressures and flow volume at the site of the building.

A new dedicated service may be required for all proposed options (including renovations), depending on the condition of the existing service. A relocation is likely necessarily in all options, as, at minimum, the mechanical room for the building will be shifted. A new

dedicated service would likely be required for Options 2.2 and 3, given the increase in demand from the more significantly expanded footprints, and the relocation of the mechanical room. For Option 3, given the proposed residential uses being added to the existing library demand, demand increase would be significant relative to the existing service. Any required water shutdowns would need to be coordinated with the BWSC. Please refer to the MEP narrative for additional information on interior plumbing. Sanitary Sewer

Based on record plans received from BWSC and the site architect, the existing sanitary sewer service for the site is an 8" to the existing combined sewer main within Park Street. Per record plans received from the BWSC, this combined sewer main is a 27"x35" brick pipe. No material is noted for the existing sewer service, which appears to extend from the building near the side employee entrance on Park. No external grease traps were observed, on the site visit or on record plans. A video inspection of any sanitary lines to be reused is recommended to gauge the condition of the existing sewer pipes. There are no grease traps or gas/oil separators on site. No concerns were reported regarding the sewer service.

A new dedicated sewer service may be required for all proposed options (including renovations), depending on the condition of the existing service. The capacity of the existing service would be adequate for Options I and 2 but would have to be further evaluated for Option 2.2 and especially option 3, given the proposed residential uses above the library expansion. If the projected sewer flow increase is greater than 15,000 GPD, a 4:1 inflow and infiltration fee would be required by BWSC. Based on the current building programs for all options, it's unlikely any proposed building would exceed this threshold. See MEP narrative for additional information on interior plumbing.

Site Drainage

The site topography, based on Boston City Base and from limited available information, is almost entirely flat. Much of the site is taken up by the library building, and the record first floor elevation is 22 in Boston City Base. There is a catch basin located in the existing parking lot that serves as a localized low point that drains stormwater runoff from the parking lot near its entrance. The slopes in the parking lot are generally flat, appearing (visually) to be between 1% and 2%.

The existing site drainage system consists of a series of roof drains and what appears to be a single stormwater grate in the existing parking lot. The roof is flat and covered in stone; runoff from the same appears to collect in a series of roof drains that likely discharges to the storm sewer in Dorchester Avenue. No record plans exist of such a connection. It's further noted the library appears to have some problems with roof drainage on the site, as there are several areas where water consistently comes through the ceiling. Panels have been removed or waterstained in these areas, indicating a consistent problem – confirmed by discussion with library staff. The single catch basin in the parking lot appears to connect to the combined sewer in the roadway, a 27"x35" brick culvert that runs down Park Street, as no drainage infrastructure was noted in the roadway either in the site investigation or on available record plans. There does not appear to be any water quality treatment of stormwater runoff prior to discharging to the City system, and no storage appears to be provided for on-site.

The management stormwater system associated with any type of redevelopment project will be subject to the Massachusetts Department of Environmental Protection's Stormwater Standards. None of the sections of the existing drainage system appear to comply with the DEP Standards. Replacement of the drainage system will include design elements to provide peak flow control, groundwater recharge, and treatment of runoff prior to discharge. If a portion of the parking lot is proposed to remain in the project option, water quality structures may be required by BWSC to improve the suspended solids removal of any runoff leaving the parking lot. A stormwater retention system will be required, at minimum, to store I" of runoff from the site for approvals from BWSC for all of the project options, including a renovation that does not expand the building footprint. BWSC has revised their standards to include this trigger requiring recharge improvements if the cost of any project (requiring their review) exceeds

\$200,000, which would include all options.

One inch of runoff falling on the entirety of the noted property would total about 980 cubic feet. Based on the site plans for all options, there should be space for an underground system accommodating this storage outside of the building footprint. The available space does change with various options; however, a test fit of the required recharge system would work for any of the proposed renovation or building expansion options. The entirety of the site is generally impervious, and the recharge volume requirements would not change for any. Additional geotechnical investigation would be required before the design of any system.

Other Utilities

Record drawings indicate several different connection points for electric on the site. Record plans from BWSC indicate a 3 " electric service and 2 " electric service entering the front of the building facing Dorchester Avenue, while record site plans for the library appear to show a 3" telephone conduit and 4" electrical conduit entering the building along Park Street near the other utility penetrations.

A telecommunications line was noted on Park Street, labelled and extending down from a utility pole located in the same location.

As discussed during the site meeting on October 30th, the building is heated by electric equipment. Record drawings do not indicate any gas service to the site, though the facilities manager for the library indicated the building may have been connected to the 6" gas main within Park Street in the past. A study had been done previously to add gas heating equipment on the roof to replace the existing system.

Upgrades to the electric, tel-com, gas services, and site lighting would likely be required as part of any project option. New services may be required for the renovated/rebuilt library building to accommodate the revised program, depending on the additional demand and the relocation of the mechanical room. Refer to the plumbing and electrical narratives for additional information.

5.4 Structural Design

1: Renovate Existing Building

The renovation of the existing building includes reconfiguring the existing interior partitions to allocate space for different programming. The existing steel framing, roof deck, and foundations would largely remain unchanged. The front entrance façade would undergo a minor alteration that would expand the building footprint to the sidewalk.

The proposed renovation described in this report would not affect the existing structure to the point of triggering a lateral analysis. Per the IEBC, the renovation would be classified as an Alteration Level 3, with Limited Structural Alterations. Therefore, any proposed changes can be evaluated on a local level without mandating that the entire building be brought up to current code. The need for lateral analysis and seismic upgrades should be reviewed again as part of the renovation design phase.

The expansion of the front façade to follow the angle of the sidewalk would require new steel structure to support the roof and new footings under the steel columns. Parts of an existing stone foundation will need to be removed or potentially re-used to support the frost wall under the new exterior wall. As part of the code requirements, masonry walls will also need to be anchored to the roof diaphragm to resist out-of-plane forces. New openings in the roof can be located between steel beams and framed out with steel members as required.

1A: One-Story Library

The existing building would be demolished in its entirety, other than the existing stone foundation wall that might be used by the northern neighbouring building. New structure would be designed per the latest building code.

The roof would be constructed from steel beams and metal roof deck. The lateral system can be steel braced frames between steel columns. Assume II PSF for steel tonnage, including connections, columns, and braced frames. Columns along the north wall will be offset from the property line by approximately

3 feet to avoid conflict with the existing stone wall. There would be a 5" concrete slab on grade reinforced with 6x6 W2.9x2.9 steel mesh for the ground level. Based on the existing drawings, it is anticipated that the foundation will be 10" concrete frost walls on 3'x1" concrete spread footings along the perimeter. Any interior columns and columns along the north wall would bear on reinforced concrete spread footings.

It may be possible to re-use the existing foundations in this scheme if the loads are equivalent to the existing. Although this would save demolition and foundation cost, the design would be limited to constructing a building with the same column grid as the existing.

2: Two-Story Library

The existing building would be demolished in its entirety, other than the existing stone foundation wall that might be used by the northern neighbouring building. New structure would be designed per the latest building code, with a design live load of 150 PSF for library spaces.

The roof would be constructed from steel beams and metal roof deck. The second floor would be constructed from composite steel beams with 3 1/4" lightweight concrete with WWF on 3" composite steel deck. The lateral system can be steel braced frames between steel columns. Assume II PSF for the roof and 14 PSF for the second floor for steel tonnage, including connections, columns, and braced frames. Assume 3/4" diameter headed shear studs at 12" OC for the steel beams. Columns along the north wall will be offset from the property line by approximately 3 feet to avoid conflict with the existing stone foundation wall. There would be a 5" concrete slab on grade reinforced with 6x6 W2.9x2.9 WWF for the ground level. Based on the existing drawings, it is anticipated that the foundation will be 10"x3' concrete frost walls on 3'x1' concrete spread footings along the perimeter. Any interior columns and columns along the north wall would bear on reinforced concrete spread footings. A reinforced concrete elevator pit should be located away from the existing north stone foundation wall to avoid underpinning. The elevator shaft can be constructed from 8" reinforced CMU.

3: Five-Story Mixed-use Library

The existing building would be demolished in its entirety, other than the existing stone foundation wall that might be used by the northern neighbouring building. New structure would be designed per the latest building code, with a design live load of 150 PSF for library spaces and 40 PSF for residential.

The first and second floor would be Type IA construction; the upper floors would be permitted to be Type 5A wood construction for a building of 70' if fully sprinklered. For Type 5 construction, the framing can span between exterior walls and corridor walls. Over the wood joists, there will be 3/4" plywood and r" gypcrete. Since the unit layout has not been finalized, the following can be used as guidance for both I-joists and wood truss options:

Middle units (20' span max): 11 7/8" TJI 360 @ 16" OC or 14" trusses @ 16" OC

End units (27' span max): 14" TJI 560 @ 16" OC or 18" trusses @ 12" OC

Corridor (6' span max): 2x6 @ 16" OC

Exterior walls will be 2x6 studs @ 16" OC, and interior walls will be double 2x4 studs @ 16" OC. Plywood shear walls with metal holddowns will serve as the lateral system for the wood-framed levels.

The 3rd floor will be a 3-hour fire rated podium level that will transfer the loads from above to a 4 I/4" lightweight concrete on 3" composite steel deck supported by steel beams and steel columns. Steel braced frames will be the lateral system. Assume I7 PSF for the steel tonnage. Assume 3/4" diameter headed shear studs at I2" OC for the steel beams.

The second floor and part of the first floor over the basement will be a 2-hour rated level with 3 1/4" lightweight concrete on 3" composite steel deck. The slab will be supported by steel beams and steel columns, and the lateral system will be steel braced frames. Assume 14 PSF for steel tonnage. Assume "diameter headed shear studs at 12" OC for the steel beams.

Columns along the north wall will be offset from the property line by approximately 4 feet to avoid conflict with the existing stone wall. There would be a 5" concrete slab on grade reinforced with 6x6 W2.9x2.9 steel mesh for the ground level. Based on the existing drawings, it is anticipated that the foundation will be 10"x3' reinforced concrete frost walls on 4'x1' concrete spread footings along the perimeter. Any interior columns and columns along the north wall would bear on reinforced concrete spread footings. A reinforced concrete elevator pit should be located away from the existing north stone foundation wall to avoid underpinning. The elevator shaft can be constructed from 8" reinforced CMU.

Based on the existing structural drawings, groundwater is expected to be encountered 6.5' below grade, which would suggest the proposed partial basement on the eastern side of the lot will be designed for hydrostatic pressure. The foundation walls are anticipated to be 14" reinforced concrete on an 18" thick reinforced concrete mat foundation. The elevator pit and exterior walls will need waterproofing on the exterior sides. Due to the proximity of the proposed basement walls to the property line, temporary support of excavation will be needed to construct the partial basement, along with temporary dewatering.

5.5 Mechanical, Electrical, Plumbing and Fire Protection Requirements

Introduction and **Utility Service**

There are four potential design options available for the Fields Corner Branch Library located at Park Street and Dorchester Avenue in Boston:

- 1. One-story library renovation of the existing building (8,500 sqft)
- IA. One Story library new construction (12,000 sqft)
- 2. Two-story library, 32' tall (14,600 sqft)
- 3. Five-story mixed-use building with two-story library and three-story housing above, 68' tall (15,720sqft library and 33 to 36 housing units)

The existing utility services provided to the existing library building are as follows:

- I Electric Service: The electric service is a 400-amp service coming into the building. There are two Eversource (previously NSTAR Electric) electric meters existing in the utility room. Service is fed from an overhead utility pole on Park Street located outside the utility room, and provides 4 – 500 MCM in 4" conduit underground into the utility room. There is one main electric panel: 400 Amp, 120/208 Volt, 3 Phase. The second meter connects to a 200 Amp 120/208V, 3 Phase Main panel that serves the Trane rooftop unit. second meter is a sub-meter for the rooftop equipment. There are three sub-panels for lighting, receptacles, heaters, rooftop Trane unit, and exterior lighting on timeclock.
- 2. Plumbing Service: There is a 2" city water line supplying domestic water to the building with two (2) electric water heaters for the bathrooms and kitchen (one is 5-gallon tank and the other is a 20-gallon tank). Sanitary drains collect to an 8" line and connect to the sewer. There is no natural gas being supplied to the building.

- 3. The building has a security system operated by the Gemini security panel.
- 4. The building teledata is served by Verizon.
- 5. Fire Protection: The building is protected by fire alarm only. There is no fire sprinkler system.

It was anticipated that the State Energy Code was going to be updated in January 2020, however, we have been notified of a sixmonth delay for publishing the new code. Regardless of the option selected, the building will meet the BPL standard of LEED Silver at a minimum.

Design Criteria

The City of Boston enacted a Net Zero Carbon policy on December 11, 2019 for all new buildings. This is in addition to the minimum LEED Silver certification requirement. This Net Zero Carbon policy requirement may impact the design option of bringing natural gas service to the building. Natural gas may still be a viable option, so as long as a Net Zero Carbon design study exhausts an allelectric service to the building. Should the maximum incoming electric service not be sufficient, natural gas service can be added to the building with off-site carbon credits being factored into the Net Zero Carbon effort. Regardless of the option selected, the City of Boston requires rooftop stair access for maintenance and inspection of the roof and rooftop equipment.

The following HVAC, Fire Protection, Plumbing, Electrical, and Fire Alarm sections offer the design criteria for any of the four potential design options.

HVAC

Applicable Codes, Guidelines and Standards

Design will conform to the following codes, standards and guidelines. Where differences arise between any of them, codes shall prevail. In all cases, where an edition number is not indicated, the current accepted edition will be used.

- a. 2015 International Building Code (IBC) with MA amendments (780 CMR, 9th Edition).
- b. 2015 International Mechanical Code (IMC) with local amendments.
- c. 2015 International Energy Conservation Code (IECC) with local amendments (ASHRAE 90.1-2010 shall govern where more restrictive for compliance with LEED certification requirements).
- d. 2015 International Fuel Gas Code (IFG) with local amendments.
- e. National Fire Protection Agency (NFPA)
- f. ASHRAE Standard 15 Refrigerant Safety Code
- g. 2004 Controls and Safety Devices for Automatically Fire Boilers CSD-1
- h. 2004 Boiler and Combustion System Hazards Code, NFPA 85
- i. ANSI/ASME B31.1 Code for Pressure Piping, Boiler and Pressure Vessel
- j. ASHRAE 55-2010 Thermal Environmental Conditions for Human Occupancy
- k. ASHRAE 61.2-2010 Ventilation for Acceptable Indoor Air Quality

Building Outdoor Air Ventilation Rates

Outside air quantities will be designed per the 2015 IMC, Chapter 4. The maximum outdoor ventilation air for each space is indicated below in Table 2.

TABLE 2: REQUIRED O	UTDOOR VE	NTILATION	I AIR
Room Type	SF per Person	CFM per Person	CFM per SF
Media Center	40	10	0.12
Conference Rooms	20	5	0.06
Office Spaces	200	5	0.06
Main Entry Lobbies	100	5	0.06
Corridors	-	-	0.40
Libraries	100	5	0.12
Storage Room	-	-	0.12
Archive Storage Room	-	-	0.06

Mechanical Exhaust Ventilation

Exhaust shall be provided by exhaust fans discharging to atmosphere for the following areas:

- (1) Toilet rooms
- (2) Mechanical equipment rooms
- (3) Storage areas
- (4) Electric rooms
- (5) Trash room

Noise Control

a. The following Occupancy Dependent Room Criteria with Neutral Sounding Spectrum [RC(N)] based on Chapter 48 of the 2015 ASHRAE Applications Handbook will be utilized for the design unless criteria is provided by a Sound Consultant:

(1) Administrative Offices:	NC-40
(2) BOH Spaces:	NC-40
(3) Housekeeping:	NC-40
(4) Library Spaces:	NC-30
(5) Conference Rooms:	NC-30
(6) Meeting Rooms:	NC-30
(7) Storage Rooms:	NC-40
(8) Mech/Elec/Utility:	NC-50

- Sound attenuators, acoustic duct lining or duct lagging with drywall will be specified as required to achieve the above noise levels within the retail and guestroom spaces.
- c. The rooftop equipment will be provided with integral sound attenuation as required to achieve any sound level constraints.
- d. Additional sound and vibration from mechanical equipment will be mitigated using flexible connections to all vibrating equipment, spring inertia bases (pumps), double wall casings with internal isolation (AHUs), as well as neoprene pads below vibrating equipment.

Fire Protection

- I. The automatic sprinkler system within the building will conform to the following codes and standards:
 - a. 2015 International Building Code with Massachusetts State Building Code 9th Edition amendments.
 - b. National Fire Protection Association Standards:
 - (1) NFPA 13 Installation of Sprinkler Systems (2013)
 - (2) NFPA 25 Water Based Fire Protection Systems (2017)
 - c. Local Codes and Ordinances.
 - d. Boston Fire Department.
 - e. Insurance Underwriter.
- Light Hazard Occupancy spaces will conform to the densities and design areas as required by NFPA 13 or the Owner's Insurance Underwriter.
- 3. Ordinary Hazard Occupancy spaces will conform to the densities and design areas as required by NFPA 13 or the Owner's Insurance Underwriter.
- 4. A 10 psi water pressure cushion will be added to hydraulic calculations for water pressure fluctuations and pipe deterioration.
- 5. The building will be fully sprinklered in accordance with NFPA 13.

Plumbing

- I. The plumbing systems within the buildings will conform to the following codes and standards:
 - a. 2015 International Building Code with Massachusetts State Building Code 9th Edition amendments.
 - b. Massachusetts State Plumbing Code
 - c. Local Codes and Ordinances.
- 2. State Plumbing Code Requirements:
 - a. The maximum water pressure shall be limited to 80 psi at any fixture per 248 CMR 10.14, (4) (g).
 - b. The domestic cold water system will be sized for a maximum water velocity of 8 feet per second.
 - The domestic hot water system will be sized for a maximum water velocity of 6 feet per second.
 - d. The domestic hot water system will be designed for a maximum delivery temperature of 120 degrees F.
 - e. The maximum temperature at public lavatory faucets will be limited to IIO degrees F, per 248 CMR IO.I4, (3) (a).
 - f. The maximum temperature at public showers will be limited to II2 degrees F, per 248 CMR IO.IO, (7) (e).
 - g. The fuel gas system will be designed for a maximum delivery pressure of 1/2-psi or 14 inches w.c. The maximum pressure drop in the system will be 0.5 inches w.c.
 - h. The sanitary system will be designed with piping pitched at I/4 inch per foot for sizes 3-inch and smaller, and I/8 inch per foot for sizes 4-inch and larger. Pipe sizes will be based on criteria as per 248 CMR 10.15.
 - i. The storm system will be designed with piping pitched at 1/4 inch per foot for sizes 3-inch and smaller, and 1/8 inch per foot for sizes 4-inch and larger. Pipe sizes will be based on criteria as per 248 CMR 10.17.

Electrical

- A. The electrical systems will comply with the applicable codes and standards established for the project.
 - I. The electrical system will be designed in accordance with the following local and national codes and standards as well as local authority requirements.
 - a. American National Standard Institute (ANSI)
 - b. American with Disabilities Act (ADA)
 - c. National Electric Code (NEC)
 - d. National Electric Safety Code (NESC)
 - e. National Fire Protection Association (NFPA)
 - f. National Electrical Manufacturers Association (NEMA)
 - g. Massachusetts State Building Code 9TH Edition (MSBC)
 - h. Massachusetts Fire Prevention Regulations (MFPR)
 - i. Massachusetts Electrical Code (MEC)
- B. Illumination levels and fixture selection will be designed by Architect and lighting designer to provide lighting levels as recommended by IES.
 - I. Daylight harvesting will be best suited for the design option that provides for large glass façade and large window exposure to the outside.
 - Occupancy control will be intended to be implemented in library offices, meeting rooms, restrooms, trash rooms, and custodial closets.
 - 3. Exterior lighting should be placed on timeclock control
 - 4. All lighting throughout both library and housing should be LED and meet recommended IES footcandles that include, but not limited to:
 - a. Auditoriums, social activities: 5-10 fc
 - b. Hotel Bathrooms: 20-50 fc
 - c. Hotel Bedrooms for reading: 20-50 fc
 - d. Hotel Corridors: 10-20 fc
 - e. Lobby: 10-20 fc
 - f. Library ordinary reading: 20-50 fc

- g. Library studying, notes, check desk: 20-100 fc
- C. Emergency lighting shall be provided via integral battery drivers for public spaces and wall mounted battery units for back of house space.

Fire Alarm System

- a. All signaling devices shall be synchronized.
- b. Audible signaling shall be evacuation by speakers.
- visible signaling shall be ADA compliant strobes.

Option-Specific Design Considerations

The following are narratives discussing the MEP/FP system considerations for the four library design options. As indicated in the existing conditions assessment, all MEP/FP systems will need to be demolished and new equipment installed. The building is currently all-electric served systems.

HVAC

There are two potential HVAC options, which will depend on the final details of programming and usage of the space. The cooling capacity and heat load calculations will determine which of the two options is more suitable for the space for optimal energy usage.

The first option below will likely be suited for Options 1, 1A, and maybe Option 2. The second option below may be suited for Option 2 and more likely Option 3.

The first is a packaged DX variable air volume rooftop unit with energy recovery (providing an estimated 2,000 to 5,000 cfm). This unit will provide heating and cooling of the space, with supplement electric baseboard heaters. The packages unit will distribute tempered outdoor air through duct work to multiple VAV boxes throughout the library spaces. The packaged DX rooftop unit will be connected to all exhaust air ducts for energy recovery and will be controlled to recirculate return air with the minimum required outdoor air.

The second system option will be a variable refrigerant flow system (VRF). There will be multiple air cooled condensers, with each condenser needing its own power supply for year-round heating and cooling. Each air-cooled condenser system will utilize a two-pipe refrigerant piping mains that branch to the heat recovery branch circuit controllers. The branch circuit controller allows simultaneous cooling and heating of the indoor evaporator systems by connecting several indoor units to one outdoor unit. Each branch circuit controller requires dedicated power connection, means for condensate removal and full port ball valves. Each indoor evaporator unit will have dedicated refrigerant piping from the branch circuit controller. The spaces will utilize ceiling concealed ducted fan coil units, low pressure supply and return

ductwork to supply diffusers and return grilles. All indoor units will be provided with integral condensate pumps. Careful design consideration of the refrigerant piping system must be adhered to for compliance with ASHRAE.

Each space with the VRF system will be heated and cooled with ceiling-mounted, horizontal VRF fan coil unit (VAC). Each VAC will be equipped with an R410a coil, a fan with an electronically commutated motor (ECM), condensate drain pan with secondary connection, and filter. Refrigerant piping will be distributed horizontally from the associated zone branch control circuit.

Included in the VRF system will be a rooftop energy recovery unit ventilation system (ERU). The ERU will be a variable volume unit and will be provided with VFDs on the enthalpy wheel and the fans for modulation. Variable air volume (VAV) boxes will be provided to regulate the amount of ventilation air to each space based on an occupied/unoccupied schedule and CO2 sensors. The ventilation system will be designed to create a positive pressure in the building to offset infiltration.

Another viable option for consideration will be air-cooled heat pumps over the VRF option for the housing units, because they could be metered individually.

Electrical

The existing electric service is 400 amps provided by Eversource underground. Option 1, Option 1A, and Option 2 should be capable of operating off the existing 400-amp service. Option 2 must be looked at closer from an electric service side to determine if the service needs to be increased. It will likely not need to be increased given the efficiencies and heat recovery available in the HVAC design options. Option 3 will require an increase in electric service to provide sufficient power to 33 to 36 housing units.

Plumbing

The building currently does not have natural gas. In consideration of a civil site survey, Option 3 may want to explore implementing natural gas service. Option 3 will require the most electric consumption of the four options, and electric service may be limited to the building. Should electric service be constrained, natural gas could lead to a



FIGURE 1: OUTDOOR VRF
CONDENSING UNIT



FIGURE 2: BRANCH CIRCUIT CONTROLLER



FIGURE 3: VARIABLE VOLUME TERMINAL UNIT



FIGURE 4: PACKAGED ENERGY RECOVERY ROOFTOP UNIT

viable option. This would include boilers (2) with hot water baseboard for supplemental heating instead of electric baseboard. Option 3 will need to upsize the existing 2" service to provide enough pressure and volume for the library and housing units. There will need to be Domestic Hot Water tanks to service 30-35 units, or point-of-use on-demand hot water tankless units. The electric use (if decided to be all-electric) will be a high charge, as anticipation of showering to occur during peak load times.

Fire Protection

The site will need to be sprinklered. The existing 2" city water supply will not be sufficient for sprinklering the building in any of the four options. A new fire line will have to be connected to the city main and hydrant flow testing will be needed, as well as hydraulic calculations to determine if a fire booster pump is needed.

Metering

The design for Option 3 can be laid out so that the library and the housing units will be metered separately for the incoming water and electric services. Meters can be located in the respective utility rooms available.

Spatial Requirements and Locations

The electric room, plumbing and fire protection service room need to be located in room(s) on the exterior to the building. The existing utility room is located on Park Street. The new locations for these services in the floor plans for Options 1, 1A, and 2 show moving the service rooms to the opposite exterior wall. This can be accomplished and will require trenching. If a basement level is open for consideration, it would be preferred to move the service rooms underneath the existing utility room for construction cost savings. The new rooftop in all four options will be consumed by HVAC equipment. For design considerations, screen walls have been used to shield equipment from the public eye on the street level.

Option 3: Library and Housing to be separately served spaces

Option 3 is a unique design in which the Housing units and the library space need to have completely separated mechanical, electrical, plumbing, fire protection, telecommunications, and security systems. The housing units will have a separate access for residents than the library access. The library and housing can be perceivably viewed as two separate tenants occupying one building. The library and the housing will be completely divided and should be able to operate autonomously of one another.

The developer for the project will be responsible for the core and shell, which will include building utility connections.

With regards to the HVAC systems, the one system that will likely to be shared between the two spaces is the ERU. To optimize efficiency, it would be best to be drawing return air and providing supply air through one ERU on the roof. Having two ERU's will take up more roof space. In the housing units, the return air will come from bathroom exhaust air and general corridor with supply. Coordination of HVAC, along with electrical, plumbing, and teledata will be required for location of ducts and supply/return diffusers running through the library and housing spaces with a shaft to accommodate risers. It is also possible to have multiple shaft locations depending on coordination efforts needed, but one would likely be best to serve both spaces.

Boston Public Library Fields Corner

Estima Sched

Estimated Cost, Schedule, and Comparative Analysis

- 6.1 Project Cost
 - 1: One-story Library Renovation
 - 1A: One-story Library New Construction
 - 2: Two-story Library
 - 3: Five-story Mixed-use Library with Affordable Housing
- 6.2 Construction Schedule
- 6.3 Comparative Analysis of Development Approaches

6.1 Project Costs

The following section summarizes the construction and project costs for each of the development scenarios described in Section 4 and building systems described in Section 5. A detailed construction estimate for each of the options is located in the Appendix.

For Options 1, 1A and 2, the Boston Public Library would develop the project and is responsible for all costs.

For Option 3, a private developer would be selected through an RFP process to develop the affordable housing and the library core and shell. The developer would provide raw interior space to the library with no building systems. The library would cover the design and construction of the library interior, including all MEP systems, elevator, public stair library partitions, finishes, furniture, equipment and technology. The estimate is therefore split into a development cost - the portion built by the developer, and the library fit-out cost.

For the affordable housing development to financially viable, city and state subsidies will be required. This will add additional time to the project schedule and result in a higher escalation cost than the stand-alone library approaches.

In addition, the library will fund part of the development cost. The study evaluated two shared-cost approaches described on the following pages. In the first, the library contributes to the cost of the curtain wall, a premium cost above an affordable housing development standard. This cost sharing model does not appear to be feasible based on Department of Neighborhood Development (DND) per unit housing cost standards. In the second cost sharing model, the cost of the base building is split 30% by the library and 70% by the developer, since the library accounts for 30% of the gross building area. DND recommends the 30/70 split and 33 to 36 housing units to make this a feasible affordable housing development project.

1: One-story Library Renovation

- Direct cost based on estimate. See Appendix for full estimate.
- Markups and soft costs are based on PFD and BPL standards.

DIRECT COST		\$5,167,497		
Design Contingency	15%	\$775,125		
Escalation (Spring 2021)	8%	\$475,410		
General Conditions	12%	\$770,164		
Overhead and Profit	8%	\$575,056		
Bond and Insurance	4%	\$271,714		
Permit	1%	\$80,350		
TOTAL CONSTRUCTION COST		\$8,115,315	\$943.42	/sq. ft
Construction Contingency	10%	\$811,531		
Design Fees	15%	\$1,217,297		
Equipment		\$650,000		
FF+E		\$326,800	\$38.00	/sq. ft
AV		\$30,000		
Project Contingency	10%	\$1,033,941		
TOTAL COST		\$12,266,038		

This private-public partnership and cost sharing model does not meet current procurement laws and requires legal review and several waivers:

 Chapter 7 & 149 waiver to allow private public development with City fitting out library space (Chapter 7C for designer selection and Chapter 149 for construction of the fit out).

 Capital funding waiver to allow a tenant core and shell approach, plus a 70%/30% split in the cost of development.

A vote from State legislature is required to approve the use of City capital funds on the affordable housing development.

1a: One-story Library New Construction

- There is no construction estimate for this option, so the direct cost is based on the cost per square foot of the One-story renovation.
- Markups and soft costs are based on PFD and BPL standards.

DIRECT COST		\$6,751,430	\$602.00	/sq. ft
Design Contingency	15%	\$1,012,715		
Escalation (Spring 2021)	8%	\$621,132		
General Conditions	12%	\$1,006,233		
Overhead and Profit	8%	\$751,321		
Bond and Insurance	3.5%	\$354,999		
Permit	1%	\$104,978		
TOTAL CONSTRUCTION COST		\$10,602,807	\$945.41	/sq. ft
Construction Contingency	10%	\$1,060,281		
Design Fees	15%	\$1,590,421		
Equipment		\$650,000		
FF+E		\$426,170	\$38.00	/sq. ft
AV		\$40,000		
Project Contingency	10%	\$1,436,968		
TOTAL COST		\$15,806,647		

2: Two-story Library

- Direct cost based on estimate. See Appendix for full estimate.
- Markups and soft costs are based on PFD and BPL standards.

DIRECT COST		\$8,483,489		
Design Contingency	15%	\$1,272,523		
Escalation (Spring 2021)	8%	\$780,481		
General Conditions	12%	\$1,264,379		
Overhead and Profit	8%	\$944,070		
Bond and Insurance	3.5%	\$446,073		
Permit	1%	\$131,910		
TOTAL CONSTRUCTION COST		\$13,322,926	\$945.76	/sq. ft
Construction Contingency	10%	\$1,332,293		
Design Fees	15%	\$1,998,439		
Equipment		\$650,000		
FF+E		\$555,560	\$38.00	/sq. ft
AV		\$40,000		
Project Contingency	10%	\$1,656,692		
TOTAL COST		\$19,689,140		

3: Five-story Mixed-use Building with Library and Housing

Development and Fit-out Costs

Development Costs (not including Library interior fit-out)

- The soft costs reflect standard for DND affordable housing developments.
- Affordable housing requires city and state housing funding for feasibility. For a viable affordable housing project, target roughly \$500,000 per unit development cost.
- 47,187 gross square feet; 33,206 square feet housing.

CONSTRUCTION COSTS			
Direct Construction Cost		\$15,788,600	\$334.60 /sq. ft
Escalation	12%	1,894,623	
Contingency	5%	789,430	
Land Acquisition		100	
SOFT COSTS			
Architecture and Engineering	6.3%	994,628	
Other Soft Costs	15%	2,652,485	
Soft Costs Contingency	2.5%	91,179	
Captialized Reserves		305,691	
Developer Overhead		1,171,860	
Developer Fee		1,171,860	
TOTAL DEVELOPMENT COST		\$24,860,519	\$526.85 /sq. ft

Library Interior Fit Out

- Developer delivers shell; interior fit out by library contractor.
- Interior fit out includes all library interior including lighting, electrical, plumbing, and HVAC systems. Rough-in is provided by developer as part of core and shell.
- Interior cost also includes dedicated library elevator and main stair.
- Markups and soft costs are based on PFD and BPL standards
- 14,100 square foot library.

INTERIOR DIRECT COST		\$3,056,008	\$216.74	/sq. ft
Design Contingency	15%	\$458,401		
Escalation (Summer 2022)	13%	\$439,301		
General Conditions	12%	\$474,445		
Overhead and Profit	8%	\$354,252		
Bond and Insurance	3.5%	\$167,384		
Permit	1%	\$49,498		
TOTAL CONSTRUCTION COST		\$4,999,290	\$354.56	/sq. ft
Construction Contingency	10%	\$499,929		
Design Fees	15%	\$749,894		
Equipment		\$650,000		
FF+E		\$587,760	\$40.00	/sq. ft
AV		\$40,000		
Project Contingency		\$752,687		
TOTAL LIBRARY INTERIOR		\$8,279,560		

3: Five-story Mixed-use Building with Library and Housing Shared Cost Approaches

Shared Cost Approach 1: Core and Shell, Curtain Wall by Library

		Developer	I	BPL	
CONSTRUCTION COSTS					 Library pays for
Direct Construction Cost		\$15,125,660		\$662,940	exterior curtain wall of
Escalation	12%	1,815,079	12%	79,553	development.
Contingency	5%	756,283	5%	33,147	• \$661,931 per unit at
Land Acquisition		100		0	36 units. Not feasible development cost for
SOFT COSTS					affordable housing.
Architecture and Engineering	6.3%	952,917	6.3%	41,765	O
Other Soft Costs	15.0%	2,541,111	15%	111,374	
Soft Costs Contingency	2.5%	87,351	2.5%	3,828	
Captialized Reserves		305,691		0	
Developer Overhead		1,122,655		49,205	
Developer Fee		1,122,655		49,205	
TOTAL DEVELOPMENT COST		\$23,829,502		\$1,031,017	
	_			\$8,279,560	Fit Out Cost
				\$9,310,577	Total Library Cost

Shared Cost Approach 2: Split Cost 70% Developer, 30% Library

	ı	Developer		RPI	Library shares foundation,
CONSTRUCTION COSTS		_			roof, site prep, and exterior curtain wall costs.
Direct Construction Cost		\$11,052,020		\$4,736,580	• \$485,947 per unit at 36
Escalation	12%	1,326,242	12%	568,390	units. Requires city and
Contingency	5%	552,601	5%	236,829	state affordable housing
Land Acquisition		100		0	funding.
SOFT COSTS					
Architecture and Engineering	6.3%	696,277	6.3%	298,405	
Other Soft Costs	15.0%	1,856,739	15%	795,745	
Soft Costs Contingency	2.5%	63,825	2.5%	27,354	
Captialized Reserves		305,691		0	
Developer Overhead		820,302		351,558	
Developer Fee		820,302		351,558	
TOTAL DEVELOPMENT COST		\$17,494,100		\$7,366,418	
	L			\$8,279,560	Fit Out Cost
				\$15,645,978	Total Library Cost

Summary of Development Approaches and Costs

Approach	Program	Area	Direct Cost
1: One-story Renovation	NO	8,545	\$5,167,497
1A: One-story New Construction	No	11,215	\$6,751,430
2: Two-story New Construction	Yes	14,620	\$8,483,489
3: Five-story Mixed-use Core and Shell		47,187	\$15,788,600
Library	Yes	14,100	\$662,940
Residential	33-36 units	33,206	\$15,125,660
Residential Unit Cost			
3: Five-story Mixed-use 30% 70% Split		47,187	\$15,788,600
Library	Yes	14,100	\$4,736,580
Residential	33-36 units	33,206	\$11,052,020
Residential Unit Cost			

NOTES

- 1. Total Project cost includes BPL costs and all contingencies.
- 2. The proposed 30% 70% split in cost between City and Developer would require legal review and waivers of state procurement law.

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Total Construction Cost	Library Fit out Cost	Total Project Cost	Cost/Sq. Ft.	Notes
\$8,115,315		\$12,266,038	\$1,435	
\$10,602,807		\$15,806,647	\$1,409	
\$13,322,926		\$19,689,140	\$1,347	
\$24,860,519		\$33,092,841		core & shell with curtain wall
\$1,031,017	\$8,279,560	\$9,310,577	\$660	
\$23,829,502		\$23,829,502	\$717	
		\$661,931		based on 36 units
\$24,860,519		\$33,092,841		cost uses DND ProForma: lower soft cost for Developer
\$7,366,418	\$8,279,560	\$15,645,978	\$1,110	
\$17,494,100		\$17,460,017	\$527	
		\$485,947		based on 36 units

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6.2 Construction Schedule

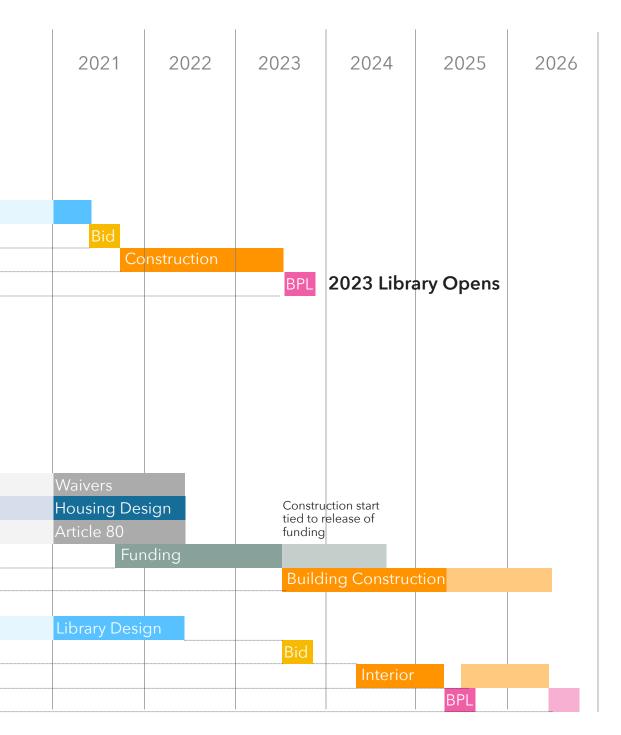
There are two possible project time lines. Schedule I (Development Options I, IA and 2) follows a standard Boston Public Library design and construction time line.

Schedule 2 (Development Option 3) describes the time line for a mixed use library with affordable housing. Legal review and legislative approval are required for the project. The size of the building requires an Article 80 review process. Since this approach requires city and state funding to be financially viable, the schedule includes the two rounds of state funding application typically required.

The library design will run concurrently with the housing design process, and the scheudle assumes that the library fit-out will happen

	2018	2019	2020
SCHEDULE 1: Stand-alone Library Development Options 1, 1A and 2			
Library Study (14 months)	Stuc	dy	
Designer Selection (4-6 months)			RFP
Library Design (1 year)			Design
Bidding (3 months)			
Construction (20 months)			
BPL Setup (3 months)			
	Stuc	dy	
	Stuc	dv	
Library Study (14 months)			
		Leg	jal
Library Study (14 months) Legal Review (6 months) DND Developer Outreach (3 months)		Leg	al DND
Legal Review (6 months) DND Developer Outreach (3 months)		Leg	
Legal Review (6 months)			DND
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months)			DND
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months) State Waivers (14 months)			DND
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months) State Waivers (14 months) Developer Design and Permitting (12 months)			DND
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months) State Waivers (14 months) Developer Design and Permitting (12 months) BPDA Article 80 (12 months)			DND
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months) State Waivers (14 months) Developer Design and Permitting (12 months) BPDA Article 80 (12 months) City and State Housing Funding (18 to 30 months)			DND
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months) State Waivers (14 months) Developer Design and Permitting (12 months) BPDA Article 80 (12 months) City and State Housing Funding (18 to 30 months) Developer Construction (20 months)			DND RFP
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months) State Waivers (14 months) Developer Design and Permitting (12 months) BPDA Article 80 (12 months) City and State Housing Funding (18 to 30 months) Developer Construction (20 months) Library Designer Selection (4-6 months)			DND RFP
Legal Review (6 months) DND Developer Outreach (3 months) RFP Process and Selection of Developer (3 months) State Waivers (14 months) Developer Design and Permitting (12 months) BPDA Article 80 (12 months) City and State Housing Funding (18 to 30 months) Developer Construction (20 months) Library Designer Selection (4-6 months) Library Design (12 months)			DND RFP

concurrently with the mixed-use building construction. The construction schedule will be extended and if the library fit-out must wait until after the substantial completion of the developer building.



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Boston Public Library Fields Corner

6.3 Comparative Analysis of Development Approaches

	Stand-alone I	Stand-alone Library			Mixed-use Building		
	1: One-story Renovation	1A : One-story New Construction	2: Two-story New Construction	3 : Five-story Core & Shell	3 : Five-story 70% - 30% Shared Cost		
Library Program	X	X	0	0	0		
Affordable Housing	X	X	X	0	0		
Per Unit Cost of Housing	-	-	-	\$662,000	\$486,000		
Developer Cost	-	-	-	\$23.8 m	\$17.5 m		
Library Cost	\$12.3 m	\$15.8 m	\$19.7 m	\$9.3 m	\$15.6 m		
Meets Zoning	0	0	0	X	X		
Schedule	2023	2023	2023	2025/26	2025/26		
Meets Legal Requirements							
Chapter 149	0	0	0	X	X		
Division of Cost	-	-	-	TBD	TBD		

1: One-story Library Renovation

1 floor (no basement)

20 ft. tall

8,545 sq. ft.

Not Full Library Program (no study rooms)

Staff Parking

\$12,266,087 (Library)

2020 Design Start

2023 Completion

PRO

- Re-uses an existing building
- Library services all on one floor ideal for staffing

CON

- Does not accommodate all program space
- 107 reader seats below target of 267 seats
- 90 linear feet of shelving below target of 2,235 linear ft.Community room too small (only 64 seats provided 100 seats needed)
- No classroom or study rooms provided
- Building is past service life and requires extensive renovation for re-use
- LEED Silver Certified may be more difficult to meet
- Does not accommodate an outdoor space for the library

1A: One-story Library New Construction

1 floor (no basement)

20 ft. tall

11,215 sq. ft.

Not Full Library Program (no study rooms)

No Staff Parking

\$15,806,647 (Library)

2020 Design Start

2023 Completion



PRO

- Library services all on one floor ideal for staffing
- Accommodates approximately 80% of the program area

CON

- 40 reader seats below target of 267 seats
- 57 linear feet of shelving below target of 2,235 linear ft.
- No study rooms
- No staff parking
- Does not accommodate an outdoor space for the library

2: Two-story Library

2 floors (no basement)

32 ft. tall

14,620 sq. ft.

Full Library Program

Staff Parking

\$19,689,139 (Library)

2020 Design Start

2023 Completion



PRO

- Accommodates all Library Program
- Provides an outdoor space for the Library
- BPL builds and maintains ownership of building
- Shorter schedule for Library delivery
- Meets existing zoning height. Additionally, meets Glover's Corner Planning Study building design recommendations for height
- Maintains staff and handicapped parking spaces

CON

• Staffing required for two floors

3: Five-story Mixed-use Building

5 floors + partial basement

68 ft. tall

47,306 sq. ft. (14,694 Library)

Full Library Program + 33-36 Units Housing

Staff Parking

\$15,632,824 (Library) \$17,460,017 (Developer)

2020 RFP Start

2025/26 Completion



PRO

- Accommodates all Library Program
- Provides affordable housing
- Community Response has been positive to mixed use
- Leverages City property to provide library and housing

CON

- Currently mixed use developments with municipal facilities not allowed. City will apply for State waiver of Chapter 149 during RFP
- Library will need to pay part of the development cost in order to make an affordable housing development financially feasible
- Longer schedule for Library Delivery Mixed Use schedule can add 2 years to stand-alone library schedule
- Housing feasibility requires 3 floors of housing (27 to 36 units +/-), which exceeds current zoning and neighborhood density
- Does not accommodate an outdoor space for the library
- Housing program access impacts the layout of library spaces not allowing for ideal adjacencies
- Taller than zoning height guidelines and adjacent Glover's Corner Planning Study building design recommendations for height

Appendix A Detailed Cost Estimate



"Construction Cost Consultants"

Study

Boston Public Library Fields Corner Branch

10-Feb-20

GRAND SUMMARY

OPTION 1 - RENOVATION	\$8,115,315
OPTION 2 - NEW 2 STORY LIBRARY	\$13,322,926
OPTION 3: LIBRARY SHELL + UPPER FLOOR RESIDENCE LIBRARY FIT-UP	\$24,860,519 \$8,279,560
TOTAL OPTION 3	\$33,140,079

COST ASSUMPTION:

- assumes chptr 149 desing bid contract
- hazardous waste removal cost is an allowance of \$15/sf only (no survey available)
- assumes suitable soil conditions, no premium foundations
- excludes furnishings and equipment
- excludes construction and or project contingency



"Construction Cost Consultants"

Study

Boston Public Library Fields Corner Branch

10-Feb-20

GRAND SUMMARY

OPTION 1 - RENOVATION		\$5,167,497
	TOTAL DIDECT COST	
	TOTAL DIRECT COST	\$5,167,497
DESIGN CONTINGENCY	15%	\$775,125
ESCALATION (spring 2021)	8%	\$475,410
GENERAL CONDITIONS	12.0%	\$770,164
OVERHEAD AND PROFIT	8.0%	\$575,056
BOND & INSURANCE	3.5%	\$271,714
PERMIT	1.0%	\$80,350
	TOTAL CONSTRUCTION COST	\$8,115,315
	COST PER SF	\$943.42

OPTION 2 - NEW 2 STORY LIBRARY		\$8,483,489	
	TOTAL DIRECT COST	\$8,483,489	
DESIGN CONTINGENCY	15%	\$1,272,523	
ESCALATION (spring 2021)	8%	\$780,481	
GENERAL CONDITIONS	12.0%	\$1,264,379	
OVERHEAD AND PROFIT	8.0%	\$944,070	
BOND & INSURANCE	3.5%	\$446,073	
PERMIT	1.0%	\$131,910	
	TOTAL CONSTRUCTION COST	\$13,322,926	
	COST PER SF	\$945.76	

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A.M. Fogarty & Assoc., Inc.

"Construction Cost Consultants"

OPTION 3 - NEW 5 STORY BASE BUILDING W/ 27 RESIDENTIAL UNITS		\$15,788,600
TO	TAL DIRECT COST	\$15,788,600
DESIGN CONTINGENCY	5.00%	\$789,430
ESCALATION (summer 2022)	12%	\$1,894,632
LAND AQUISITION		\$100
SOFT COSTS		
ARCHITECTURAL & ENGINEERIN	NG 6.3%	\$994,682
OTHER SOFT COSTS	15%	\$2,652,485
SOFT COST CONTINGENCY	2.5%	\$91,179
CAPITALIZED RESERVES		\$305,691
DEVELOPER OVERHEAD		\$1,171,860
DEVELOPER FEE		\$1,171,860
_	TAL CONSTRUCTION COST ST PER SF	\$24,860,519 \$526.85

OPTION 3 - LIBRARY FIT OUT		\$3,056,008
TOTAL DIRECT	COST	\$3,056,008
DESIGN CONTINGENCY	15%	\$458,401
ESCALATION (summer 2022)	13%	\$439,301
GENERAL CONDITIONS	12%	\$474,445
OVERHEAD AND PROFIT	8%	\$354,252
BOND & INSURANCE	3.5%	\$167,384
PERMIT	1%	\$49,498
	RUCTION COST	\$4,999,290
SOFT COSTS:	100/	ф.400.0 2 0
CONSTRUCTION CONTINGENCY	10%	\$499,929
DESIGN FEES	15%	\$749,894
EQUIPMENT		\$650,000
FF&E		\$587,760
AV		\$40,000
PROJECT CONTINGENCY	10%	\$752,687
TOTAL LIBARY	Y INTERIOR	\$8,279,560

PROJECT: Boston Public Library NO. OF SQ. FT.: 8,602 LOCATION: Fields Corner Branch COST PER SQ. FT.: \$600.73

CLIENT: Oudens Ello Architects, LLC

DATE: 10-Feb-20

No.: 19068 OPTION #1 - RENOVATION

CSI SUMMARY

	DIVISION	PERCENT	COST
	TOTAL	OF PROJECT	PER SF
DIVISION 02 - EXISTING CONDITIONS			
022820 ASBESTOS REMEDIATION	257,880	5%	29.98
024100 DEMOLITION	338,037	7%	39.30
DIVISION 03 - CONCRETE			
033000 CAST IN PLACE CONCRETE	103,358	2%	12.02
DIVISION 04 - MASONRY			
040001 MASONRY*	180,186	3%	20.95
DIVISION 05 - METALS			
050001 MISCELLANEOUS & ORNAMENTAL IRON*	55,924	1%	6.50
051200 STRUCTURAL STEEL FRAMING	131,563	3%	15.29
053100 STEEL DECKING	10,340	0%	1.20
054000 COLD FORMED METAL FRAMING	0	0%	0.00
DIVISION 06 - WOOD, PLASTICS & COMPOSITES	21.150	40/	
061000 ROUGH CARPENTRY	31,160	1%	3.62
064020 INTERIOR ARCHITECTURAL WOODWORK	294,045	6%	34.18
DIVICION OF THERMAL & MOISTURE PROTECTION			
DIVISION 07 - THERMAL & MOISTURE PROTECTION	20.206	10/	2.52
070001 DAMPPROOF., WATERPROOF. & CAULKING*	30,306	1% 7%	3.52
070002 ROOFING AND FLASHING* 072100 THERMAL INSULATION	378,245	0%	43.97 2.34
074000 WALL PANEL	20,134 80,250	2%	9.33
078100 APPLIED FIREPROOFING	0,230	0%	0.00
078400 FIRESTOPPING	9,462	0%	1.10
079500 EXPANSION CONTROL	11,235	0%	1.10
0/9300 EAFAINSION CONTROL	11,233	070	1.31
DIVISION 08 - OPENINGS			
080001 METAL WINDOWS*	410,580	8%	47.73
082500 DOORS OPENING ASSEMBLIES	31,275	1%	3.64
083100 ACCESS DOORS AND PANELS	2,000	0%	0.23
087100 DOOR HARDWARE	7,500	0%	0.87
088002 GLASS & GLAZING*	32,500	1%	3.78
089000 LOUVERS AND VENTS	4,500	0%	0.52
OSSUE EGO (ENG TEN) PENTO	1,500	070	0.52
DIVISION 09 - FINISHES			
092900 GYPSUM BOARD ASSEMBLIES	230,845	4%	26.84
090002 TILE*	30,190	1%	3.51
090005 RESILIENT FLOORING*	30,943	1%	3.60
090007 PAINTING*	25,156	0%	2.92
	- , - •		

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
090003 ACOUSTICAL TILE CEILINGS* 096800 CARPETING 098414 ACOUSTICAL PANELS	59,100 33,000 8,500	1% 1% 0%	6.87 3.84 0.99
DIVISION 10 - SPECIALTIES			
101100 VISUAL DISPLAY BOARDS	18,200	0%	2.12
101400 SIGNAGE	14,892	0%	1.73
102113 TOILET COMPARTMENTS	0	0%	0.00
102813 TOILET ACCESSORIES	2,873	0%	0.33
104400 FIRE PROTECTION SPECIALTIES	2,040	0%	0.24
105110 METAL LOCKERS	1,400	0%	0.16
109000 MISCELLANEOUS SPECIALTIES	8,602	0%	1.00
DIVISION 11 - EQUIPMENT			
113100 APPLIANCES	4,550	0%	0.53
115210 PROJECTION SCREENS	8,000	0%	0.93
119000 MISCELLANOUS EQUIPMENT	34,500	1%	4.01
DIVISION 12 - FURNISHINGS			
129000 FURNISHINGS	59,000	1%	6.86
DIVISION 13 - SPECIAL CONSTRUCTION 130000 SPECIAL CONSTRUCTION	0	0%	0.00
	· ·	0,1	0.00
DIVISION 14 - CONVEYING EQUIPMENT	0	00/	0.00
142424 HYDRAULIC ELEVATORS*	0	0%	0.00
DIVISION 21 - FIRE SUPPRESSION			
210000 FIRE SUPPRESSION*	86,020	2%	10.00
DIVISION 22 - PLUMBING			
220000 PLUMBING*	280,595	5%	32.62
DIVISION 23 - HVAC			
230000 HVAC*	774,180	15%	90.00
DIVISION 26 - ELECTRICAL			
260000 ELECTRICAL*	516,120	10%	60.00
DIVISION 31 - EARTHWORK			
310000 EARTHWORK	15,804	0%	1.84
311000 SITE PREPARATION & CLEARING	112,559	2%	13.09
· · · · · · · · · · · · · · · · · · ·	112,000	2.0	10.07
DIVISION 32 - EXTERIOR IMPROVEMENTS			
320000 PAVEMENT, CURBING & EDGING	54,500	1%	6.34
323100 SITE IMPROVEMENTS	25,000	0%	2.91

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 33 - UTILITIES			
330000 UTILITIES	310,450	6%	36.09
DIRECT COST	5,167,497	100%	600.73

Boston Public Library - Fields Corner Branch - Option #1 - Renovation				
DESCRIPTION	QUANTITY	UNIT U	JNIT COST	TOTAL
DIVISION 02 - EXISTING CONDITIONS				
022820 ASBESTOS REMEDIATION				
Hazardous Waste Remediation - Reno	8,596	GSF	30.00	257,880
				257.000
				257,880
024100 DEMOLITION				
Building Interior - Remove Existing (Non Haz Mat):				
Slab @ plumbing	7	LOC	2,500.00	17,500
Interior gut	8,596	GSF	14.00	120,344
Building Exterior - Remove Existing (Non Haz Mat):	:			
Dr & frame - sgl	1	EA	165.00	165
Dr & frame - dbl	2	EA	300.00	600
Window/storefront % (replacement)	1,515	SF	8.50	12,878
Wall @ sgl dr open (1 EA)	21	SF	1,500.00	31,500

338,037

92,400

5,400

6,750

40,500

10,000

2,200.00

45.00

45.00

45.00

10,000.00

SF

SF

SF

SF

LS

DIVISION 03 - CONCRETE

Misc. ext. building demolition

Wall @ dbl dr open (2 EA)

Adult rm wall complete

Wall @ com rm window (1 LOC)

Wall @ child rm window (1 LOC)

033000 CAST IN PLACE CONCRETE

Typ Ext. Wall Footing (3' x 1' -115 lf):				
4000 psi, NW, (incl. placement)	13	CY	240.00	3,120
Formwork	230	SFCA	10.00	2,300
Tie to existing	2	LOC	500.00	1,000
Rebar	650	LBS	1.25	813
*unit cost \$556.35				
16" BLDG Frost Wall (115 lf):				
4000 psi, NW, (incl. placement)	23	CY	240.00	5,520
Formwork - 4'	920	SFCA	20.00	18,400
Tie to existing	2	LOC	800.00	1,600

42

120

150

900

1

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Reinforcing steel	3,450	LBS	1.25	4,313
*unit cost \$1,297.07	2,			-,
Misc. Interior Foundations:				
Column Footing	10	CY	725.00	7,250
Piers & pilasters	5	CY	975.00	4,875
Equipment pads	1	LS	5,000.00	5,000
6" Slab on Grade - Int :				
4000 psi, NW, (incl. placement)	4	CY	265.00	1,060
6x6 W2.1 x W2.1	213	SF	2.25	479
Tie to existing	27	LF	50.00	1,350
Trowel Finish	213	SF	2.15	458
15 Mil poly - stego wrap	213	SF	0.85	181
Barrier One Admix *unit cost \$17.69	4	CY	60.00	240
Slab Patch at Plumbing	7	LOC	5,000.00	35,000
Misc slab patching (8,389 SF)	1	LS	10,000.00	10,000
Concrete Slab Sealant	200	SF	2.00	400
				103,358
DIVISION 04 - MASONRY				
*NEW EXTERIOR WALL 2,200 SF *EXISTING EXTERIOR WALL 4,400 SF				
040001 MASONRY*				
New Exterior Wall:				
Brick Veneer 40%	880	SF	38.00	33,440
Granite CW base 15"H	118	SF	110.00	12,980
Misc Precast/stone trim	2,200	SF	5.00	11,000
Masonry flashing	150	LF	14.00	2,100
Existing Exterior Wall 60% Masonry:				
Masonry cleaning & restoration	2,640	SF	30.00	79,200
Brick infill opening- complete (2 loc)	63	SF	150.00	9,450
Repair new opening	5	LOC	2,500.00	12,500
CMU fire separation wall	697	SF	28.00	19,516
Interior masonry partitions		NIC		
Interior masonry veneer		NIC		

DESCRIPTION	QUANTITY	UNIT UNIT COST		TOTAL
			=======================================	========
				180,186
DIVISION 05 - METALS				
050001 MISCELLANEOUS & ORNAMENTAL I	RON*			
Int. roof access ladder Int Misc. metals	11 8,602	VLF GSF	520.00 2.00	5,720 17,204
Ext Wall Misc Metals	6,600	SF	5.00	33,000
				55,924
051200 STRUCTURAL STEEL FRAMING				
Flat Roof Construction (14 lbs/2585 sf)	18.10	TON	5,000.00	90,475
Mechanical equip support Galv frame @ 8'H Acoustical roof screen (7 lbs.	1 2.52	LS TON	30,000.00 4,400.00	30,000 11,088
				131,563
053100 STEEL DECKING				
Roof Deck:				
Typ 3" x 20 ga. roof deck	2,585	SF	4.00	10,340
				10,340
054000 COLD FORMED METAL FRAMING				
see gypsum drywall				
				0

DIVISION 06 - WOOD, PLASTICS & COMPOSITES

061000 ROUGH CARPENTRY

oston Public Library - Fields Corner Branch - Option #1 - Renovation				2/10/202	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	
Exterior wall blocking -allow	6,600	SF	0.50	3,300	
Roof Blocking @:					
Mechanical equip	1	LS	3,500.00	3,500	
Roof Edge	517	LF	18.00	9,306	
Interior blocking	8,602	GSF	0.75	6,452	
Misc. rough carpentry	8,602	GSF	1.00	8,602	
				31,160	
064020 INTERIOR ARCHITECTURAL WOOL	DWORK				
Misc int trim & wall panels - ALLOWANCE:					
Wood Panel	1,000	SF	75.00	75,000	
Running Trim	1	LS	100,000.00	100,000	
Circulation Desk:	16	IP	1 200 00	10.200	
Lobby	16	LF	1,200.00	19,200	
Break RM Kitchenette:					
Counter - solid surface	10	LF	220.00	2,200	
Wall Cabinet	10	LF	210.00	2,100	
Base cab (nic ctr)	10	LF	265.00	2,650	
Community RM Kitchenette:					
Counter - solid surface	8	LF	220.00	1,760	
Wall Cabinet	8	LF	210.00	1,680	
Base cab (nic ctr)	6	LF	265.00	1,590	
Staff Work room: Counter - solid surface	40	LF	220.00	8,800	
Wall Cabinet	20	LF	210.00	4,200	
Base cab (nic ctr)	20	LF	265.00	5,300	
Craft Room:					
Counter - solid surface	7	LF	220.00	1,540	
Wall Cabinet	7	LF	210.00	1,470	
Base cab (nic ctr)	7	LF	265.00	1,855	
4' W Tall Storage Unit - dbl door	1	EA	2,500.00	2,500	
Teen room built-ins	1	LOC	25,000.00	25,000	
Built-in shelving	1	LS	20,000.00	20,000	
Self-serve check out	6	LF	1,200.00	7,200	
Glass Display Case	10	LF	1,000.00	10,000	

Boston Public Library - Fields Corner Branch - C	<i></i> - Renovation			2/10/2020
DESCRIPTION	QUANTITY	UNIT U	NIT COST	TOTAL
				294,045
DIVISION 07 - THERMAL & MOISTURE PR	COTECTION			
070001 DAMPPROOF., WATERPROOF. & CA	AULKING*			
Exterior Wall:				
	460	SF	2.40	1,104
Dampproof frost wall				
Dampproof frost wall New Exterior Wall Air & Vapor Barrier: Stud wall BU	1,320	SF	8.00	10,560
New Exterior Wall Air & Vapor Barrier: Stud wall BU	1,320 630	SF SF	8.00 8.00	10,560 5,040
New Exterior Wall Air & Vapor Barrier:	*			-

				20,200
070002 ROOFING AND FLASHING*				
3 Ply Built-up roof cover bd & 6" Rigid Insul &	9,232	SF	29.00	267,728
5/8" gyp sheathing	9,232	SF	1.80	16,618
Flashing:				
Walk pads - allow	300	SF	7.00	2,100
Exp Jt Flashing	41	LF	45.00	1,845
Metal Panel Roof Edge	517	LF	30.00	15,510
Base flash horiz wall	117	LF	32.00	3,744
Misc. Flashing	1	LS	5,000.00	5,000
Roof Accessories:				
Roof access hatch	1	EA	4,500.00	4,500
8'H Acoustical roof top screen (15'x30')	720	SF	85.00	61,200
•				
				378,245
072100 THERMAL INSULATION				
New Exterior Wall:				
2" Rigid int. found. insul	460	SF	3.65	1,679
Slab on Grade:				
2" Rigid New Slab Insul 100%	213	SF	3.60	767

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
New Exterior Wall:	1 220	GE.	4.10	5 410
3" Polyisocyanurate rigid Insul 4 " Batt Insulation - stud cavity	1,320 1,320	SF SF	4.10 1.30	5,412 1,716
Existing Exterior Wall:				
Reinsulate	2,640	SF	4.00	10,560
Exterior Ceiling /soffit - insul		N/A		
				20,134
074000 WALL PANEL				
New Exterior Wall:	440	GE.	75.00	22.000
IPE WD Rain Screen Wall Panels & Trim 20% IPE WD Rain Screen celling / soffit panels	440 630	SF SF	75.00 75.00	33,000 47,250
				80,250
078100 APPLIED FIREPROOFING				
Intumescent ptd col		NIC		
Spray Fireproofing:		NIC		
				0
078400 FIRESTOPPING				
Fire stopping	8,602	GSF	1.10	9,462
				0.462
				9,462
079500 EXPANSION CONTROL				
Exterior:				
Horizontal	41 34	LF VLF	245.00 35.00	10,045 1,190

Boston Public Library - Fields Corner Branch - Option #1 - Renovation

Boston Public Library - Fields Corner Branch - Optio	n #1 - Renovation =======			2/10/2020
DESCRIPTION	QUANTITY	UNIT U	NIT COST	TOTAL
				11,235
DIVISION 08 - OPENINGS				
080001 METAL WINDOWS*				
New Exterior Wall:				
Alum curtainwall/storefront 40%	880	SF	145.00	127,600
Existing Exterior Wall:	1.515	GE.	145.00	210 674
Replacement Alum curtainwall/storefront 40% New Opening Alum curtainwall/storefront(3loc)	1,515 245	SF SF	145.00 145.00	219,675 35,525
		51	112.00	33,323
7' Exterior Alum Frame, Alum Door, Glass, Glazing Entry - dbl	& HDW :	EA	9,000.00	9,000
Entry - doi	1	LA	9,000.00	2,000
nterior Alum Storefront :	20	a F	102.00	2 000
Vestibule '' H Program Rm	30 30	SF SF	103.00 103.00	3,090 3,090
Ti rogiam kiii	30	51	103.00	3,070
7' Interior Alum Frame, Alum Door, Glass, Glazing		ΕA	0.500.00	0.500
Vestibule entry - dbl Program Rm - sgl	1 1	EA EA	8,500.00 4,100.00	8,500 4,100
	-	23. 2	.,100.00	.,100
				410,580
082500 DOORS OPENING ASSEMBLIES				
Exterior HM Frame, Door, Glass, Glazing & HDW:				
Mech, elec & storage rm - sgl	1	EA	1,600.00	1,600
Mech, elec & storage rm -dbl	1	EA	2,300.00	2,300
Interior HM Frame, WD Door, Glass, Glazing & HD	W:			
Book drop rm - sgl	1	EA	1,500.00	1,500
Corridor- sgl	1	EA	3,500.00	3,500
Admin - sgl Sgl User toilet rm	4 4	EA EA	1,650.00 1,300.00	6,600 5,200
MEP - sgl	1	EA	1,175.00	1,175
Storage - sgl	4	EA	1,100.00	4,400
H.M. Sidelight and transom	1	LS	5,000.00	5,000

Boston Public Library - Fields Corner Branch - Option #1 - Renovation				2/10/2020
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				31,275
083100 ACCESS DOORS AND PANELS				
Access doors & panels - allow	1	LS	2,000.00	2,000
				2,000
087100 DOOR HARDWARE				
Exterior Alum. Door Hardware Set Auto opener - allow	1	LOC	7,500.00	7,500
*Finish Hardware also included with unit cost				
				7,500
088002 GLASS & GLAZING*				
Aluminum Int Storefront - allow	325	SF	100.00	32,500
				32,500
089000 LOUVERS AND VENTS				
Alum louver -allow	50	SF	90.00	4,500
				4,500
DIVISION 09 - FINISHES				
092900 GYPSUM BOARD ASSEMBLIES				
New Exterior Wall: 8" x 18 ga Stud	1,320	SF	13.00	17,160

Boston Fubile Library - Fields Corner Branch - Option #1 - Kenovation				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
5/8" Dens glass sheathing	1,320	SF	3.40	4,488
1 Lyr gyp @ ext. stud wall	1,320	SF	3.10	4,092
Existing Exterior Wall:				
Furr w/1 Lyr gyp	2,640	SF	10.50	27,720
Exterior Ceiling/Soffit:				
Framing	630	SF	7.75	4,883
5/8" Dens glass sheathing	630	SF	4.00	2,520
Interior Partitions:				
Typical Interior - vary width	8,602	GSF	15.00	129,030
Interior Ceiling & Soffits:				
2 hr Gyp ceiling	200	SF	20.00	4,000
Gyp ceiling 25%	2,100	SF	13.50	28,350
Gyp Soffit Complete	8,602	GSF	1.00	8,602
*GWB includes sound attenuation , tape & j	oint compound finish			
				230,845
090002 TILE*				
Toilet Rm :				
Porcelain tile- thin set	144	SF	35.00	5,040
PT Tile wall base	75	LF	18.00	1,350
PT Wall Tile 4'	300	SF	32.00	9,600
Threshold	3	EA	150.00	450
Lobby:				
Porcelain tile- thin set	350	SF	35.00	12,250
Transitions	1	LS	1,500.00	1,500
				30,190
090005 RESILIENT FLOORING*				
Rubber floor tile	1,908	SF	14.75	28,143
Rubber wall base	1,000	LF	2.80	2,800
				30,943
				20,213

DESCRIPTION	OLIANTITY	LINIT	LINIT COST	TOTAL
DESCRIPTION	QUANTITY 	UNII 	UNIT COST	TOTAL
090007 PAINTING*				
Interior painting - walls Misc exterior painting *Excludes wall coverings	8,602 1	GSF LS	2.75 1,500.00	23,656 1,500
				25,156
090003 ACOUSTICAL TILE CEILINGS*				
ACT 75% Premium -specialty ceiling system	6,300 1	SF LS	7.00 15,000.00	44,100 15,000
				59,100
096800 CARPETING				
Carpet Tile	6,000	SF	5.50	33,000
				33,000
098414 ACOUSTICAL PANELS				
Acoustic Wall Panels	250	SF	34.00	8,500
				8,500
DIVISION 10 - SPECIALTIES				
101100 VISUAL DISPLAY BOARDS				
Allow: Tack Board Marker board	50 50	SF SF	18.00 24.00	900 1,200
Marker wall covering	50	SF	22.00	1,100
Digital Signage	1	ΙC	15 000 00	15.000

LS

15,000.00

1

Digital Signage

Boston Public Library -	Fields Corner Branch - O	ption #1 - Renovation

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				18,200
101400 SIGNAGE				
Allow:				
Interior ADA signage	8,602	GSF	0.22	1,892
Misc interior signage	1	LS LS	3,000.00 10,000.00	3,000
Misc exterior signage	1	LS	10,000.00	10,000
				14,892
102813 TOILET ACCESSORIES				
Furnish & Install Toilet Room Accessories:				
Toilet tissue dispenser	3	EA	48.00	144
Paper towel dispenser/disposal	3	EA	225.00	675
Soap dispenser	3	EA	46.00	138
Coat hook	3	EA	22.00	66
Toilet Grab bars	6	EA	85.00	510
Mirrors - framed (18"wx30"h)	3	EA	225.00	675
Diaper Deck	1	EA	510.00	510
Mop and broom holders	1	EA	155.00	155
				2,873
104400 FIRE PROTECTION SPECIALTIES				
Fire extinguisher & cab	4	EA	510.00	2,040
				2,040
105110 METAL LOCKERS				
Staff - 12"x12"x60" dbl tier	4	EA	350.00	1,400
				1,400

109000 MISCELLANEOUS SPECIALTIES

Boston Public Library - Fields Corner Branch - Option #1 - Renovation				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. Specialties	8,602	GSF	1.00	8,602
				8,602
DIVISION 11 - EQUIPMENT				
113100 APPLIANCES				
Staff Room (1 EA): Refrigerator full size Microwave	1 1	EA EA	1,750.00 650.00	1,750 650
Community RM Kitchenette (1 EA): Refrigerator under counter Microwave	1 1	EA EA	1,500.00 650.00	1,500 650
				4,550
115210 PROJECTION SCREENS				
Elec op Projection screen	1	EA	8,000.00	8,000
				8,000
119000 MISCELLANOUS EQUIPMENT				
Allowance: Library drop box & equipment Book Shelving System	1	LS NIC	4,500.00	4,500
Book sorting Equipment AV equipment	1	NIC LS	30,000.00	30,000

34,500

DIVISION 12 - FURNISHINGS

129000 FURNISHINGS

Boston Public Library - Fields Corner Branch - Option #1 - Renovation

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
A.11				
Allowance:	2,000	CE	25.00	50,000
Motor Op shade Manual Shade	2,000 500	SF SF	8.00	50,000 4,000
Office work stations	300	NIC	8.00	4,000
Recessed Entrance Grille	1	EA	5,000.00	5,000
				59,000
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		
DIVISION 14 - CONVEYING EQUIPMENT		N/A		
DIVISION 21 - FIRE SUPPRESSION				
210000 FIRE SUPPRESSION*				
Sprinkler system	8,602	GSF	10.00	86,020
				86,020
DIVISION 22 - PLUMBING				
220000 PLUMBING*				
Fixtures:				
WC-1A water closet (ADA)	3	EA	1,825.00	5,475
L-1A lavatory (ADA)	3	EA	1,310.00	3,930
DF-1 drinking fountain/bottle filler (allow)	1	EA	3,300.00	3,300
MS-1 mop basin/Janitors sink (allow)	1	EA	1,450.00	1,450
KS-1 kitchen sink sgl KS-1 Program rm sink	2 1	EA EA	1,575.00 1,575.00	3,150 1,575
HB hose bibb	4	EA EA	230.00	920
NFWH non freeze wall hydrant	4	EA	525.00	2,100
Auto flush valve	3	EA	475.00	1,425
Auto faucet sensor	3	EA	435.00	1,305

GWH -1 Expansion tank 1 EA 1,850.00 12,000 Air Separator 1 EA 2,100.00 2,100 Vent piping 1 LS 2,500.00 2,500 Pump Schedule: CP-1 1 EA 1,100.00 1,100 Water Heater Piping, valve and trim 1 LS 4,000.00 4,000 Mixing Valve: TMV-1 1 EA 1,600.00 1,600 Flat roof drain and piping 8 EA 7,500.00 60,000 Sanitary System Underground D/W/V Pipe: 4" 350 LF 42.50 14,875 FCO 4 EA EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 2,550 Copper Pipe: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 Miss. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 1,500 Main 1 LS 1,500.00 1,500 Main 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Miss. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water Service rough-in 1 LS 7,500.00 7,500	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Expansion tank	Gas Fired Hot Water Supply:				
Air Separator Vent piping 1 LS 2,500.00 2,500 Vent piping 1 LS 2,500.00 2,500 Vent piping 1 LS 2,500.00 2,500 Vent piping Rump Schedule: CP-1 1 1 EA 1,100.00 1,100 Water Heater Piping, valve and trim 1 LS 4,000.00 4,000 Mixing Valve: TMV-1 1 1 EA 1,600.00 1,600 Flat roof drain and piping 8 EA 7,500.00 60,000 Sanitary System Underground D/W/V Pipe: 4" 3550 LF 42.50 14,875 FCO 4 EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 46.00 18,400 Main 600 LF 48.00 2,550 Copper Pipe: Branch 600 LF 48.00 2,550 Copper Pipe: Branch 600 LF 48.00 3,000 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Misc. Valve and trim 50 LF 8.00 6,000 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Misc. Valve and trim 1 LS 1,500.00 1,500 Branch 50 LF 8.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Branch 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water Service rough-in 1 LS 7,500.00 7,500	GWH -1	1	EA	10,000.00	10,000
Vent piping 1 LS 2,500.00 2,500 Pump Schedule: 1 EA 1,100.00 1,100 Water Heater Piping, valve and trim 1 LS 4,000.00 4,000 Mixing Valve: TMV-1 1 EA 1,600.00 1,600 Flat roof drain and piping 8 EA 7,500.00 60,000 Sanitary System Underground D/W/V Pipe: 4" 350 LF 42.50 14,875 FCO 4 EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 32.50 13,000 4" 400 LF 32.50 13,000 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF	Expansion tank	1	EA	1,850.00	1,850
Pump Schedule: CP-1	Air Separator	1	EA	2,100.00	2,100
CP-I	Vent piping	1	LS	2,500.00	2,500
Water Heater Piping, valve and trim 1 LS 4,000.00 4,000 Mixing Valve: TMV-1 1 EA 1,600.00 1,600 Flat roof drain and piping 8 EA 7,500.00 60,000 Sanitary System Underground D/W/V Pipe: 4° 350 LF 42.50 14,875 FCO 4 EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2° 400 LF 32.50 13,000 4" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: 1 LS 8.00 </td <td>Pump Schedule:</td> <td></td> <td></td> <td></td> <td></td>	Pump Schedule:				
Mixing Valve: TMV-1 1 1 1 1 1 1 1 1 1 1 1 1	CP-1	1	EA	1,100.00	1,100
TMV-1 1 EA 1,600.00 1,600 Flat roof drain and piping 8 EA 7,500.00 60,000 Sanitary System Uunderground D/W/V Pipe: 4" 350 LF 42.50 14,875 FCO 4 EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 8.00	Water Heater Piping, valve and trim	1	LS	4,000.00	4,000
Flat roof drain and piping 8	Mixing Valve:				
Sanitary System Underground D/W/V Pipe: 4" 350 LF 42.50 14,875 FCO 4 EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 8.00 6,000 Main 750 LF 8.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	TMV-1	1	EA	1,600.00	1,600
Underground D/W/V Pipe: 4" 350 LF 42.50 14,875 FCO 4 EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 2" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 LS 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	Flat roof drain and piping	8	EA	7,500.00	60,000
4" 350 LF 42.50 14,875 FCO 4 EA 575.00 2,300 FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: 8 26.00 15,600 Main 600 LF 26.00 15,600 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: 8 8 6,000 15,600 6,000 Main 750 LF 8.00 6,000 Main 750 LF 8.00 6,000 Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 2,000 Misc. Valves 1 LS 2,000.00 2,000 Underground Water					
FCO		• • •		40.50	
FD-A.B 5 EA 625.00 3,125 Above Ground D/W/V Pipe: 2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 2" Gas Main 50 LF 35.00 1,750 2" Gas Main 50 LF 35.00 1,750 2" Gas HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500					
Above Ground D/W/V Pipe: 2"					
2" 400 LF 32.50 13,000 4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Stanch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 84.00 4,200 3/4" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	FD-A.B	5	EA	625.00	3,125
4" 400 LF 46.00 18,400 Floor drain 4 EA 635.00 2,540 CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: 8 8 8.00 6,000 Main 750 LF 8.00 6,000 Main 750 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in	Above Ground D/W/V Pipe:				
Floor drain CO 6 EA 635.00 2,540 CO CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 2" Gas Main 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 1,200.00 1,200 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 LS 7,500.00 7,500 Valves 1 LS 7,500.00 7,500					-
CO 6 EA 425.00 2,550 Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 2" Gas Main 50 LF 35.00 1,750 2" Gas Main 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500					
Copper Pipe: Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 2" Gas Main 50 LF 35.00 1,750 2" Gas Main 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500					
Branch 600 LF 26.00 15,600 Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 8.00 9,750 2" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	CO	6	EA	425.00	2,550
Main 600 LF 48.00 28,800 Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 84.00 9,750 2" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	Copper Pipe:				
Misc. Valve and trim 1 LS 5,000.00 5,000 1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 8.00 9,750 2" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500					
1" Pipe Insulation: Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 2" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500					
Branch 750 LF 8.00 6,000 Main 750 LF 13.00 9,750 2" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	Misc. Valve and trim	1	LS	5,000.00	5,000
Main 750 LF 13.00 9,750 2" Gas Main 50 LF 84.00 4,200 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	_				
2" Gas Main 3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500					
3/4" Gas - HW Heater 50 LF 35.00 1,750 Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	Main	750	LF	13.00	9,750
Service & meter install 1 LS 1,500.00 1,500 Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	2" Gas Main	50	LF	84.00	4,200
Boiler heater connection 1 LS 1,200.00 1,200 Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	3/4" Gas - HW Heater	50	LF	35.00	1,750
Misc. Valves 1 LS 2,000.00 2,000 Underground Water Service: 4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	Service & meter install	1	LS		1,500
Underground Water Service: 4"		1			
4" 15 LF 125.00 1,875 Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	Misc. Valves	1	LS	2,000.00	2,000
Water Meter 1 EA 2,350.00 2,350 Water service rough-in 1 LS 7,500.00 7,500	Underground Water Service:				
Water service rough-in 1 LS 7,500.00 7,500	4"				
	Water Meter				
Seismic hanger 1 LS 3,500.00 3,500	Water service rough-in	1	LS	7,500.00	7,500
	Seismic hanger	1	LS	3,500.00	3,500

Boston Public Library - Fields Corner Bran	ch - Option #1 - Renovation			2/10/2020
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Test and GC	1	LS	25,000.00	25,000
				280,595
DIVISION 23 - HVAC				
230000 HVAC*				
HVAC	8,602	GSF	90.00	774,180
				774,180
DIVISION 26 - ELECTRICAL				
260000 ELECTRICAL*				
Electrical	8,602	GSF	60.00	516,120
				516,120
DIVISION 31 - EARTHWORK				
310000 EARTHWORK				
Foundation Excavations: Excavate Foundation Backfill Found Haul surplus Under slab utility trenching	102 68 34 1	CY CY CY LS	22.00 15.00 150.00 5,000.00	2,244 1,020 5,100 5,000
Slab on Grade - Bldg: 12" Gravel base	8	CY	55.00	440
Site Earthwork: Fill Demo'd bldg. Site grading	400	N/A SY	5.00	2,000
*Assumes suitable soils				
				15,804

QUANTITY	UNIT	UNIT COST	TOTAL
1	LS	5,000.00	5,000
1	EA	1,500.00	1,500
450	LF	20.00	9,000
6	EA	125.00	750
1	LS	10,000.00	10,000
280	LF	250.00	70,000
1	LS	2,500.00	2,500
·	SF	3.00	8,550
150		3.00	450
1			500
			2,400
1	EA	300.00	300
3,218	GSF	0.50	1,609
			112,559
	1 450 6 1 280 1 2,850 150	1 LS 1 EA 450 LF 6 EA 1 LS 280 LF 1 LS 280 SF 150 SF REMAINS REMAINS REMAINS 1 EA 48 LF 1 EA	1 LS 5,000.00 1 EA 1,500.00 450 LF 20.00 6 EA 125.00 1 LS 10,000.00 280 LF 250.00 1 LS 2,500.00 2,850 SF 3.00 150 SF 3.00 REMAINS REMAINS REMAINS 1 EA 500.00 48 LF 50.00 1 EA 300.00

DIVISION 32 - EXTERIOR IMPROVEMENTS

320000 PAVEMENT, CURBING & EDGING

Drive: Rework disturbed parking Street patching @ utilities	1	LS W / 330000	2,500.00	2,500
Walks:				
ADA detectable paver	2	EA	450.00	900
Special walkway pavers	500	SF	40.00	20,000
Typ Conc. walkway	2,750	SF	10.00	27,500
8" Gravel base @ walks	80	CY	45.00	3,600
Curbing		REMAINS		
				54 500

Boston Public Library - Fields Corner Branch - Option #1 - Renovation 2/10				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
323100 SITE IMPROVEMENTS				
Misc site improvements	1	LS	25,000.00	25,000
				25,000
DIVISION 33 - UTILITIES				
330000 UTILITIES				
Water Supply: Street connection	1	LOC	25 000 00	25,000
Fire service	1 50	LOC	25,000.00 150.00	7,500
Domestic service	50	LF	150.00	7,500
Gate valve - Fire	1	EA	2,200.00	2,200
Gate valve - Dom	1	EA	2,200.00	2,200
Fire Hydrant		NIC	,	,
Street cut & patch	1	LOC	5,000.00	5,000
Sanitary Sewer:		1.00	25 000 00	25.000
Street connection	1	LOC	25,000.00	25,000
Sanitary manhole	1 50	EA LF	4,000.00 200.00	4,000
Sanitary line Street cut & patch	1	LOC	5,000.00	10,000 5,000
Roof Drainage:				
Street connection	1	EA	20,000.00	20,000
Utility structure	1	EA	5,000.00	5,000
Piping and Trenching	50	LF	150.00	7,500
Street cut & patch	1	LOC	4,000.00	4,000
Subsurface drainage field	3,000	SF	45.00	135,000
Fuel Distribution: Excavate and backfill gas line	50	LF	65.00	3,250
Gas mtr pad	1	EA	1,500.00	1,500
Street cut & patch	1	LOC	2,000.00	2,000
Electrical:				
Primary electric duct bank	100	LF	85.00	8,500
Tel/data duct bank	100	LF	68.00	6,800
Generator duct bank	100	LF EA	75.00 4.500.00	7,500 4,500
Transformer pad Generator pad	1 1	EA EA	4,500.00 7,500.00	4,500 7,500
Ocherator pau	1	EA	7,300.00	7,300

Boston Public Library - Fields Corner Branch - Option #1 - Renovation				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Street cut & patch	1	LOC	4,000.00	4,000
Site Lighting: Sidewalk Parking *Exterior lighting also carried with GSF electrical un	it cost	REMAINS NIC		
				310,450

PROJECT: Boston Public Library NO. OF SQ. FT.: 14,087 LOCATION: Fields Corner Branch COST PER SQ. FT.: \$602.22

CLIENT: Oudens Ello Architects, LLC

DATE: 10-Feb-20

No.: 19068 OPTION #2 - NEW 2 STORY LIBRARY

CSI SUMMARY

	DHUGION	DEDGENE	COST
	DIVISION	PERCENT	COST
	TOTAL	OF PROJECT	PER SF
DIVISION 02 - EXISTING CONDITIONS			
022820 ASBESTOS REMEDIATION	257,880	3%	18.31
024100 DEMOLITION	171,920	2%	12.20
DIVISION 03 - CONCRETE			
033000 CAST IN PLACE CONCRETE	402,048	5%	28.54
055000 CAST IN PLACE CONCRETE	402,046	370	20.34
DIVISION 04 - MASONRY			
040001 MASONRY*	261,223	3%	18.54
040001 MASONCI	201,223	370	16.54
DIVISION 05 - METALS			
050001 MISCELLANEOUS & ORNAMENTAL IRON*	263,574	3%	18.71
051200 STRUCTURAL STEEL FRAMING	532,243	6%	37.78
053100 STEEL DECKING	56,642	1%	4.02
054000 COLD FORMED METAL FRAMING	0	0%	0.00
03 1000 COLD I ORGALD METAL IRRIMING	· ·	070	0.00
DIVISION 06 - WOOD, PLASTICS & COMPOSITES			
061000 ROUGH CARPENTRY	43,424	1%	3.08
064020 INTERIOR ARCHITECTURAL WOODWORK	366,425	4%	26.01
	200,120		
DIVISION 07 - THERMAL & MOISTURE PROTECTION			
070001 DAMPPROOF., WATERPROOF. & CAULKING*	100,869	1%	7.16
070002 ROOFING AND FLASHING*	439,672	5%	31.21
072100 THERMAL INSULATION	73,357	1%	5.21
074000 WALL PANEL	254,010	3%	18.03
078100 APPLIED FIREPROOFING	0	0%	0.00
078400 FIRESTOPPING	15,496	0%	1.10
079500 EXPANSION CONTROL	19,355	0%	1.37
077500 EXITINGION CONTROL	17,333	070	1.57
DIVISION 08 - OPENINGS			
080001 METAL WINDOWS*	762,715	9%	54.14
082500 DOORS OPENING ASSEMBLIES	52,200	1%	3.71
083100 ACCESS DOORS AND PANELS	4,000	0%	0.28
087100 DOOR HARDWARE	7,500	0%	0.53
088002 GLASS & GLAZING*	75,000	1%	5.32
089000 LOUVERS AND VENTS	4,500	0%	0.32
007000 EOO VERS AND VENTS	4,500	070	0.32
DIVISION 09 - FINISHES			
092900 GYPSUM BOARD ASSEMBLIES	448,952	5%	31.87
090002 TILE*	67,688	1%	4.80
090005 RESILIENT FLOORING*	56,198	1%	3.99
090007 PAINTING*	40,239	0%	2.86
	. 0,209	0.0	2.00

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
090003 ACOUSTICAL TILE CEILINGS* 096800 CARPETING	102,975 54,241	1% 1%	7.31 3.85
098414 ACOUSTICAL PANELS	17,000	0%	1.21
DIVISION 10 - SPECIALTIES			
101100 VISUAL DISPLAY BOARDS	26,400	0%	1.87
101400 SIGNAGE	18,099	0%	1.28
102113 TOILET COMPARTMENTS	4,920	0%	0.35
102813 TOILET ACCESSORIES	6,017	0%	0.43
104400 FIRE PROTECTION SPECIALTIES	4,080	0%	0.29
105110 METAL LOCKERS	1,400	0%	0.10
109000 MISCELLANEOUS SPECIALTIES	14,087	0%	1.00
DIVISION 11 - EQUIPMENT			
113100 APPLIANCES	4,550	0%	0.32
115210 PROJECTION SCREENS	8,000	0%	0.57
119000 MISCELLANOUS EQUIPMENT	54,500	1%	3.87
DIVISION 12 - FURNISHINGS	06.000	10/	6.01
129000 FURNISHINGS	96,000	1%	6.81
DIVISION 13 - SPECIAL CONSTRUCTION			
130000 SPECIAL CONSTRUCTION	0	0%	0.00
DIVICION 14 CONVEYING FOURMENT			
DIVISION 14 - CONVEYING EQUIPMENT 142424 HYDRAULIC ELEVATORS*	130,000	2%	9.23
112121 III BIGICELE ELL VIII ORG	150,000	270	7.23
DIVISION 21 - FIRE SUPPRESSION			
210000 FIRE SUPPRESSION*	140,870	2%	10.00
DIVISION 22 - PLUMBING			
220000 PLUMBING*	325,460	4%	23.10
220000 I EGNIBING	323,100	170	23.10
DIVISION 23 - HVAC			
230000 HVAC*	1,267,830	15%	90.00
DIVISION 26 - ELECTRICAL			
260000 ELECTRICAL*	845,220	10%	60.00
200000 EEEC MACAE	013,220	1070	00.00
DIVISION 31 - EARTHWORK	72 010	10/	5.15
310000 EARTHWORK	72,810	1%	5.17
311000 SITE PREPARATION & CLEARING	116,950	1%	8.30
DIVISION 32 - EXTERIOR IMPROVEMENTS			
320000 PAVEMENT, CURBING & EDGING	59,500	1%	4.22
323100 SITE IMPROVEMENTS	25,000	0%	1.77

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 33 - UTILITIES			
330000 UTILITIES	310,450	4%	22.04
DIRECT COST	8,483,489	100%	602.22

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library			2/10/2020	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 02 - EXISTING CONDITIONS				
022820 ASBESTOS REMEDIATION				
Hazardous Waste Remediation	8,596	GSF	30.00	257,880
				257,880
024100 DEMOLITION				
Building demolition	8,596	GSF	20.00	171,920
				171,920
DIVISION 03 - CONCRETE				
033000 CAST IN PLACE CONCRETE				
Typ Ext. Wall Footing (3' x 1' -388 lf):	43.5	CY	240.00	10 440
4000 psi, NW, (incl. placement) Formwork	43.3 776	SFCA	10.00	10,440 7,760
Rebar	2,175	LBS	1.25	2,719
*unit cost \$480.89	_,-,-			_,, -,
Party Wall Footing (2' x 1' - 41 lf):			• 40.00	
4000 psi, NW, (incl. placement)	3	CY	240.00	720 410
Formwork (one side) Rebar	41 150	SFCA LBS	10.00 1.25	188
*unit cost \$439.17	130	LDS	1.23	100
16" BLDG Frost Wall (388 lf):				
4000 psi, NW, (incl. placement)	77	CY	240.00	18,360
Formwork - 4'	3,104	SFCA	20.00	62,080
Reinforcing steel *unit cost \$1,239.00	11,475	LBS	1.25	14,344
12" BLDG Party Frost Wall (41 lf):				
4000 psi, NW, (incl. placement)	6	CY	240.00	1,440
Formwork - 4' (one side)	164	SFCA	25.00	4,100
Reinforcing steel *unit cost \$1,110.83	900	LBS	1.25	1,125

2/	10	/20	120

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DESCRIPTION ====================================	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. Interior Foundations:				
Underpinning		NIC		
Column Footing	75	CY	725.00	54,375
Piers & pilasters	25	CY	975.00	24,375
24" Elevator Mat	8	CY	650.00	5,200
12" Elevator Pit Wall	6	CY	1,100.00	6,600
Elev sump pit	1	EA	1,200.00	1,200
Equipment pads	1	LS	5,000.00	5,000
6" Slab on Grade - Int :				
4000 psi, NW, (incl. placement)	154	CY	265.00	40,810
6x6 W2.1 x W2.1	8,320	SF	2.25	18,720
Control Joint - 15 oc'	555	LF	5.25	2,914
Trowel Finish	8,320	SF	2.15	17,888
15 Mil poly - stego wrap Barrier One Admix	8,320	SF	0.85	7,072
*unit cost \$11.62	154	CY	60.00	9,240
Floor Construction:				
4 1/2" Nominal LW Deck fill	5,767	SF	10.50	60,554
Barrier One Admix	5,767	SF	1.20	6,920
Concrete Deck Fill @ Roof -Allow:				
3 1/2" LW Deck fill -terrace	720	SF	9.75	7,020
3 1/2" LW Deck fill -mech equip	500	SF	9.75	4,875
Metal Pan Stair Fill	2	FLTS	2,600.00	5,200
Concrete Slab Sealant	200	SF	2.00	400
				402,048
				102,010
DIVISION 04 - MASONRY				
*EXTERIOR WALL 11,464 SF				
040001 MASONRY*				
Exterior Wall:				
Brick Veneer 40%	4,586	SF	38.00	174,268
Granite CW base 15"H	225	SF	110.00	24,750
Misc Precast/stone trim	4,811	SF	5.00	24,055
Masonry flashing	429	LF	14.00	6,006
CMU fire separation wall	1,148	SF	28.00	32,144
Interior masonry partitions		NIC		
- -				

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library				
QUANTITY	UNIT 1	UNIT COST	TOTAL	
	NIC			
			261,223	
ON*				
1 1 1	EA EA EA	1,500.00 4,000.00 1,200.00	1,500 4,000 1,200	
1 1 60	FLTS FLTS LF	75,000.00 40,000.00 550.00	75,000 40,000 33,000	
14 14,087	VLF GSF	520.00 2.00	7,280 28,174	
28 11,464	LF SF	575.00 5.00	16,100 57,320	
			263,574	
40.369 577 25	TON EA EA	4,330.00 6.00 850.00	174,798 3,462 21,250	
66.332 122 1 3.36	TON EA LS TON	4,330.00 6.00 30,000.00 4,400.00	287,218 732 30,000 14,784	
	QUANTITY QUANTITY 1 1 1 60 14 14,087 28 11,464 40.369 577 25 66.332 122 1	QUANTITY UNIT IN NIC NIC NIC NIC NIC NIC NIC NIC NIC	QUANTITY UNIT UNIT COST NIC 1 EA 1,500.00 1 EA 4,000.00 1 EA 1,200.00 1 FLTS 75,000.00 1 FLTS 40,000.00 60 LF 550.00 14 VLF 520.00 14,087 GSF 2.00 28 LF 575.00 11,464 SF 5.00 40.369 TON 4,330.00 577 EA 6.00 25 EA 850.00 66.332 TON 4,330.00 122 EA 6.00 1 LS 30,000.00	

053100 STEEL DECKING

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Floor:				
2" x 20 ga. Comp Deck	8,320	SF	3.20	26,624
Roof Deck:				
Гур 3" x 20 ga. roof deck	8,256	SF	3.20	26,419
2" x 20 ga. comp deck- terrace	720 500	SF	2.95	2,124
2" x 20 ga. comp deck- mech equip	500	SF	2.95	1,475
				56,642
054000 COLD FORMED METAL FRAMING				
see gypsum drywall				
				0
DIVISION 06 - WOOD, PLASTICS & COMPOSITE	:S			
061000 ROUGH CARPENTRY				
Exterior wall blocking -allow	11,464	SF	0.50	5,732
Roof Blocking @:				
Mechanical equip	1	LS	3,500.00	3,500
Roof Edge	530	LF	18.00	9,540
Interior blocking	14,087	GSF	0.75	10,565
Misc. rough carpentry	14,087	GSF	1.00	14,087
				43,424
064020 INTERIOR ARCHITECTURAL WOODWOI	RK			
Misc int trim & wall panels - ALLOWANCE:				
Wood Panel	1,500	SF	75.00	112,500
Running Trim	1	LS	100,000.00	100,000
Circulation Desk:				
Lobby	16	LF	1,200.00	19,200
Children's area	8	LF	1,200.00	9,600

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DESCRIPTION ====================================	QUANTITY	UNIT	UNIT COST	TOTAL
Break RM Kitchenette:				
Counter - solid surface	12	LF	220.00	2,640
Wall Cabinet	12	LF	210.00	2,520
Base cab (nic ctr)	12	LF	265.00	3,180
Community RM Kitchenette:				
Counter - solid surface	9	LF	220.00	1,980
Wall Cabinet	9	LF	210.00	1,890
Base cab (nic ctr)	7	LF	265.00	1,855
Staff Work room:				
Counter - solid surface	40	LF	220.00	8,800
Wall Cabinet	20	LF	210.00	4,200
Base cab (nic ctr)	20	LF	265.00	5,300
Craft Room:			•••	4 = 40
Counter - solid surface	8	LF	220.00	1,760
Wall Cabinet	8	LF	210.00	1,680
Base cab (nic ctr) 4' W Tall Storage Unit - dbl door	8 2	LF EA	265.00	2,120 5,000
4 w Tail Storage Unit - doi door	Z	EA	2,500.00	3,000
Classroom built-ins	1	LOC	15,000.00	15,000
Teen room built-ins	1	LOC	25,000.00	25,000
Built-in shelving	1	LS	25,000.00	25,000
Self-serve check out	6	LF	1,200.00	7,200
Glass Display Case	10	LF	1,000.00	10,000
				366,425
DIVISION 07 - THERMAL & MOISTURE	E PROTECTION			
070001 DAMPPROOF., WATERPROOF. &	& CAULKING*			
Exterior Wall:				
Dampproof frost wall	1,716	SF	2.40	4,118
Elev. pit waterproofing	1	EA	5,500.00	5,500
Exterior Wall Air & Vapor Barrier:				
Stud wall BU	6,878	SF	8.00	55,024
Stud Ext CLG frame	1,830	SF	8.00	14,640
Int. joint sealants	14,087	GSF	1.00	14,087
Ext. joint sealants	1	LS	7,500.00	7,500

Boston Public Library	 Fields Corner Branch - 	Option #2 -	New 2 Story Library

DESCRIPTION ====================================	QUANTITY	UNIT U	JNIT COST	TOTAL
				100,869
070002 ROOFING AND FLASHING*				
3 Ply Built-up roof cover bd & 6" Rigid Insul &	9,476	SF	29.00	274,804
5/8" gyp sheathing Terrace paver premium	9,476 720	SF SF	1.80 45.00	17,057 32,400
Flashing:				
Walk pads - allow	300	SF	7.00	2,100
Exp Jt Flashing	41	LF	45.00	1,845
Metal Panel Roof Edge	530	LF	30.00	15,900
Base flash horiz wall Misc. Flashing	88 1	LF LS	32.00 5,000.00	2,816 5,000
Tribe. Trading	1	Lo	5,000.00	2,000
Roof Accessories:				
Elev. louver	1	EA	1,650.00	1,650
Roof access hatch	1	EA	4,500.00	4,500
8'H Acoustical roof top screen (20'x40')	960	SF	85.00	81,600
				439,672
072100 THERMAL INSULATION				
Exterior Wall:				
2" Rigid int. found. insul	1,716	SF	3.65	6,263
Slab on Grade:				
2" Rigid Slab Insul 100%	8,320	SF	3.60	29,952
Exterior Wall:				
3" Polyisocyanurate rigid Insul	6,878	SF	4.10	28,200
4 " Batt Insulation - stud cavity	6,878	SF	1.30	8,941
Exterior Ceiling /soffit - insul		N/A		
				72 257
				73,357
074000 WALL PANEL				
Exterior:				
IPE WD Rain Screen Wall Panels & Trim 20%	2,292	SF	55.00	126,060
	•			-

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library				2/10/2020
DESCRIPTION	QUANTITY	UNIT U	JNIT COST	TOTAL
IPE WD Rain Screen celling / soffit panels Pier cladding	1,830 420	SF SF	55.00 65.00	100,650 27,300
				254,010
078100 APPLIED FIREPROOFING				
Intumescent ptd col Spray Fireproofing:		NIC NIC		
				0
078400 FIRESTOPPING				
Fire stopping	14,087	GSF	1.10	15,496
				15,496
079500 EXPANSION CONTROL				
Exterior:				
Horizontal Vertical	71 56	LF VLF	245.00 35.00	17,395 1,960
· Criteria	50	, 21	22.00	1,700
				19,355
DIVISION 08 - OPENINGS				
080001 METAL WINDOWS*				
Exterior: Alum curtainwall/storefront 40%	4,586	SF	145.00	664,970
7' Exterior Alum Frame, Alum Door, Glass, Glaz Entry - dbl	ing & HDW :	EA	9,000.00	9,000
2nd Flr Terrace - dbl	2	EA	8,500.00	17,000
Interior Alum Storefront : Vestibule	30	SF	103.00	3,090

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Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
7' H Program Rm	385	SF	103.00	39,655
7! Interior Alvas Farance Alvas Door Close Close	~ % HDW .			
7' Interior Alum Frame, Alum Door, Glass, Glazin Vestibule entry - dbl	g & пDw: 1	EA	8,500.00	8,500
Program Rm - sgl	3	EA	4,100.00	12,300
Program Rm - dbl	1	EA	8,200.00	8,200
1108	-	2.1	0,200.00	0,2 00
				762,715
082500 DOORS OPENING ASSEMBLIES				, , , , , ,
Exterior HM Frame, Door, Glass, Glazing & HDW:				
Stair egress- sgl	. 1	EA	3,500.00	3,500
Mech, elec & storage rm - sgl	1	EA	1,600.00	1,600
, 5			,	,
Interior HM Frame, WD Door, Glass, Glazing & H	IDW:			
Book drop rm - sgl	1	EA	1,500.00	1,500
Stair hall- sgl	2	EA	4,000.00	8,000
Corridor- sgl	2	EA	3,500.00	7,000
Admin - sgl	5	EA	1,650.00	8,250
Sgl User toilet rm	4	EA	1,300.00	5,200
Multi User toilet rm	2	EA	1,300.00	2,600
MEP - sgl	2	EA	1,175.00	2,350
Storage - sgl	1	EA	1,100.00	1,100
Storage - dbl	2	EA	1,800.00	3,600
H.M. Sidelight and transom	1	LS	7,500.00	7,500
				52,200
002100 A CCEGG DOODG AND DANELG				, ,
083100 ACCESS DOORS AND PANELS				
Access doors & panels - allow	1	LS	4,000.00	4,000
				4,000

087100 DOOR HARDWARE

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library			2/10/2020	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Exterior Alum. Door Hardware Set Auto opener - allow	1	LOC	7,500.00	7,500
*Finish Hardware also included with unit cost				
				7,500
088002 GLASS & GLAZING*				
Aluminum Int Storefront - allow	750	SF	100.00	75,000
				75,000
089000 LOUVERS AND VENTS				
Alum louver -allow	50	SF	90.00	4,500
				4,500
DIVISION 09 - FINISHES				
092900 GYPSUM BOARD ASSEMBLIES				
Exterior Wall: 8" x 18 ga Stud	6,878	SF	13.00	89,414
5/8" Dens glass sheathing	6,878	SF	3.40	23,385
1 Lyr gyp @ ext. stud wall	6,878	SF	3.10	21,322
Exterior Ceiling/Soffit: Framing	1,830	SF	7.75	14,183
5/8" Dens glass sheathing	1,830	SF	4.00	7,320
Interior Partitions:	14.005	CCP	15.00	211 202
Typical Interior - vary width Elev Shaft wall	14,087 1,064	GSF SF	15.00 16.00	211,305 17,024
Interior Ceiling & Soffits:				
2 hr Gyp ceiling Gyp ceiling 25%	200 3,475	SF SF	20.00 13.50	4,000 46,913
Gyp Soffit Complete	14,087	GSF	1.00	14,087

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library				2/10/2020
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
*GWB includes sound attenuation , tape & joint	compound finish			
e 2 moraude counte anomaniem, impo de jemi				448,952
				, , , , ,
090002 TILE*				
Toilet Rm:	400	GE.	25.00	14.000
Porcelain tile- thin set	400	SF	35.00	14,000
PT Tile wall base PT Wall Tile 4'	178 712	LF SF	18.00 32.00	3,204
Threshold	6	EA	150.00	22,784 900
	O	LA	130.00	900
Lobby: Porcelain tile- thin set	350	SF	35.00	12,250
Transitions	1	LS	1,500.00	1,500
Monumental stair tile tread	144	LF	75.00	10,800
Tile Landing	30	SF	75.00	2,250
				67,688
090005 RESILIENT FLOORING*				
Stair hall rubber tread & riser	1	FLTS	3,500.00	3,500
Rubber floor tile	3,288	SF	14.75	48,498
Rubber wall base	1,500	LF	2.80	4,200
				56,198
090007 PAINTING*				
Interior painting - walls	14,087	GSF	2.75	38,739
Misc exterior painting *Excludes wall coverings	1	LS	1,500.00	1,500
				40,239
090003 ACOUSTICAL TILE CEILINGS*				
ACT 75%	10,425	SF	7.00	72,975
Premium -specialty ceiling system	1	LS	30,000.00	30,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				102,975
096800 CARPETING				
Carpet Tile	9,862	SF	5.50	54,241
				54,241
098414 ACOUSTICAL PANELS				
Acoustic Wall Panels	500	SF	34.00	17,000
				17,000
DIVISION 10 - SPECIALTIES				
101100 VISUAL DISPLAY BOARDS				
Allow: Tack Board Marker board Marker wall covering Digital Signage	100 100 100 1	SF SF SF LS	18.00 24.00 22.00 20,000.00	1,800 2,400 2,200 20,000
				26,400
101400 SIGNAGE				
Allow: Interior ADA signage Misc interior signage Misc exterior signage	14,087 1 1	GSF LS LS	0.22 5,000.00 10,000.00	3,099 5,000 10,000
				18,099

102113 TOILET COMPARTMENTS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Floor/Wall MT. HDPE Partition:				
Standard	1	EA	1,400.00	1,400
Barrier free	2	EA	1,600.00	3,200
Urinal screen	1	EA	320.00	320
				4,920
102813 TOILET ACCESSORIES				
Furnish & Install Toilet Room Accessories:				
Toilet tissue dispenser	7	EA	48.00	336
Paper towel dispenser/disposal	6	EA	225.00	1,350
Soap dispenser	8	EA	46.00	368
Coat hook	9	EA	22.00	198
Toilet Grab bars	12	EA	85.00	1,020
Mirrors - framed (18"wx30"h)	8	EA	225.00	1,800
Sanitary product disposal	3	EA	60.00	180
Sanitary product dispenser	1	EA	100.00	100
Diaper Deck	1	EA	510.00	510
Mop and broom holders	1	EA	155.00	155
				6,017
104400 FIRE PROTECTION SPECIALTIES				
Fire extinguisher & cab	8	EA	510.00	4,080
				4,080
105110 METAL LOCKERS				
Staff - 12"x12"x60" dbl tier	4	EA	350.00	1,400
				1,400
109000 MISCELLANEOUS SPECIALTIES				-
Misc. Specialties	14,087	GSF	1.00	14,087
Title. Specialities	17,007	ODI	1.00	17,00/

DESCRIPTION	QUANTITY	HIMIT	UNIT COST	TOTAL
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				14,087
DIVISION 11 - EQUIPMENT				
113100 APPLIANCES				
Staff Room (1 EA): Refrigerator full size Microwave	1 1	EA EA	1,750.00 650.00	1,750 650
Community RM Kitchenette (1 EA):	1	EA	1,500.00	
Refrigerator under counter Microwave	1 1	EA EA	650.00	1,500 650
				4,550
115210 PROJECTION SCREENS				
Elec op Projection screen	1	EA	8,000.00	8,000
				8,000
119000 MISCELLANOUS EQUIPMENT				
Allowance: Library drop box & equipment Book Shelving System Book sorting Equipment	1	LS NIC NIC	4,500.00	4,500
AV equipment	1	LS	50,000.00	50,000
				54,500
DIVISION 12 - FURNISHINGS				
129000 FURNISHINGS				

3,000

2,000

SF

SF

25.00

8.00

Motor Op shade

Manual Shade

75,000

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library			2/10/2020	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Office work stations Recessed Entrance Grille	1	NIC EA	5,000.00	5,000
				96,000
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		
DIVISION 14 - CONVEYING EQUIPMENT				
142424 HYDRAULIC ELEVATORS*				
Elevator	2	STOP	65,000.00	130,000
				130,000
DIVISION 21 - FIRE SUPPRESSION				
210000 FIRE SUPPRESSION*				
Sprinkler system	14,087	GSF	10.00	140,870
				140,870
DIVISION 22 - PLUMBING				
220000 PLUMBING*				
Fixtures: WC-1 water closet	1	EA	1 825 00	1 925
WC-1A water closet (ADA)	1	EA EA	•	1,825 10,950
UR-1 urinal	1	EA	· · · · · · · · · · · · · · · · · · ·	1,690
L-1A lavatory (ADA)	8	EA	,	10,480
DF-1 drinking fountain/bottle filler (allow)	1	EA	,	3,300
MS-1 mop basin/Janitors sink (allow)	1	EA	,	1,450
KS-1 kitchen sink sgl KS-1 Program rm sink	2 1	EA EA	,	3,150 1,575
HB hose bibb	4	EA	,	920
NFWH non freeze wall hydrant	4	EA		2,100
Auto flush valve	12	EA		5,700
Auto faucet sensor	8	EA	435.00	3,480

Gas Fired Hot Water Supply: GWH -1 GWH -1 1 EA 10,000.00 Expansion tank 1 EA 2,100.00 Vent piping 1 LS 2,500.00 Pump Schedule: CP-1 Water Heater Piping, valve and trim 1 LS 4,000.00 Mixing Valve: TMV-1 1 EA 1,600.00 Flat roof drain and piping 8 EA 7,500.00 Sanitary System Underground D/W/V Pipe: 4" 350 LF 42.50 FCO 4 EA 575.00 FD-A.B 5 EA 625.00 Above Ground D/W/V Pipe: 2" 550 LF 32.50 4" 550 LF 46.00 Floor drain 4 EA 635.00 CO 6 EA 425.00 Copper Pipe: Branch 750 LF 48.00 Main 750 LF 48.00 Mixing Valve: TYPipe Insulation: Branch 750 LF 48.00 Mixing Valve: TYPipe Insulation: Branch 750 LF 8.00 Mixing Valve: TYPipe Insulation: TYPipe Insulation: Branch 750 LF 8.00 Mixing Valve: TYPipe Insulation: Branch 750 LF 8.00 Mixing Valve: TYPipe Insulation: TYPIP	10,000 1,850 2,100 2,500 1,100 4,000	
GWH -1 1 EA 10,000.00 Expansion tank 1 EA 1,850.00 Air Separator 1 LS 2,100.00 Vent piping 1 LS 2,500.00 Pump Schedule: <td a="" constraint="" of="" p<="" piping="" rows="" td="" the=""><td>1,850 2,100 2,500 1,100</td></td>	<td>1,850 2,100 2,500 1,100</td>	1,850 2,100 2,500 1,100
Air Separator 1 EA 2,100.00 Vent piping 1 LS 2,500.00 Pump Schedule: CP-1 1 EA 1,100.00 Water Heater Piping, valve and trim 1 LS 4,000.00 Mixing Valve: TMV-1 1 EA 1,600.00 Flat roof drain and piping 8 EA 7,500.00 Sanitary System Underground D/W/V Pipe: 4" 350 LF 42.50 FCO 4 EA 575.00 FD-A.B 5 EA 625.00 Above Ground D/W/V Pipe: 2" 550 LF 32.50 4" 550 LF 46.00 Floor drain 4 EA 635.00 CO 6 EA 425.00 Copper Pipe: Branch 750 LF 26.00 Main 750 LF 48.00 Misc. Valve and trim 1 LS 5,000.00 1" Pipe Insulation: 5	2,100 2,500 1,100	
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Main 750 LF 48.00 Misc. Valve and trim 1 LS 5,000.00 1" Pipe Insulation: 3 2 2 48.00 2 48.00 2 48.00 2 48.00 48.00 2 48.00	10.500	
Misc. Valve and trim 1 LS 5,000.00 1" Pipe Insulation: Branch 750 LF 8.00 Main 750 LF 13.00	19,500	
1" Pipe Insulation: Branch 750 LF 8.00 Main 750 LF 13.00	36,000	
Branch 750 LF 8.00 Main 750 LF 13.00	5,000	
Main 750 LF 13.00	6.000	
	6,000	
20 C M :	9,750	
2" Gas Main 50 LF 84.00	4,200	
3/4" Gas - HW Heater 50 LF 35.00	1,750	
Service & meter install 1 LS 1,500.00	1,500	
Boiler heater connection 1 LS 1,200.00	1,200	
Misc. Valves 1 LS 2,000.00	2,000	
Underground Water Service:		
4" 15 LF 125.00	1,875	
Water Meter 1 EA 2,350.00	2,350	
Water service rough-in 1 LS 7,500.00	7,500	
Seismic hanger 1 LS 3,500.00	3,500	

Boston Public Library - Fields Corner Branch - Option #2 - New 2 Story Library			2/10/2020	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Test and GC	1	LS	25,000.00	25,000
				325,460
DIVISION 23 - HVAC				
230000 HVAC*				
HVAC	14,087	GSF	90.00	1,267,830
				1,267,830
DIVISION 26 - ELECTRICAL				
260000 ELECTRICAL*				
Electrical	14,087	GSF	60.00	845,220
				845,220
DIVISION 31 - EARTHWORK				
310000 EARTHWORK				
Foundation Excavations: Excavate Foundation	350	CY	22.00	7,700
Backfill Found Haul surplus	230 120	CY CY	15.00 150.00	3,450 18,000
Handwork at exist BLDG	1	LS	5,000.00	5,000
Under slab utility trenching Dewatering	1 1	LS LS	5,000.00 10,000.00	5,000 10,000
Slab on Grade - Bldg: 12" Gravel base	308	CY	55.00	16,940
Site Earthwork: Fill Demo'd bldg.		N/A		
Site grading	1,344	SY	5.00	6,720
*Assumes suitable soils				

Boston Public Library	- Fields Corner Branch - 0	Option #2 -	- New 2 Story Library

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				72,810
11000 SITE PREPARATION & CLEARING				
ite Preparation:				
cut & cap all utilities	1	LS	5,000.00	5,000
Construction gate	1	EA	1,500.00	1,500
Construction fence	450	LF	20.00	9,000
rosion CB protection	6	EA	125.00	750
ayout and supervision	1	LS	10,000.00	10,000
idewalk protection	280	LF	250.00	70,000
ite Demolition- Remove Existing:				
lantings	1	LS	2,500.00	2,500
onc. walkway	2,850	SF	3.00	8,550
rick walkway	150	SF	3.00	450
urbing		REMAINS		
arking		REMAINS		
ite signs	1	EA	500.00	500
adial seat wall	48	LF	50.00	2,400
lagpole	1	EA	300.00	300
lisc site prep & demolition	12,000	GSF	0.50	6,000

DIVISION 32 - EXTERIOR IMPROVEMENTS

320000 PAVEMENT, CURBING & EDGING

Drive: Rework disturbed parking Street patching @ utilities	1	LS W / 330000	7,500.00	7,500
Walks:				
ADA detectable paver	2	EA	450.00	900
Special walkway pavers	500	SF	40.00	20,000
Typ Conc. walkway	2,750	SF	10.00	27,500
8" Gravel base @ walks	80	CY	45.00	3,600
Curbing		REMAINS		

DECORPTION	OLI ANITITY	LINUT	I DUT COST	TOTAI
DESCRIPTION ====================================	QUANTITY 	UNII 	UNIT COST 	TOTAI
				59,50
323100 SITE IMPROVEMENTS				
Misc site improvements	1	LS	25,000.00	25,000
				25,000
DIVISION 33 - UTILITIES				
330000 UTILITIES				
Water Supply:		1.00	25 000 00	25.00
Street connection Fire service	1 50	LOC	25,000.00 150.00	25,00
Domestic service	50	LF LF	150.00	7,50 7,50
Gate valve - Fire	1	EA	2,200.00	2,20
Gate valve - Dom	1	EA	2,200.00	2,20
Fire Hydrant	_	NIC	_,	_,
Street cut & patch	1	LOC	5,000.00	5,00
Sanitary Sewer:		1.00	25,000,00	25.00
Street connection Sanitary manhole	1 1	LOC EA	25,000.00 4,000.00	25,00 4,00
Sanitary mamore Sanitary line	50	LF	200.00	10,00
Street cut & patch	1	LOC	5,000.00	5,00
Roof Drainage:	<u>,</u>			
Street connection	1	EA	20,000.00	20,00
Utility structure	1 50	EA	5,000.00	5,00
Piping and Trenching Street cut & patch	1	LF LOC	150.00 4,000.00	7,50 4,00
Subsurface drainage field	3,000	SF	45.00	135,00
Fuel Distribution:				
Excavate and backfill gas line	50	LF	65.00	3,25
Gas mtr pad	1	EA	1,500.00	1,50
Street cut & patch	1	LOC	2,000.00	2,00
Electrical: Primary electric duct bank	100	LF	85.00	8,50
Tal/data duat bank	100	LI	69.00	6,50

100

100

LF

LF

68.00

75.00

Tel/data duct bank

Generator duct bank

6,800

Boston Public Library	- Fields Corner Branch -	Option #2 - New 1	2 Story Library

2/10/2020

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Transformer pad	1	EA	4,500.00	4,500
Generator pad	1	EA	7,500.00	7,500
Street cut & patch	1	LOC	4,000.00	4,000
Site Lighting:				
Sidewalk		REMAINS		
Parking		NIC		
*Exterior lighting also carried with GSF electrical	unit cost			

PROJECT: Boston Public Library NO. OF SQ. FT.: 47,187 LOCATION: Fields Corner Branch COST PER SQ. FT.: \$334.60 Oudens Ello Architects, LLC *Excludes Library Fit-Out 14,100 CLIENT:

10-Feb-20 DATE: No.: 19068

CSI SUMMARY

OPTION #3 - BASE BUILDING

	DIVISION	PERCENT	COST
	TOTAL	OF PROJECT	PER SF
DIVISION 02 - EXISTING CONDITIONS			
022820 ASBESTOS REMEDIATION	257,880	2%	5.47
024100 DEMOLITION	171,920	1%	3.64
024100 DEMOLITION	171,920	170	3.04
DIVISION 03 - CONCRETE			
033000 CAST IN PLACE CONCRETE	726,758	5%	15.40
DIVISION 04 - MASONRY			
040001 MASONRY*	246,182	2%	5.22
DWYGON OF AFFECT O			
DIVISION 05 - METALS 050001 MISCELLANEOUS & ORNAMENTAL IRON*	405 154	3%	10.40
051200 STRUCTURAL STEEL FRAMING	495,154 841,842	5%	10.49 17.84
053100 STEEL DECKING	70,771	0%	1.50
054000 COLD FORMED METAL FRAMING	0,771	0%	0.00
034000 COLD FORMED METAL FRAMING	U	070	0.00
DIVISION 06 - WOOD, PLASTICS & COMPOSITES			
061000 ROUGH CARPENTRY	728,635	5%	15.44
064020 INTERIOR ARCHITECTURAL WOODWORK	439,250	3%	9.31
	-		
DIVISION 07 - THERMAL & MOISTURE PROTECTION			
070001 DAMPPROOF., WATERPROOF. & CAULKING*	260,417	2%	5.52
070002 ROOFING AND FLASHING*	554,995	4%	11.76
072100 THERMAL INSULATION	161,624	1%	3.43
074000 WALL PANEL	772,905	5%	16.38
078100 APPLIED FIREPROOFING	0	0%	0.00
078400 FIRESTOPPING	36,396	0%	0.77
079500 EXPANSION CONTROL	12,005	0%	0.25
DIVISION 08 - OPENINGS			
080001 METAL WINDOWS*	1,182,355	7%	25.06
082500 DOORS OPENING ASSEMBLIES	238,900	2%	5.06
083100 ACCESS DOORS AND PANELS	16,500	0%	0.35
087100 DOOR HARDWARE	15,000	0%	0.32
088002 GLASS & GLAZING*	0	0%	0.00
089000 LOUVERS AND VENTS	9,000	0%	0.19
00,000 200 1210 1212 12115	2,000	0,0	0.15
DIVISION 09 - FINISHES			
092900 GYPSUM BOARD ASSEMBLIES	1,294,048	8%	27.42
090002 TILE*	156,750	1%	3.32
090005 RESILIENT FLOORING*	402,890	3%	8.54
090007 PAINTING*	100,989	1%	2.14

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
	• • • • • •	00/	0.50
090003 ACOUSTICAL TILE CEILINGS*	28,000	0%	0.59
096800 CARPETING	0	0%	0.00
098414 ACOUSTICAL PANELS	0	0%	0.00
DIVISION 10 - SPECIALTIES			
101100 VISUAL DISPLAY BOARDS	0	0%	0.00
101400 SIGNAGE	19,950	0%	0.42
102113 TOILET COMPARTMENTS	0	0%	0.00
102813 TOILET ACCESSORIES	26,555	0%	0.56
104400 FIRE PROTECTION SPECIALTIES	7,650	0%	0.16
105110 METAL LOCKERS	0	0%	0.00
109000 MISCELLANEOUS SPECIALTIES	45,487	0%	0.96
DIVICION 11 FOURDMENT			
DIVISION 11 - EQUIPMENT 113100 APPLIANCES	126 555	10/	2.69
	126,555	1% 0%	2.68
115210 PROJECTION SCREENS	0		0.00
119000 MISCELLANOUS EQUIPMENT	0	0%	0.00
DIVISION 12 - FURNISHINGS			
129000 FURNISHINGS	34,066	0%	0.72
DIVIDION 12 CDECLA CONCEDIOTION			
DIVISION 13 - SPECIAL CONSTRUCTION	0	00/	0.00
130000 SPECIAL CONSTRUCTION	0	0%	0.00
DIVISION 14 - CONVEYING EQUIPMENT			
142424 HYDRAULIC ELEVATORS*	312,000	2%	6.61
DIVICION 21 FIDE CURRECCION			
DIVISION 21 - FIRE SUPPRESSION 210000 FIRE SUPPRESSION*	242.752	20/	7.26
210000 FIRE SUPPRESSION*	342,753	2%	7.20
DIVISION 22 - PLUMBING			
220000 PLUMBING*	1,349,815	9%	28.61
DIVISION 23 - HVAC			
230000 HVAC*	1,982,415	13%	42.01
DIVISION 26 - ELECTRICAL			
260000 ELECTRICAL*	1,415,610	9%	30.00
200000 ELECTRICAL	1,413,010	970	30.00
DIVISION 31 - EARTHWORK	202 (5-5	201	^ * -
310000 EARTHWORK	392,680	2%	8.32
311000 SITE PREPARATION & CLEARING	116,950	1%	2.48
DIVISION 32 - EXTERIOR IMPROVEMENTS			
320000 PAVEMENT, CURBING & EDGING	59,500	0%	1.26
323100 SITE IMPROVEMENTS	25,000	0%	0.53
SECTION SITE IN IN NO VENIENTIS	25,000	070	0.55

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 33 - UTILITIES 330000 UTILITIES	310,450	2%	6.58
DIRECT COST	15,788,600	100%	334.60

DESCRIPTION	OLIANTITY	IINIT	LINIT COST	ТОТАІ
DESCRIPTION	QUANTITY 	UNII	UNIT COST	TOTAI
DIVISION 02 - EXISTING CONDITIONS				
022820 ASBESTOS REMEDIATION				
Hazardous Waste Remediation	8,596	GSF	30.00	257,880
				257,880
024100 DEMOLITION				
Building demolition	8,596	GSF	20.00	171,920
				171,920
DIVISION 03 - CONCRETE				
033000 CAST IN PLACE CONCRETE				
Typ Wall Footing (3' x 1' - 442 lf):				
4000 psi, NW, (incl. placement)	49	CY	240.00	11,760
Formwork	836	SFCA	10.00	8,360
Stepped Formwork	48	SFCA	16.00	768
Rebar *unit cost \$488.79	2,450	LBS	1.25	3,063
Party Wall Footing (2' x 1' - 41 lf):				
4000 psi, NW, (incl. placement)	3	CY	240.00	720
Formwork (one side)	41	SFCA	10.00	410
Rebar *unit cost \$439.17	150	LBS	1.25	183
Basement FND Wall (220 lf):				
4000 psi, NW, (incl. placement)	122	CY	240.00	29,280
Formwork - 12'	5,280	SFCA	18.00	95,040
Reinforcing steel *unit cost \$1,206.52	18,300	LBS	1.25	22,87
16" BLDG Frost Wall (222 lf):				
4000 psi, NW, (incl. placement)	48	CY	240.00	11,52
Formwork - 4 '	1,584	SFCA	20.00	31,680
Stannad Formwork	291	CECA	19.00	6.01

7,200

384

SFCA

LBS

18.00

1.25

Stepped Formwork

Reinforcing steel

6,912

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2/	1	U/	\mathcal{L}	U	Z	U

DESCRIPTION	QUANTITY	UNIT U	JNIT COST	TOTAL
*unit cost \$1,231.50				
12" BLDG Party Frost Wall (41 lf):				
4000 psi, NW, (incl. placement)	6	CY	240.00	1,440
Formwork - 4' (one side)	164	SFCA	25.00	4,100
Reinforcing steel	900	LBS	1.25	1,125
*unit cost \$1,110.83				
Misc. Interior Foundations:				
Underpinning		NIC		
Column Footing	75	CY	725.00	54,375
Piers & pilasters	25	CY	975.00	24,375
24" Elevator Mat	16	CY	650.00	10,400
12" Elevator Pit Wall	12	CY	1,100.00	13,200
Elev sump pit	1	EA	1,200.00	1,200
Equipment pads	1	LS	5,000.00	5,000
6" Slab on Grade - Int :				
4000 psi, NW, (incl. placement)	150	CY	265.00	39,750
6x6 W2.1 x W2.1	8,100	SF	2.25	18,225
Control Joint - 15 oc'	550	LF	5.25	2,888
Trowel Finish	8,100	SF	2.15	17,415
15 Mil poly - stego wrap	8,100	SF	0.85	6,885
Barrier One Admix *unit cost \$11.63	150	CY	60.00	9,000
Floor Construction 1st - 3rd: 4 1/2" Nominal LW Deck fill	20,705	CE	10.50	217 402
	,	SF		217,403
Barrier One Admix	20,705	SF	1.20	24,846
Concrete Deck Fill @ Roof -Allow:				
3 1/2" LW Deck fill -low roof	1,411	SF	9.75	13,757
Metal Pan Stair Fill	9	FLTS	2,600.00	23,400
Concrete Slab Sealant	3,200	SF	2.00	6,400
				726,758

DIVISION 04 - MASONRY

040001 MASONRY*

^{*}EXTERIOR WALL 1st & 2nd FLR 11,430 SF

^{*}EXTERIOR WALL 3rd-5th FLR 16,850 SF

DESCRIPTION 	QUANTITY	UNIT	UNIT COST	TOTA
Exterior Wall 1st & 2nd FLR:				
Brick Veneer 20%	2,286	SF	38.00	86,86
Ground faced block 20%	2,286	SF	32.00	73,15
Granite CW base 15"H	215	SF	110.00	23,65
Misc Precast/stone trim	11,430	SF	5.00	57,15
Masonry flashing	383	LF	14.00	5,36
Exterior Wall 3rd-5th FLR		NIC		
nterior masonry partitions		NIC		
interior masonry veneer		NIC		
				246,18
DIVISION 05 - METALS				
DIVISION 05 - METALS 050001 MISCELLANEOUS & ORNAMEN	NTAL IRON*			
	NTAL IRON*			
050001 MISCELLANEOUS & ORNAMEN	NTAL IRON*	EA	1,500.00	1,50
050001 MISCELLANEOUS & ORNAMEN Elevator: Pit ladder		EA EA	4,000.00	4,00
050001 MISCELLANEOUS & ORNAMEN Elevator: Pit ladder Frame	1		•	4,00
050001 MISCELLANEOUS & ORNAMEN Elevator: Pit ladder Frame Sump grate Metal Pan Stair W/Rails:	1 1 1	EA EA	4,000.00 1,200.00	4,00 1,20
D50001 MISCELLANEOUS & ORNAMEN Elevator: Pit ladder Frame Sump grate Metal Pan Stair W/Rails: Egress Stair	1 1 1	EA EA FLTS	4,000.00 1,200.00 40,000.00	4,00 1,20 320,00
D50001 MISCELLANEOUS & ORNAMEN Elevator: Pit ladder Frame Sump grate Metal Pan Stair W/Rails: Egress Stair Basement Stair	1 1 1	EA EA	4,000.00 1,200.00	4,00 1,20 320,00 3,00
D50001 MISCELLANEOUS & ORNAMEN Elevator: Pit ladder Frame Sump grate Metal Pan Stair W/Rails: Egress Stair Basement Stair Basement Stair gate Int. roof access ladder	1 1 1 8 1 1	EA EA FLTS FLTS EA VLF	4,000.00 1,200.00 40,000.00 3,000.00 2,500.00	1,50 4,00 1,20 320,00 3,00 2,50 5,72
DESCRIPTION OF STATE	1 1 1 8 1	EA EA FLTS FLTS EA	4,000.00 1,200.00 40,000.00 3,000.00 2,500.00	4,00 1,20 320,00 3,00 2,50
DESCRIPTION OF STATE OF THE PROPERTY OF THE PR	1 1 1 8 1 1 1 33,087	EA EA FLTS FLTS EA VLF GSF	4,000.00 1,200.00 40,000.00 3,000.00 2,500.00 520.00 2.00	4,00 1,20 320,00 3,00 2,50 5,72 66,17
DESCRIPTION OF STATE	1 1 1 8 1 1	EA EA FLTS FLTS EA VLF	4,000.00 1,200.00 40,000.00 3,000.00 2,500.00	4,00 1,20 320,00 3,00 2,50 5,72

$051200 \; STRUCTURAL \; STEEL \; FRAMING$

1st - 3rd Floor Construction (14 lbs/20,705 sf	144.935	TON	4,500.00	652,208
Floor Shear stud	2,070	EA	6.00	12,420
Moment Connection - allow	85	EA	850.00	72,250

Boston Public Library - Fields Corner Branch - Op				2/10/2020
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Low Flat Roof Construction (14 lbs/ 1,411 sf	9.900	TON	4,500.00	44,550
Roof Shear stud	141	EA	6.00	846
Mechanical equip support	1	LS	30,000.00	30,000
Galv frame @2 loc 8'H Acoustical roof screen	6.72	TON	4,400.00	29,568
				841,842
053100 STEEL DECKING				
1st - 3rd Floor: 2" x 20 ga. Comp Deck	20,705	SF	3.20	66,256
Low Flat Roof Deck: Typ 3" x 20 ga. roof deck	1,411	SF	3.20	4,515
				70,771
054000 COLD FORMED METAL FRAMING				
see gypsum drywall				
				0
DIVISION 06 - WOOD, PLASTICS & COMPOS	ITES			
061000 ROUGH CARPENTRY				
4th & 5th Floor:				
TJI Floor Framing - 11 7/8" - 16" oc	18,382	SF	14.00	257,348
LVL Support Beam	18,382	SF	3.00	55,146
3/4" Sub floor Acoustical sound deadening board	18,382 18,382	SF SF	3.00 3.75	55,146 68,933
High Flat Roof:				
TJI Floor Framing - 11 7/8" - 16" oc	9,491	SF	14.00	132,874
LVL Support Beam	9,491	SF	3.00	28,473
2/4" C-1- fl	0.401	CE	2.00	20 472

28,280

SF

SF

3.00

0.50

3/4" Sub floor

Exterior wall blocking -allow

28,473

DESCRIPTION ====================================	QUANTITY 	UNIT	UNIT COST ========	TOTAL
Roof Blocking @:				
Mechanical equip	1	LS	3,500.00	3,500
Roof Edge	700	LF	18.00	12,600
Interior blocking	33,087	GSF	0.75	24,815
Misc. rough carpentry	47,187	GSF	1.00	47,187
				728,635
				720,033
064020 INTERIOR ARCHITECTURAL WOOD	WORK			
Misc int trim & wall panels - ALLOWANCE:				
Running Trim	33	UNITS	1,500.00	49,500
Common Area	1	LS	10,000.00	10,000
Residential Unit:				
Kitchen cabinet & ctr	33	UNITS	8,500.00	280,500
Bathroom cabinet & ctr	33	UNITS	2,000.00	66,000
Closet shelving	33	UNITS	750.00	24,750
Common Area: Mail rm ctr	10	LF	850.00	8,500
ivian ini cu	10	Lr	830.00	8,300
				439,250
DIVISION 07 - THERMAL & MOISTURE PRO	OTECTION			
070001 DAMPPROOF., WATERPROOF. & CA	ULKING*			
Exterior Wall:				
Dampproof frost wall	984	SF	2.40	2,362
Basement waterproofing	2,640	SF	8.75	23,100
Elev. pit waterproofing	2	EA	5,500.00	11,000
Exterior Wall Air & Vapor Barrier:				
Stud wall BU	18,653	SF	8.00	149,224
Stud Ext CLG frame	2,768	SF	8.00	22,144
Int. joint sealants	33,087	GSF	1.00	33,087
E. C. C. A.	33,007	OSI	7.700.00	55,007

LS

LS

1

1

7,500.00

12,000.00

Ext. joint sealants 1st & 2nd FLR

Ext. joint sealants 3rd-5th FLR

7,500

Boston Public Library - Fields Corner Branch - Op ———————————————————————————————————	QUANTITY	I INIT	UNIT COST	TOTAL
======================================	QUANTIT I		======================================	
				260,417
				200,417
070002 ROOFING AND FLASHING*				
3 Ply Built-up roof cover bd & 6" Rigid Insul &	10,802	SF	29.00	313,258
5/8" gyp sheathing Patio paver premium (3 LOC)	10,802 300	SF SF	1.80 45.00	19,444 13,500
Flashing:				
Walk pads - allow	300	SF	7.00	2,100
Exp Jt Flashing	41	LF	45.00	1,845
Metal Panel Roof Edge	700	LF	30.00	21,000
Base flash horiz wall	214	LF	32.00	6,848
Misc. Flashing	1	LS	6,000.00	6,000
Roof Accessories: Elev. louver	2	EA	1,650.00	3,300
Roof access hatch	1	EA	4,500.00	4,500
8'H Acoustical roof top screen (2 loc 20'x40')	1,920	SF	85.00	163,200
				554,995
072100 THERMAL INSULATION				
Exterior Wall:				40.00
2" Rigid int. found. insul	3,624	SF	3.65	13,228
Slab on Grade: 2" Rigid Slab Insul 100%	8,100	SF	3.60	29,160
Exterior Wall:	,			Ź
3" Polyisocyanurate rigid Insul	18,653	SF	4.10	76,477
4 " Batt Insulation - stud cavity	18,653	SF	1.30	24,249
Exterior Ceiling /soffit - insul	2,468	SF	7.50	18,510
				161,624
074000 WALL PANEL				
Exterior 1st - 2nd:				

SF

45.00

IPE WD Rain Screen Wall Panels & Trim 20%

Boston Public Library - Fields Corner Branch - Option #3 Base Building				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
IPE WD Rain Screen celling / soffit panels Col cover	2,468 42	SF VLF	45.00 350.00	111,060 14,700
Exterior 3rd -5th: Fiber Cement Panels & Trim 70% (Prefinished) IPE WD Rain Screen celling / soffit panels	11,795 300	SF SF	45.00 45.00	530,775 13,500
				772,905
078100 APPLIED FIREPROOFING				
Intumescent ptd col Spray Fireproofing:		NIC NIC		
				0
078400 FIRESTOPPING				
Fire stopping	33,087	GSF	1.10	36,396
				36,396
079500 EXPANSION CONTROL				
Exterior: Horizontal Vertical	41 56	LF VLF	245.00 35.00	10,045 1,960
				12,005
DIVISION 08 - OPENINGS				
080001 METAL WINDOWS*				
Exterior Wall 1st & 2nd FLR: Alum curtainwall/storefront 40%	4,572	SF	145.00	662,940
Exterior Residence: Alum clad wd window 30% Alum clad balcony door-dbl	5,055 3	SF EA	95.00 3,200.00	480,225 9,600

DESCRIPTION ====================================	QUANTITY	UNIT	UNIT COST	TOTAL
71 Festerier Alem France Alem Deer Class Class	0- HDW .			
7' Exterior Alum Frame, Alum Door, Glass, Glazi Entry - dbl	ng & HDW:	EA	9,000.00	18,000
Interior Alum Storefront:	•		400.00	• • • • •
Vestibule	30	SF	103.00	3,090
7' Interior Alum Frame, Alum Door, Glass, Glazi	ng & HDW :			
Vestibule entry - dbl	1	EA	8,500.00	8,500
				1,182,355
082500 DOORS OPENING ASSEMBLIES				
Exterior HM Frame, Door, Glass, Glazing & HDV	V:			
Stair egress- sgl	2	EA	3,500.00	7,000
Mech, elec & storage rm - sgl	2	EA	1,600.00	3,200
Mech, elec & storage rm - dbl	1	EA	2,500.00	2,500
Interior HM Frame, WD Door, Glass, Glazing &	HDW:			
Stair hall- sgl	11	EA	4,000.00	44,000
Corridor- sgl	1	EA	3,500.00	3,500
MEP - sgl Storage - sgl	8 2	EA EA	1,175.00 1,100.00	9,400 2,200
Storage - sgr	<u> </u>	LA	1,100.00	2,200
Residential Interior Frame, Door, & HDW:				
Unit entry- sgl	33	EA	1,300.00	42,900
Bathroom & bedroom- sgl	33	EA	650.00	21,450
Bedroom- sgl	42 54	EA	650.00	27,300
Closet- sgl Closet- dbl	42	EA EA	600.00 1,025.00	32,400 43,050
Closet- doi	72	LA	1,023.00	43,030
				238,900
083100 ACCESS DOORS AND PANELS				
Access doors & panels allow	22	IINIIT	500.00	16,500
Access doors & panels - allow	33	UNIT	500.00	16,500

Boston Public Library - Fields Corner Branch - Option #3 Base Building				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
087100 DOOR HARDWARE				
Exterior Alum. Door Hardware Set Auto opener - allow	2	LOC	7,500.00	15,000
*Finish Hardware also included with unit cost				
				15,000
088002 GLASS & GLAZING*	W/UN	NIT COST		
				0
089000 LOUVERS AND VENTS				
Alum louver -allow	100	SF	90.00	9,000
				9,000
DIVISION 09 - FINISHES				
092900 GYPSUM BOARD ASSEMBLIES				
Exterior Wall 1st & 2nd FLR: 8" x 18 ga Stud	6,858	SF	13.00	89,154
5/8" Dens glass sheathing	6,858	SF	3.40	23,317
1 Lyr gyp @ ext. stud wall	6,858	SF	3.10	21,260
Exterior Wall 3rd-5th FLR:				
8" x 18 ga Stud	11,795	SF	13.00	153,335
5/8" Dens glass sheathing 1 Lyr gyp @ ext. stud wall	11,795 11,795	SF SF	3.40 3.10	40,103 36,565
1 Lyi gyp @ ext. stud wan	11,793	SI	5.10	30,303
Exterior Ceiling/Soffit:	2.50	ar.		21.452
Framing 5/8" Dens glass sheathing	2,768 2,768	SF SF	7.75 4.00	21,452 11,072
Interior Partitions:				
Typical Interior - vary width	33,087	GSF	15.00	496,305
Elev Shaft wall	3,838	SF	16.00	61,408

Boston Public Library - Fields Corner Branch - Option #3 Base Building				2/10/2020	
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	
Interior Ceiling & Soffits:	22.740	CE	12.50	206,000	
Gyp ceiling	22,740	SF	13.50	306,990	
Gyp Soffit Complete	33,087	GSF	1.00	33,087	
*GWB includes sound attenuation , tape & joint	compound finish				
				1,294,048	
090002 TILE*					
Bathroom (33 EA):					
Porcelain tile- thin set	1,584	SF	35.00	55,440	
PT Tile wall base	660	LF	18.00	11,880	
PT Wall Tile 4'	2,640	SF	32.00	84,480	
Threshold	33	EA	150.00	4,950	
Tub /SHW surround	\mathbf{W}	Plumbing			
				156,750	
090005 RESILIENT FLOORING*					
Stair hall rubber tread & riser	9	FLTS	3,500.00	31,500	
Residential unit (nic bathroom)	21,040	SF	14.75	310,340	
Residential corridor / commons	3,000	SF	14.75	44,250	
Rubber wall base	6,000	LF	2.80	16,800	
				402,890	
090007 PAINTING*					
Interior pointing walls	33,087	GSF	2.75	90,989	
Interior painting - walls Misc exterior painting		LS	10,000.00	10,000	
*Excludes wall coverings	1	LS	10,000.00	10,000	
				100,989	
				100,969	
090003 ACOUSTICAL TILE CEILINGS*					
ACT- Commons	4,000	SF	7.00	28,000	
				28,000	

Boston Public Library - Fields Corner Branch - Op				2/10/2020
DESCRIPTION ====================================	QUANTITY	UNIT	UNIT COST	TOTAL
096800 CARPETING		N/A		
				0
098414 ACOUSTICAL PANELS		N/A		
				0
DIVISION 10 - SPECIALTIES				
101100 VISUAL DISPLAY BOARDS		N/A		
				0
101400 SIGNAGE				
Allow: Unit ID signage Misc interior signage Misc exterior signage	33 1 1	EA LS LS	150.00 5,000.00 10,000.00	4,950 5,000 10,000
Wilse exterior signage	1	LS	10,000.00	
				19,950
102813 TOILET ACCESSORIES				
Unit Bathroom Accessories Mop and broom holders	33 1	EA EA	800.00 155.00	26,400 155
				26,555
104400 FIRE PROTECTION SPECIALTIES				
Fire extinguisher & cab -common area Fire extinguisher - unit	15	EA NIC	510.00	7,650

Boston Public Library - Fields Corner Branch - Option #3 Base Building				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				7,650
				7,020
109000 MISCELLANEOUS SPECIALTIES				
Unit mail box	33	EA	300.00	9,900
Postal box Misc. Specialties	1 33,087	EA GSF	2,500.00 1.00	2,500 33,087
wise. Speciaties	33,007	GSI	1.00	33,007
				45,487
DIVISION 11 - EQUIPMENT				
113100 APPLIANCES				
Typ Unit (27 EA):				
Refrigerator	33	EA	985.00	32,505
Range	33 33	EA EA	650.00	21,450
Range hood Dishwasher	33	EA EA	250.00 550.00	8,250 18,150
Washer	33	EA	700.00	23,100
Dryer	33	EA	700.00	23,100
				126.555
				126,555
119000 MISCELLANOUS EQUIPMENT				
Allowance:				
Trash chute		NIC		
				0

DIVISION 12 - FURNISHINGS

129000 FURNISHINGS

Boston Public Library - Fields Corner Branch - Option #3 Base Building				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Roller Shade Recessed Entrance Grille	5,055 1	SF EA	5.75 5,000.00	29,066 5,000
				34,066
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		
DIVISION 14 - CONVEYING EQUIPMENT				
142424 HYDRAULIC ELEVATORS*				
Elevator (1 loc)	6	STOP	52,000.00	312,000
				312,000
DIVISION 21 - FIRE SUPPRESSION				
210000 FIRE SUPPRESSION*				
Sprinkler system Sprinkler system -Library rough Sprinkler system -Covered parking	33,087 14,100 1	GSF GSF LS	7.50 6.00 10,000.00	248,153 84,600 10,000
				342,753
DIVISION 22 - PLUMBING				
220000 PLUMBING*				
Residential Fixtures (1 Bathroom /Unit): Water closet Lavatory Tub /SHW Kitchen sink Laundry conn	33 33 33 33 33	EA EA EA EA	1,200.00 985.00 2,500.00 1,400.00 500.00	39,600 32,505 82,500 46,200 16,500
Misc unit plumbing	33	EA	1,500.00	49,500

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
P' .				
Fixtures:		/ 64		
WC-1 water closet		w/ fit-up w/ fit-up		
WC-1A water closet (ADA) UR-1 urinal		w/ fit-up		
L-1A lavatory (ADA)		w/ fit-up		
DF-1 drinking fountain/bottle filler (allow)		w/ fit-up		
MS-1 mop basin/Janitors sink (allow)		w/ fit-up		
KS-1 kitchen sink sgl		w/ fit-up		
KS-1 Program rm sink		w/ fit-up		
HB hose bibb	4	EA	230.00	920
NFWH non freeze wall hydrant	4	EA	525.00	2,100
Auto flush valve		w/ fit-up		
Auto faucet sensor		w/ fit-up		
Gas Fired Hot Water Supply:				
Gas Water Heater	1	LS	35,000.00	35,000
Expansion tank	2	EA	1,850.00	3,700
Air Separator	2	EA	2,100.00	4,200
Vent piping	1	LS	10,000.00	10,000
Pump Schedule:	_			4.400
CP-1 Water Heater Piping, valve and trim	1 1	EA LS	1,100.00 15,000.00	1,100 15,000
Mixing Valve:				
TMV-1	1	EA	1,600.00	1,600
Flat roof drain and piping	8	EA	15,000.00	120,000
Sanitary System				
Underground D/W/V Pipe:				
4"	1,200	LF	42.50	51,000
FCO	4	EA	575.00	2,300
FD-A.B	5	EA	625.00	3,125
Above Ground D/W/V Pipe:				
2"	3,300	LF	32.50	107,250
4"	3,300	LF	46.00	151,800
Floor drain	4	EA	635.00	2,540
CO	6	EA	425.00	2,550
Copper Pipe:	5 200	IP	26.00	127 000
Branch Main	5,300	LF	26.00	137,800
Main Misc. Valve and trim	5,300	LF LS	48.00 5,000.00	254,400 5,000
wise. vaive and tim	1	LS	3,000.00	3,000

^{1&}quot; Pipe Insulation:

Boston Public Librar	y - Fields Corner	Branch - O	ption #3	Base Building
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2/10/2020

DESCRIPTION 	QUANTITY	UNIT	UNIT COST	TOTAL
Branch	5,300	LF	8.00	42,400
Main	5,300	LF	13.00	68,900
2" Gas Main	100	LF	84.00	8,400
3/4" Gas - HW Heater	200	LF	35.00	7,000
Service & meter install	1	LS	1,500.00	1,500
Boiler heater connection	1	LS	1,200.00	1,200
Misc. Valves	1	LS	2,000.00	2,000
Underground Water Service:				
4"	15	LF	125.00	1,875
Water Meter	1	EA	2,350.00	2,350
Water service rough-in	1	LS	7,500.00	7,500
Seismic hanger	1	LS	3,500.00	3,500
Test and GC	1	LS	25,000.00	25,000
				1,349,815
DIVISION 23 - HVAC				
230000 HVAC*				
HVAC	33,087	GSF	45.00	1,488,915
HVAC -Library rough	14,100	GSF	35.00	493,500
				1,982,415
DIVISION 26 - ELECTRICAL				
260000 ELECTRICAL*				
Electrical	33,087	GSF	30.00	992,610
ElectricalLibrary rough	14,100	GSF	30.00	423,000
				1,415,610
DIVISION 31 - EARTHWORK				
310000 EARTHWORK				
Foundation Excavations: Excavate Basement 12'D	1,750	CY	25.00	43,750

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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Excavate Foundation	1,500	СҮ	25.00	37,500
Backfill Found	1,500	CY	25.00	37,500
Haul surplus	1,750	CY	125.00	218,750
Handwork at exist BLDG	1,750	LS	5,000.00	5,000
Under slab utility trenching	1	LS	5,000.00	5,000
Dewatering Dewatering	1	LS	10,000.00	10,000
Perim fnd drain	240	LF	48.00	11,520
Slab on Grade - Bldg:				
12" Gravel base	308	CY	55.00	16,940
Site Earthwork:				
Fill Demo'd bldg.		N/A		
Site grading	1,344	SY	5.00	6,720
*Assumes suitable soils				
				392,680
311000 SITE PREPARATION & CLEARING				
Site Preparation:				
Cut & cap all utilities	1	LS	5,000.00	5,000
Construction gate	1	EA	1,500.00	1,500
Construction fence	450	LF	20.00	9,000
Erosion CB protection	6	EA LS	125.00	750
Layout and supervision Sidewalk protection	280	LS LF	10,000.00 250.00	10,000 70,000
Site Demolition- Remove Existing:				
Plantings	1	LS	2,500.00	2,500
Conc. walkway	2,850	SF	3.00	8,550
Brick walkway	150	SF	3.00	450
Curbing		REMAINS		
Parking		REMAINS		
Site signs	1	EA	500.00	500
Radial seat wall	48	LF	50.00	2,400
Flagpole	1	EA	300.00	300
Misc site prep & demolition	12,000	GSF	0.50	6,000
				116,950

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 32 - EXTERIOR IMPROVEMENTS				
320000 PAVEMENT, CURBING & EDGING				
Drive:				
Rework disturbed parking Street patching @ utilities	1	LS W / 330000	7,500.00	7,500
Walks:				
ADA detectable paver	2	EA	450.00	900
Special walkway pavers	500	SF	40.00	20,000
Typ Conc. walkway	2,750	SF	10.00	27,500
8" Gravel base @ walks Curbing	80	CY REMAINS	45.00	3,600
				59,500
323100 SITE IMPROVEMENTS				
Misc site improvements	1	LS	25,000.00	25,000
				25,000
DIVISION 33 - UTILITIES				
330000 UTILITIES				
Water Supply:			•••••	••
Street connection	1	LOC	25,000.00	25,000
Fire service	50	LF	150.00	7,500
Domestic service Gate valve - Fire	50 1	LF EA	150.00 2,200.00	7,500 2,200
Gate valve - Pile Gate valve - Dom	1	EA	2,200.00	2,200
Fire Hydrant	1	NIC	2,200.00	2,200
Street cut & patch	1	LOC	5,000.00	5,000
Sanitary Sewer:		100	25,000,00	25.000
Street connection	1	LOC	25,000.00	25,000
Sanitary line	1	EA	4,000.00	4,000
Sanitary line	50	LF	200.00	10,000

2/10/2020

<u> </u>				
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Street cut & patch	1	LOC	5,000.00	5,000
Roof Drainage:				
Street connection	1	EA	20,000.00	20,000
Utility structure	1	EA	5,000.00	5,000
Piping and Trenching	50	LF	150.00	7,500
Street cut & patch	1	LOC	4,000.00	4,000
Subsurface drainage field	3,000	SF	45.00	135,000
Fuel Distribution:				
Excavate and backfill gas line	50	LF	65.00	3,250
Gas mtr pad	1	EA	1,500.00	1,500
Street cut & patch	1	LOC	2,000.00	2,000
Electrical:				
Primary electric duct bank	100	LF	85.00	8,500
Tel/data duct bank	100	LF	68.00	6,800
Generator duct bank	100	LF	75.00	7,500
Transformer pad	1	EA	4,500.00	4,500
Generator pad	1	EA	7,500.00	7,500
Street cut & patch	1	LOC	4,000.00	4,000
Site Lighting:				
Sidewalk		REMAINS		
Parking		NIC		
*Exterior lighting also carried with GSF electrical uni	t cost			

PROJECT: Boston Public Library NO. OF SQ. FT.: 14,100 LOCATION: Fields Corner Branch COST PER SQ. FT.: \$216.74

CLIENT: Oudens Ello Architects, LLC

DATE: 10-Feb-20

No.: 19068 OPTION #3 - LIBRARY FIT OUT

CSI SUMMARY

	DIVISION TOTAL	PERCENT	COST PER SF
	IOIAL	OF PROJECT	PER SF
DIVISION 02 - EXISTING CONDITIONS			
022820 ASBESTOS REMEDIATION	0	0%	0.00
024100 DEMOLITION	0	0%	0.00
DIVISION AS CONCRETE			
DIVISION 03 - CONCRETE	2 000	00/	0.21
033000 CAST IN PLACE CONCRETE	3,000	0%	0.21
DIVISION 04 - MASONRY			
040001 MASONRY*	32,144	1%	2.28
	2		
DIVISION 05 - METALS			
050001 MISCELLANEOUS & ORNAMENTAL IRON*	163,250	5%	11.58
051200 STRUCTURAL STEEL FRAMING	0	0%	0.00
053100 STEEL DECKING	0	0%	0.00
054000 COLD FORMED METAL FRAMING	0	0%	0.00
DIVISION 06 - WOOD, PLASTICS & COMPOSITES	10.555	00/	0.77
061000 ROUGH CARPENTRY	10,575	0%	0.75
064020 INTERIOR ARCHITECTURAL WOODWORK	366,425	12%	25.99
DIVISION 07 - THERMAL & MOISTURE PROTECTION			
070001 DAMPPROOF., WATERPROOF. & CAULKING*	14,100	0%	1.00
070002 ROOFING AND FLASHING*	0	0%	0.00
072100 THERMAL INSULATION	0	0%	0.00
074000 WALL PANEL	0	0%	0.00
078100 APPLIED FIREPROOFING	0	0%	0.00
078400 FIRESTOPPING	15,510	1%	1.10
079500 EXPANSION CONTROL	0	0%	0.00
DIVISION 08 - OPENINGS			
080001 METAL WINDOWS*	82,045	3%	5.82
082500 DOORS OPENING ASSEMBLIES	39,100	1%	2.77
083100 ACCESS DOORS AND PANELS	4,000	0%	0.28
087100 DOOR HARDWARE	7,500	0%	0.53
088002 GLASS & GLAZING*	75,000	2%	5.32
089000 LOUVERS AND VENTS	0	0%	0.00
DIVISION 09 - FINISHES			
092900 GYPSUM BOARD ASSEMBLIES	276,513	9%	19.61
090002 TILE*	67,688	2%	4.80
090005 RESILIENT FLOORING*	52,698	2%	3.74
090007 PAINTING*	38,775	1%	2.75
	- /		, -

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
090003 ACOUSTICAL TILE CEILINGS*	102,975	3%	7.30
096800 CARPETING	54,241	2%	3.85
098414 ACOUSTICAL PANELS	17,000	1%	1.21
DIVISION 10 - SPECIALTIES			
101100 VISUAL DISPLAY BOARDS	26,400	1%	1.87
101400 SIGNAGE	8,102	0%	0.57
102113 TOILET COMPARTMENTS	4,920	0%	0.35
102813 TOILET ACCESSORIES	5,897	0%	0.42
104400 FIRE PROTECTION SPECIALTIES	4,080	0%	0.29
105110 METAL LOCKERS	1,400	0%	0.10
109000 MISCELLANEOUS SPECIALTIES	14,100	0%	1.00
DW/GION 44 FOLUDADNE			
DIVISION 11 - EQUIPMENT	4.550	00/	0.22
113100 APPLIANCES	4,550	0%	0.32
115210 PROJECTION SCREENS	8,000	0%	0.57
119000 MISCELLANOUS EQUIPMENT	54,500	2%	3.87
DIVISION 12 - FURNISHINGS			
129000 FURNISHINGS	96,000	3%	6.81
DWYGAN AA GDDGCLAA GONGTDAGTAON			
DIVISION 13 - SPECIAL CONSTRUCTION		00/	0.00
130000 SPECIAL CONSTRUCTION	0	0%	0.00
DIVISION 14 - CONVEYING EQUIPMENT			
142424 HYDRAULIC ELEVATORS*	104,000	3%	7.38
DIVISION 21 - FIRE SUPPRESSION			
210000 FIRE SUPPRESSION*	56,400	2%	4.00
210000 FIRE SULF RESSION	50,400	270	4.00
DIVISION 22 - PLUMBING			
220000 PLUMBING*	46,620	2%	3.31
DIVISION 22 HWAC			
DIVISION 23 - HVAC	775 500	2.50/	55.00
230000 HVAC*	775,500	25%	55.00
DIVISION 26 - ELECTRICAL			
260000 ELECTRICAL*	423,000	14%	30.00
DIVISION 21 FARTHWORK			
DIVISION 31 - EARTHWORK	0	0%	0.00
310000 EARTHWORK	0		0.00
311000 SITE PREPARATION & CLEARING	0	0%	0.00
DIVISION 32 - EXTERIOR IMPROVEMENTS			
320000 PAVEMENT, CURBING & EDGING	0	0%	0.00
323100 SITE IMPROVEMENTS	0	0%	0.00
	V	0,0	0.00

	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 33 - UTILITIES		00/	0.00
330000 UTILITIES		0%	0.00
DIRECT COST	3,056,008	100%	216.74

Boston Public Library - Fields Corner Branch - Option #3 - Library Fit Out				2/10/2020
DESCRIPTION	QUANTITY	UNIT U	JNIT COST	TOTAL
DIVISION 02 - EXISTING CONDITIONS				
DIVISION 03 - CONCRETE				
033000 CAST IN PLACE CONCRETE				
Metal Pan Stair Fill Concrete Slab Sealant	1 200	FLTS SF	2,600.00 2.00	2,600 400
				3,000
DIVISION 04 - MASONRY				
040001 MASONRY*				
CMU fire separation wall Interior masonry partitions Interior masonry veneer	1,148	SF NIC NIC	28.00	32,144
				32,144
DIVISION 05 - METALS				
050001 MISCELLANEOUS & ORNAMENTAL I	RON*			
Elevator: Pit ladder Frame	1 1	EA EA	1,500.00 4,000.00	1,500 4,000
Sump grate	1	EA	1,200.00	1,200
Metal Pan Stair W/Rails: Lobby Stair Glazed rail @ 2nd floor open	1 97	FLTS LF	75,000.00 550.00	75,000 53,350
Int Misc. metals	14,100	GSF	2.00	28,200
				163,250

Boston Public Library - Fields Corner Branch				2/10/2020
DESCRIPTION ====================================	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 06 - WOOD, PLASTICS & COM	POSITES			
061000 ROUGH CARPENTRY				
Interior blocking	14,100	GSF	0.75	10,575
				10,575
064020 INTERIOR ARCHITECTURAL WO	ODWORK			
Misc int trim & wall panels - ALLOWANCE:	1.500	Q.F.	75.00	110.500
Wood Panel Running Trim	1,500 1	SF LS	75.00 100,000.00	112,500 100,000
Running 11iiii	1	LS	100,000.00	100,000
Circulation Desk:				
Lobby	16	LF	1,200.00	19,200
Children's area	8	LF	1,200.00	9,600
Break RM Kitchenette:				
Counter - solid surface	12	LF	220.00	2,640
Wall Cabinet	12	LF	210.00	2,520
Base cab (nic ctr)	12	LF	265.00	3,180
Community RM Kitchenette:				
Counter - solid surface	9	LF	220.00	1,980
Wall Cabinet	9	LF	210.00	1,890
Base cab (nic ctr)	7	LF	265.00	1,855
Staff Work room:				
Counter - solid surface	40	LF	220.00	8,800
Wall Cabinet	20	LF	210.00	4,200
Base cab (nic ctr)	20	LF	265.00	5,300
Craft Room:				
Counter - solid surface	8	LF	220.00	1,760
Wall Cabinet	8	LF	210.00	1,680
Base cab (nic ctr)	8	LF	265.00	2,120
4' W Tall Storage Unit - dbl door	2	EA	2,500.00	5,000
Classroom built-ins	1	LOC	15,000.00	15,000
Teen room built-ins	1	LOC	25,000.00	25,000
Duilt in shelving	1	10	25,000.00	25,000

1

6

10

LS

LF

LF

25,000.00

1,200.00

1,000.00

Built-in shelving

Self-serve check out

Glass Display Case

25,000 7,200

Boston Public Library - Fields Corner Branch	ı - Option #3 - Library Fit	Out 		2/10/2020
DESCRIPTION	QUANTITY	UNIT U	JNIT COST	TOTAL
				366,425
DIVISION 07 - THERMAL & MOISTURE	PROTECTION			
070001 DAMPPROOF., WATERPROOF. &				
Int. joint sealants	14,100	GSF	1.00	14,100
				14,100
078100 APPLIED FIREPROOFING				
Intumescent ptd col Spray Fireproofing:		NIC NIC		
				0
078400 FIRESTOPPING				
Fire stopping	14,100	GSF	1.10	15,510
				15,510
DIVISION 08 - OPENINGS				
080001 METAL WINDOWS*				
Interior Alum Storefront : Vestibule	130	SF	103.00	13,390
7' H Program Rm	385	SF	103.00	39,655
7' Interior Alum Frame, Alum Door, Glass, Vestibule entry - dbl	Glazing & HDW :	EA	8,500.00	8,500
Program Rm - sgl Program Rm - dbl	3	EA	4,100.00	12,300

Boston Public Library - Fields Corner Branch - O	======================================	Oนเ 		2/10/2020
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				82,045
082500 DOORS OPENING ASSEMBLIES				
Interior HM Frame, WD Door, Glass, Glazing &	HDW:			
Book drop rm - sgl	1	EA	1,500.00	1,500
Corridor- sgl	2	EA	3,500.00	7,000
Admin - sgl	5	EA	1,650.00	8,250
Sgl User toilet rm	4	EA	1,300.00	5,200
Multi User toilet rm	2	EA	1,300.00	2,600
MEP - sgl	2	EA	1,175.00	2,350
Storage - sgl	1	EA	1,100.00	1,100
Storage - dbl	2	EA	1,800.00	3,600
H.M. Sidelight and transom	1	LS	7,500.00	7,500
				39,100
083100 ACCESS DOORS AND PANELS				
Access doors & panels - allow	1	LS	4,000.00	4,000
				4,000
				4,000
087100 DOOR HARDWARE				
Exterior Alum. Door Hardware Set Auto opener - allow	1	LOC	7,500.00	7,500
*Finish Hardware also included with unit cost				

750

SF

100.00

Prepared by:	A. M. Fogarty	& Associates, Inc.
FIELDS CORNER	LIBRARY STUDY	2 -14-202/13/20205:42 PM

088002 GLASS & GLAZING*

Aluminum Int Storefront - allow

75,000

Boston Public Library - Fields Corner Branch	1 - Option #3 - Library Fit	Out 		2/10/202	
DESCRIPTION ====================================	QUANTITY	UNIT U	NIT COST	TOTAL	
DIVISION 09 - FINISHES					
092900 GYPSUM BOARD ASSEMBLIES					
Interior Partitions:					
Typical Interior - vary width	14,100	GSF	15.00	211,500	
Interior Ceiling & Soffits:					
2 hr Gyp ceiling	200	SF	20.00	4,000	
Gyp ceiling 25%	3,475	SF	13.50	46,913	
Gyp Soffit Complete	14,100	GSF	1.00	14,100	
*GWB includes sound attenuation, tape & jo	oint compound finish				
				276,513	
				270,313	
090002 TILE*					
Toilet Rm:					
Porcelain tile- thin set	400	SF	35.00	14,000	
PT Tile wall base	178	LF	18.00	3,204	
PT Wall Tile 4' Threshold	712 6	SF EA	32.00 150.00	22,784 900	
Theshold	O	EA	130.00	900	
Lobby:					
Porcelain tile- thin set	350	SF	35.00	12,250	
Transitions	1	LS	1,500.00	1,500	
Monumental stair tile tread	144	LF	75.00	10,800	
Tile Landing	30	SF	75.00	2,250	
				67,688	

1,500

SF

LF

14.75

2.80

090007 PAINTING*

Rubber floor tile

Rubber wall base

48,498

4,200

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Interior painting - walls *Excludes wall coverings	14,100	GSF	2.75	38,775
				38,775
090003 ACOUSTICAL TILE CEILINGS*				
ACT 75%	10,425	SF	7.00	72,975
Premium -specialty ceiling system	1	LS	30,000.00	30,000
				102,975
096800 CARPETING				
Carpet Tile	9,862	SF	5.50	54,241
				54,241
098414 ACOUSTICAL PANELS				
Acoustic Wall Panels	500	SF	34.00	17,000
				17,000
DIVISION 10 - SPECIALTIES				
101100 VISUAL DISPLAY BOARDS				
Allow: Tack Board Marker board Marker wall covering Digital Signage	100 100 100 1	SF SF SF LS	18.00 24.00 22.00 20,000.00	1,800 2,400 2,200 20,000

101400 SIGNAGE

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Allow:				
Interior ADA signage	14,100	GSF	0.22	3,102
Misc interior signage	1	LS	5,000.00	5,000
				8,102
102113 TOILET COMPARTMENTS				
Floor/Wall MT. HDPE Partition:				
Standard	1	EA	1,400.00	1,400
Barrier free	2	EA	1,600.00	3,200
Urinal screen	1	EA	320.00	320
				4,920
102813 TOILET ACCESSORIES				
Furnish & Install Toilet Room Accessories:				
Toilet tissue dispenser	7	EA	48.00	336
Paper towel dispenser/disposal	6	EA	225.00	1,350
Soap dispenser Coat hook	8 9	EA EA	46.00 22.00	368 198
Toilet Grab bars	12	EA EA	85.00	1,020
Mirrors - framed (18"wx30"h)	8	EA	225.00	1,800
Sanitary product disposal	1	EA	60.00	60
Sanitary product dispenser	1	EA	100.00	100
Diaper Deck	1	EA	510.00	510
Mop and broom holders	1	EA	155.00	155
				5,897
104400 FIRE PROTECTION SPECIALTIES				
Fire extinguisher & cab	8	EA	510.00	4,080
				4,080

105110 METAL LOCKERS

Boston Public Library - Fields Corner Branch - Option #3 - Library Fit Out			2/10/2020	
DESCRIPTION ====================================	QUANTITY	UNIT	UNIT COST	TOTAL
Staff - 12"x12"x60" dbl tier	4	EA	350.00	1,400
				1,400
109000 MISCELLANEOUS SPECIALTIES				
Misc. Specialties	14,100	GSF	1.00	14,100
				14,100
DIVISION 11 - EQUIPMENT				
113100 APPLIANCES				
Staff Room (1 EA): Refrigerator full size Microwave	1 1	EA EA	1,750.00 650.00	1,750 650
Community RM Kitchenette (1 EA): Refrigerator under counter Microwave	1 1	EA EA	1,500.00 650.00	1,500 650
				4,550
115210 PROJECTION SCREENS				
Elec op Projection screen	1	EA	8,000.00	8,000
				8,000
119000 MISCELLANOUS EQUIPMENT				
Allowance: Library drop box & equipment Book Shelving System	1	LS NIC	4,500.00	4,500
Book sorting Equipment AV equipment	1	NIC LS	50,000.00	50,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				54,500
DIVISION 12 - FURNISHINGS				
129000 FURNISHINGS				
Motor Op shade Manual Shade Office work stations	3,000 2,000	SF SF NIC	25.00 8.00	75,000 16,000
Recessed Entrance Grille	1	EA	5,000.00	5,000
				96,000
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		
DIVISION 14 - CONVEYING EQUIPMENT				
142424 HYDRAULIC ELEVATORS*				
Elevator (1 loc)	2	STOP	52,000.00	104,000
				104,000
DIVISION 21 - FIRE SUPPRESSION				
210000 FIRE SUPPRESSION*				
Sprinkler system -Library Fitout	14,100	GSF	4.00	56,400
				56,400

DIVISION 22 - PLUMBING

220000 PLUMBING*

2/10/2020

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Fixtures:				
WC-1 water closet	1	EA	1,825.00	1,825
WC-1A water closet (ADA)	6	EA	1,825.00	10,950
UR-1 urinal	1	EA	1,690.00	1,690
L-1A lavatory (ADA)	8	EA	1,310.00	10,480
DF-1 drinking fountain/bottle filler (allow)	1	EA	3,300.00	3,300
MS-1 mop basin/Janitors sink (allow)	1	EA	1,450.00	1,450
KS-1 kitchen sink sgl	2	EA	1,575.00	3,150
KS-1 Program rm sink	1	EA	1,575.00	1,575
HB hose bibb	4	EA	230.00	920
NFWH non freeze wall hydrant	4	EA	525.00	2,100
Auto flush valve	12	EA	475.00	5,700
Auto faucet sensor	8	EA	435.00	3,480
				46,620
DIVISION 23 - HVAC				
230000 HVAC*				
HVAC -Library Fitout	14,100	GSF	55.00	775,500
				775,500
				,
DIVISION 26 - ELECTRICAL				
260000 ELECTRICAL*				
Electrical -Library Fitout	14,100	GSF	30.00	423,000
				423,000

Appendix B Meeting Minutes



Community Meeting #1 December 12, 2018 6:00 – 8:00 PM Fields Corner Library

Attendees

PFD: Maureen Anderson (MA), Senior Project Manager

Paul Donnelly (PD), Assistant Director of Design

BPL: David Leonard, BPL, President

Alison Ford (AF), BPL Major Projects Program Manager

Michael Colford, Director of Library Services Eamon Shelton, Director of Operations Laura Irmscher, Chief of Collections

DND: Marguerite Cramer, Director, Housing Innovation Lab

OEA: Matt Oudens, Principal

Chris Genter, Senior Associate

Jamaica Reese-Julien, Designer

RODE: Eric Robinson, Principal Community: See attached sign-in sheet

Agenda

- 1. Introduction (David Leonard, BPL)
- 2. The Team (Matt Oudens, OEA)
- 3. The Process (Matt Oudens, OEA)
- 4. Next Steps (Matt Oudens, OEA)

Meeting Minutes

Questions / Comments

- 1. Glass vs. energy performance need to strike a balance between orientation/visibility, daylighting, and thermal performance.
- 2. Project team equity and diversity; socio-economic needs of community need to be reflected in design for library
- 3. Literacy stressed need for private tutoring and quiet conference space
- 4. Book drop desire for functioning through-wall exterior book drop
- 5. Thermal comfort concern AC needed/desired
- 6. What are the benefits of mixed use? needs to be studied as part of this process; no preconception about what is the right direction for this project.
- 7. "Tiny homes? Sign me up!"
- 8. Make the library larger desire for a second floor to accommodate additional program; need to balance that desire with staffing and security challenges; need to maximize library services on one level; interest in a second floor, mezzanine, and basement to help address space needs.

- 9. Who owns the land behind the library? Is there room for expansion? City of Boston owns half of the parking lot behind the library; other half is privately owned; parking lot is not currently used for the library.
- 10. Can the library be in another location entirely that may allow for a larger facility?
- 11. Funding: Cost of project / operations budget \$12.1 million all in is the project budget figure that has been used to date as a placeholder. Needs to be confirmed by a cost estimate. Operating costs will be considered in design of library. Cost of project could be potentially offset by mixed use.
- 12. Does the community have a say in mixed-use component? Advocated for no commercial use.
- 13. Significant youth population in Fields Corner with no childcare and no space for playgroups. Lots of community space needs are not being met. Mattapan has a separate children's room...could children be located on second floor?
- 14. Gladys Edson was a mystery writer from Fields Corner (15 Larchmont Street) who should be acknowledged in some way along with other notable residents.
- 15. Advocate for mixed use with moderate cost housing. Two to three stories of housing with adequately sized entry lobby.
- 16. Interest in a digital library with more technology.
- 17. Desire for a dedicated children's / family restroom sized to allow a parent with multiple children, stroller, etc.
- 18. Are there examples of mixed-use success for the City or BPL? Chinatown Branch is temporarily located in a building owned by the City shared with other uses. The Bolling Municipal Building and the Johnson Wing of the BPL are recent successful examples of public-private partnership with ground level retail/commercial space.
- 19. How accurate is the data about the catchment area for the branch? The Fields Corner branch draws people from a wide area. How can we best determine the community that the library serves and gather that data? Library card data? Sign in sheet / survey for patrons?
- 20. Fields Corner is already overburdened with SRO's We don't need more.
- 21. Preserve the historic nature of the merchant district. Developers are over building and changing the neighborhood. Old and new are out of scale.
- 22. Needs to feel like Dorchester.
- 23. The current building is 50 years old. Do we need to have the Landmark Commission determine if the building is significant (Article 85)?
- 24. The collection should be expanded to include special collections for various ethnic groups (Vietnamese, Cape Verdean, Bengali, Somali, etc.).
- 25. Interest in expanded evening hours. BPL has expanded hours of other newly completed branches in response to demand.
- 26. Will physical copies of the study be available in the library for people without access to Internet?
- 27. Library staff was introduced: Kim branch librarian; Cindy children's librarian; Doris assistant.
- 28. Oakland, California library is a mixed-use example.
- 29. At the Fairfax, Virginia library the local Vietnamese community fundraised for their own collection.
- 30. Are there opportunities for indoor/outdoor connections?

FIELD CORNED BRANCH TECE EMAIL MANNEEH AMBERSON PFD CEIT-CE35.0535 AZISON FORD aford@bpl.org LIEMPHAM2k & gruerit. Com BINH T. NGWYTN Kimberly M'Cleary Kncclean Doplorg 8572698273 Jan Valamin 67-908-8176, aliciaenight-Kitchen, con Alcia Lipp 379-224-8826 TR.CLTHOSEN QGMAIL. COM Kachel Kimpe. Mary P BURGE 4172878418 PAJdySNIECE @VERZOS, not 017-519-7507 susanlush ogmail.com djuhp @MSN.com David Vieira Cel7-257-7579 Hierafulo Holmail com HIEP CHU Taxer ATLOGODS 218-5118 NECE 4 E CO Achico 617-780-5973 617 905-2958 hasaxlatich 07 fatilah Hasay Bernetto Mortoan. 617-817-6103 Mada Carn 6 17-945-1145) Dinomaco Comast. NOT Dino McCleary 617.785.9219 shauncheltonon@gmailan Shauna Helton CollTe lecheare gmail com Reyes Coll-Tellechea 857-399-3838 Jalon2048@9Mail: Joseli Alonzo Vivian Navyen Veth (617 524-6051 Vivivethe yahoo Cor (617) 455-2474 Stafael, Jengelgonail. Junior Pena 617/822-3717 x12 eric@ victaid.org

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Community Meeting #2 April 8, 2019 6:30– 8:30 PM Fields Corner Branch Library

Attendees

PFD: Maureen Anderson (MA), Senior Project Manager

BPL: David Leonard (DL), BPL, President

Alison Ford, BPL Major Projects Program Manager Michael Colford, Director of Library Services Eamon Shelton, Director of Operations

Priscilla Foley (PF), Director of Neighborhood Services Kimberly McCleary, Fields Corner Branch Librarian Cynthia Dye, Fields Corner Childrens Librarian

OEA: Matt Oudens (MO), Principal

Chris Genter, Senior Associate

RODE: Kevin Deabler (KD), Principal

DNS: Khoa Pham

Community: Refer to Sign in Sheet

MEETING MINUTES

Presentation to the Community

(Refer to attached 2019-04-08 BPL Fields Corner Community Presentation 2.pdf for slides)

- Introduction and Process (David Leonard, BPL)
- Proposed Library Program (Matt Oudens, OEA)
- Site Analysis (Kevin Deabler, RODE)
- Building Massing (Matt Oudens, OEA)

Community Questions and Comments

- Questioned the role of the Community Advisory Committee (CAC) since there are only 4 community meetings, but no separate meetings with the CAC to advise on the design. [BPL: Our policy is to have CAC meetings with public meetings for library studies and design projects. It has worked out well.]
- 2) What is the status of the CAC? The Friends presented a list to the BPL in November. [BPL to share list with attendees of community meeting via email]
- 3) What is the process of getting onto the CAC? [DL: reach out to Khoa Pham at the end of the meeting]
- 4) Stated that community meeting process is not a design process, it's a show-and-tell with feedback. Request for meetings with the CAC in addition to the scheduled community meetings.

- 5) Expressed concern that the voices of the community are not being heard. Adams Street Branch Library design process cited as an example of the disconnect between the community and the design. [BPL: That is not our understanding of the process for the Adams Street Branch.]
- 6) David Leonard explained that this is the typical library study and design process and that the CAC is a group that provides continuity in the community process to ensure that community priorities and need are being addressed. In addition to community meetings, feedback can be sent any time via email to Priscilla Foley. The goal is transparency.
- 7) Friends groups at other libraries are frustrated by the BPL's typical community meeting process [DL: Surprised to hear this, since it is working well at other branch libraries]
- 8) Concern that community is only giving feedback on what is presented and that any design changes are only a minor concession. [DL: Not true, designs go through radical changes at part of this process]
- 9) Can additional CAC meetings be added to this process? [DL: Adding meeting does add consultant team time and cost. Adding meetings would be a change to process and would need to be approved by appropriate city agencies]
- 10) What height is the 2-story building? [MO: Roughly 30'-0"]
- 11) Interest in parking under the building.
- 12) Does the existing building have a basement? [MO: No]
- 13) What is the shape of the roof in the 2-story building scheme? [MO: This is just a conceptual design showing the massing of the building on the site. The shape of the roof would be studied as part of the building design following the study.]
- 14) Have the abutters been engaged to share what is being planned for the library? The development should be coordinated with adjacent planned development projects. [MA: Not yet, this engagement will happen following the study at the beginning of design.]
- 15) The library should encourage use by the senior/elderly population who don't have other places to go in the neighborhood. Provide adequate space clearances, suitable acoustics and adjacency to restrooms.
- 16) Liked the idea of lower shelving, but concerned it would limit collection size. [MO: Will test-fit collection to make sure that they fit as part of the planning/design process]
- 17) It is important for the community to understand how programming decisions and tradeoffs be managed and prioritized between the different alternatives being studied.
- 18) How will the collection and collection size be determined for the library? [PF: Based on three years of statistical analysis of circulation and use trends. This information is available on the BPL website and can also be shared with the attendees of the meeting]
- 19) Supports a mixed-use building that contains community uses. The WGBH studio at the Central Library and Grove Hall are excellent examples. This addresses the needs of a growing community and is forward-thinking. This is a good first-step.

- 20) Interested in in a rooftop garden space, a basement emergency shelter space, and suggested uses that are under-provided-for in the neighborhood. Housing and café spaces, while nice, are typical this is an opportunity to do something different.
- 21) Recommended that the design team seek input from the local schools on the children's spaces.
- 22) At what point in the process do we talk about the look of the building the architectural style? [MO: the 'test-fits' during the study are a planning exercise to understand how the program elements could best fit on the site. The 'style' of the building would be addressed during the design phase following the study.]
- 23) How will a development partner be identified if a mixed-use scheme? [MA: If mixed-use, there will be an RFP process to identify a development partner, detailed library program would be included in RFP. This would be a public-private partnership and it's important to find the right development partner.]
- 24) Supports the massing of the mixed-use scheme and encouraged space for non-profits as the mixed-use component since they are being priced-out of the neighborhood.
- 25) How do we know the community ideas and feedback are being listened-to? How are the community ideas being recorded and who's confirming that the feedback is being addressed? [PF: All community feedback is shared with the design team]
- 26) What determined the 5-story height? [KD: Based on the urban analysis of the neighborhood, the design team recommends 5 stories as an appropriate height. Additionally, the building should stay under the high-rise height threshold of 70 ft.]
- 27) Should explore the possibility of renting parking spaces in the lot across the street.
- 28) Recommend a comprehensive approach to mixed-use development and not only limit it to the library property. [MA: The RFP process allows for expanded proposals.]
- 29) Project should include bike parking. [Yes]
- 30) David Leonard concluded that the BPL will distribute the CAC list to everyone on the sign-in sheet via email and would follow up with city agencies on adding CAC meetings and would report back via email.
- 31) Next community meeting to be scheduled for August.



Community Meeting #3 June 17, 2019 6:30– 8:30 PM Fields Corner Branch Library

Attendees

PFD: Maureen Anderson (MA), Senior Project Manager

Paul Donnelly (PD), Assistant Director of Design

BPL: Alison Ford, BPL Major Projects Program Manager

Priscilla Foley (PF), Director of Neighborhood Services

Laura Irmscher, Chief of Collections

Kimberly McCleary, Fields Corner Branch Librarian Cynthia Dye, Fields Corner Childrens Librarian

OEA: Matt Oudens (MO), Principal

Chris Genter, Senior Associate

DNS: Khoa Pham (KP)

Community: Refer to Sign in Sheet

MEETING MINUTES

Presentation to the Community

Refer to attached 2019-06-17 BPL Fields Corner Community Presentation 3.pdf for slides

Community Questions and Comments

- 1. Is the budget the same for the library and the library with mixed use projects? (MA: No, the mixed-use funding would come from a developer partnership through an RFP process)
- 2. Can parking be provided in the basement? (MO: Basement parking is expensive and the building footprint would not allow adequate room for ramp access and parking spaces. We could explore a basement for mechanical spaces or other programs)
- 3. Comments/questions on program area:
 - 3.1. What do you mean when you talk about maximum square footage? (MO: The target square footage identified in the program numbers.)
 - 3.2. Since it will be a two-story building, why not just double the existing library square footage? (MO: There will be some double-height spaces, and in the mixed-use scheme, we'll need to allow for a separate entrance, elevator and stair to the access the spaces above the library.)
 - 3.3. In the mixed-use scheme, will the library be smaller? (MO: No, the goal is to have the library be the new progra size with or without the mixed-use program.)
- 4. Suggested a larger community room with folding walls to divide the space into 3 to create a more flexible space to accommodate multiple-sized groups. Hyde Park Branch Library was cited as a good example. (MA: Providing different-sized rooms (classroom and community

- room) is meant to provide this flexibility. MO: Movable walls don't perform as well acoustically; need to plan for egress from each of the divided spaces)
- 5. Suggested that meeting rooms be distributed throughout library for use by different groups (tutoring, etc.)
- 6. Comments/questions on lower shelving heights:
 - 6.1. Loss in linear footage for books. Cited Jamaica Plain Branch Library as an example of providing too-little shelving and needing to provide additional shelving with rolling carts.
 - 6.2. Patrons with mobility issues have an easier time accessing books on higher shelves, rather than low shelves.
 - 6.3. Are the shelves low for security reasons? (MO: Yes, low shelving in the middle of the room allows the library staff better see and monitor the space. Shelving along walls or at the perimeter of rooms can be taller, it's only the shelving in the middle of the space that would be lower.)
- 7. Comments/questions on collections:
 - 7.1. What will the new collection size be? (LI: 25,000-31,000 volumes; current collection is approximately 43,000 volumes)
 - 7.2. With more community members using the new library, won't there need to be more books, not fewer?
 - 7.3. How will the collection content be determined? Current circulation is based on the materials available. Recommended a survey of the community to determine which materials they'd like to see in the collection.
 - 7.4. Books in multiple languages should be provided. (LI: The library currently collects in 17 languages)
- 8. Comments/questions on technology:
 - 8.1. Recommended that more computers be provided since wait times to use one can be long.
 - 8.2. What other technologies will be provided? (PF: Described 'Tech Petting Zoo' at the Austin Public Library as an example of a place in the library that features new technologies for patrons to test/use.)
 - 8.3. Recommend that 3d printers be included. (MO: These could be part of the classroom space and allow it to function as a maker lab. PF: Will need to plan for proper ventilation)
 - 8.4. Recommended a "Memory Lab" with high quality high speed scanning equipment for digitizing photos.
 - 8.5. One comment that there should be less technology and more collection space. Books are more important than technology at the library.
- 9. Comments/questions on mixed-use:

- 9.1. Are there other examples of mixed-use libraries in the city? (MA: The mixed-use component would be privately developed in partnership with the city. This is a new development model the City of Boston and BPL are looking to innovation. PF: Cited Grove Hall, Uphams Corner, and Chinatown as examples of combining the library with other programs in the same building.)
- 9.2. The mixed-use program should be a benefit/resource for the most vulnerable in the community.
- 9.3. Recommended outreach to local CDC's for their input on the mixed-use component.
- 9.4. Has this been presented to the Field's Corner Civic Association? (PF: Yes)
- 9.5. When will the community have a chance to comment on the mixed-use program? (MA: The city will reach out to the community for input once the project is funded and before the RFP to developers)
- 10. Comments/suggestions on public process:
 - 10.1. Immigrant communities use the library the most. There needs to be more outreach to the immigrant communities to participate in the process. (KP: There were representatives of the Vietnamese community at previous meetings. KP contacted community members about this meeting, but no one happened to be available to attend.)
 - 10.2. When will CAC meetings begin? (MO: This additional meeting is the CAC meeting. AF: There will not be separate CAC meetings without the public, as described at the last meeting)
 - 10.3. Commented that the current process is more like an information session, not a community advisory process.
 - 10.4. Recommended providing an agenda prior to meetings describing what will be presented and goals for the meeting.
- 11. Comments/suggestions for programming:
 - 11.1. Innovation Lab: space with acoustic baffles and green screen for creating podcasts, movies, etc. This could be incorporated into the classroom or one of the study rooms.
 - 11.2. Outdoor Space: A second-floor patio or deck over the parking or on the roof with a garden and sitting areas.
 - 11.3. Kitchen/cooking space: Immigrant communities could share ethnic foods with the community; teaching children to cook.
 - 11.4. Need more bathrooms and one dedicated to children's space (MO: the current program has a family bathroom in the children's space and more bathrooms to accommodate the increased number of users in the library)
- 12. Suggestions for library layout:
 - 12.1. Children's space should be located on the first floor for ease of access.
 - 12.2. Adults and teen spaces could be upstairs
 - 12.3. Community space could be located upstairs or down.

- 13. Will the building be 'green'? (MA: City requires a minimum of LEED Silver certification)
- 14. Recommended 'standard' building materials that are easy to repair or replace. (MA: City requires high durability and easy to maintain materials.)



Community Meeting #4 November 18, 2019 6:30–8:30 PM

Fields Corner Branch Library

Attendees

PFD: Maureen Anderson (MA), Senior Project Manager

Paul Donnelly (PD), Assistant Director of Design

Patricia Lyons (PD), Director

BPL: David Leonard (DL), BPL President

Michael Colford (MC), Director of Library Services Alison Ford (AF), BPL Major Projects Program Manager Priscilla Foley (PF), Director of Neighborhood Services

Laura Irmscher (LI), Chief of Collections

Julia Blake (JB), Assistant Neighborhood Services Manager Kimberly McCleary (KM), Fields Corner Branch Librarian Cynthia Dye (CD), Fields Corner Children's Librarian

DND: Taylor Cain (TC), Director of the Mayor's Housing Innovation Lab

OEA: Matt Oudens (MO), Principal

DNS: Khoa Pham (KP)

BCC: Frank Baker (FB), City Councilor, District 3

Community: Refer to Sign in Sheet

MEETING MINUTES

Presentation to the Community – final study presentation to community

Refer to attached 2019-11-18 BPL Fields Corner Community Presentation 4.pdf for slides

Community Questions and Comments

- 1. How does ownership work for a mixed-use project? (DL: City owns the library site and would offer a ground lease to a developer. The library would be treated as a condo in the developer's building.)
- 2. Comments/questions on housing versus another type of mixed-use program above new library:
 - 2.1. Concern was raised that the study did not offer any other possible uses other than housing.
 - 2.2. Fields Corner needs more housing; a rooftop garden would be an added plus and should be accessible by library patrons.
 - 2.3. FB advocated for a mixed-use approach to the new library, specifically senior housing, but ultimately supports what the community wants.

- 2.4. 20-year FC resident said that the neighborhood needs more housing and is comfortable with 5 stories but advocated for better streetscape design along Dot Ave. (more trees and benches).
- 2.5. Another resident expressed support for housing, which would contribute to the vibrancy of the neighborhood.
- 2.6. Others felt that there is a surplus of housing in FC and expressed desire for a use other than housing such as non-profit office space and encouraged further study/consideration of alternate uses.
- 2.7. Some asked whether other uses such as non-profit space would be explored during this study. (DL: BPL open to consideration of other uses but didn't commit to further analysis as a part of this study).
- 2.8. One resident asked whether 33 to 36 units of housing really makes an appreciable difference.
- 2.9. Concern was raised about impact of more housing units in this location on traffic which is already congested.
- 2.10. Another resident said that Fields Corner is a neighborhood with a unique amount of immigrant diversity; this is an opportunity to do something "spectacular" to last the next 50 years.
- 3. CAC representative offered feedback from committee members, which included: concern about the location of the branch; concern about lack of parking on current site; concern about 5-story height being out of scale with neighborhood; desire for non-profit space such as child care in lieu of housing as possible mixed use; question about whether library could be 3 stories to offer more program space.
- 4. Comments/questions on size of proposed housing units:
 - 4.1. Too many SRO's (Single Resident Occupancy units) in the neighborhood already and the mixed-use library proposes a mix or predominantly studios and one bedrooms with a much smaller number of two bedrooms in order to meet the threshold of 36 units to make the project financially viable.
 - 4.2. One resident advocated for more family units, which require a minimum of three bedrooms. Stated that two bedroom units are not adequate for the typical family, since children of different sexes should have separate bedrooms.
- 5. Comments/questions on how "affordable" housing is defined:
 - 5.1. "Affordability" is a subjective term. How will it be defined? (TC: will need to establish an appropriate Area Median Income (AMI) for this project. AMI is defined for Boston and is not neighborhood specific. 60% AMI = \$60,000 combined income per year for 2 people).
 - 5.2. FB stated that Dot Block is 50 80 AMI
- 6. Comments/questions about appropriateness of a mixed-use approach for library:
 - 6.1. One resident suggested putting housing on the Senior Center as an alternative (It was pointed out that Senior Center is not owned by the City).

- 6.2. Another attendee expressed skepticism that the State would approve the public-private mixed-use approach for this project.
- 6.3. Member of City-Wide Friends of the BPL suggested that the project was being used as a prototype. Questioned how much density is too much and suggested that we are witnessing the "NYC'ing" of Boston.
- 7. Comments/questions on scale of the proposed building:
 - 7.1. One resident voiced concern over adding 3 stories above the library, suggesting it is not appropriate in this location.
 - 7.2. Another stated opinion that one-story solution isn't right, stating a preference for a two-story library with no mixed-use
- 8. Comments/questions about parking:
 - 8.1. Question raised about private ownership of 4th parcel on library site (1/2 of existing parking lot). FB stated that owner has been contacted and has no interest in selling the property to the City.
 - 8.2. Others suggested negotiating a shared parking arrangement with the owner of the shopping center across Dorchester Avenue.
- 9. Comments/suggestions on public/private approach:
 - 9.1. Has the BPL done a public/private project before? (DL: No, but the Chinatown Branch aims to combine a new branch with housing, hotel space and parking in a mixed-use building.
 - 9.2. FB: the State needs to approve a waiver in order for this project to consider a public/private mixed-use approach. It is not currently legal in MA.
- 10. Comments/suggestions about design:
 - 10.1. One Savin Hill resident expressed concern that the proposals look like "boxes". It was reiterated that these are massing diagrams only for the purposes of the study and that there will be a full year of library design following the study regardless of which approach is chosen.
 - 10.2. Another resident expressed her view lamenting the generally poor quality / aesthetics of new construction in the area and said that a new library should have a "wow" factor.
- 11. Comments/suggestions about program:
 - 11.1. Question about size of Community Room and type of seating (MO: the program calls for a new 1,100 square foot, 100-seat Community Room which is roughly double the size of the existing space; flexible furniture such as stackable chairs and folding tables; no fixed seating).
 - 11.2. Another resident asked if there would be water in the Community Room (MO: confirmed that there will be a kitchenette with a sink).
 - 11.3. One resident questioned location of Children's Room on second floor in one of the approaches (DL: there are a number of libraries in the system that have children located on an upper floor, including the recently renovated main branch).

- 12. Comments/suggestions about timeline and next steps:
 - 12.1. What is the timeline for selection? (DL: we are soliciting feedback tonight which will be reflected in the final study report to be completed by the end of this year).
 - 12.2. How long will the current library last and is there any work that needs to be done on it? (DL: the current library is beyond its useful service life and regardless of which approach is taken for a new library, some maintenance of the existing facility will be required such as upgrade of the HVAC system).
 - 12.3. Question raised about how long the library would be closed. (The amount of time that the library will be closed is the same regardless of which approach is chosen and will correspond to the duration of construction, which is estimated at 20 months.
 - 12.4. There is a Friends meeting scheduled for December 10th.
 - 12.5. CAC asked that they be contacted by BPL to discuss their feedback.
 - 12.6. The presentation will be posted on the BPL website:

https://www.bpl.org/fields-corner-project/

FIELDS CORNER BRANCH UBRANY STUDY 11-18-19

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	MXWIET XINENSON	PED-24 COURT ST
	Gabe Hedemann	92 claybourne St.
_	Mary PBURKE	60 Gbsps St
	Alcia ZIPP	57 Squamore 02/25
+	Leslef allenes	324 Ashmont St. 02/24
	Bernetto Morton	1 Harvest Fer, 500 02125
	Matre Thjano	95 Auckland Street
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	Kayes Coll / Shauna Helt	on 8 harchwortst.
	Odile Harter	41 Tranlett
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-	RACHEL KEMPER	9 ALLSTON
	DONIO LECUBRO	301.
	JACINE Bishon	217x St 07/22
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	Baraya Wintersmith	1452 Dorchester Ave.
	BARBARA BURYIAK	42 VINSON ST
	Justin Taylor	23 DIXSt
-	Bernie Wherty	23 DIXST
	Vivian Girard	34 Ditsons1-
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	Julia Blehe	1362
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Appendix CPublic Comment Cards

What would you like to see in the library?

ESL Conversation





Fields Corner Branch Boston Public Library

What would you like to see in the library?

non leaking roof

BOSTON PUBLIC LIBRARY



What does the library need that we don't have now?

study rooms for students to complete group projects





Fields Corner Branch Boston Public Library

What do you like about this branch?

Community space + direrse programs

BOSTON PUBLIC LIBRARY



Why do you come to the library?

I come to the library for information. technical assistance to their assistance to share my into up others. Use of equipment; conversation.

BOSTON PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

What do you like about this branch?
This branch is convenient, the branch assistants are always helpful.

BOSTON PUBLIC



What would you like to see in the library?

A better children's Section
4 more roun to
accompany activities

BOSTON PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

What does the library need that we don't have now?

Better computing access,
will a working printer/
scanner - more than
(1)

BOSTON PUBLIC LIBRARY



What would you like to see in the library? Better 4 more bothtung

BOSTON PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

What would you like to see in the library?

dedicated space for Children & Hens -Signate spaces





Why do you come to the library?

To pick up how he in a common to the in a space and spac



Fields Corner Branch **Boston Public Library**

What would you like to see in the

we need a library with more windows to get more light Add more books, rooms For events books, rooms For events and meetings



What do you like about this branch?

-Everything

- The homey atmosphere

- Staff

- The books - variety

BOSTON PUBLIC LIBRARY - Diversity



Fields Corner Branch Boston Public Library

Why do you come to the library?

- Hang out w/ friends

- Look for school - required

books

- Research

- Volunteering

BOSTON PUBLIC LIBRARY



What does the library need that we don't have now?

Teen Center possibly?

Bean bag chairs

BOSTON PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

What would you like to see in the library?

More rooms to have

BOSTON PUBLIC LIBRARY



What does the library need that we don't
have now? Fields corrier has many
new arrivals to arrive favoring

Is it possible to allocate space

for a permanent plaily ESL Lab

with a tedicate of tutor?

Fields Corner Branch
Boston Public Library

foode a comeast. Thet

Why do you come to the library?

For the on-going big Selection book Sale!

> BOSTON PUBLIC LIBRARY



What do you like about this branch?

Love the on-going book-sale!

Love the flexibility of commay in and Anding amazing books. It feels more velcoming. New-old, classics it's amazing to see the vast public selections!

Fields Corner Branch Boston Public Library

Why do you come to the library?

Because of all the older authors. Feels comfortable It is close to other - small businesses



Why do you come to the library?

because of my knee's

BOSTON PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

What do you like about this branch?

The the Hors and Oreans and BOSTOND Eas.



What does the library need that we don't have now?

A BOOK DROP!





Fields Corner Branch Boston Public Library

What would you like to see in the library?



BOSTON PUBLIC LIBRARY Food j

Juld you like to see in the Jarany?

Germany Room

More hies Computers

Enting Area

Boston
PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

What do you like about this branch?

They are nice

PUBLIC



What does the library need that we don't have now?

PS 4 tournament





Fields Corner Branch
Boston Public Library

Why do you come to the library?

Bathroom Stalls

BOSTON PUBLIC LIBRARY



What would you like to see in the library?



Orcnestra

BOSTON PUBLIC LIBRARY



Tell our Design Team changes you'd like to see at this library

Please provide well-land-out

bookshulvus to have lots

of physical books on-hand

for browsing in-library for

Story time, for spontaneous

Chedwart, and for reference.

(I'm thing especially the

children's books - pretime and juvenile).

Branch you are contacting us about Frelds Corner

Your email (optional)

Tell our Design Team changes you'd like to see at this library

I would love to see a dedicated
teen space where teens can
ful at none + where they
can be teens without dis
ripting the rest of the library.

I also like to see different
nearing spaces so hat more man
one program can own at he
same time. And the public can reserve
Branch you are confacting us about
for meeting?

Your email (optional)

Tell our Design Team changes you'd like to see at this library

COMMENT CARD

We love stony time

with Mr. Cindy and really

enjoyed art time with

Ms. les lie. We like all the

different books! Books are the

best part of the library!

Branch you are contacting us about <u>Frelds</u> (orner

Your email (optional) <u>thai an kim Egmail.com</u>

Tell our Design Team changes you'd like to see at this library

William to hely Ascartain

COMMENT

Twisters by Non profits

the woold

Commit to being A

Lement Starting in

2026.

Jacquis Bishop

Will 959 7635

Branch you are contacting us about Fields Commit

Your email (optional) Liscare holding of the contacting us about of the contacting

Tell our Design Team changes you'd like to see at this library Please keep a children's COMMENT area with a nice collectron of quiet, open-ended, non-CARD technological toys (such as the play kitchen - many of us do not have one at home for lack of space and limited age use). This gover percuts a chime to browse for books + mut ear other, Strengthany neighborhood. Branch you are contacting us about Fields Corner

Your email (optional) _____

Tell our Design Team changes you'd like to see at this library Please continue to offer COMMENT a simple, consistent, weeleday morning story time which attracts a Pleasant number of neighborhood children + their parents / caregrus.
This is so helpful to us meeting our neighbors.

Branch you are contacting us about Fields Corner Your email (optional)

What do you like about this branch?

more vorkers to help visitors

BOSTON PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

What do you like about this branch?

I like the big collection
of books and tall strelves.
Please don't get i'd of
books. When you renovate,

BOSTON PUBLIC LIBRARY



What do you like about this branch?

I do NOT LIKE Short shelves.

Please do not renovate Adams &

Fields corner with shelving that
is wast-high. I dislike going to

the Central Labrary was because I

BOSTON have to SIT on the ground

PUBLIC have to SIT on the ground

The Republic Company Reports



Fields Corner Branch Boston Public Library

Why do you come to the library?

The library has a growt regarity of books a maketal to use also; why great the books Hatare being drushelved with put on archival listig!

BOSTON PUBLIC LIBRARY



Fields Corner Branch Boston Public Library

Why do you come to the library?

Fax Machine

BOSTON PUBLIC LIBRARY



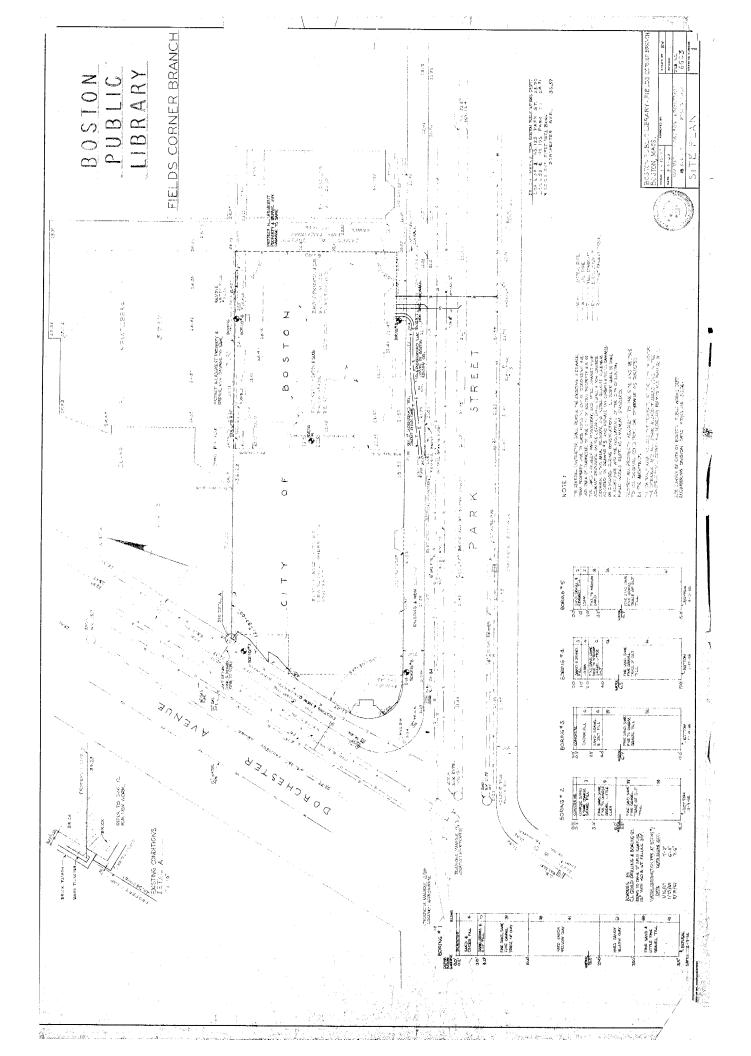
Fields Corner Branch Boston Public Library

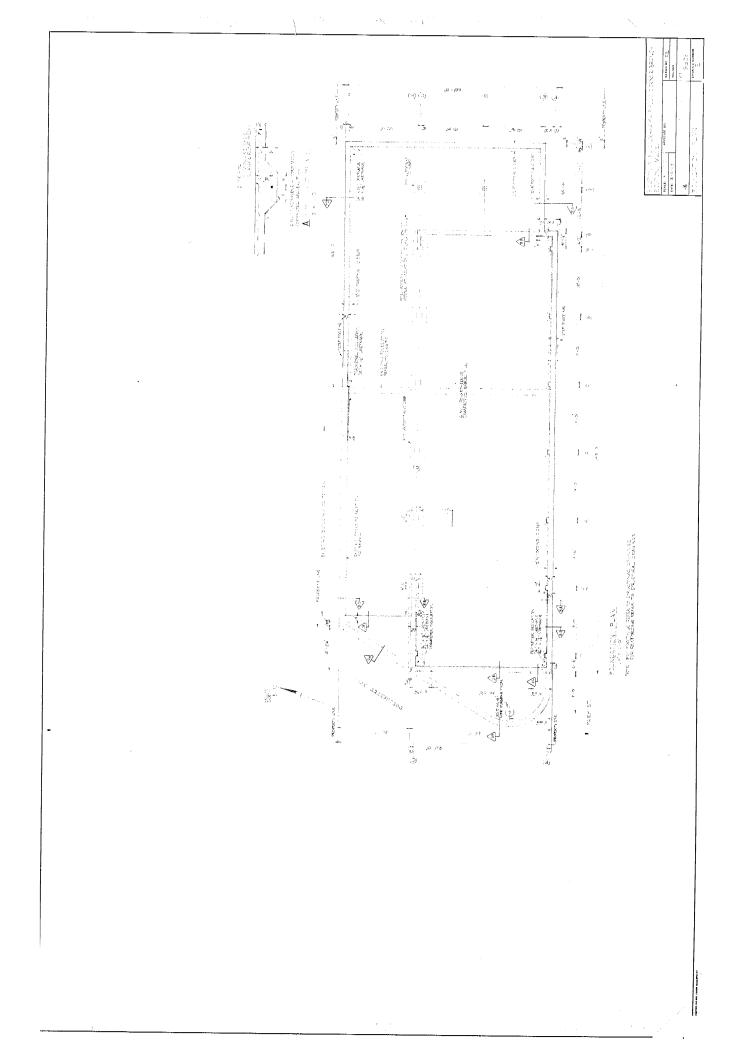
What would you like to see in the library?

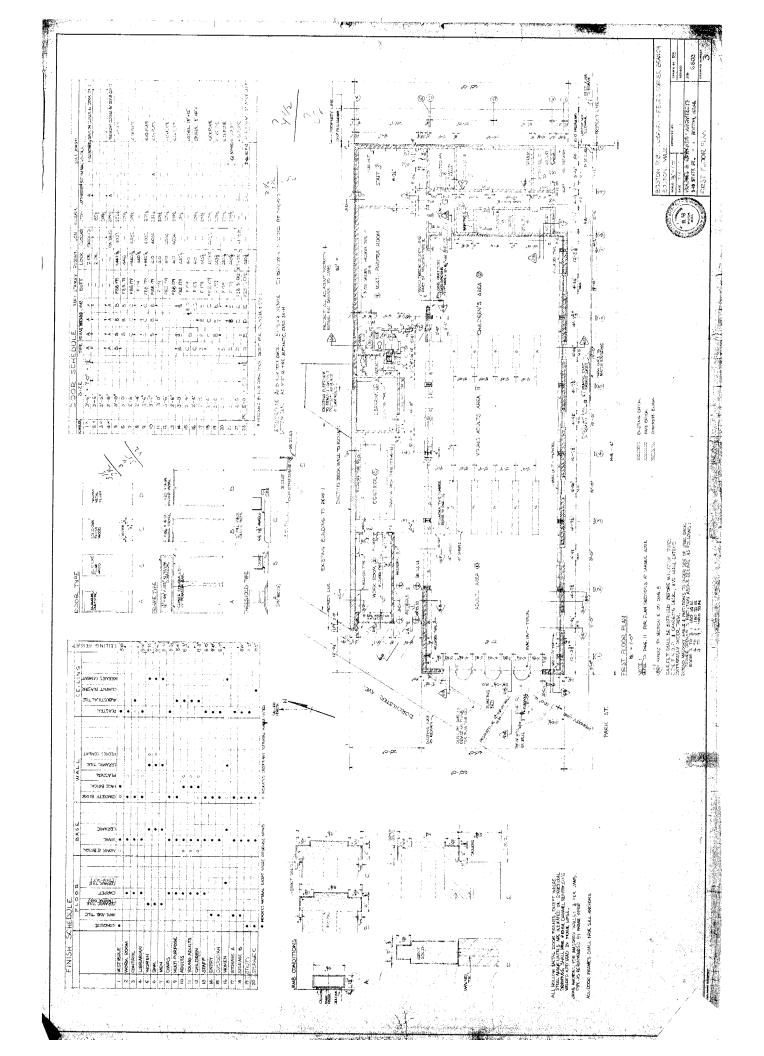
THE LIBRARY

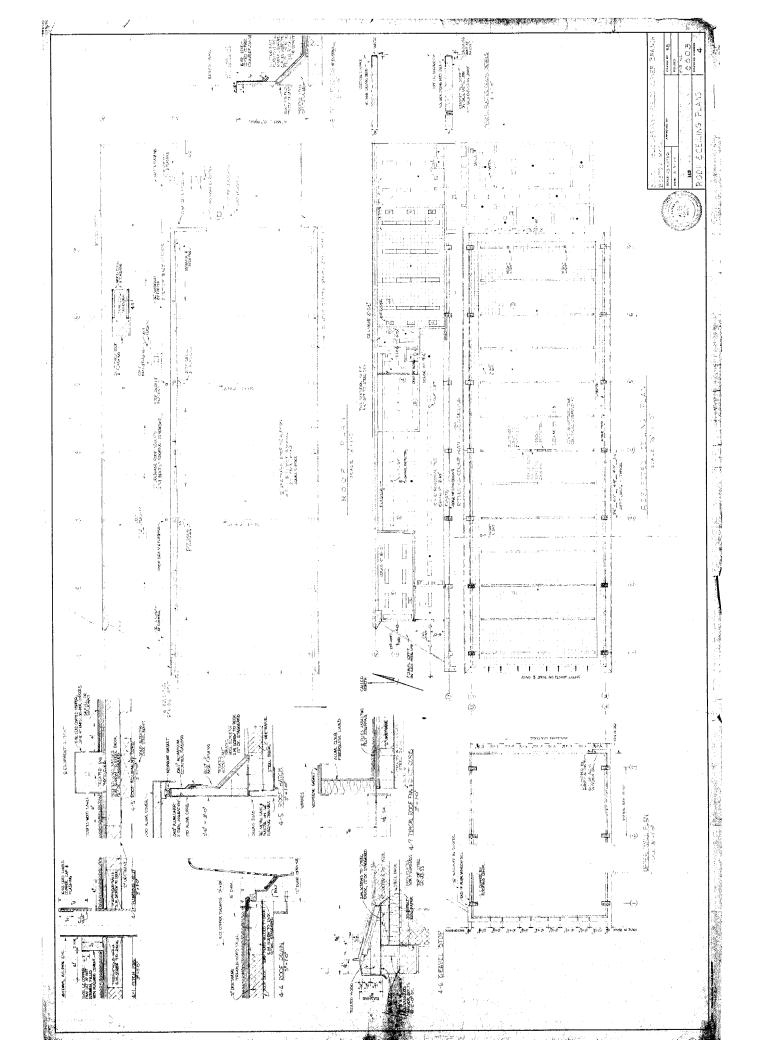
Fields Corner Branch Boston Public Library

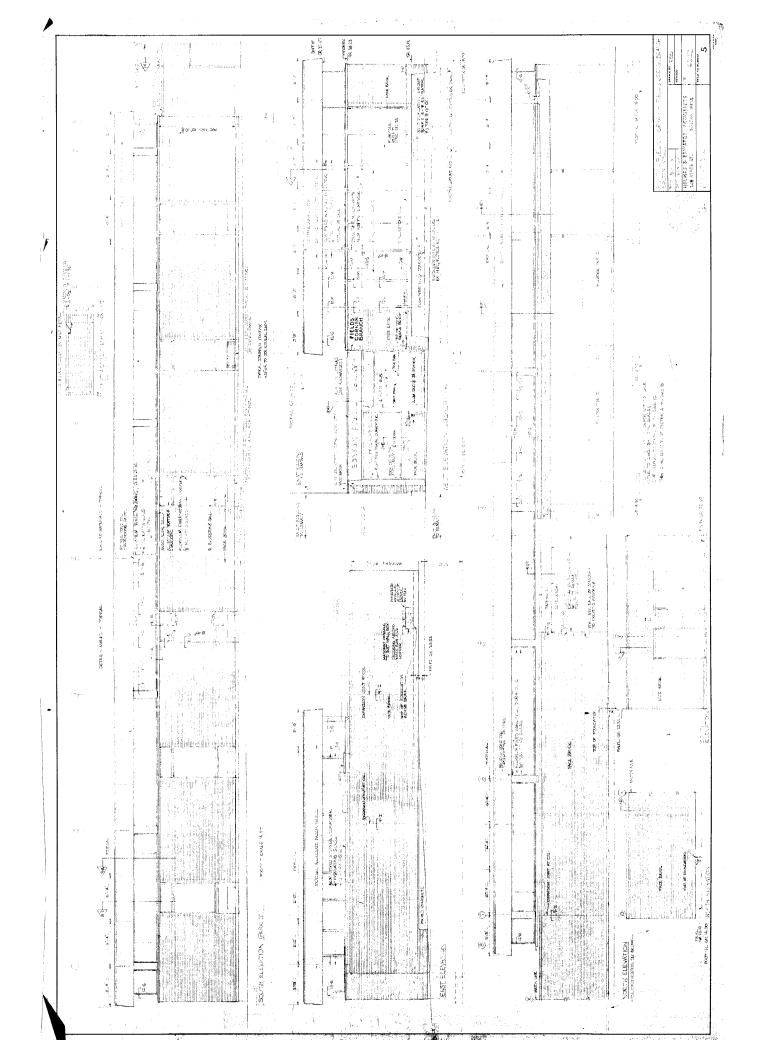
Appendix D Existing Building Plans (1968)

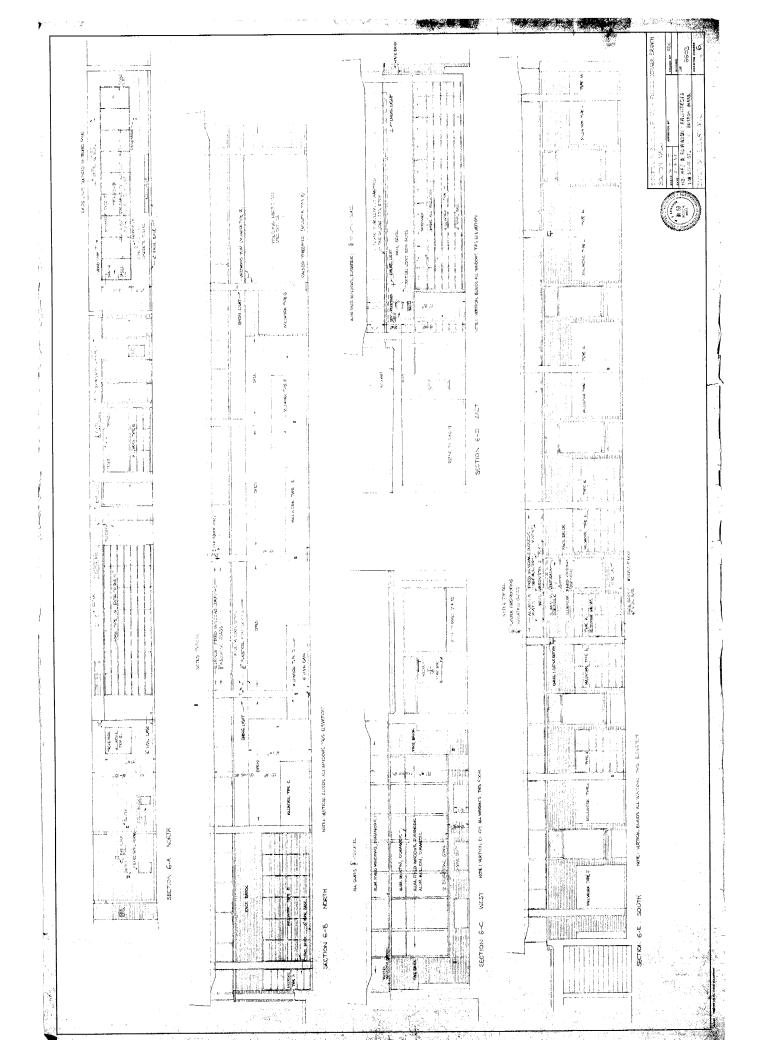


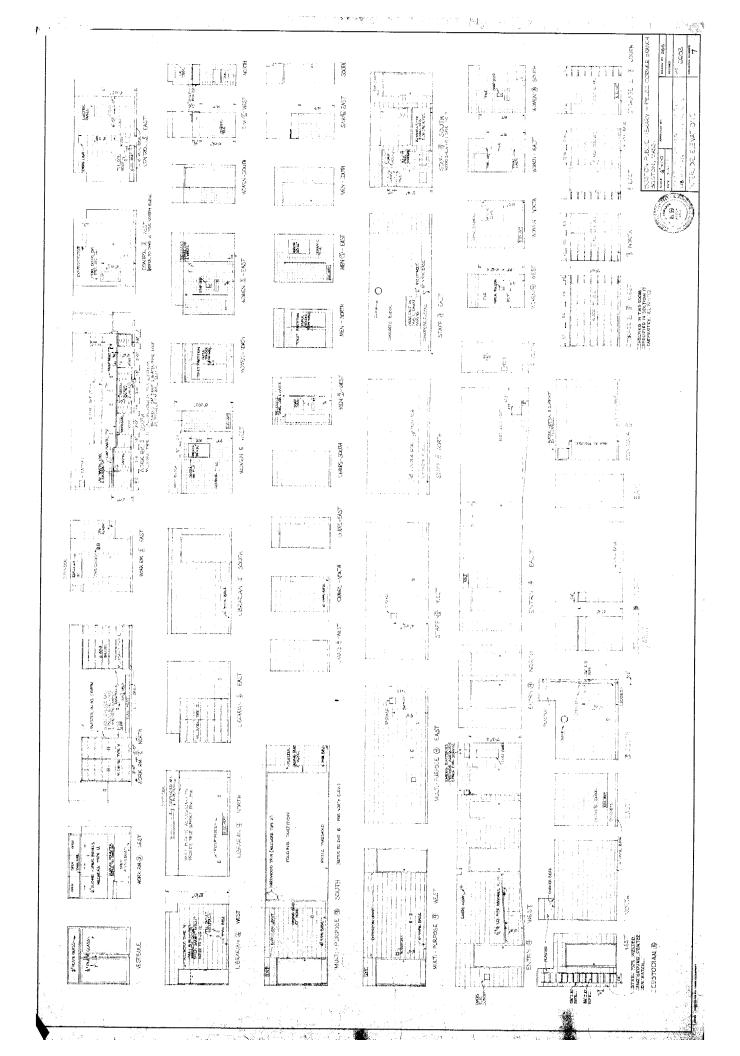


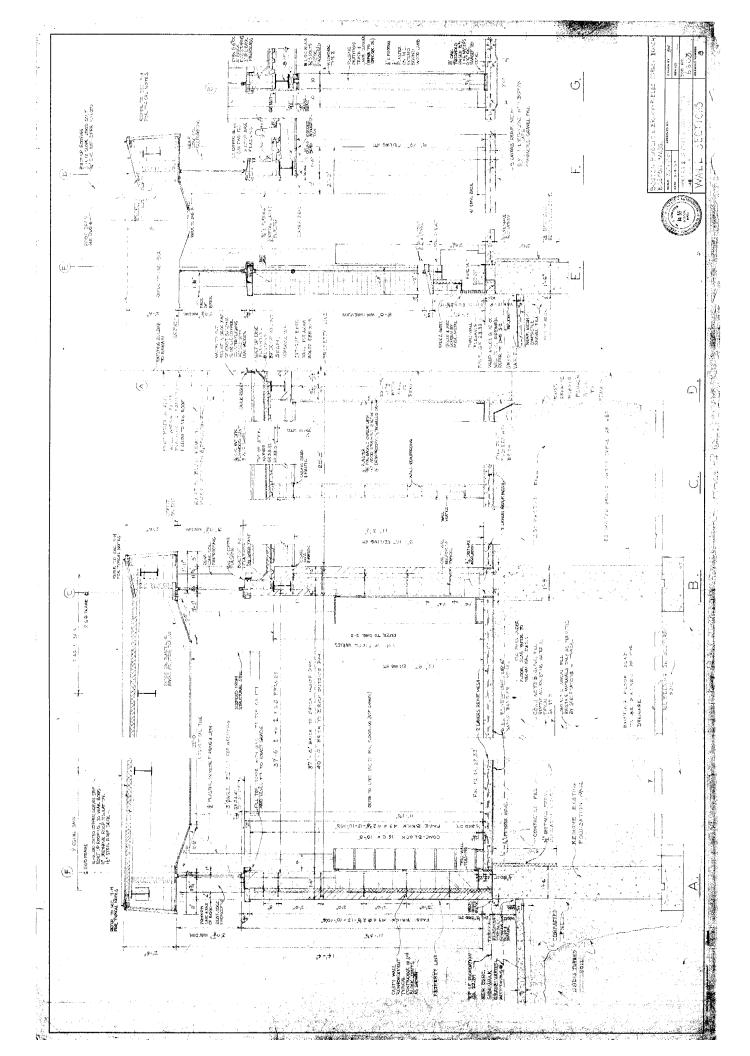


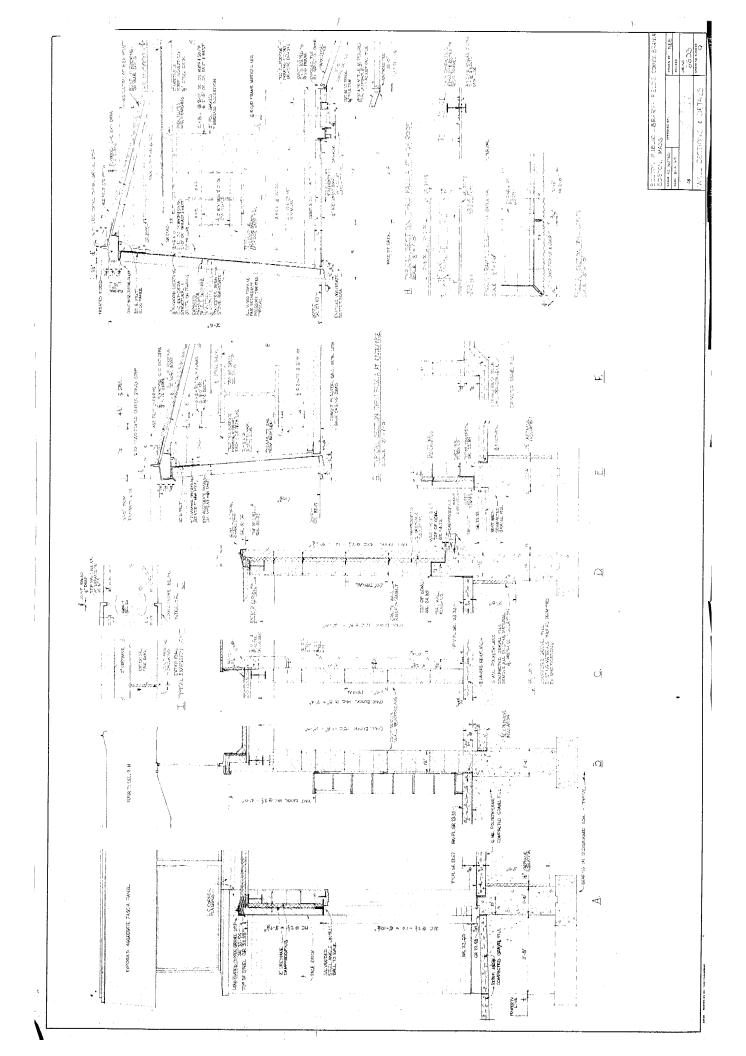


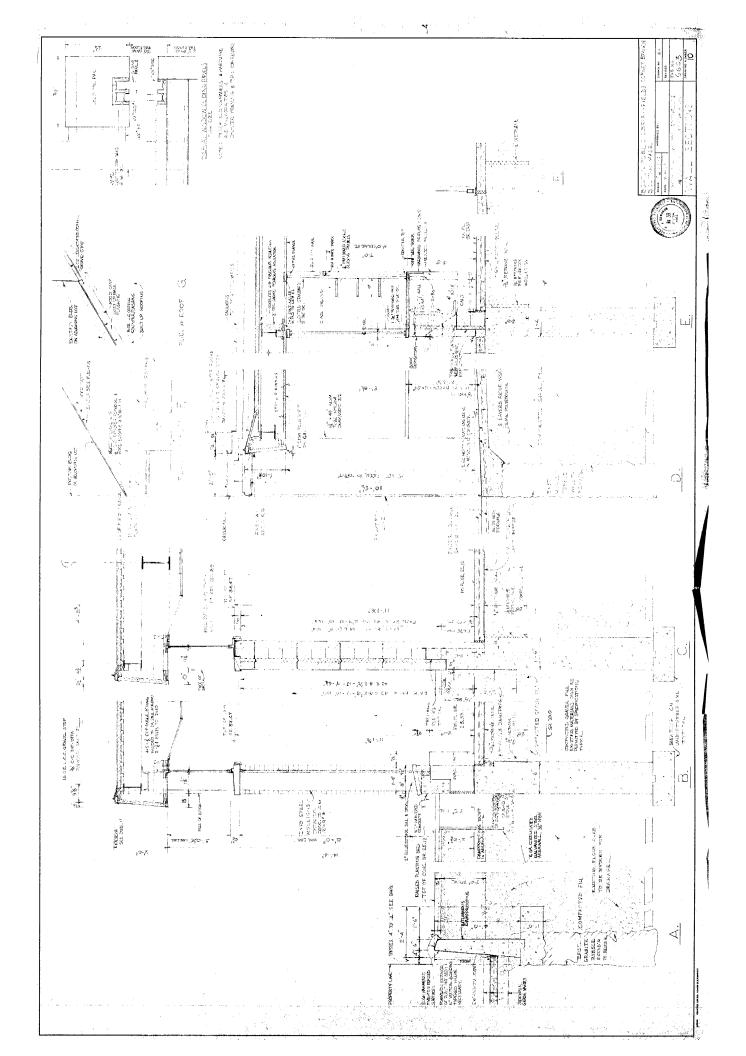


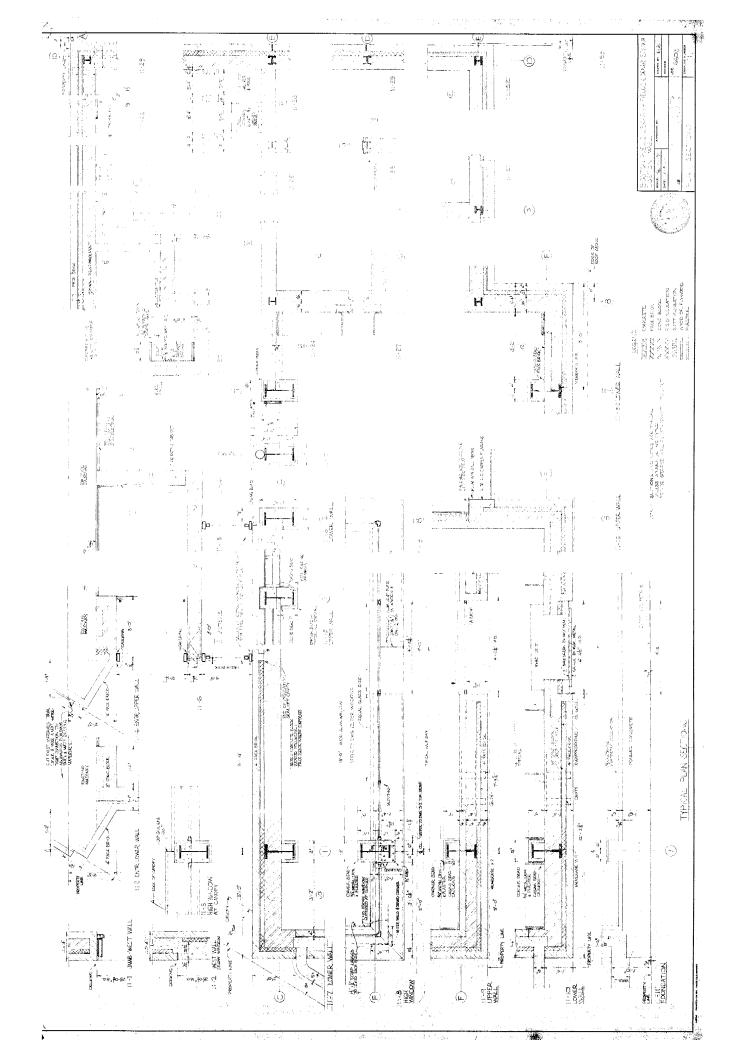


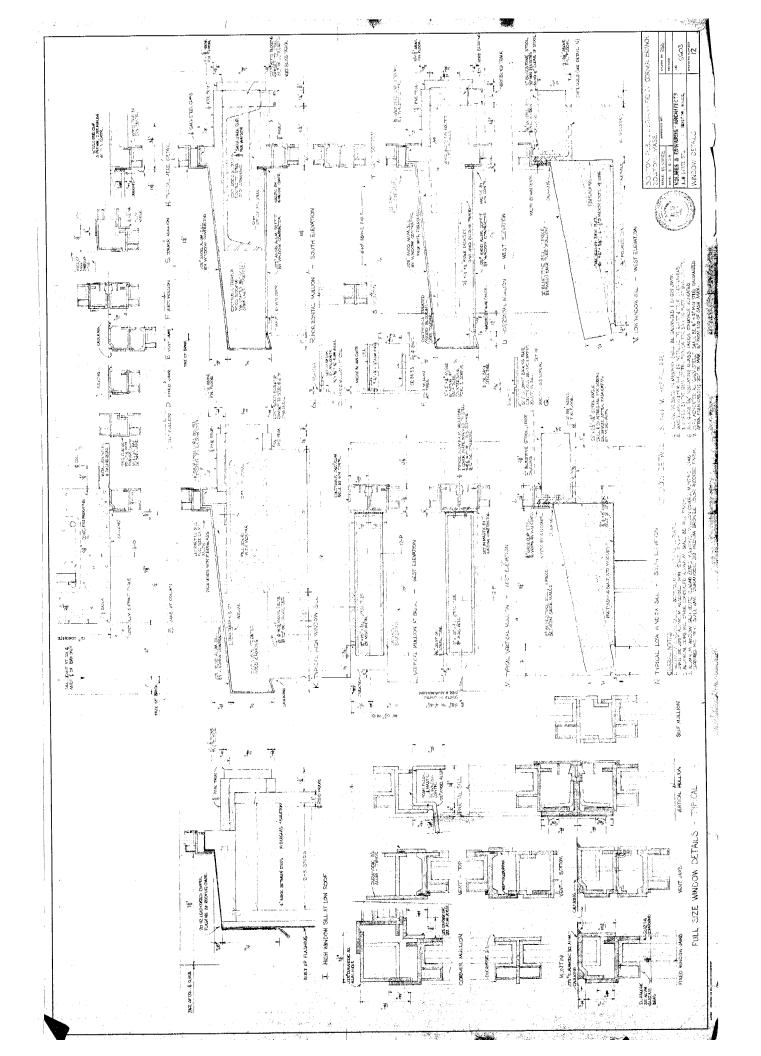


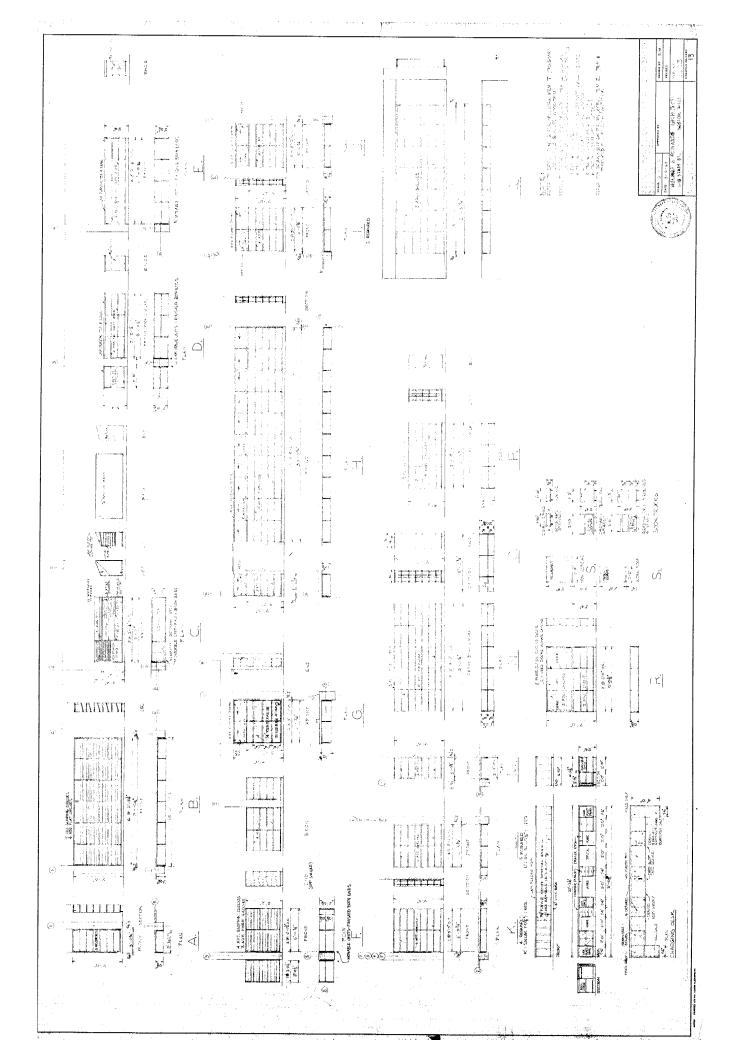


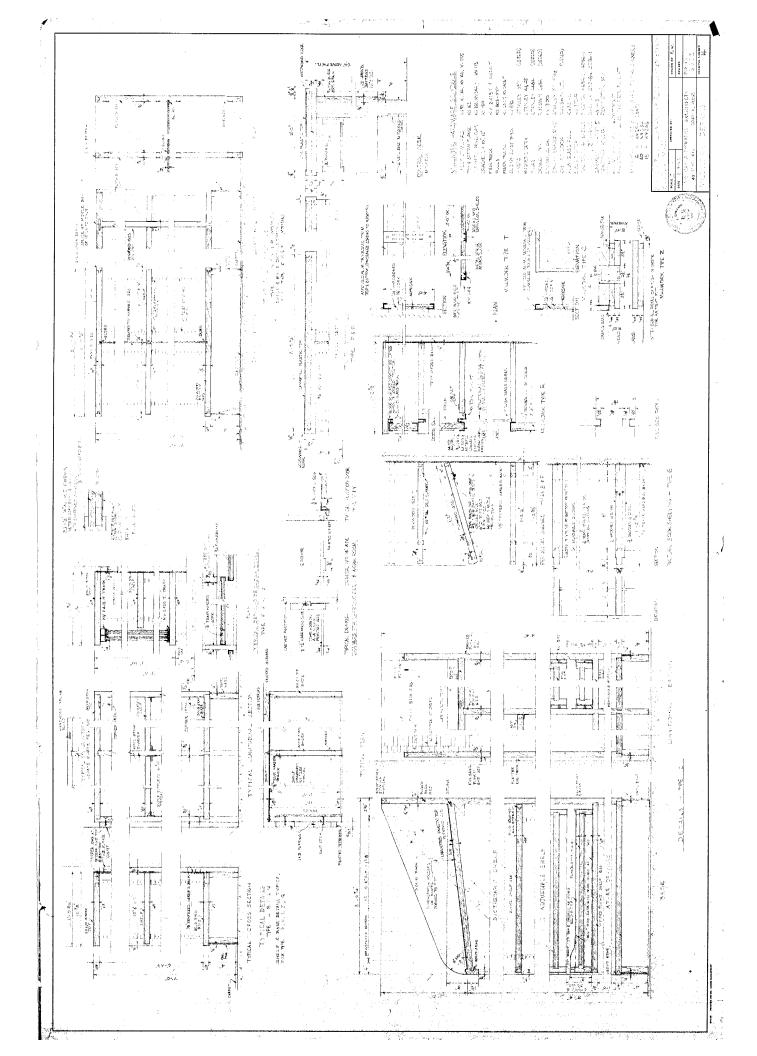


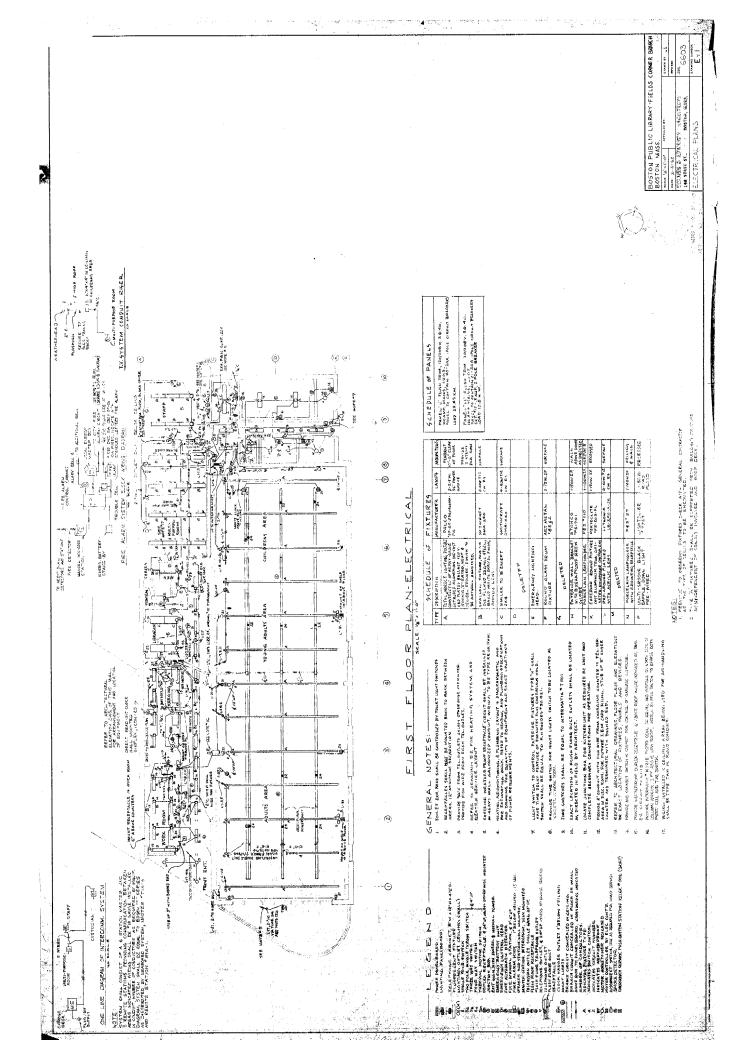


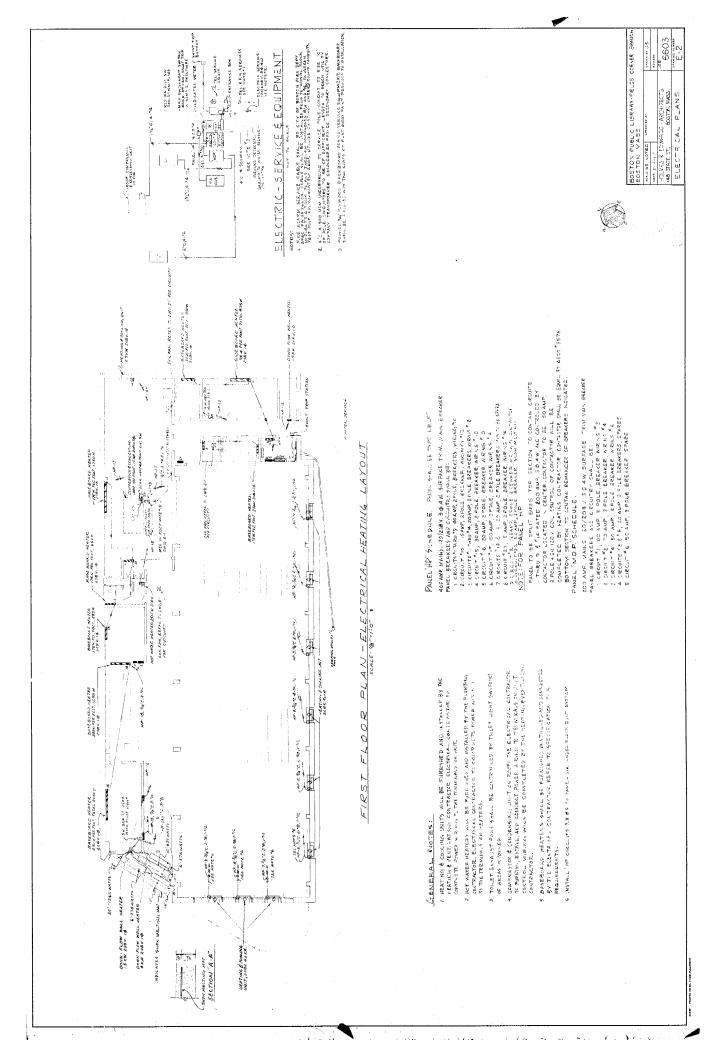


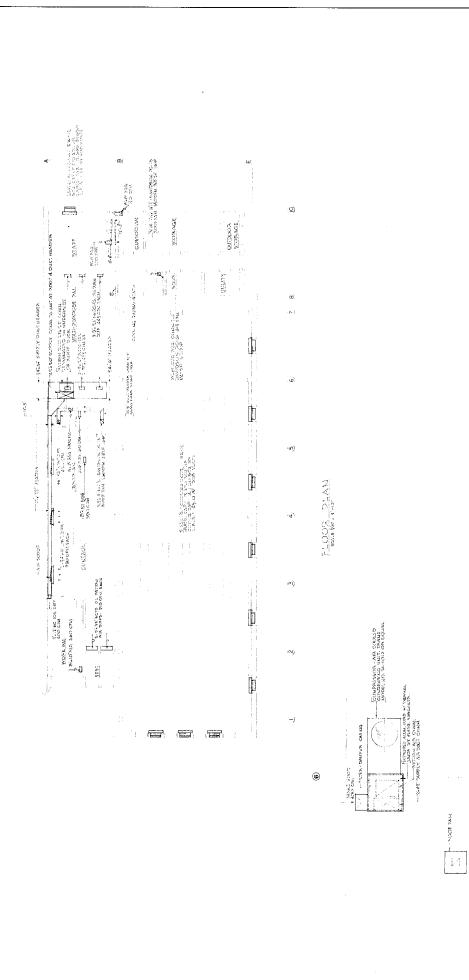












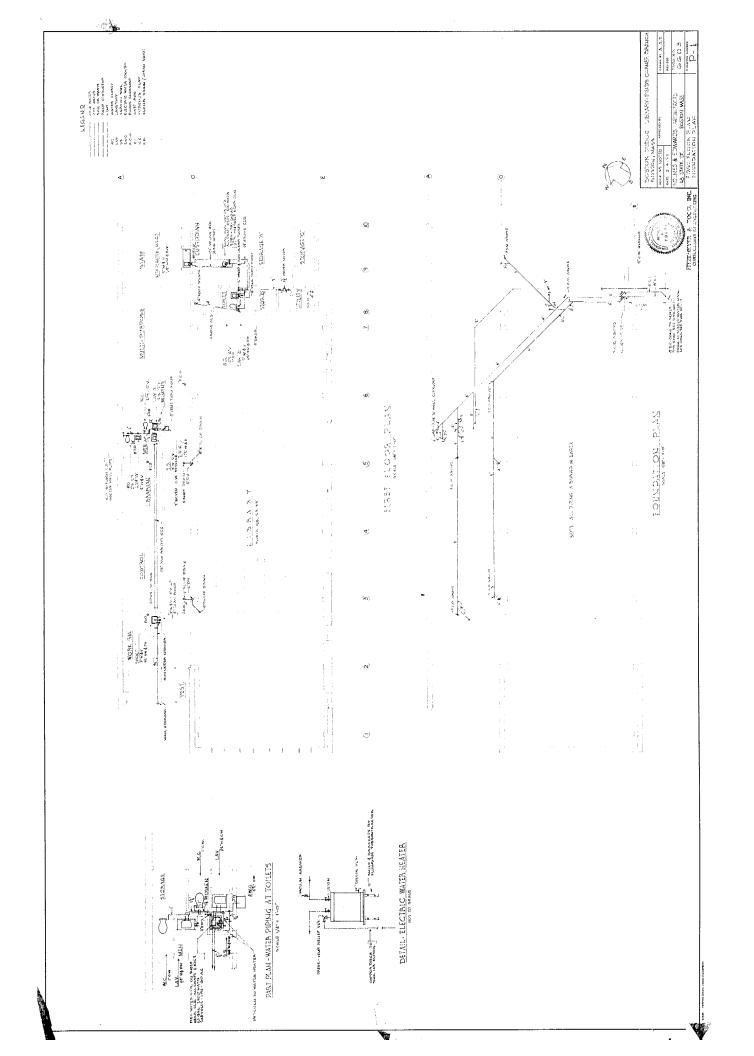


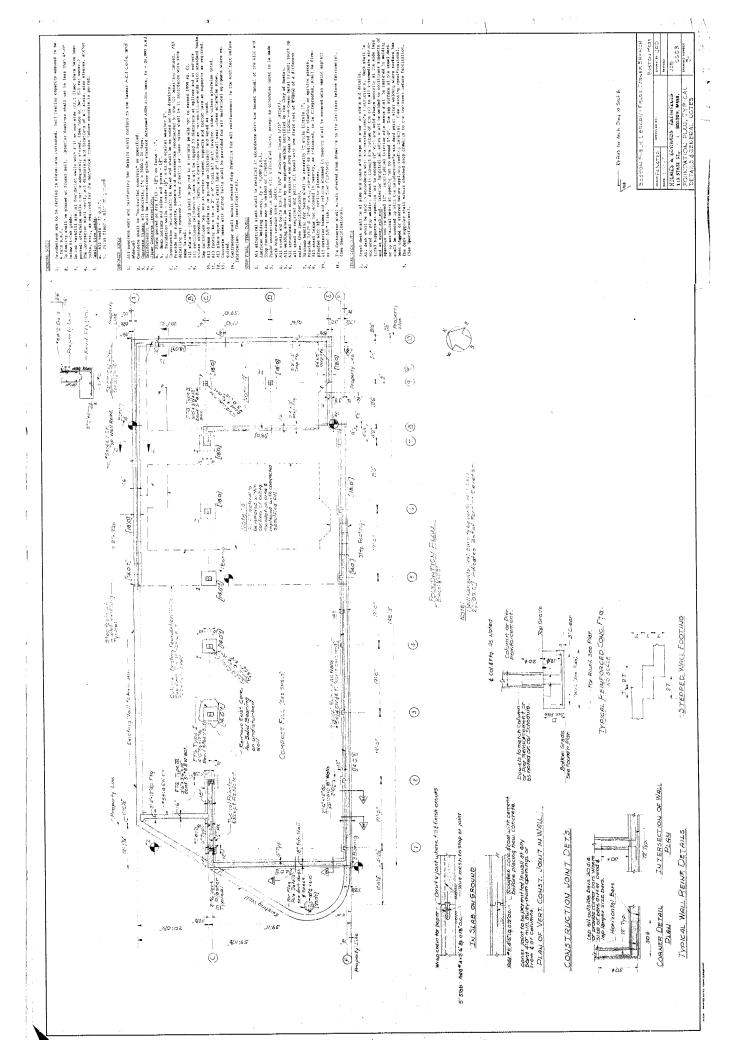


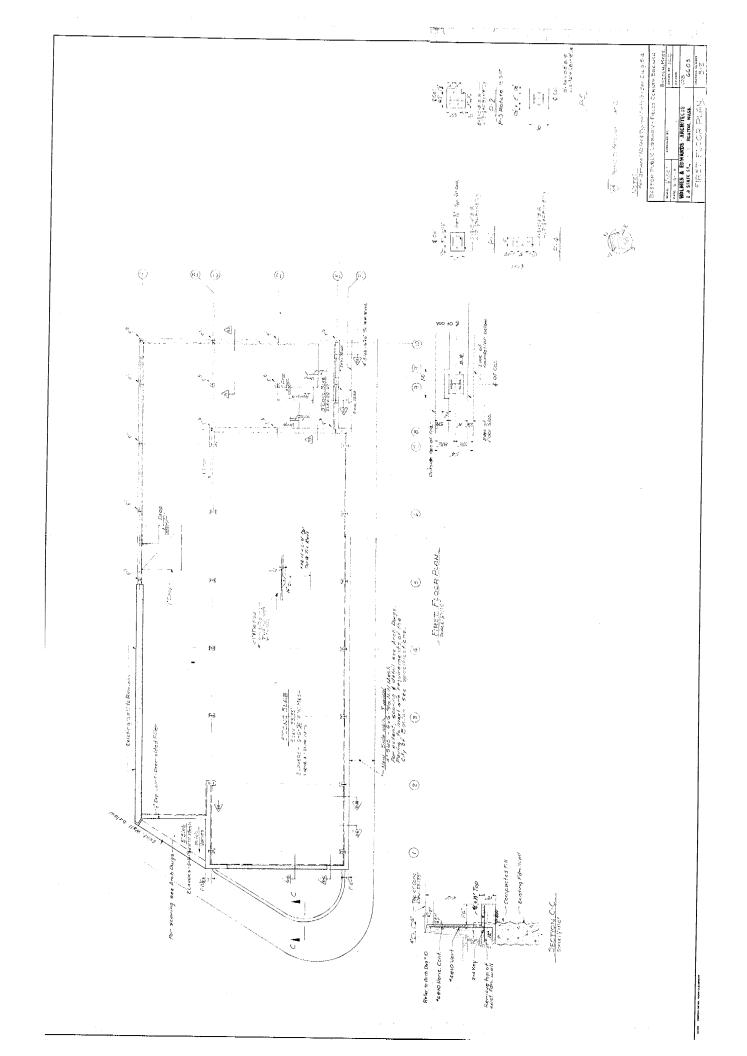
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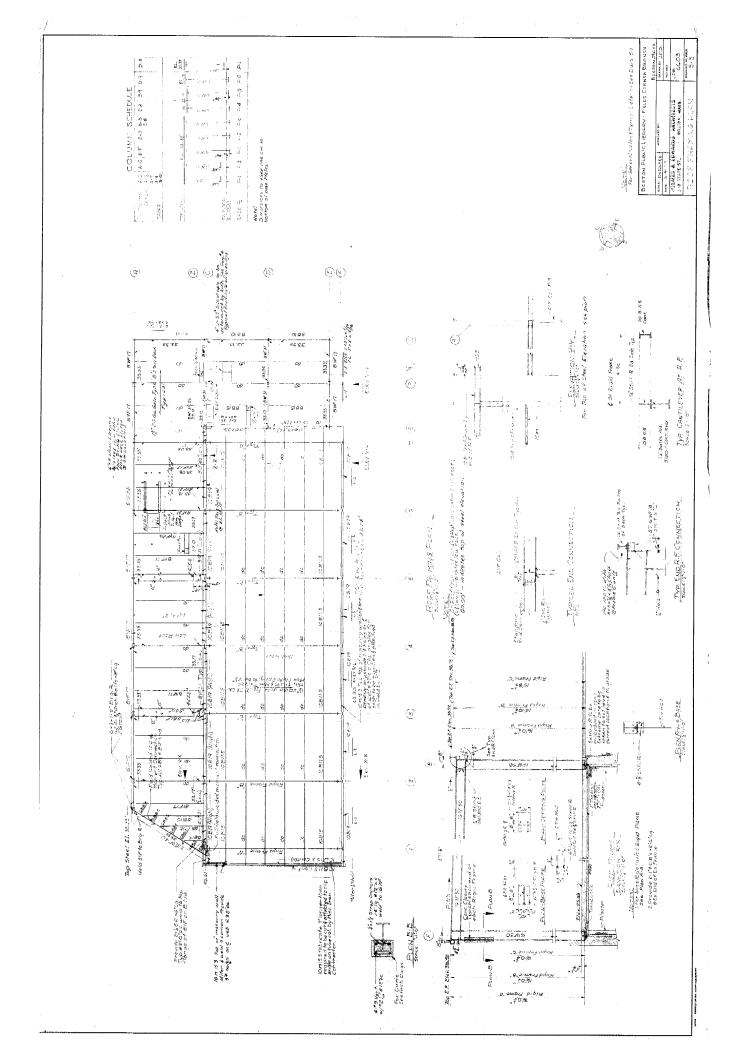
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PAST PLAN AT ROOF









Appendix E Glover's Corner Draft Recommendations

PLAN: Glover's Corner

Preserve. Enhance. Grow.



Why PLAN: Glover's Corner OVERVIEW



Goals of the Process

- Engage all stakeholders in an open and informed process to develop a plan
- Assess existing area-specific conditions
- Create a framework for appropriate development
- Preserve the neighborhood: both the built environment and its people
- Enhance, renew, and restore
- Grow through appropriate development supported by new open space, transportation, and climate resiliency infrastructure

Vision Statements

Enhance and preserve the character of the existing neighborhood:

- Prevent displacement and stabilize existing families in their homes
- Create safe, walkable bike-friendly streets throughout the neighborhood
- Provide support for local businesses
- Support cultural diversity and inclusivity of the neighborhood

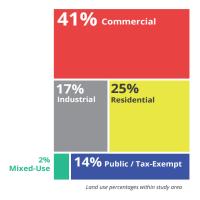
Establish a people-centric district in the current industrial area through equitable and inclusive growth:

- Creation and preservation of housing that is affordable to households with a range of income levels
- Establishment of climate-resilient neighborhood with quality open space
- Preservation and growth of quality jobs
- Improved transit options and neighborhood connections through a new network of streets, sidewalks, and parks

Land Use & Character OVERVIEW

Context

The industrial areas of the PLAN: Glover's Corner Study Area currently consists of low-scale commercial buildings and parking lots that are increasingly facing development pressure. These same market conditions are impacting the market for existing housing stock, raising housing costs.







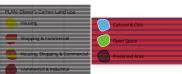




Process

Participants expressed a desire to see new housing (income-restricted and market rate) and job opportunities in the area, but also wanted to see existing residential areas and local business areas preserved through development without displacement.













Land Use & Character DRAFT RECOMMENDATIONS

Preserve the character of existing residential areas

The portions of new large-scale development that are immediately adjacent to existing non-industrial neighborhoods should be responsive the existing character of these neighborhoods, and hew close to the dimensions and character found therein.

2 Preserve and enhance the character of Dorchester Avenue

Along Dorchester Avenue, ground floor uses should activate the street. New development should be sensitive to the existing character and uses: ground-floor commercial spaces should be designed in a manner suited to the spatial needs of locally-owned, small-scale businesses that serve the local community.

Upper levels to provide additional commercial space or residential use, not to exceed 70 feet.

3 Lower-height buildings adjacent to existing residential neighborhoods; taller buildings further away from Dorchester Avenue

Building height up to 70 feet closer to Dorchester Avenue, and up to 150 closer to MBTA tracks. Visual impacts of taller buildings should be screened from existing neighborhood. The future mix of uses will depend on future market conditions.

This plan serves as a framework to ensure that future development is of an appropriate scale, is climate resilient, and includes necessary income restricted housing, affordable commercial space, open space, and transportation infrastructure.

Create a new network of streets and open space

Urban design guidelines of the plan including 50% lot coverage to provide adequate land for public realm and open space improvements. New development must contribute to the creation of a coordinated network of new streets and open spaces.





Proposed land use zones overlaid on a depiction of one possible long term



Mobility & Connectivity OVERVIEW

Context

Many key intersections act as bottlenecks for traffic and bus transit due to limited connections, and getting around by foot, bike, and accessing transit are challenging because of the unpleasant conditions on existing streets.













Process

Participants were concerned about how development would impact transportation conditions and expressed interest in improved connections to get around the neighborhood by foot, bike, vehicle and transit.













Transportation comments from March 8, 2017 Open House



Mobility and Connectivity DRAFT RECOMMENDATIONS

New grid of streets to distribute traffic and realign Glover's Corner intersection

New streets that run parallel to Dorchester Avenue will alleviate traffic that funnels onto Dorchester Avenue and a denser grid of streets creates alternative routes to eliminate bottlenecks and create capacity for new development.

2 Improve key neighborhood intersections along Dorchester

Improve the design of existing intersections including realignment, added turning lanes and sightline improvements. Other design interventions should focus on pedestrian and bike infrastructure improvements.

Introduce traffic calming improvements to residential streets; promote walk and bike access to transit

On residential streets, cut-through traffic should be discouraged through traffic calming interventions. Recommended interventions for residential streets include signage, curb bump-outs at intersections, narrower streets, and raised crossings/intersections.

1 Improve and expand existing bus connections to transit

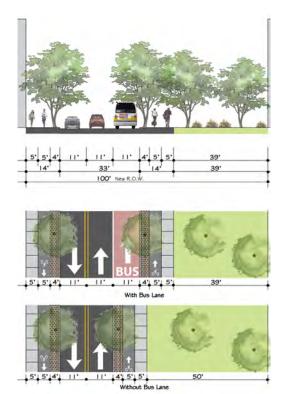
Transit improvements include creating new entrances to Savin Hill T stop and improving the reliability of existing bus services such as the Route 15 bus, including a potential bus lane on future streets to connect riders directly to Savin Hill

Improve regional bike, open space, and pedestrian connections

Active mobility improvement recommendations focus on filling strategic gaps in the existing bike network, upgrading existing cycle infrastructure, and improving sidewalk conditions: A new linear open space network to add to the active mobility network; and a new bike and pedestrian bridge over Interstate 93 to directly connect the community with Saving Hill T stop, McConnell Park, and the Harborwalk.



Future street and open space network





HousingOVERVIEW

Context

Glover's Corner sits at the heart of Dorchester and reflects the racial, ethnic, and economic diversity of Boston's largest neighborhood. Seventy-three percent of residents in the Study Area and in the surrounding neighborhoods rent, making housing stability and displacement key concerns of the planning process. As Glover's Corner changes, it is important to address the housing needs of this area and prevent displacement.





Process

Housing affordability and preventing displacement have been top priorities throughout the process.









New Housing PLANNING FOR AFFORDABILITY TO PREVENT DISPLACEMENT

Use school Resource center site for public good

Any housing to be built at the site will be 100% income restricted, significantly increasing the area's number of income restricted units.

Provide public funding for buildings with a high percentage of incomerestricted housing

Additional City funding programs can support projects that develop more affordable units independent of, or in addition to, the percentages in inclusionary guidelines.

Create income-restricted housing in market-rate developments

New market-rate developments will be required to have higher number of affordable units at deeper levels of affordability, relative to existing City policy. (See table below.)



Aeriel of study area showing school resource center site

Building Height	Current As-of-right Projects	PLAN: Glover's Inclusionary Development Policy Units, as a Percentage of Total Units, On-Site AMI Average = 50% AMI (Rental)	PLAN: Glovers Inclusionary Development Policy Units, as a Percentage of Total Units, Off-Site or a Contribution to the IDP Fund AMI Average = 50% AMI (Rental)	PLAN: Glover's Study Area Percentage of Total New Units (pending disposition of School Resource Center)
Up to 70 feet (about 6 stories)	N/A (zero)	13%	15%	Significantly Greater %
Greater than 70 feet	N/A (zero)	15%	17%	Significantly Greater %



Housing Stability PLANNING FOR AFFORDABILITY TO PREVENT DISPLACEMENT

Purchase Existing Housing to Protect Tenants

Through the Acquisition Opportunity Program (AOP), the City provides assistance to non-profits to purchase existing housing to protect current tenants from market rent increases and keep rents stabilized.

Pursue City-wide policy to improve resources for tenants facing displacement and expand the rights of tenants to reduce the threat of displacement

The City is pursuing legislation such as giving tenants a right of first refusal to purchase their buildings, removing properties from the speculative market. The City's Office of Housing Stability will continue to provide legal, financial, and other types of assistance for individuals facing housing displacement.

Promote homeownership among low and moderate income residents and help existing homeowners remain in their homes

The Boston Home Center will support first-time home buyers with education and down-payment assistance, and help homeowners challenged with repairs, foreclosures, and property tax issues. The Additional Dwelling Unit and inter-generational housing programs will allow homeowners to generate additional income, while providing new affordable housing opportunities.

Implement the Neighborhood Diversity Preservation Preference (NDPP) on eligible developments

The NDPP attempts to balance the needs of neighborhoods with fair housing policy by only allowing such a preference in neighborhoods that are already diverse, only applies to up to 50 percent of the units in a housing lottery, and is targeted to applicants who are most likely to be displaced due to increased housing costs.

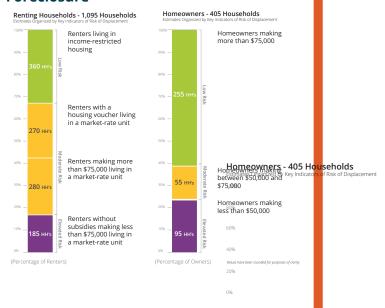
5 Allow developers to meet their IDP obligations by purchasing existing housing

Developers of market rate housing will be allowed, on a case-by-case basis, to meet some of their IDP obligations through the purchase and income restriction of existing housing units in 1/2 mile of the study area.

6 Encourage developers to create lower cost housing through the Creation of Compact Units

The Compact Living pilot will help Boston build more well-designed and well-located units that are less expensive than other new market-rate units.

Levels of Risk of Displacement Due to Rising Rents and Risk of Foreclosure



Low Risk
Moderate Risk
Elevated Risk

Without assessing the circumstances of individual households, it is difficult to say exactly how many households a Renting Households - 1,095 Households rents or housing costs increase. We can instead how the say the Market Reprise Andicators of Risk of Displacement data on households that are currently housing cost burdened, data on incomes, and an assessment of how many households are homeowners, are voucher-holders, or are living in income-restricted housing.



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Jobs and Businesses OVERVIEW

Context

31% of the 242 businesses in the Study Area portion of Dorchester Avenue corridor are Vietnamese-owned, part of a healthy mix of small businesses with a relatively low retail vacancy.

Square Feet Breakdown:







Source: Landwise Advisors 2017

Process

Participants expressed that preserving the neighborhood's character of local, small businesses, particularly businesses catering to Dorchester's diverse immigrant community, was a priority.



January 31, 2019 Jobs and Business Deep Dive at Pho Hoa on Dorchester Ave





Jobs and Businesses

Draft Recommendations

1 Focus existing City resources from the Office of Small Business Development to help existing, local small businesses prepare for future changes and adapt.

These resources include on-site technical assistance to create business plans, negotiate leases, and improving storefronts through City grants.

Create new commercial spaces along the corridor targeted towards small, local businesses

Existing and new local businesses need new affordable spaces to start, expand, and grow. Some ground floor spaces of new developments should be set-aside for affordable, local commercial space. Narrower and smaller retail frontages could also be a lower barrier of entry for small businesses.



With new 21st-century businesses coming to the neighborhood, a priority is to make sure existing resident skills match these new jobs. Job training through a potential job training center and programs by new businesses are recommended.



While there is an office dedicated to supporting residential tenants facing displacement, there is not an equivalent coordinated network of support for small businesses. This plan recommends an analysis of potential options to strengthen protection for local, small businesses, as suggested by the small business consultant:

Strengthen tenant protections (e.g., timeline for renewals, access to

Promote Innovative Lease Structures (e.g., lease-to-own, lower monthly rent + % of sales)

Promote and provide assistance for Innovative Ownership Strategies (e.g., coops, incentivizing smaller spaces and retail condos)

Promote other innovative policies (e.g., tax incentives for landlords who provide affordable leases or work with legacy businesses; penalties for commercial vacancies)

Mixed-use and non-residential developments seeking PLAN:
Glover's bonus building dimensions must also provide public goods over and above standard linkage requirements.

These public goods (for example: affordable commercial/industrial space, job training, or income-restricted housing) must adhere to contemporaneous policy for the provision of public goods by mixed-use and non-residential developments following PLAN: Glover's corner dimensional guidelines.



Businesses at 1397 Dorchester Ave



Restaurant at 1236 Dorchester Ave



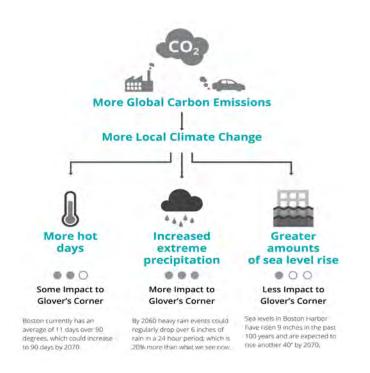
Bakery at 1229 Dorchester Ave

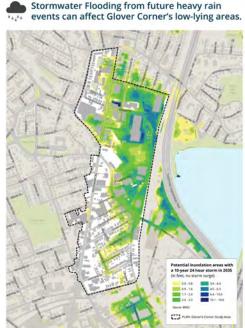


Open Space & Climate ResilienceOVERVIEW

Context

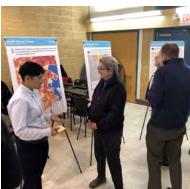
While there are two large open spaces near the Study Area, connectivity to them is difficult. In the future, climate change will impact the Study Area, particularly stormwater flooding and heat island.





Process

Participants early on expressed that climate resiliency should be incorporated with all other recommendations. They also noted that the Study Area lacked open space and existing open spaces were not easily accessible.



January 16, 2019 Open Space & Environmental Sustainability Workshop



January 16, 2019 Open Space & Environmental Sustainability Workshop

Small spaces are fine— biggar spaces (aggregated space) are better

Also make buildings
as energy-efficient,
resillent, and
non-carbon-powered
as possible.

0.5 is great; bruidings need to be resilient + energy efficient, tool

North - South

green covidor-

ves!

Comments from January 16, 2019 Open Space & Environmental Sustainability Workshop



Open Space and Climate Resilience DRAFT RECOMMENDATIONS

Establish a network of open spaces as a condition of development

A network of linear open spaces should be designed to host a mix of active and passive recreation opportunities while connecting the neighborhood and existing open spaces such as McConnell Park and Ronan Park

2 RFP requirements for public land should address the opportunity to create an aggregated large open space within the envisioned network

Public School Resource Site should accommodate both significant affordable housing and a larger open space than what privately-owned development can provide.

Open space shall be designed in a manner to accommodate periodic flooding, while maintaining critical connections

Open space should be designed to flood during extreme storm events and allow rainwater to drain after the storm passes. This will help ensure streets do not flood and become impassable.

4 Stormwater detention infrastructure for excess stormwater should be located beneath open space areas, and below buildings, where possible

In partnership with the BWSC, the linear open space network can also accommodate more infrastructure underground to retain stormwater during extreme storm events.

Expanded tree canopy and pervious surfaces are required to address heat and flood threats

New open space and complete streets will create additional space for more trees, creating a more robust tree canopy to shade the Study Area to reduce heat island effects. Pervious surfaces will help to mitigate stormwater flooding risks.

6 Building design should incorporate flood and extreme heat event resilience and strive for high sustainability ratings

New developments should prepare for flooding and heat risks associated with climate change, such as building above the base flooding resiliency level and accommodating sheltering in place. New developments should reduce their carbon emission impact by using sustainable materials as well as reducing energy use or implementing on-site solar. Other building improvements can focus on rainwater reuse and other green storm infrastructure.

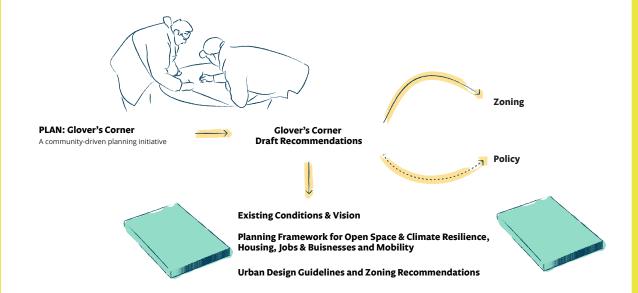








Next Steps Implementation How will these recommendations GET IMPLEMENTED?





Site Design Recommendations DRAFT IMPLEMENTATION

Proposed Lot Coverage Requirements

A 50% Lot Coverage maximum regulation will help regulate the creation of new open space, streets, and sidewalks.

Site Design Guidelines

- Active ground floor uses and public realm will help to create an inviting new district for all.
- At least 15% of lot area should be publicly accessible open space.
- Buildings should be oriented to minimize wind and shadow impacts on open space.

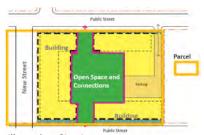


Illustration of Lot Coverage
Lot coverage is the amount of space the building (yellow) takes on its lot.

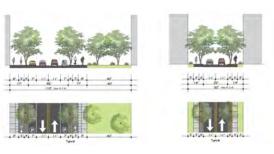


Proposed Requirements for Public Realm

Setback and "Right-of-way" requirements ensure that there is enough space for both new public streets and improvements to existing streets such as wider sidewalks and bike infrastructure.

Street Design Guideline

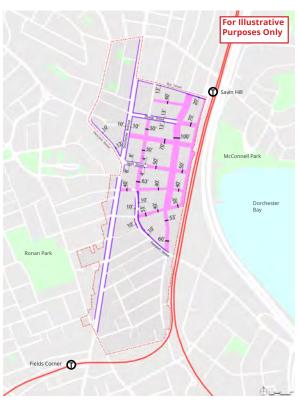
- New streets should follow Complete Streets guidelines
- Projects should minimize curb cuts along important streets and limit vehicular and loading access to new projects on new service streets, not on Dorchester Avenue



Example of Linear Park

Example of Residential Street





Conceptual street network

Building Design Recommendations DRAFT IMPLEMENTATION RECOMMENDATIONS

Height and F.A.R. Requirements

These dimensions are only allowed if future development creates public benefits as outlined in the plan recommendations.

Building Height and F.A.R. Guidelines

- The Height and FAR limits are set to encourage variation and discourage
- Taller buildings should be screened by shorter buildings when viewed from existing residential areas.
- Building heights within Zones 1 & 2 must vary, with lower heights closer to Dorchester Avenue and the neighborhoods and higher heights closer to the
- Buildings on Dorchester Avenue should reinforce the streetwall and enhance the existing main street character.



Purposes Only

or Illustrative

For Illustrative

Purposes Only

Height and floor area ratio diagram

Illustration of Height Screening Shorter buildings at the street car screen taller buildings that are 65 ft further away.



To maintain a human scale on the streetlevel, step backs ensure the massing is pushed back from the streetwall.

Building Massing Guidelines

- Buildings that abut existing residential areas must vary massing to relate to the scale and character through step backs.
- Buildings are encouraged to have bays and other scale-giving elements to modulate the facade of the building.
 Streetwalls should not exceed 300 feet in length of any facade.
- Building facades facing Dorchester Avenue should be continuous and maintain transparency of the ground floors.

Illustration of Step Back

Taller parts of the building are pushed further back from the sidewalk.









Your Feedback DRAFT RECOMMENDATIONS

Write down your questions and comments about the draft recommendations on a sticky note here!



