

FANEUIL
BRANCH
PUBLIC
LIBRARY

Faneuil Branch Library

Community Meeting #1

October 21, 2019

CITY OF BOSTON

Martin J. Walsh, Mayor

Patrick I. Brophy, Chief of Operations

CITY OF BOSTON PUBLIC FACILITIES DEPARTMENT

Patricia M. Lyons, Director

BOSTON PUBLIC LIBRARY

LOUDENS ELLO ARCHITECTURE



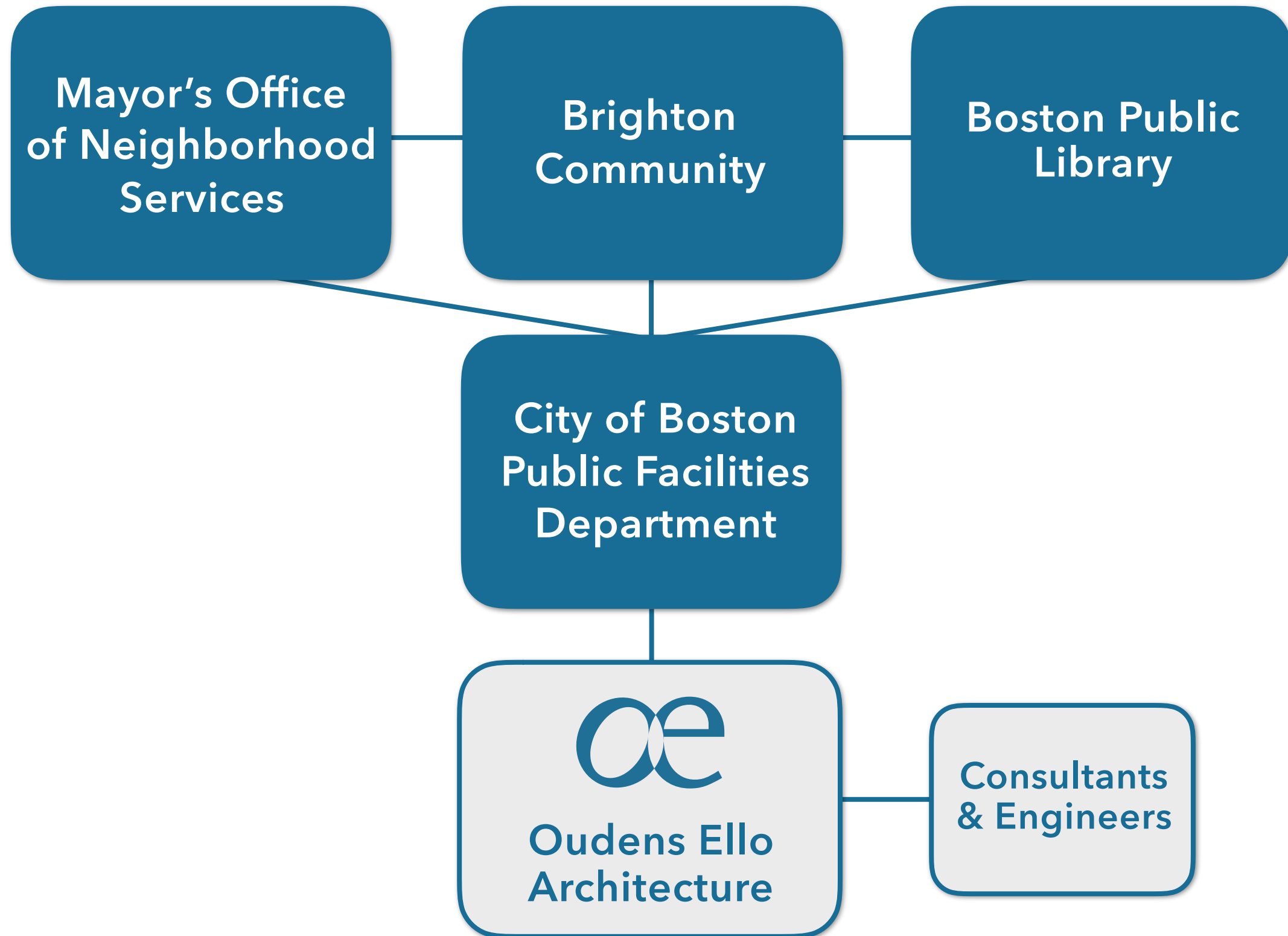
Agenda

1. Introduction
2. Project Team
3. Process and Schedule
4. Project Goals
5. Existing Conditions Assessment
6. Community Input
7. Next Steps
8. Feedback Contact



Project Team

Project Team



Oudens Ello Architecture



Process & Schedule



Process

1. Program Study

Completed Fall 2015

A study is performed to determine all the different areas and rooms needed in the library and what size they should be. Conceptual floor plans are created to show how all the spaces can fit together on the site with thoughtful adjacencies of spaces.

During this phase are 2-3 Community meetings.

Duration

Approx. 6 – 12 months



Process

We are here

1. Program Study

Completed Fall 2015

A study is performed to determine all the different areas and rooms needed in the library and what size they should be. Conceptual floor plans are created to show how all the spaces can fit together on the site with thoughtful adjacencies of spaces.

During this phase are 2-3 Community meetings.

Duration

Approx. 6 – 12 months

2. Design

Summer 2019 – Ongoing

The architects take the information from the programming study and start to design a building with the assistance of engineers. Design has 3 phases: Conceptual Design, Schematic Design and Design Development. In each phase the design becomes more refined and detailed. Following the Design Development phase the architects put together construction documents.

During this phase are 2-3 Community meetings.

Duration

Approx. 12 – 18 months

Process

We are here

1. Program Study

Completed Fall 2015

A study is performed to determine all the different areas and rooms needed in the library and what size they should be. Conceptual floor plans are created to show how all the spaces can fit together on the site with thoughtful adjacencies of spaces.

During this phase are 2-3 Community meetings.

Duration

Approx. 6 – 12 months

2. Design

Summer 2019 – Ongoing

The architects take the information from the programming study and start to design a building with the assistance of engineers. Design has 3 phases: Conceptual Design, Schematic Design and Design Development. In each phase the design becomes more refined and detailed. Following the Design Development phase the architects put together construction documents.

During this phase are 2-3 Community meetings.

Duration

Approx. 12 – 18 months

3. Construction

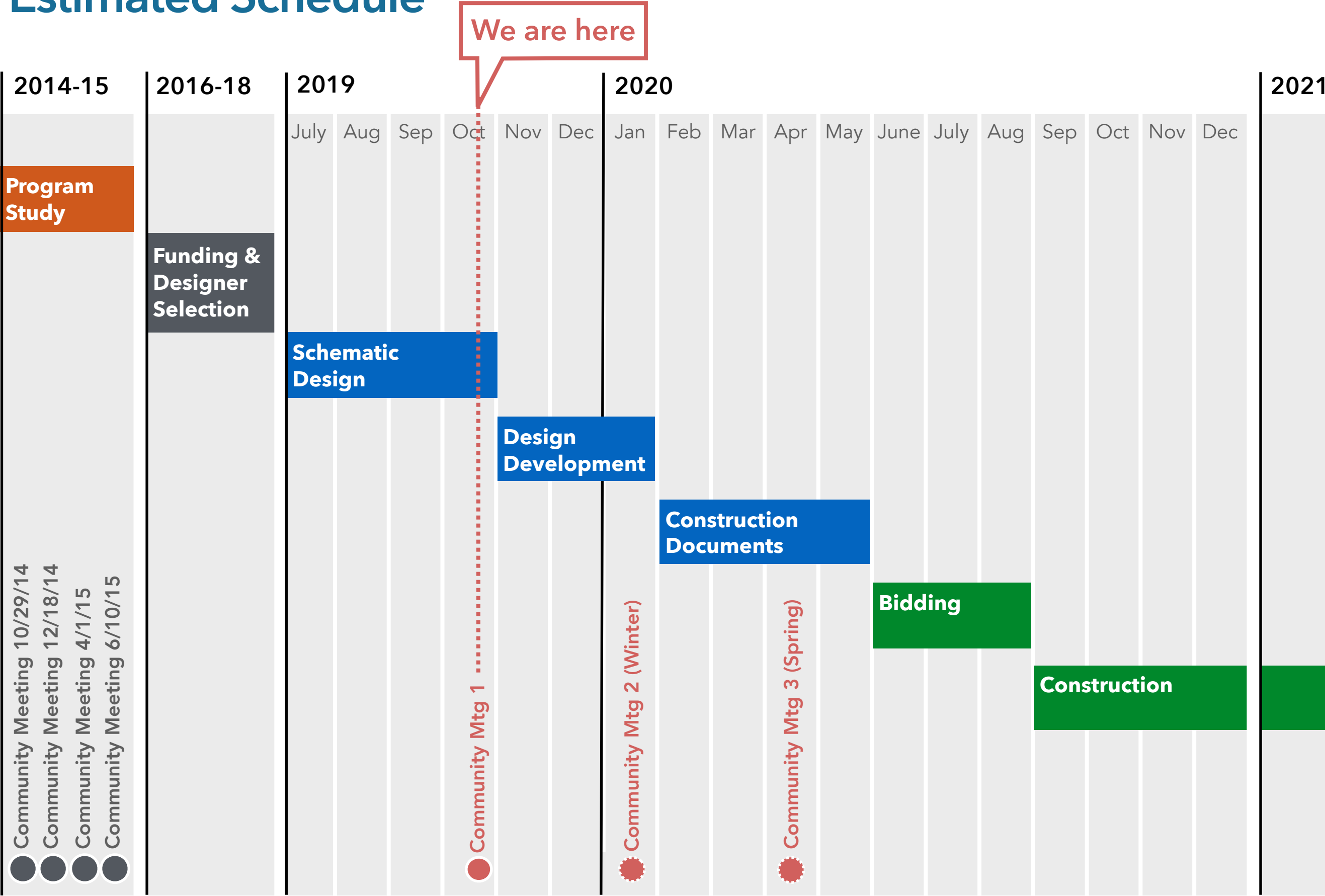
Estimated Start Fall 2020

Once the construction documents are completed they are put out to bid for a construction company. Once a construction company is chosen ground is broken and the building is built.

Duration

Approx. 12 – 18 months

Estimated Schedule





Project Goals

Project Goals

The 2015
Programming
Study serves as
a Road Map
for the design
phase

Project Goals

EXECUTIVE SUMMARY

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



GENERAL FACILITY INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

unique history of the library for subsequent generations.

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

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

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

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

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

Project Goals

The 2015
Programming
Study serves as
a **Road Map**
for the design
phase

Project Goals Program

PROGRAM SUMMARY

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

Welcome Zone	Children's Services
Entrance & Vestibule	Children's Fiction/Non-Fiction & AV Collections
Borrower Service Desk – Circulation & Info	Children's Picture Book Area
Self-Service Holds	Children's Computers
Browsing/New Books	Children's Program Area
Friends Booksale Space	Children's Storage
Commons Zone/Shared Services	Teen's Services
Community Gathering Space	Teen Collections
Casual Seating & Networking Zone	Teen Gathering & Seating Spaces
Group Study/Consultation Space	Teen Computers
Copy/Print Services	
Public Restrooms	
Adult Services	Administration/Support
Information/Reference	Staff Workroom
Adult Fiction/Non-Fiction Collections	Branch Librarian Office
CDs & DVDs	Staff Break Room
Magazines/Reading	Building Maint./Custodial Closet/
Adult Seating/Reading	Custodian's Desk
Adult Computers	Tele/Data Closet
Quiet Reading/Study Area	Storage

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

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

Project Goals

The 2015
Programming
Study serves as
a **Road Map**
for the design
phase

Project Goals
Program
Scope of Work

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

Final Report
STUDY METHODOLOGY

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

CONCEPTUAL DESIGN

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

Scope 1

ADA Accessibility &
Basic Systems Upgrades

Scope 2

Accessibility, System
Upgrades + Moderate
Expansion

Scope 3

Accessibility, Maintenance +
Comprehensive Improvements/
Expansion

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

Scope 1

Light Intervention



Scope 2

Moderate Intervention



Scope 3

Major Intervention



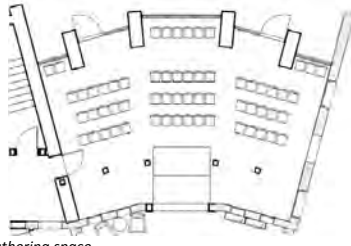
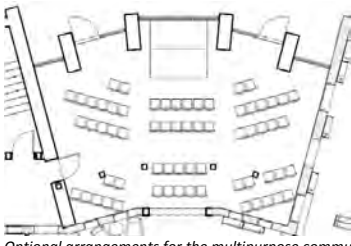
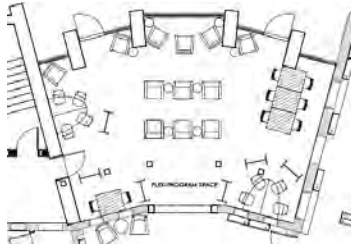
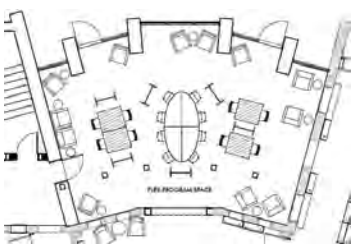
Several variations on the options were developed and reviewed with BPL, from which preferred options were selected for presentation to the community. Common to all options was an accessible entrance, accessible toilets and elevator to serve both levels. Each option was reviewed at a community meeting,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

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

TAPPE ARCHITECTS
BOSTON • TAPPE.COM

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

Final Report
RECOMMENDED LAYOUTS & OPTIONS



Optional arrangements for the multipurpose community gathering space

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

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



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



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

TAPPE ARCHITECTS
BOSTON • TAPPE.COM

Project Goals

FROM 2015 PROGRAMMING STUDY

Accessibility: Accessible entrance and restrooms w/ all patron services on one level

Preservation: Maintain historic character of exterior and interior spaces

Technology: Upgrade technology and adaptability of systems

Collections: Collection that is responsive to community needs

Community Room: Create a space that will allow for programs for all ages at all times of day

Children's Spaces: Incorporate high quality spaces and programs for children

Building Systems: Integrate modern, energy efficient building systems

Finishes & Furnishings: Update interior finishes and furniture

Project Goals

FROM 2015 PROGRAMMING STUDY

Accessibility: Accessible entrance and restrooms w/ all patron services on one level

Preservation: Maintain historic character of exterior and interior spaces

Technology: Upgrade technology and adaptability of systems

Collections: Collection that is responsive to community needs

Community Room: Create a space that will allow for programs for all ages at all times of day

Children's Spaces: Incorporate high quality spaces and programs for children

Building Systems: Integrate modern, energy efficient building systems

Finishes & Furnishings: Update interior finishes and furniture

ADDED DURING DESIGN PHASE

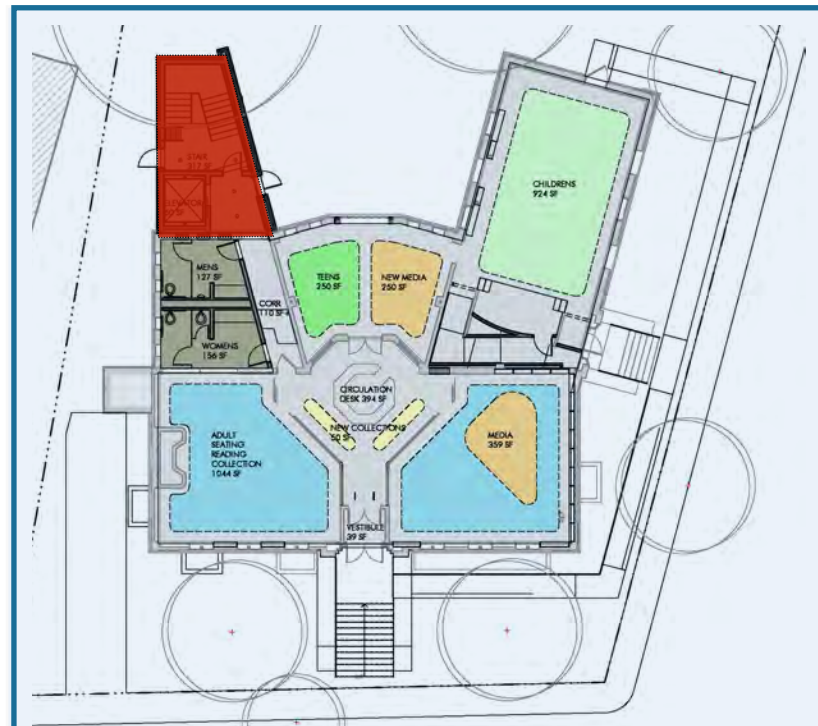
Sightlines: Optimize visibility and clear sightlines throughout library

Sustainability: Maximize energy efficiency, daylighting, and interior comfort

Scope of Work

FROM 2015 PROGRAMMING STUDY

Light Intervention

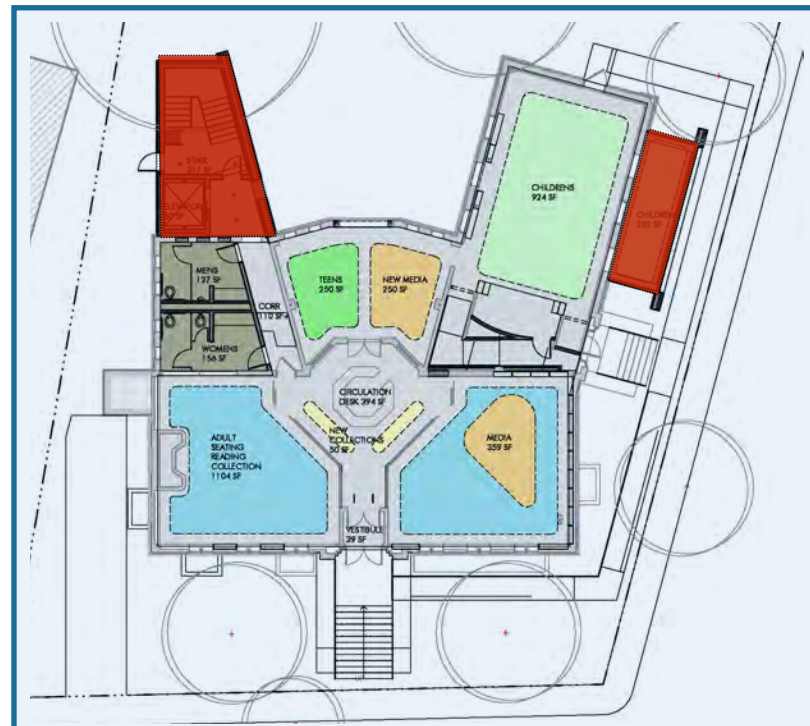


Addresses:

- Accessibility
- Basic Systems Upgrades

10,042 GSF (+1,281 SF)

Moderate Intervention

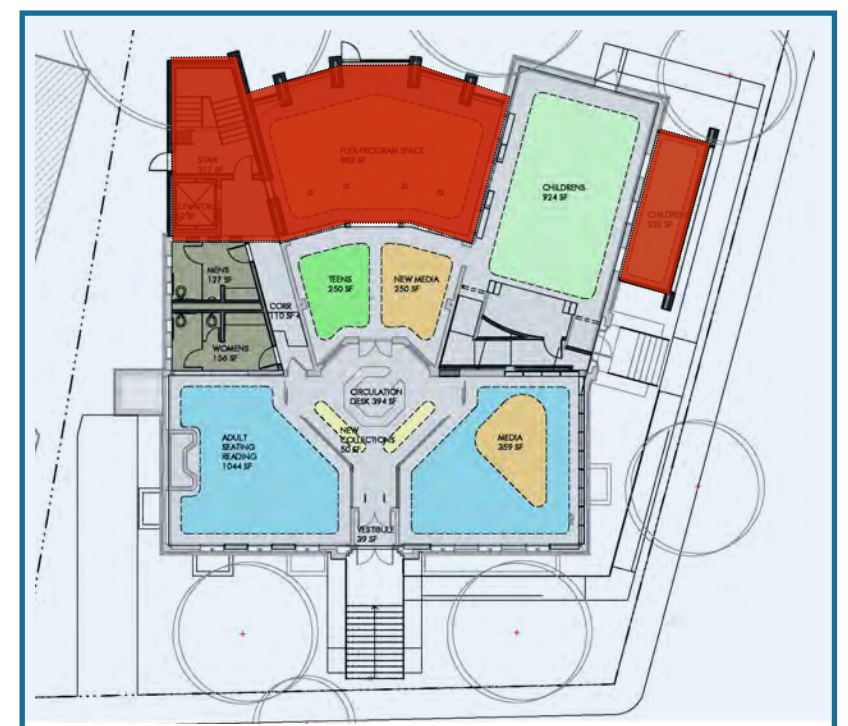


Addresses:

- Accessibility
- Systems Upgrades
- Moderate Addition to Children's Wing

10,271 GSF (+1,510 SF)

Major Intervention



Addresses:

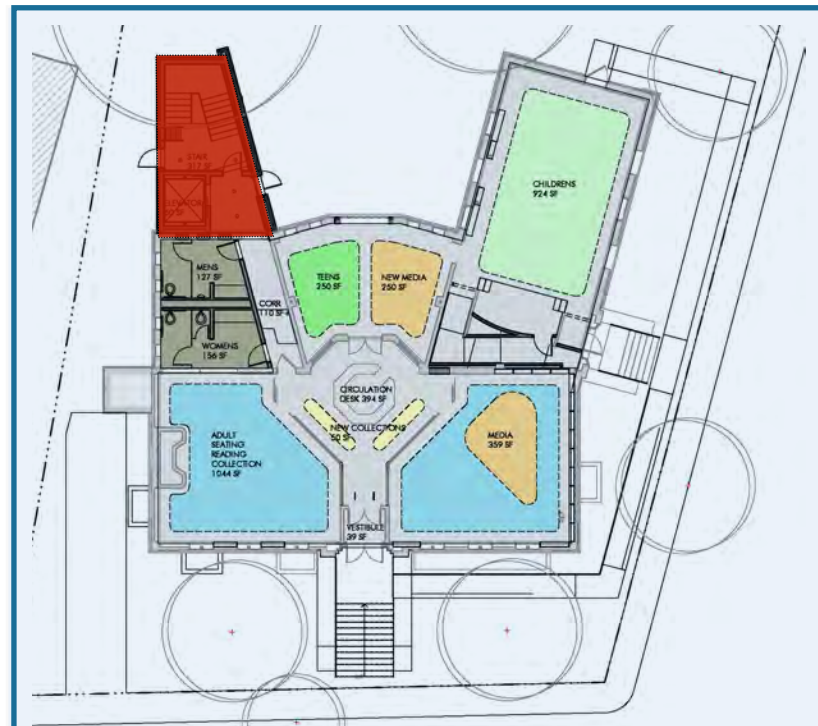
- Accessibility
- Systems Upgrades
- Moderate Addition to Children's Wing
- Larger addition for Community Room

11,860 GSF (+3,099 SF)

Scope of Work

FROM 2015 PROGRAMMING STUDY

Light Intervention

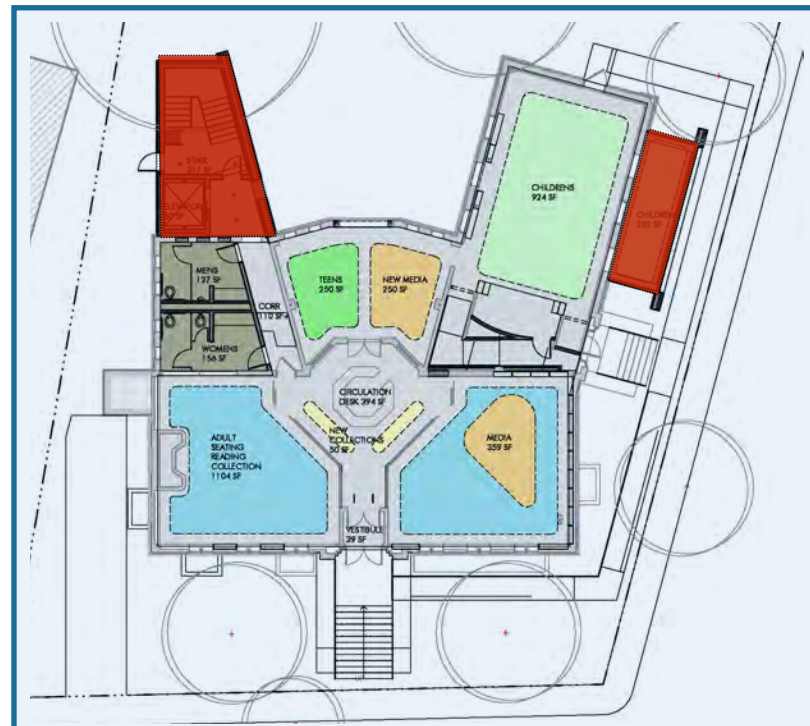


Addresses:

- Accessibility
- Basic Systems Upgrades

10,042 GSF (+1,281 SF)

Moderate Intervention

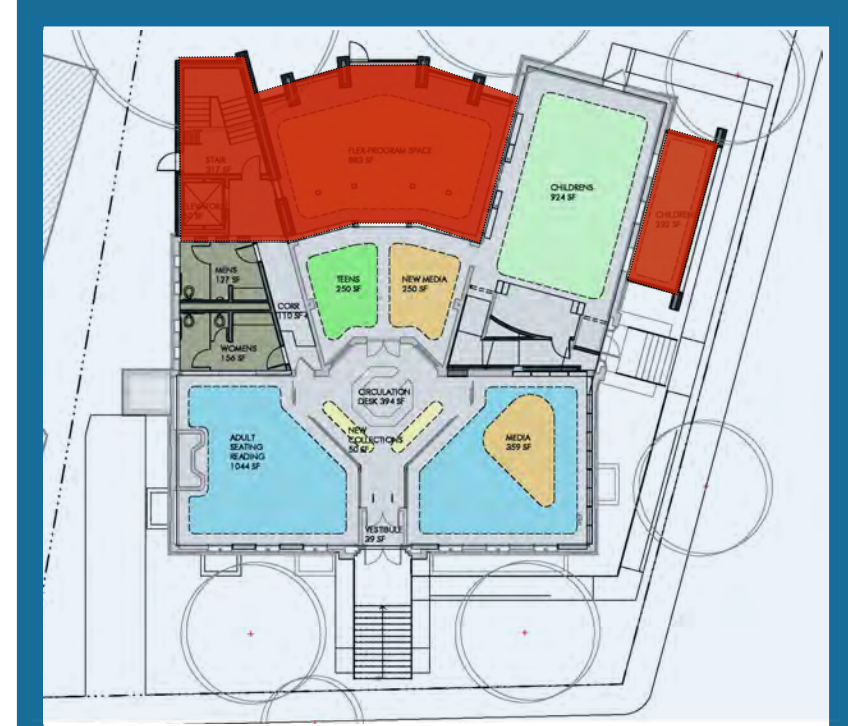


Addresses:

- Accessibility
- Systems Upgrades
- Moderate Addition

10,271 GSF (+1,510 SF)


Major Intervention



Addresses:

- Accessibility
- Systems Upgrades
- Larger Addition
- Community Room

11,860 GSF (+3,099 SF)



Existing Conditions Assessment Summer 2019

Existing Conditions Assessment

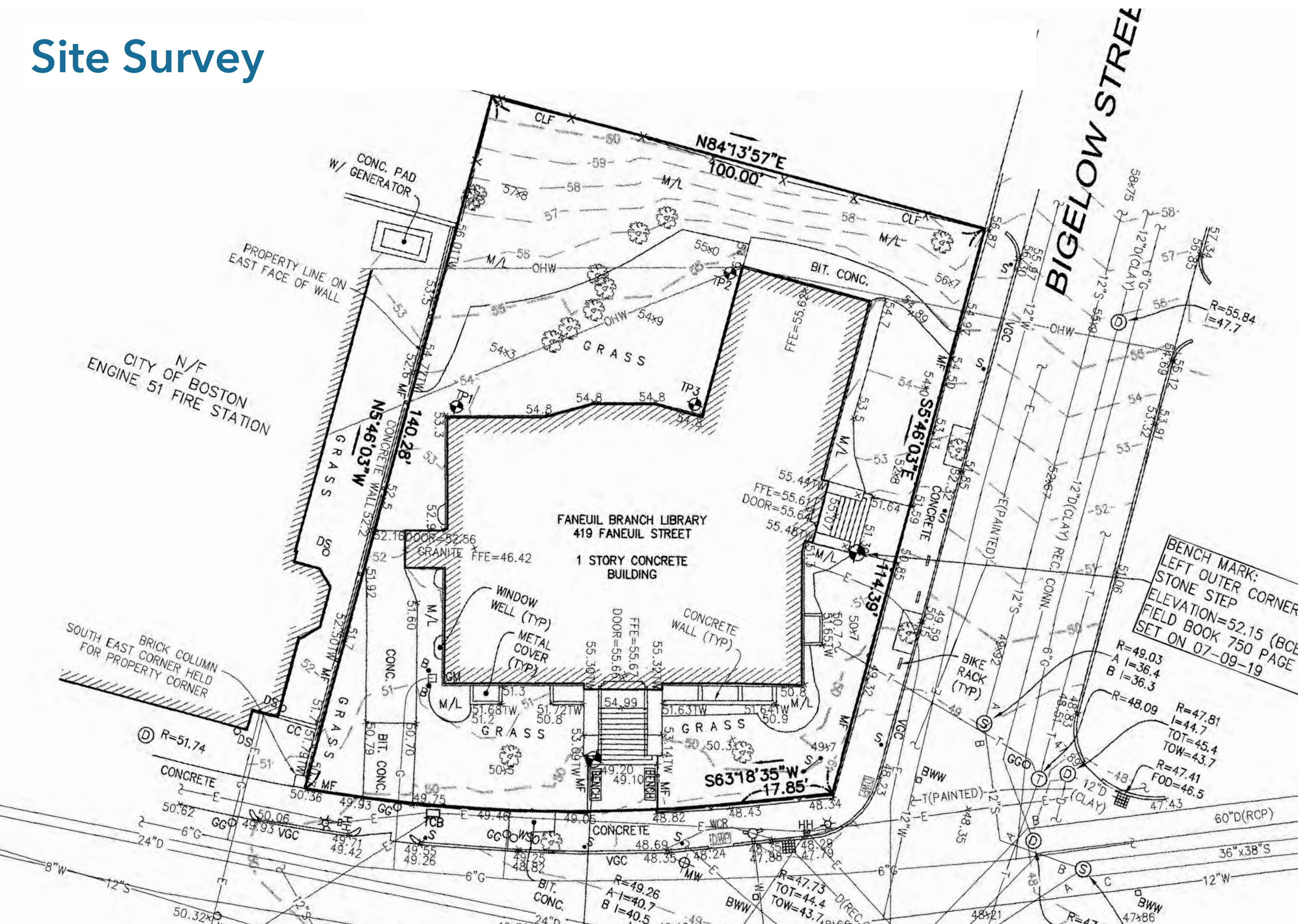
Surveys

- Site Survey
- Building Survey

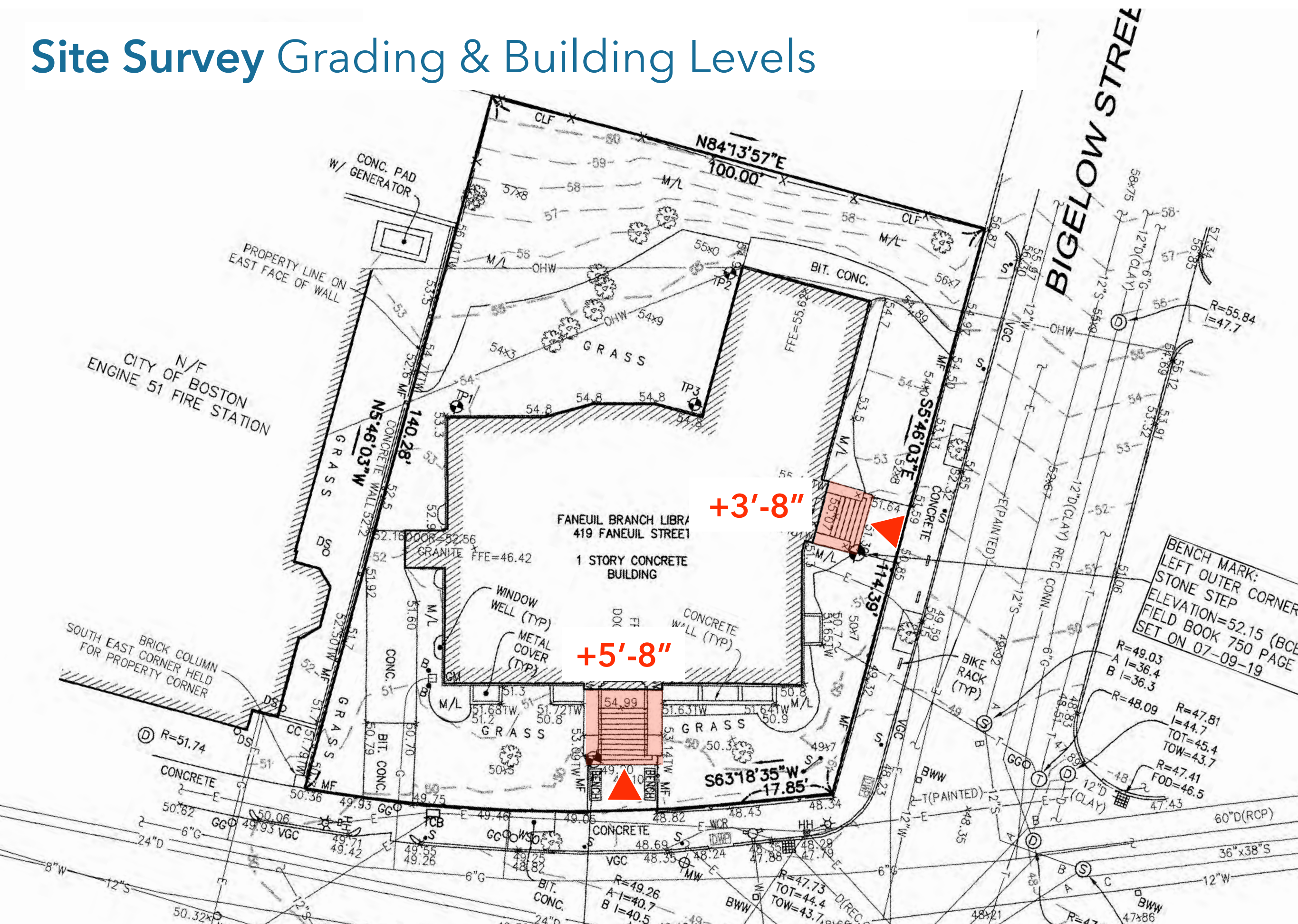
Reports

- Building Code Report
- Building Enclosure Report
- Geotechnical Report

Site Survey



Site Survey Grading & Building Levels



Site Survey Grading & Building Levels



Building Survey

3D Laser Scanning Technology

- Develop accurate measured drawings for renovation work
- Document historic interior and exterior details
- Verify building dimensions and square footages from Programming Study



3D Laser Scanning Station

Building Survey

3D Laser Scanning Technology

- Develop accurate measured drawings for renovation work
 - Document historic interior and exterior details
 - Verify building dimensions and square footages from Programming Study
- *Actual building area approx. 1,000 SF less than assumed in Programming Study*



3D Laser Scanning Station

Building Survey 3D Scan

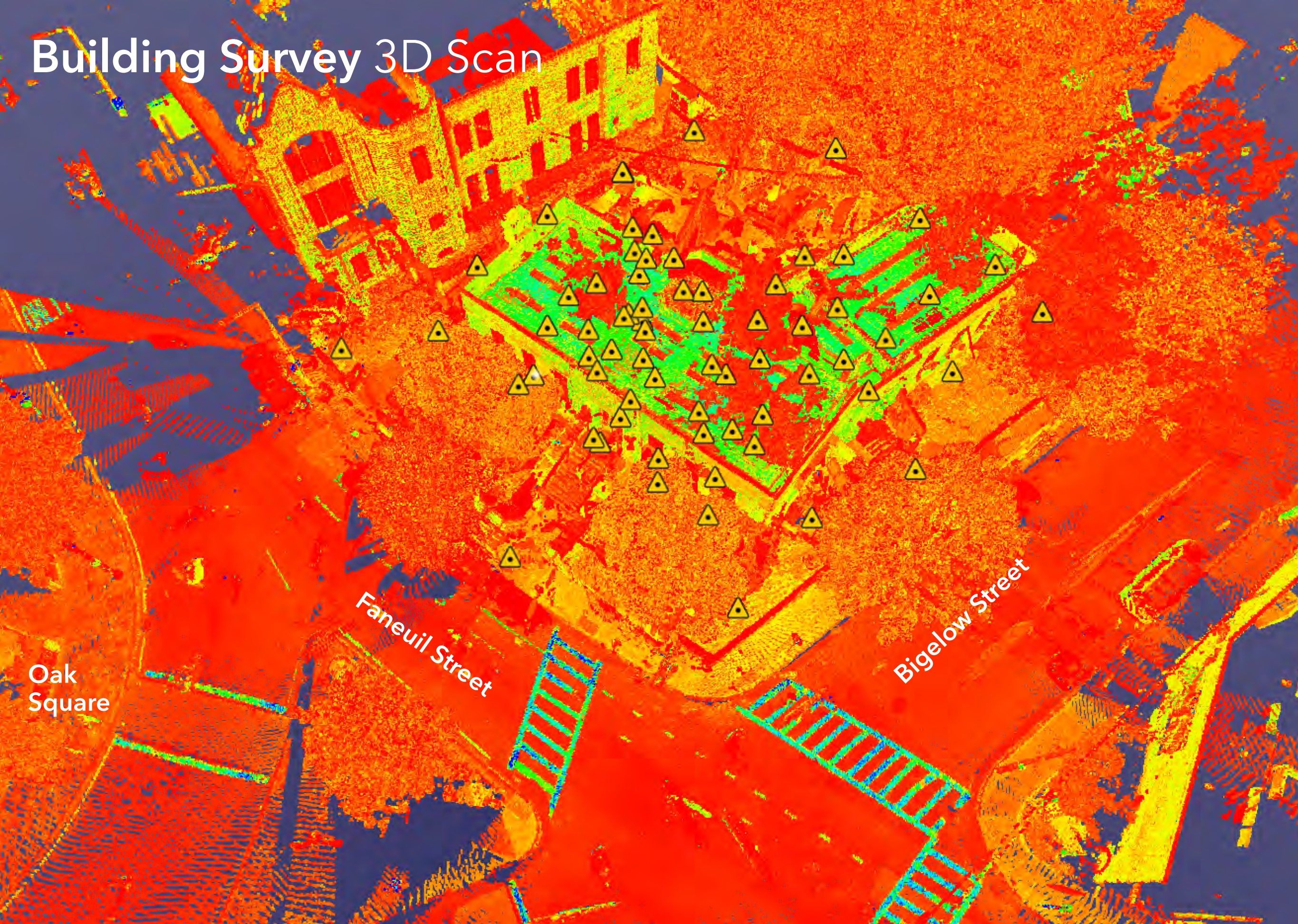


Oak
Square

Faneuil Street

Bigelow Street

Building Survey 3D Scan



Oak
Square

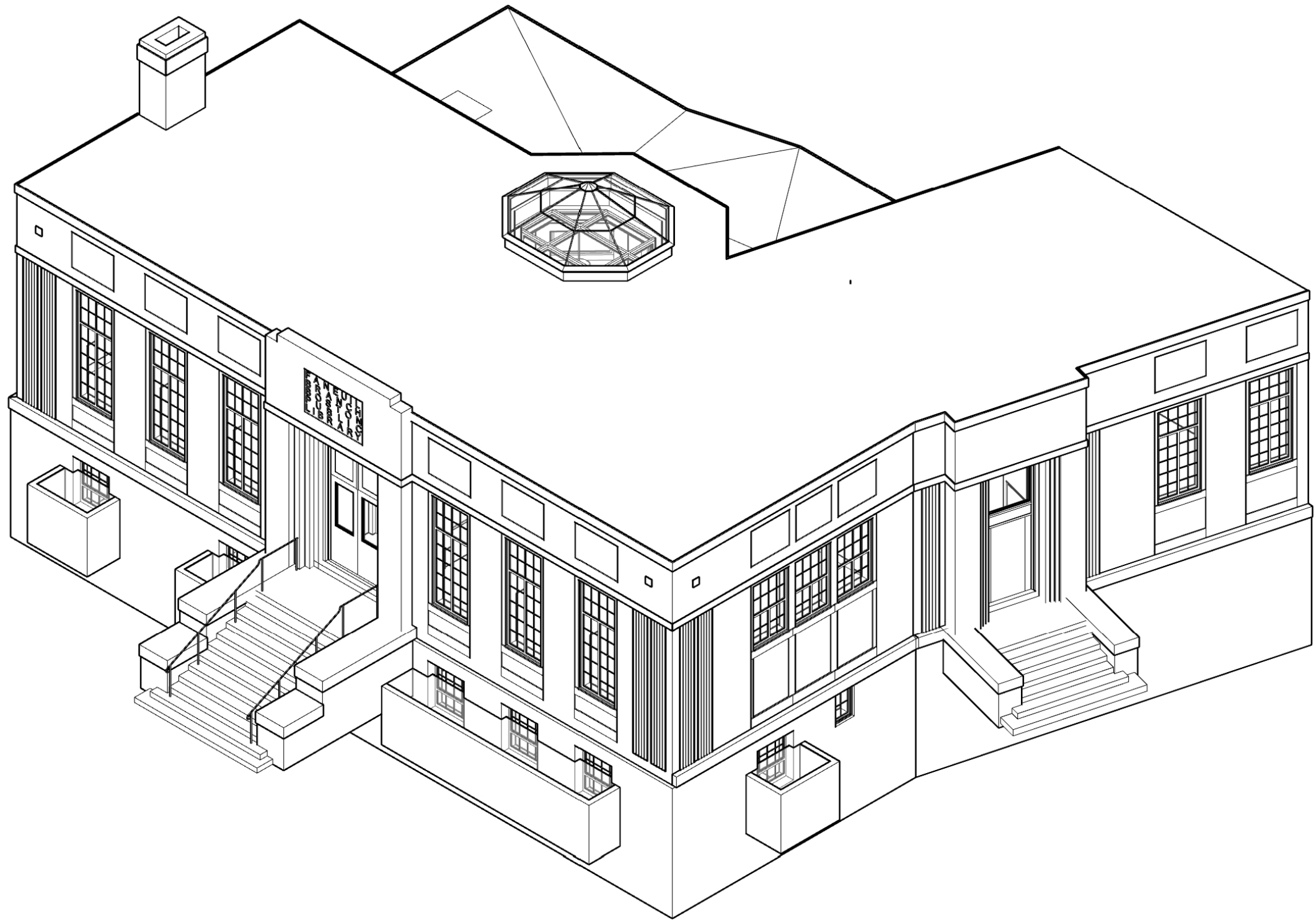
Faneuil Street

Bigelow Street

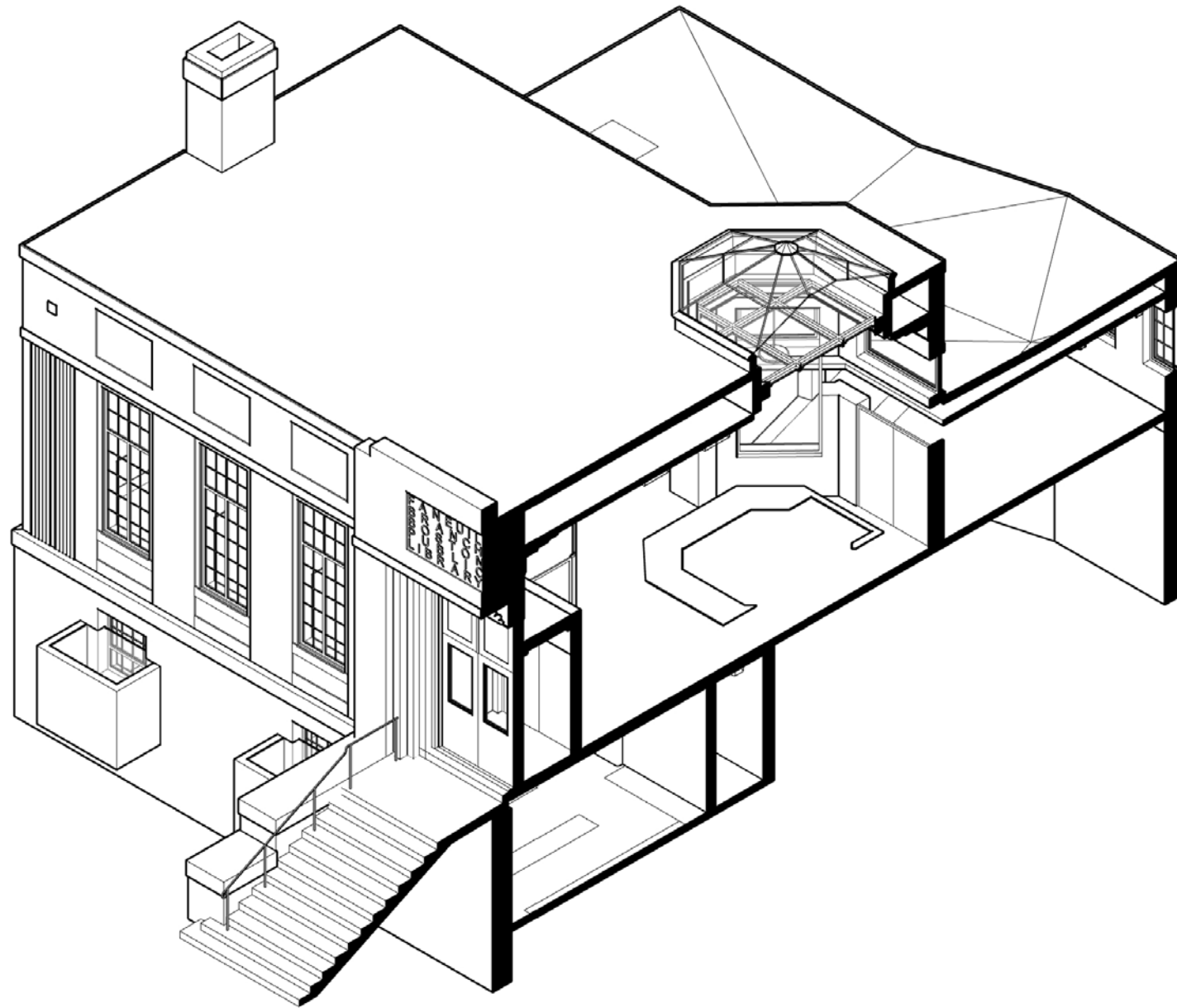
Building Survey 3D Scan



Building Survey 3D Model



Building Survey 3D Model

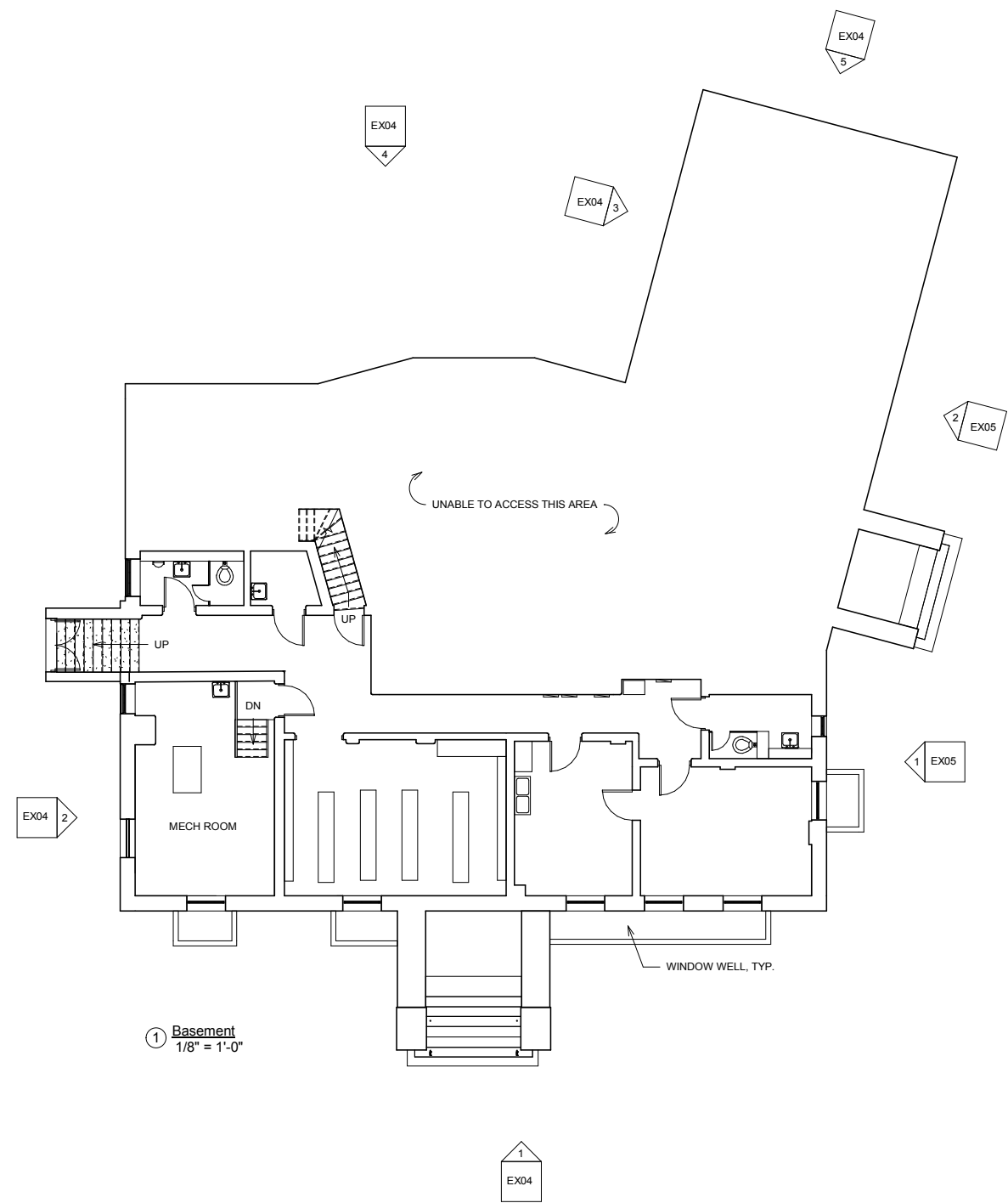
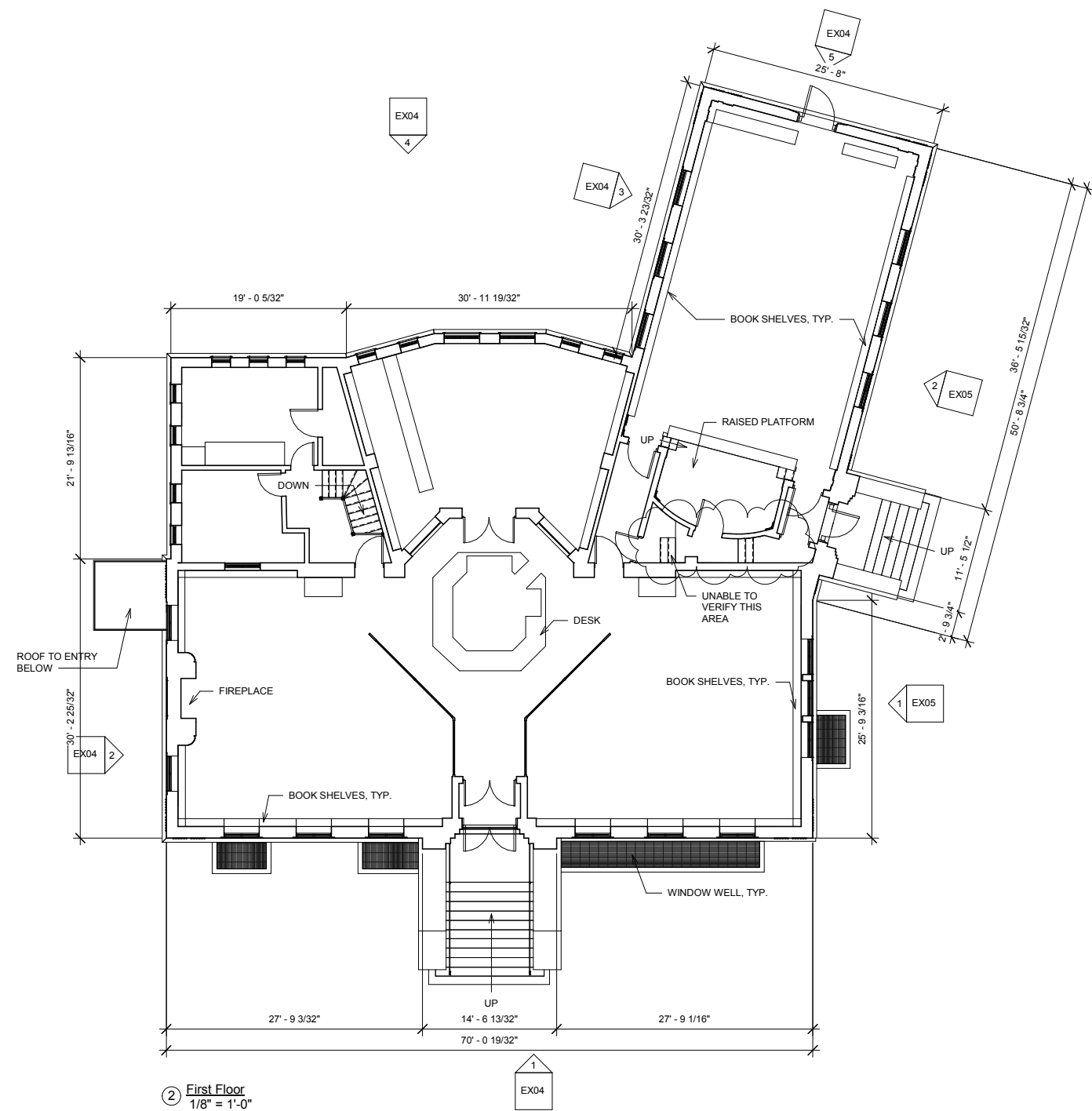


Building Survey Measured Drawings



① South Elevation
1/8" = 1'-0"

Building Survey Measured Drawings



Building Survey Historic Features



Original



Current

Building Survey Historic Features

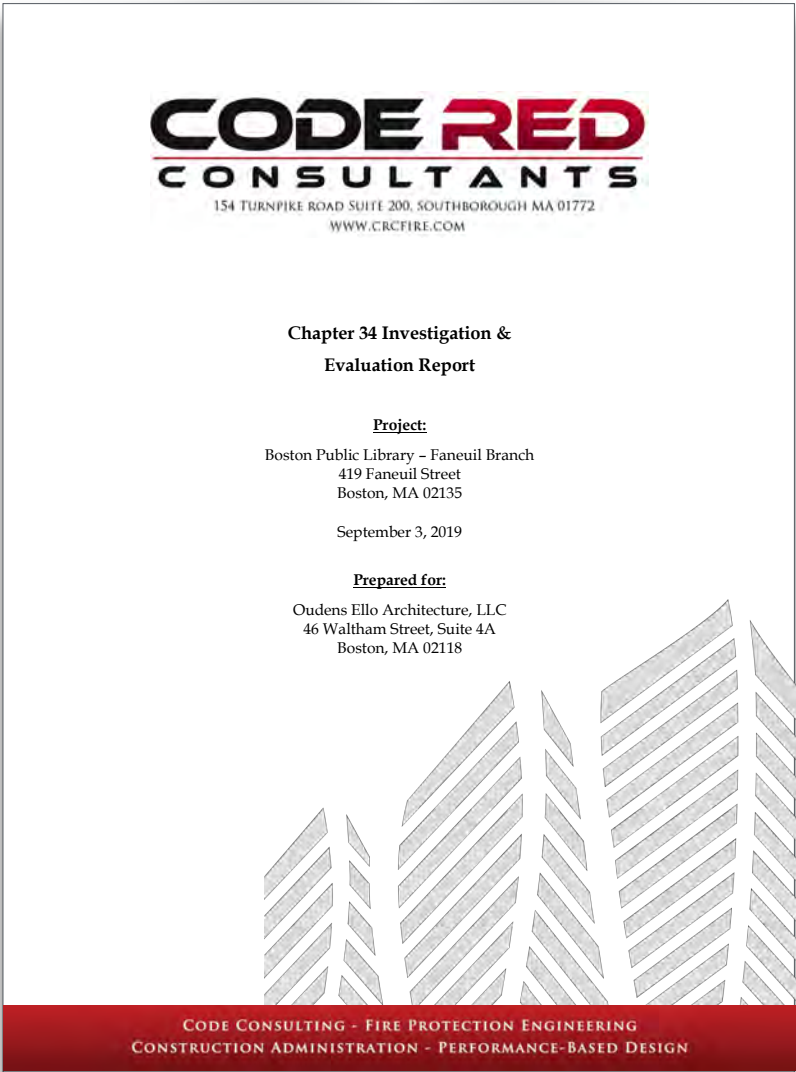


Original

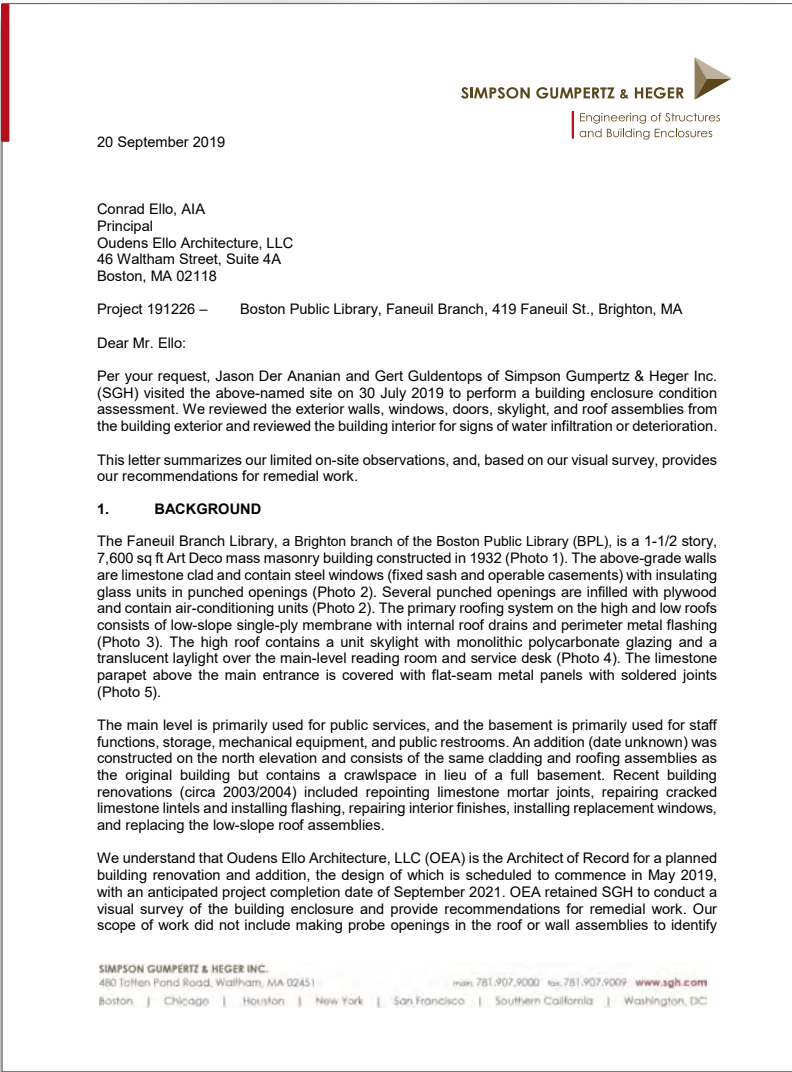


Current

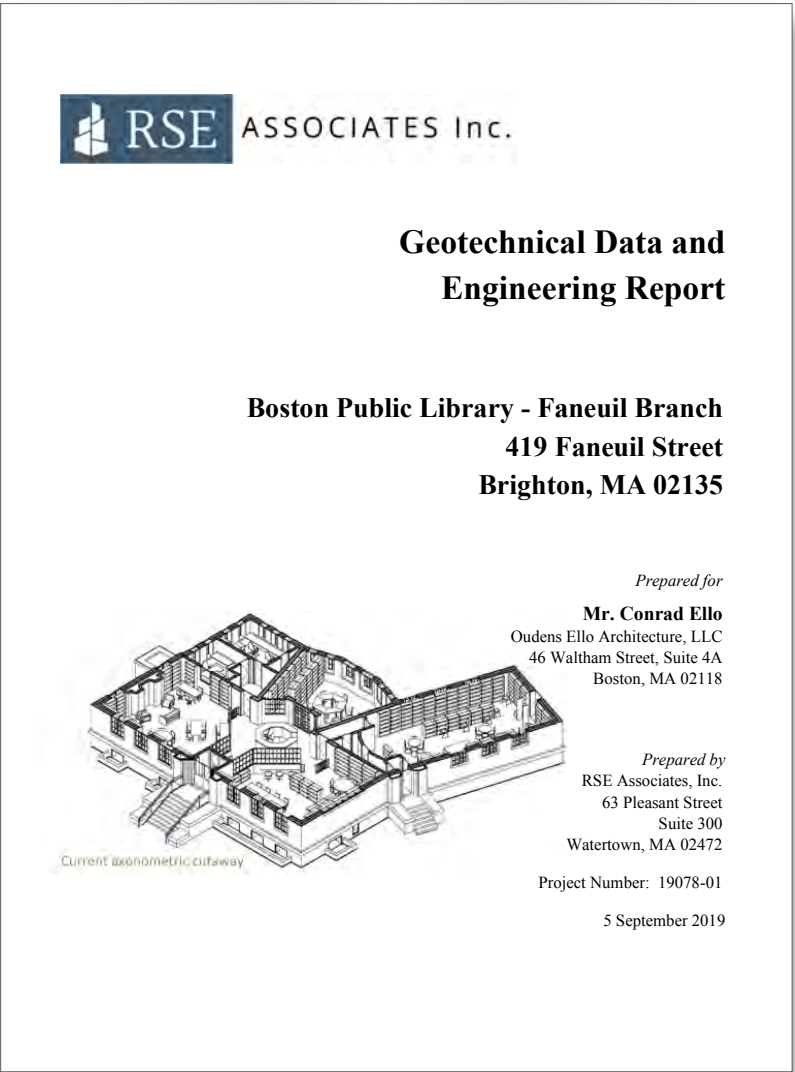
Reports



Building Code



Building Enclosure



Geotechnical

Building Enclosure Survey



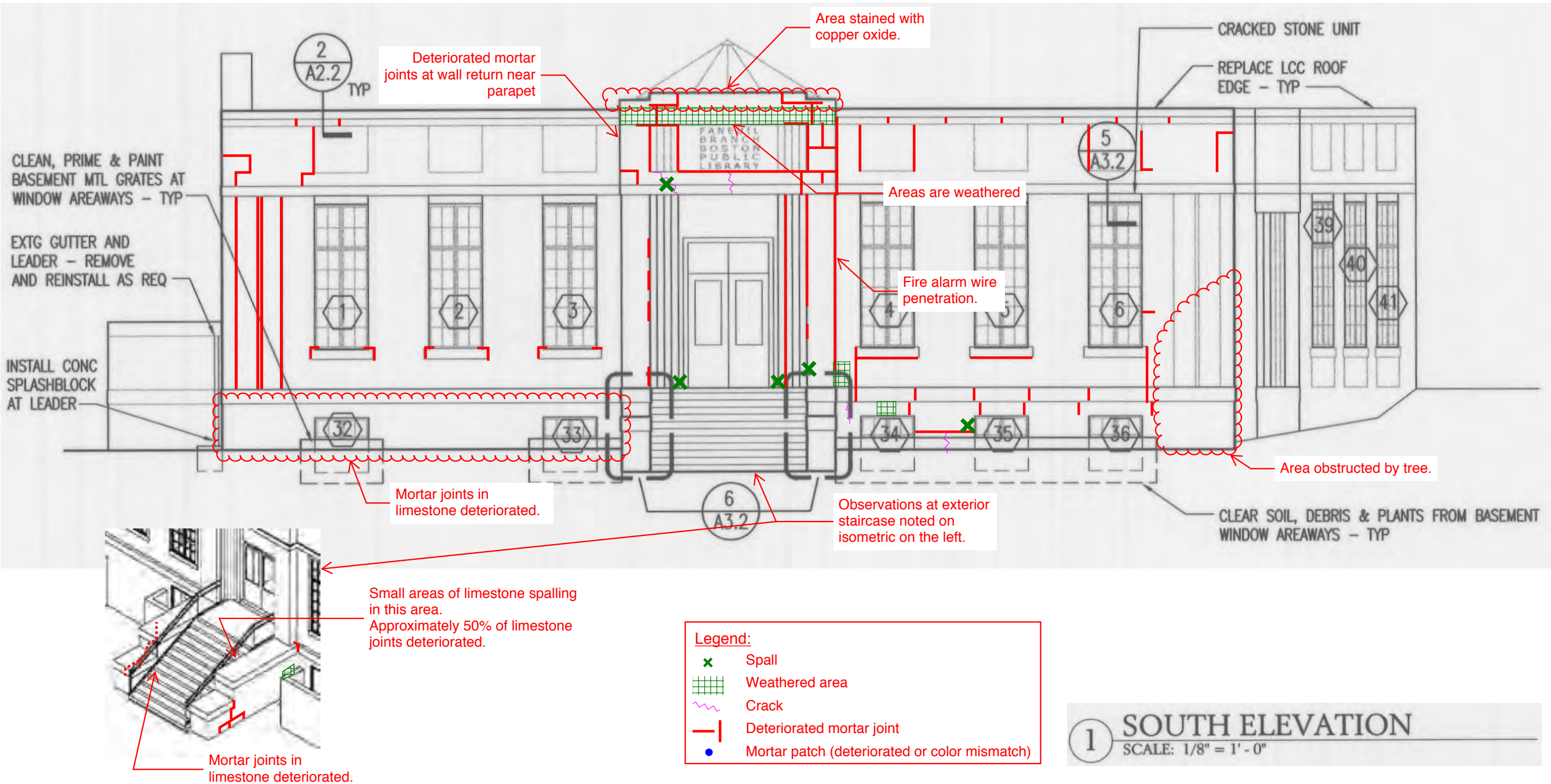
Building Enclosure Survey



CLIENT Oudens Ello Architecture, LLC

SUBJECT Boston Public Library, Faneuil Branch, Condition Assessment.

SHEET NO.	Figure 4/5
PROJECT NO.	191226.00
DATE	30 July 2019
BY	GG
CHECKED BY	JSD



Geotechnical Survey





Community Input

COMMUNITY
LIBRARY

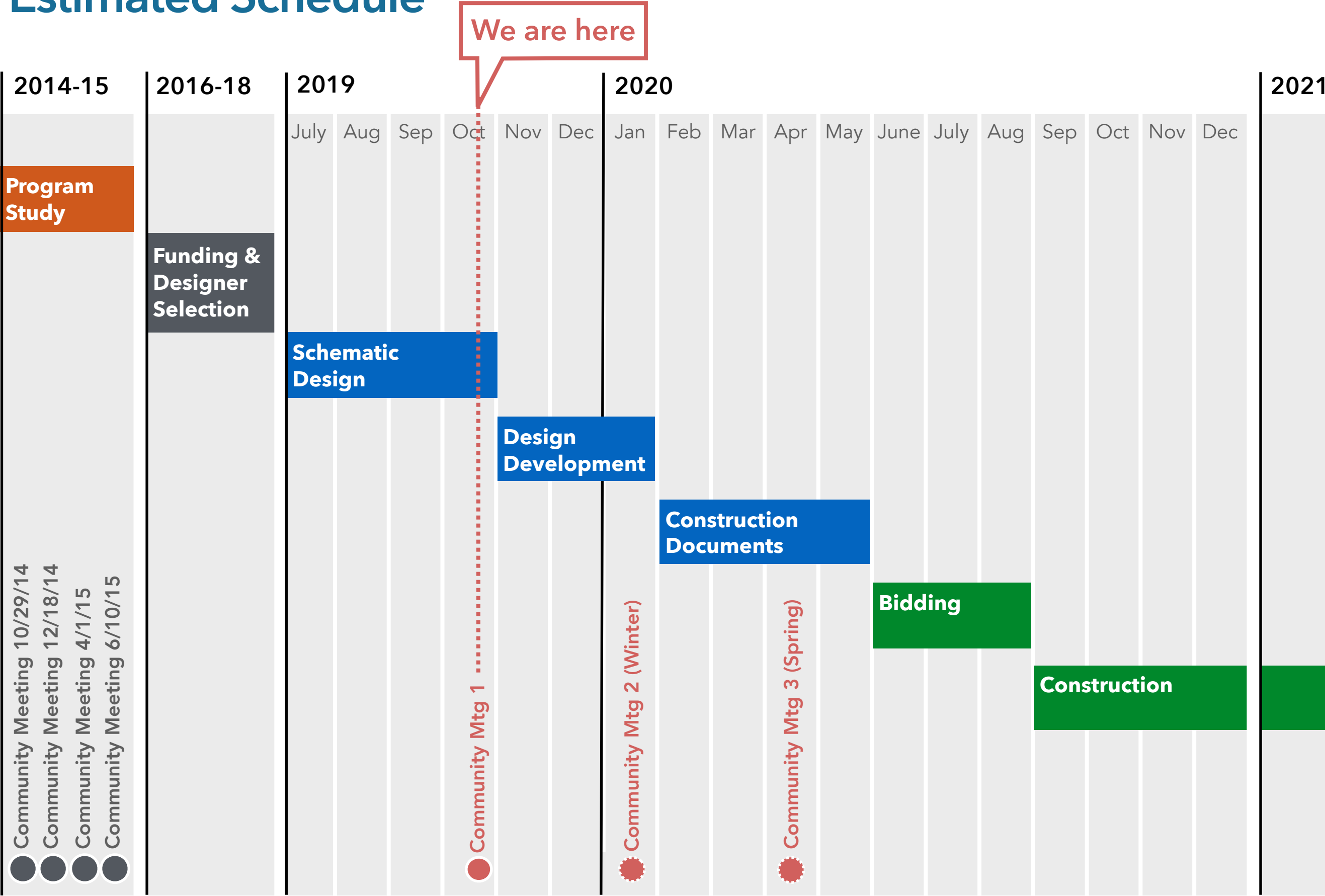
Community Input

- What types of programs have you attended at the library?
- What additional programs would you like to see happening at the library given an expanded community room that could accommodate 50+ people?
- What would you like to see in the community room when not in use for group activities? Types of seating, collections?
- What would you like to see in a children's area? Types of seating, collections?
- What kinds of material would you like to see in the collection?
- Are there additional services that would benefit the community?

Next Steps



Estimated Schedule



Thank You

BRONX
PUBLIC
LIBRARY

Feedback?

1. *Leave a suggestion in the Comment Box located in the library*
2. *Provide feedback online using the BPL's Faneuil Project page: <https://www.bpl.org/faneuil-project/>*
3. *Feel free to contact:*
Priscilla Foley, *Director of Neighborhood Services*
pfoley@bpl.org

This presentation and all feedback will be uploaded to the BPL's Faneuil Branch Library project page: <https://www.bpl.org/faneuil-project/>