

TOWN OF LYNNFIELD

Lynnfield Public Library

Kick-off Meeting
10-15-2015

William Rawn Associates, Architects Inc.

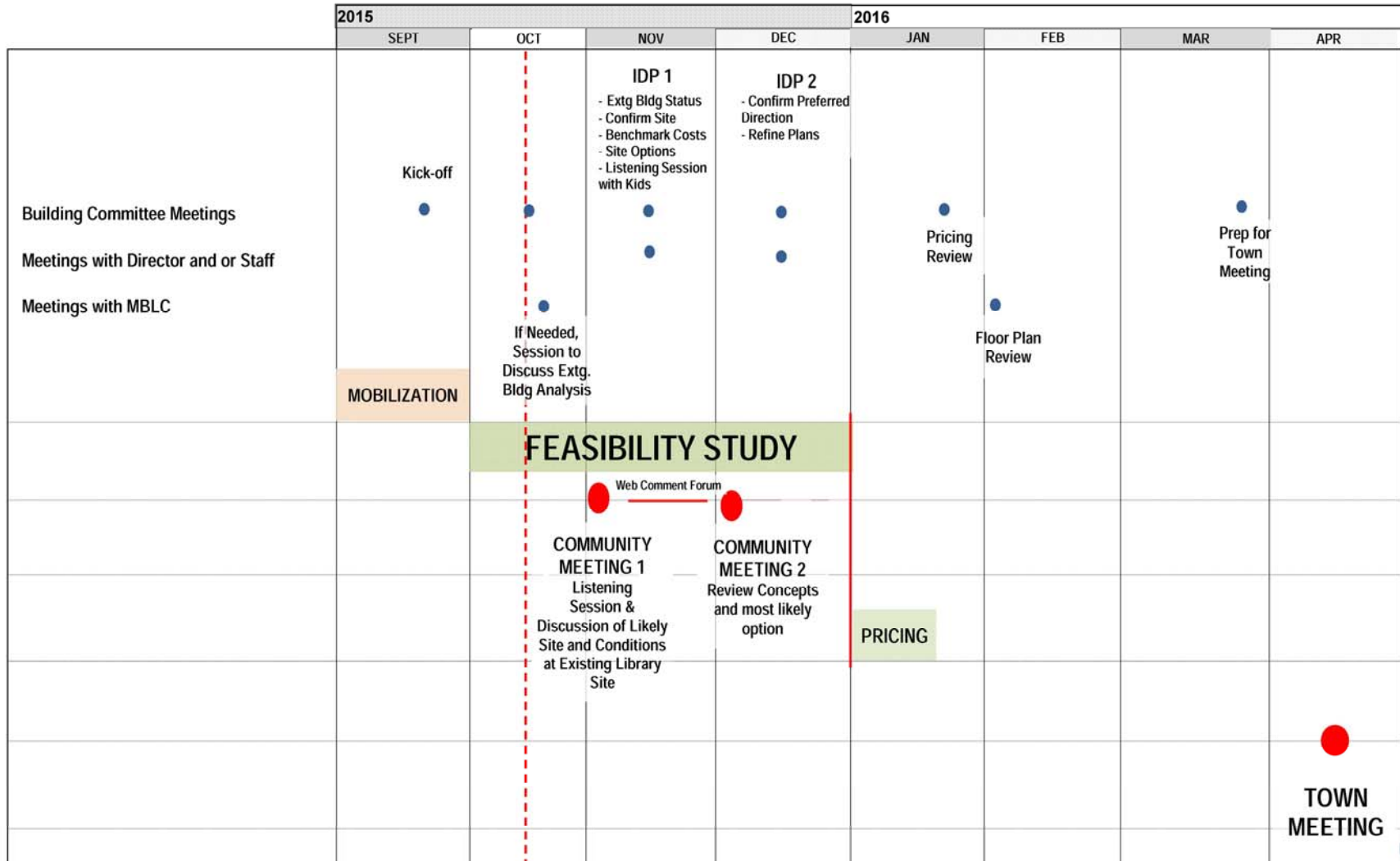
AGENDA

- 1. Team Introductions**
- 2. Review Feasibility Study Schedule**
- 3. Verify the Program**
- 4. Review Cost Benchmarking/ Establish a Budget Target**
- 5. Discuss Site Planning Issues:**
 - Reedy Meadow Investigations**
 - Model**
 - Status of Other Siting Options**
- 6. Schedule Next Meetings**
- 7. Discuss Format for First Community Meeting**

2. Feasibility Study Schedule

Proposed Feasibility Study - **DRAFT**

10/01/2015 - reflecting approach discussed at 9/15/15 Session at WRA

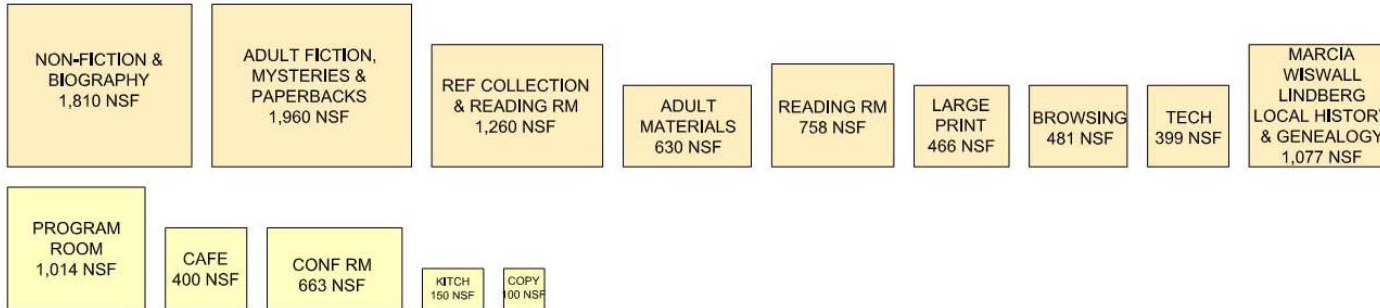


3. Program

3. Verify the Program

PROGRAM - 23,110.65 NET SQUARE FEET

ADULT - 11,168.4 NSF



CHILDREN - 4,811.5 NSF



TEEN - 2,284.8 NSF



STAFF WORK AREA - 4,846 NSF



3. Verify the Program

ADULT ASSIGNABLE AREA

BROWSING/NEW MATERIALS	480.7 SF
TECHNOLOGY COMMONS	399.0 SF
DANFORTH-BANCROFT READING ROOM	757.8 SF
CONFERENCE ROOM	663.0 SF
NON-FICTION AND BIOGRAPHY	1,810.1 SF
ADULT FICTION, MYSTERIES & PAPERBACKS	1,960.2 SF
LARGE PRINT	465.8 SF
ADULT NON-PRINT, RENTAL & NON-RENTAL MATERIALS	630.3 SF
REFERENCE COLLECTION AND READING ROOM	1,260.3 SF
MARCIA WISWALL LINDBERG LOCAL HISTORY & GENEALOGY	1,077.2 SF
COPIER/BUSINESS AREA	100.0 SF
CAFÉ	400.0 SF
PROGRAM ROOM	1,014.0 SF
KITCHEN	150.0 SF
ART GALLERY	TBD
	<hr/>
	11,168.4 NSF

3. Verify the Program

CHILDREN ASSIGNABLE AREA

CHILDREN'S ROOM	3,115.8 SF
CHILDREN'S STORYTIME ROOM	844.5 SF
CHILDREN'S CRAFTS ROOM	851.2 SF
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	4,811.5 NSF

TEEN ASSIGNABLE AREA

TEEN ROOM	1,109.8 SF
CREATIVE TECHNOLOGY LAB	825.0 SF
STUDY ROOMS	350.0 SF
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	2,284.8 NSF

3. Verify the Program

STAFF ASSIGNABLE AREA

PUBLIC SERVICE AREA

PUBLIC SERVICES WORKROOM	495.5 SF
REFERENCE DESK	141.0 SF
CIRCULATION DESK	673.0 SF

STAFF WORK AREA

YOUTH SERVICES OFFICE AND WORKROOM	500.0 SF
CIRCULATION MANAGER & CIRCULATION ASSISTANT'S OFFICE	258.0 SF
ADMINISTRATIVE CLUSTER: DIRECTOR'S OFFICE	304.0 SF
ADMINISTRATIVE CLUSTER: ASSISTANT DIRECTOR OFFICE	154.0 SF
ADMINISTRATIVE CLUSTER: ADMINISTRATIVE ASSISTANT'S OFFICE	233.0 SF
ADMINISTRATIVE CLUSTER: STAFF MEETING ROOM	250.0 SF
TECHNICAL SERVICES WORKROOM	832.0 SF
STAFF BREAK ROOM	205.5 SF
FRIENDS OF THE LYNNFIELD LIBRARY ROOM	800.0 SF
	<hr/>
	4,846.0 NSF

3. Net to Gross Ratio

3. Verify the Program: Net to Gross Ratio

NET or ASSIGNABLE Areas: the Necessary Usable Spaces in the Building - - These are Predictable and Sizes are **Known Before Design Begins**

GROSS AREA: Includes Circulation, Wall Thicknesses and Mechanical Spaces - - Because These Areas are Not Calculable Until a Design Develops, Industry Standard Multipliers are Used

3. Verify the Program: Net to Gross Ratio

MBLC Definitions:

NET or ASSIGNABLE AREAS: the sum of all the floor area usable for the building's function

NON ASSIGNABLE AREAS: the portion of the building not assigned to a specific library service or staff work space. These spaces that include: mechanical rooms, janitor rooms and storage, closets, security systems, near entrances and circulation desks, corridors, stairwells, elevator shafts, restrooms, widths of walls, and general storage rooms

GROSS AREA: the total area of the building, from outside wall to outside wall

3. Verify the Program: Net to Gross Ratio

ASSIGNABLE AREA

ADULT	11,168.4 NSF
TEEN	2,284.8 NSF
CHILDREN	4,811.5 NSF
STAFF	4,846.0 NSF
TOTAL	23,110.65 NSF

NON-ASSIGNABLE AREA

		RANGE	
MAIN ENTRANCE	170 SF	350 SF	
ENTRANCE LOBBY	855 SF	1,385 SF	
DATA CENTER/ TELECOMMUNICATIONS ROOM	160 SF	450 SF	
RESTROOMS	760 SF	1,385 SF	
CUSTODIAN'S WORK AREA	140 SF	275 SF	
GENERAL LIBRARY STORAGE	1,110 SF	1,850 SF	
STAFF ENTRANCE	115 SF	230 SF	
WALL THICKNESS	2,770 SF	3,500 SF	
CIRCULATION	1,455 SF	2,300 SF	
MECH	1,155 SF	1,850 SF	
TOTAL	8,690 SF	13,575 SF	
TOTAL GSF	31,800 GSF	36,685 GSF	
RATIO	1.38	1.59	

3. Verify the Program: Net to Gross Ratio

Ranges in Net to Gross Ratio

23,110 nsf

23,110 nsf

23,110 nsf

x1.35

x1.45

x1.55

31,200 GSF

33,510 GSF

35,820 GSF

3. Verify the Program: Net to Gross Ratio

Ranges in Net to Gross Ratio

23,110 nsf

21,517 nsf

20,129 nsf

x1.35

x1.45

x1.55

31,200 GSF

31,200 GSF

31,200 GSF

Less 1593 nsf

Less 2980 nsf

3. Verify the Program: Net to Gross Ratio

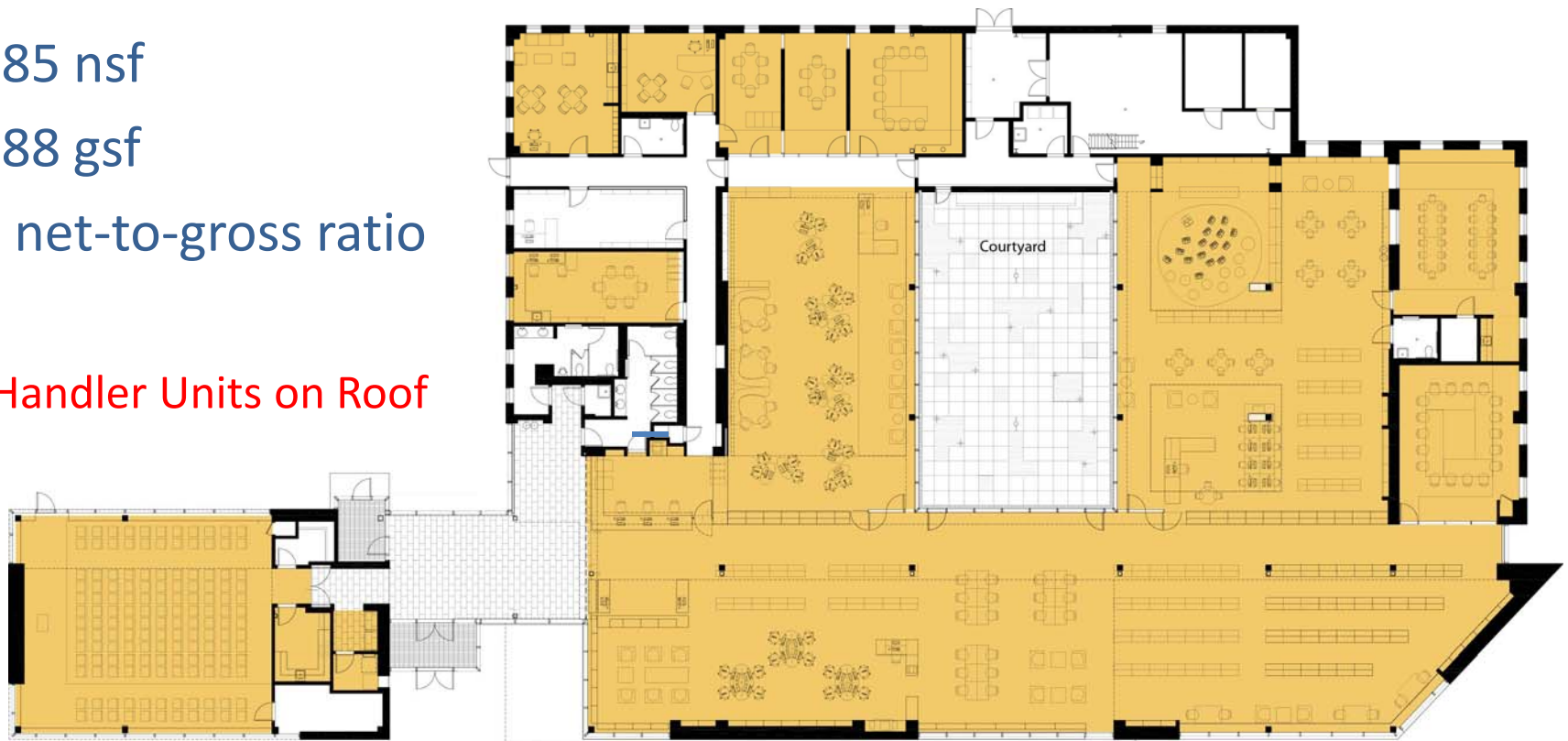
Mattapan Branch Library

14,985 nsf

20,588 gsf

1.37 net-to-gross ratio

*Air Handler Units on Roof



Mattapan Branch Library net areas

3. Verify the Program: Net to Gross Ratio

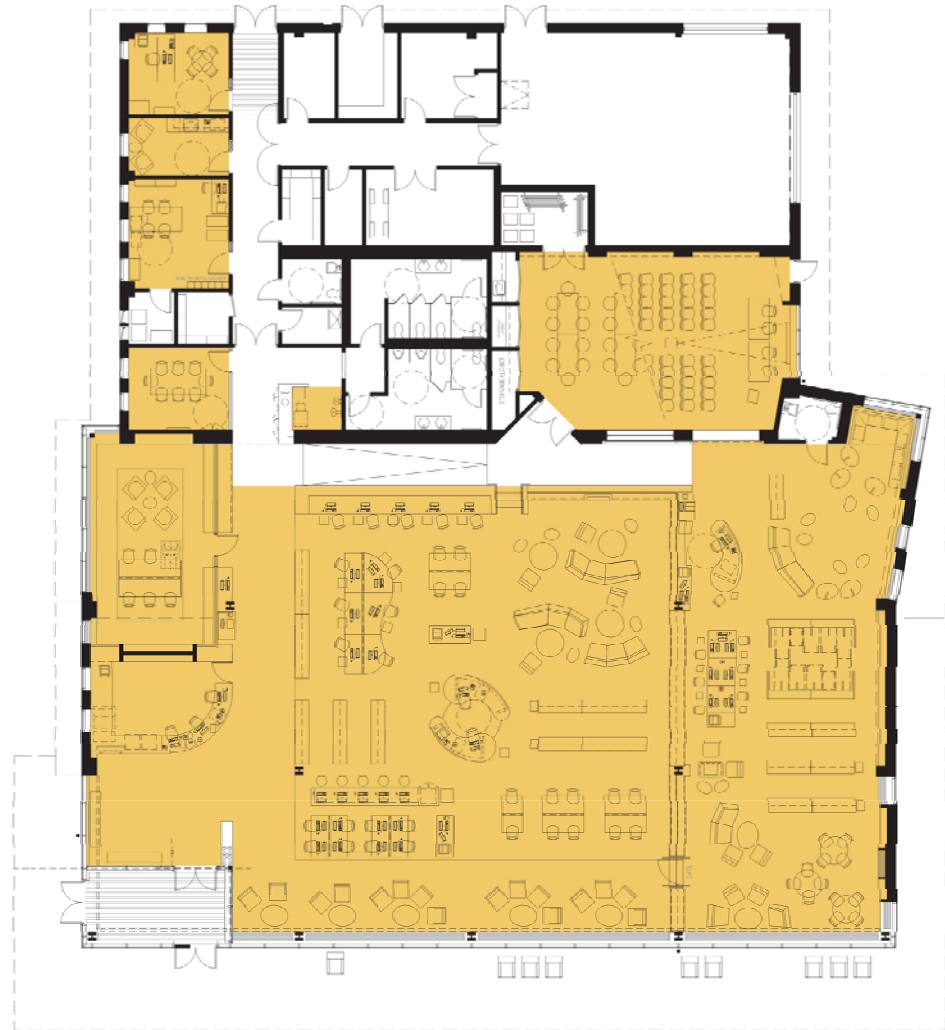
East Boston Library

9,119 nsf

14,795 gsf

1.62 net-to-gross ratio

***In-door Air Handler Units**

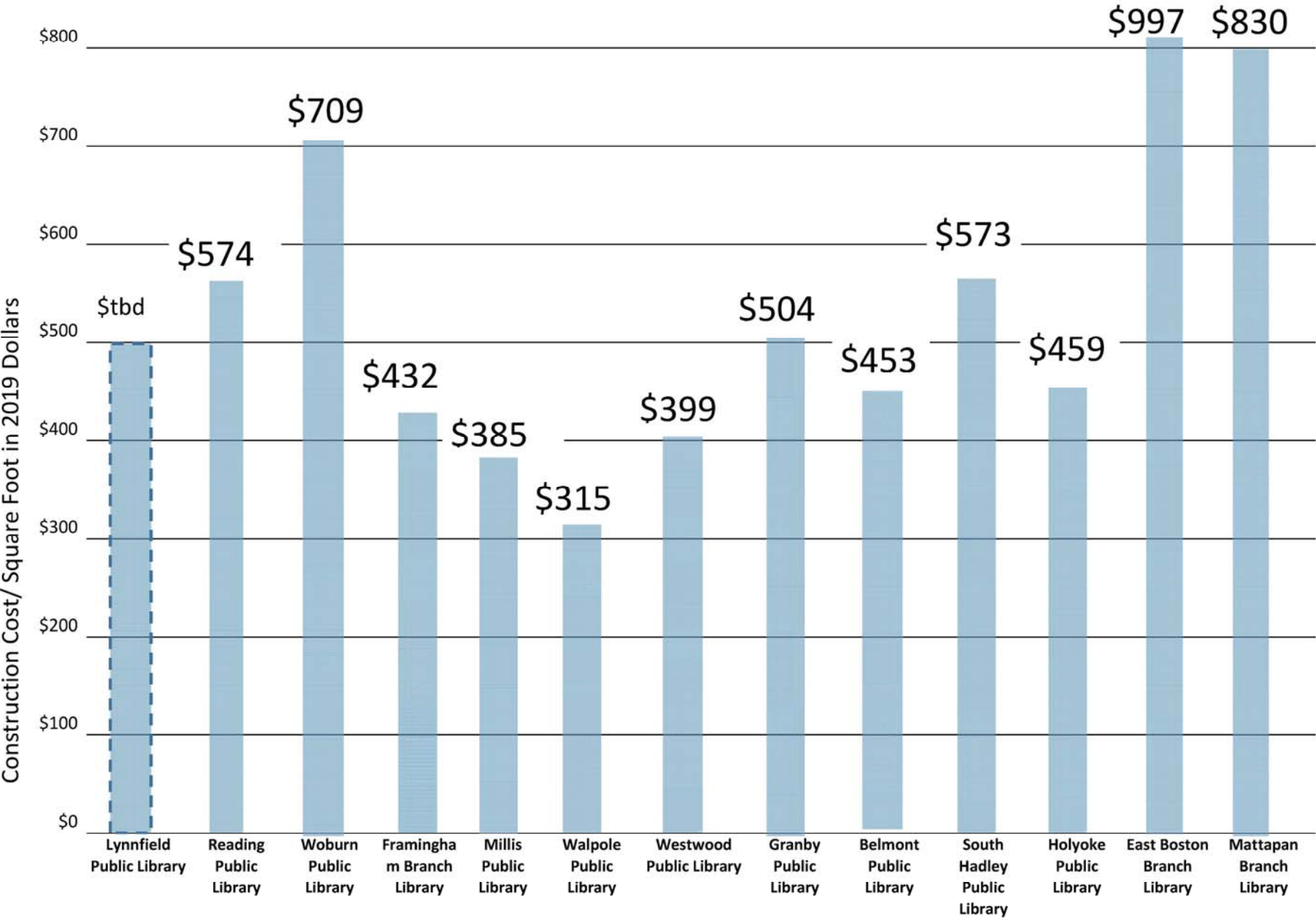


East Boston Library net areas

4. COST BENCHMARKS

ALL COSTS ARE IN 2019 DOLLARS

4. Cost Benchmarks: SUMMARY



6. Cost Benchmarks:



Reading Public Library

Reading, Ma

\$574/SF in 2019 dollars

2014 (\$455/SF)

29,000 GSF

2 Stories, Renovation

WILLIAM RAWN ASSOCIATES, Architects Inc.



Woburn Public Library

Woburn, Ma

\$709/SF in 2019 dollars

In Design

46,200 GSF

Renovation

Lynnfield Public Library

6. Cost Benchmarks:



Framingham Public Library

Framingham, Ma

\$432/SF in 2019 dollars

2015

17,000 GSF

1 Story; New Construction

WILLIAM RAWN ASSOCIATES, Architects Inc.



Millis Public Library

Millis, Ma

\$385/SF in 2019 dollars

2013 (\$291/SF)

17,800 GSF

1 Story; New Construction

Lynnfield Public Library

6. Cost Benchmarks:



Westwood Public Library

Westwood, Ma

\$399/SF in 2019 dollars

2013 (\$301/SF)

31,920 GSF

2 Stories; New Construction

WILLIAM RAWN ASSOCIATES, Architects Inc.



Granby Public Library

Granby, Ma

\$504/SF in 2019 dollars

2012 (\$319/SF)

12,548 GSF

1 Story; New Construction

Lynnfield Public Library

6. Cost Benchmarks:



Belmont Public Library

Belmont, Ma

\$453/SF in 2019 dollars

2010 (\$287/SF)

45,535 GSF

1 Story

New Construction

WILLIAM RAWN ASSOCIATES, Architects Inc.



South Hadley Public Library

South Hadley, Ma

\$573/SF in 2019 dollars

2014 (\$455/SF)

22,000 GSF

1 Story

New Construction

Lynnfield Public Library

6. Cost Benchmarks:



Holyoke Public Library

Holyoke, Ma

\$459/SF in 2019 dollars

2013 (\$347/SF)

41,773 GSF

3 Stories; Renovation

WILLIAM RAWN ASSOCIATES, Architects Inc.

Lynnfield Public Library

6. Cost Benchmarks:



East Boston Branch Library

East Boston, Ma

\$997/SF in 2019 dollars

2013 (\$753/SF)

15,000 GSF

1 Story; New Construction

WILLIAM RAWN ASSOCIATES, Architects Inc.



Mattapan Branch Library

Mattapan, Ma

\$830/SF in 2019 dollars

2009 (\$516/SF)

21,000 GSF

1 Story; New Construction

Lynnfield Public Library

6. Cost Benchmarks:



East Boston Branch Library

East Boston, Ma

\$997/SF in 2019 dollars

2013 (\$753/SF)

15,000 GSF

1 Story; New Construction

WILLIAM RAWN ASSOCIATES, Architects Inc.



Mattapan Branch Library

Mattapan, Ma

\$830/SF in 2019 dollars

2009 (\$516/SF)

21,000 GSF

1 Story; New Construction

Lynnfield Public Library

6. Cost Benchmarks:



Cambridge Public Library

Cambridge, Ma

\$793/SF in 2019 dollars

2009 (\$493/SF)

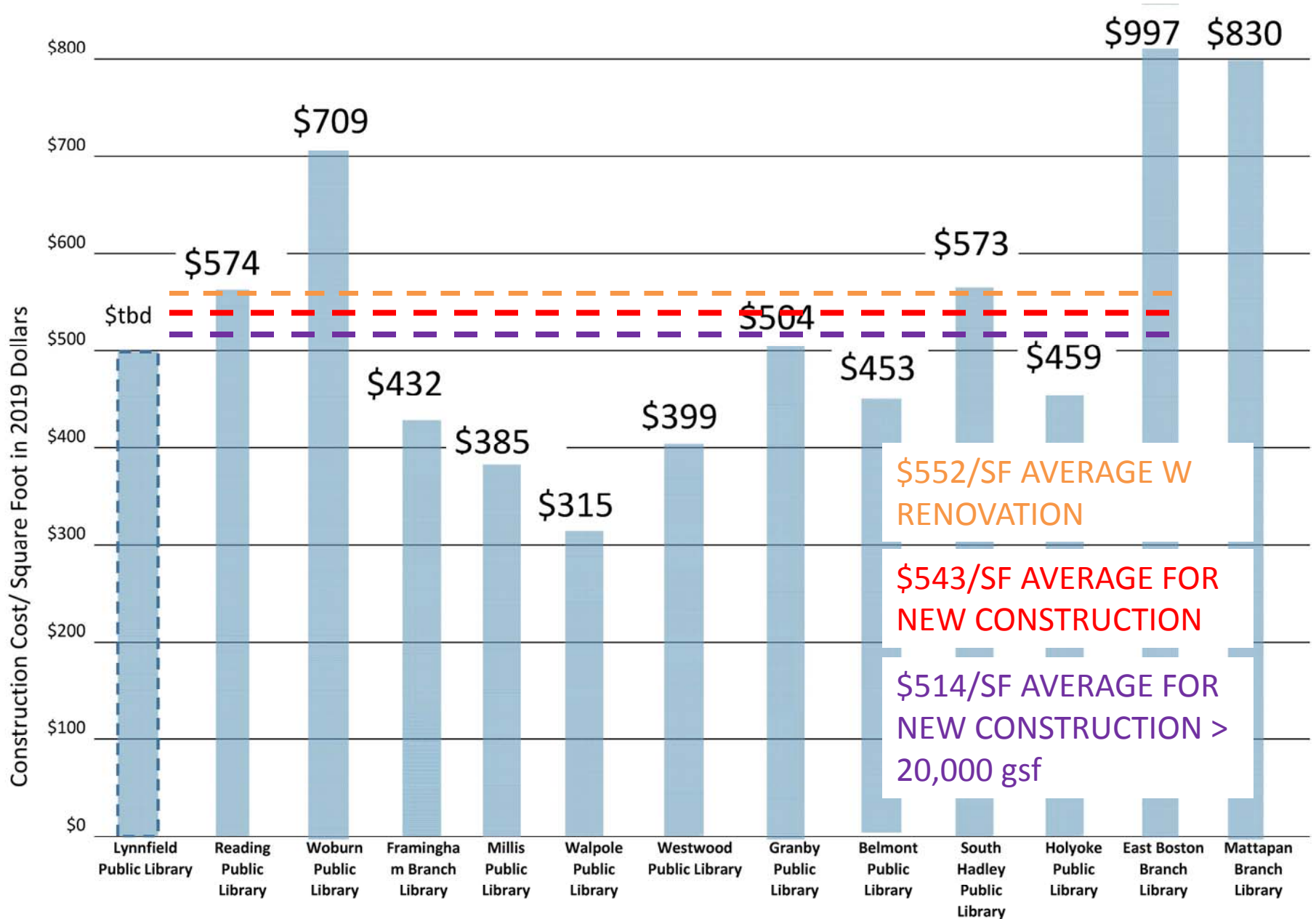
140,000 GSF

3 Stories + Basement

WILLIAM RAWN ASSOCIATES, Architects Inc.

Lynnfield Public Library

4. Cost Benchmarks: SUMMARY



4. Establishing a Budget – Impact of Net to Gross Ratio

Ranges in Net to Gross Ratio

23,110 nsf

23,110 nsf

23,110 nsf

x1.35

x1.45

x1.55

31,200 GSF

33,510 GSF

35,820 GSF

@\$450-500/sf

@ \$450-500/sf

@ \$450-500/sf

\$14M – 15.6M

\$15M – 16.7M

\$16.1M-19.9M

5. Site Planning Issues



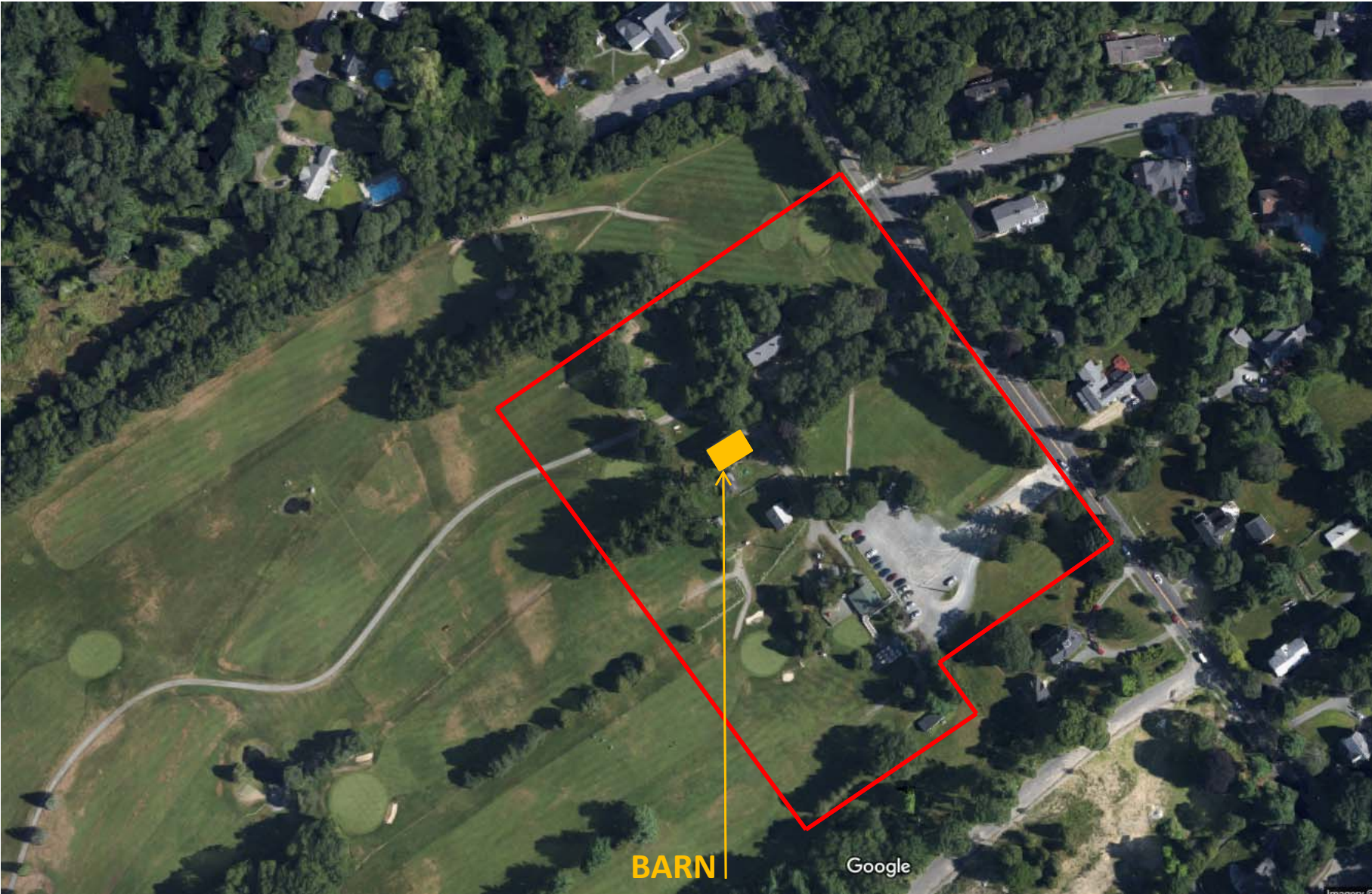
5. Site Planning Issues



WILLIAM RAWN ASSOCIATES, Architects Inc.

Lynnfield Public Library

5. Site Planning Issues



5. Site Planning Issues



WILLIAM RAWN ASSOCIATES, Architects Inc.

Lynnfield Public Library

5. Site Planning Issues



WILLIAM RAWN ASSOCIATES, Architects Inc.



Lynnfield Public Library

6. Scheduling Next Meetings

Three Major Upcoming Meetings to be Scheduled:

1. **MBLC Meeting**
2. **COMMUNITY MEETING 1**
3. **IDP 1**

Target Dates During Following Weeks:

OCTOBER:

- **Week of 10/19:**
- **Week of 10/26:**

NOVEMBER:

- **Week of 11/2:**
- **Week of 11/9:**
- **Week of 11/16:**
- **Week of 11/23 (Thanksgiving):**
- **Week of 11/30:**

6. Proposed Schedule – IDP 1

Morning to Early Afternoon Sessions

<u>KICK-OFF MEETING</u> 9:00am to 10:30pm	Library Building Committee
<u>SESSION 1</u> 11:00am to 12:00pm	Site Planning Session Public Works, Masterplanning, Reedy Meadow Staff
<u>LUNCH SESSION</u> 12:30pm to 1:30pm	Meeting with Library Director
<u>SESSION 3</u> 1:30pm-2:30pm	Workshop with Staff

Afternoon to Evening Sessions

<u>SESSION 4</u> 3:00pm to 4:00pm	Listening Session with Children
<u>SESSION 5</u> 4:00pm to 5:00pm	Listening Session with Teens
<u>SESSION 6</u> 5:30pm to 6:30pm	Interview Session with Trustees
<u>DINNER</u>	
<u>WRAP-UP MEETING</u> 7:30pm to 9pm	Library Building Committee

7. Format for Community Meeting 1

- Existing Building/ Existing Site: Is There a Status Report?
- Focus Groups: Children & Teen/ Other?
- Small Groups or Single Large Session?
- Meeting 1 is a Listening Session on:
 - What Would Community Like to See in Library
 - What Might the Nature Be of a New Town Center
 - How and When do they Use the Library
 - What Doesn't Work in Current Facility
 - Dream Big
 - Other Topics?

7. Format for Community Meeting 1



7. Format for Community Meeting 1



Gr 3 | Library

1. Open/separate "Read Aloud" space
2. More computers
3. Accommodate all age groups - spaces
4. Space for teens - collaborate/talk - Teen Room
5. ~~Be~~ Space for refreshments
6. Indoor/outdoor space
7. Diverse/flexible programming/schedules
8. Maximize public space
9. Access to library collections during construction
10. Better access btwn library + school - Safe
- 11.

7. Format for Community Meeting 1



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City Manager's Office > King Open and Cambridge Street Upper Schools & Community Complex Project

King Open and Cambridge Street Upper Schools & Community Complex Project

The Cambridge Public Schools' Innovation Agenda will result in the creation of four new upper school campuses serving students in grades 6 to 8. The King Open School, located at 850 Cambridge Street, Cambridge, will be the second school to be redesigned to include a JK-5 Program, an Upper School Program, Community School and Afterschool programs.

The City of Cambridge has selected William Rawl Associates, Architects, Inc. in association with Arrowstreet Inc. to prepare a Feasibility Study for the project. The Feasibility Study is expected to be completed in July of 2015, then followed by design and construction of the approved recommendation of the study. The anticipated school opening is September 2015.

This anticipated NET ZERO project is to include the redesign of these schools to continue the Innovation Agenda vision of the Cambridge Public Schools. The school programming will include pre-school and Community School programs. This site and project will also include the redesign of the Valente Branon Library and the Gold Star Pool. This study shall include reviewing the feasibility of relocating the Cambridge School Department administrative offices to this same site. This study will provide an opportunity to review existing and new traffic flows for student drop off and pick up. It will also explore the possibility of engaging Donnelly Field and the Frisoll Center with better lines of sight from Cambridge Street. It is anticipated that this study will provide more engaging open space around the complex and will be enhanced with better lighting and landscaping.

[Link to Cambridge Public Schools](#)

Updates
Schedule
Documents
Contact

August 2015
 On Thursday, September 17 (King School Auditorium -850 Cambridge St. 6pm-7:30pm), the City of Cambridge will be hosting its next public meeting as part of the community process for the King Open and Cambridge Street Upper School & Community Complex. City staff and architects will be in attendance to lead the discussion and to introduce the Construction Management team. The presentation will include the options being considered for the design.

June 2015
 As many in the Cambridge community are aware, a fire broke out on Saturday, May 30 at the Martin Luther King Jr. School (located on Putnam Avenue), which is currently under construction. The State's Fire Marshal's Office and the Cambridge Fire Department continue to investigate the cause of the fire. While the construction team and the disaster recovery team have made every effort since the May 30th fire to keep this project on schedule, it has become clear that in order to ensure a safe and secure teaching and learning environment for all staff and students, the completion and opening of the M.L.K. Jr. School/Putnam Avenue Upper School will be delayed. The City Manager's office and officials from the Cambridge Public Schools, are currently working on a revised project timeline, which will be completed prior to the end of the current school year. The second set of school communities (i.e., King Open and Cambridge Street Upper School) that were scheduled to move during the summer months also will be delayed.

In light of this new information, the City is postponing the Thursday, June 11, King Open/Cambridge Street Upper Schools and Community Complex Project community meeting. Once the revised timeline is solidified, the City will reschedule the meeting; this will enable the City to provide more accurate information to the community. The delay in the opening of M.L.K. Jr. School/Putnam Avenue Upper School may impact the schedule for the King Open School, Cambridge Street Upper School, Valente Library, Gold Star Pool, and Community Complex Project. The City Administration will work closely with the Cambridge School Department to create a detailed logistical plan for the 2015-2016 and the 2016-2017 academic years. Once the revised project timeline is completed, we will update the community. We will also provide updates on the project's webpage as important information develops.

QUICK LINKS

- [Boards & Commissions](#)
- [City Ordinances](#)
- [Department Directory](#)
- [Library Hours & Locations](#)
- [Purchasing Bid List](#)
- [Restaurant Inspections](#)
- [Towed Vehicle Lookup](#)
- [Voter Registration Search](#)

DEPARTMENT INFORMATION

HOURS OF SERVICE
 Monday: 8:30am-5pm
 Tuesday-Thursday: 8:30am-5pm
 Friday: 8:30am-12pm

City Manager:
 Richard C. Rossi
[Contact](#)

Cambridge City Hall
 795 Massachusetts Avenue
 Cambridge, MA 02139

7. Format for Community Meeting 1



