ADAMS STREET BRANCH LIBRARY
DESIGN PHASE
CITY OF BOSTON

MARTIN J. WALSH, MAYOR
BOSTON PUBLIC LIBRARY AND PUBLIC FACILITIES DEPARTMENT
DAVID LEONARD, PRESIDENT, BOSTON PUBLIC LIBRARY
PATRICK I. BROPHY, CHIEF OF OPERATIONS, CITY OF BOSTON

PUBLIC PRESENTATION - MAY 1, 2018
AGENDA

1.0 INTRODUCTION

2.0 SCHEDULE

3.0 PROJECT GOALS AND PROCESS

4.0 PROGRAM SUMMARY
The library opening announcement in 1951: “THE LATEST IN LIBRARIES is the new Adams Street, Dorchester Branch of Boston Public Library now opened. Even smoking is permitted.”
PROJECT TEAM

MAYOR’S OFFICE:
PATRICK BROPHY, CHIEF OF OPERATIONS
NORA DOHERTY, SPECIAL ASSISTANT

CITY OF BOSTON PUBLIC FACILITIES DEPARTMENT:
PATRICIA M. LYONS, DIRECTOR
TOM LEAHY, ASSISTANT DIRECTOR
JAMES McGAFFIGAN, PROJECT MANAGER
ALISTAIR LUCKS, STAFF ARCHITECT

BOSTON PUBLIC LIBRARY:
DAVID LEONARD, PRESIDENT
EAMON SHELTON, DIRECTOR OF OPERATIONS
PRISCILLA FOLEY, DIRECTOR OF NEIGHBORHOOD SERVICES
LAURA IRMSCHER, CHIEF OF COLLECTIONS
ALISON FORD, MAJOR PROJECTS PROGRAM MANAGER
MICHAEL COLFORD, DIRECTOR OF LIBRARY SERVICES
LISSA SCHWAB, MAJOR PROJECTS COORDINATOR

MAYOR’S OFFICE OF NEIGHBORHOOD SERVICES:
PATRICK FANDEL, DORCHESTER LIAISON

OFFICE OF BUDGET MANAGEMENT:
ERA KAPLAN, MANAGEMENT ANALYST

PROJECT CONSULTANTS:
ARCHITECT:
NADAAA INC.

STRUCTURE:
SOUZA, TRUE & PARTNERS, INC.

MEP:
GARCIA, GALUSKA & DESOUSA, INC.

CIVIL ENGINEER:
BSC GROUP

LANDSCAPE:
GROUND

CODE:
KEVIN S. HASTINGS, P.E., LEED AP

COST CONSULTING:
PM&C
SCHEDULE
ADAMS BRANCH LIBRARY: DESIGN SCHEDULE

SCHEMATIC DESIGN (12 WEEKS)
WORKING GROUP MEETINGS
CAC MEETINGS
COST REVIEW
CLIENT REVIEW

DESIGN DEVELOPMENT (16 WEEKS)
WORKING GROUP MEETINGS
CAC MEETINGS
COST REVIEW
CLIENT REVIEW

CONSTRUCTION DOCUMENT (24 WEEKS)
WORKING GROUP MEETINGS
CAC MEETINGS
COST REVIEW (60% AND 90%)
CLIENT REVIEW
CONTRACTOR PREQUALIFICATION
BIDDING AND NEGOTIATION (3 MONTHS)
CONSTRUCTION (12 MONTHS)
BPL COMPASS: STRATEGIC PLAN

User centered institution
Community gathering
Special collections
Center of knowledge
Children & teens
Access & innovation
Sustainabile organization
Fun
ADAMS STREET: SELECT PROJECT GOALS*

1. **IMPROVED SERVICE** VIA A SINGLE FLOOR BUILDING
2. **SENSITIVITY** TO BUDGET, SCHEDULE & COMMUNITY LOGISTICS
3. **VISIBILITY**/ SECURE SIGHT LINES WITHIN LIBRARY
4. CAPTURING **OUTDOOR SPACE** / OUTDOOR PROGRAM
5. **TRANSPARENCY** AND INCLUSIVITY (ABILITY TO SEE ACTIVITIES OF THE LIBRARY FROM THE EXTERIOR)
6. **ADJACENCIES** THAT SUPPORT BPL PROGRAMS AND GOALS
7. APPROPRIATE **ACOUSTICS**
8. **AMENITY SPACES**: COMMUNITY HALL, FAMILY SPACE
9. COMPATIBILITY WITH **URBAN CONTEXT**
10. ACCOMMODATE NEW **PROGRAM** ELEMENTS
11. **SUSTAINABILITY** THROUGH DAYLIGHTING
12. UPGRADE **TECHNOLOGY** AND ADAPTABILITY OF SYSTEMS FOR FUTURE TECHNOLOGY

* OUTCOMES OF SURVEY, WORKING GROUP MEETINGS AND CAC MEETINGS
PROGRAM SUMMARY
<table>
<thead>
<tr>
<th>Program Summary</th>
<th>ADAMS STREET BRANCH LIBRARY</th>
<th>ENTRANCE ZONE</th>
<th>ADULT SECTION</th>
<th>CHILDREN’S SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Net</td>
<td>12,251 SF</td>
<td>1,016 SF</td>
<td>2,984 SF</td>
<td>2,262 SF</td>
</tr>
<tr>
<td>Total Gross</td>
<td>14,701 SF</td>
<td>2,984 SF</td>
<td></td>
<td>1,820 SF</td>
</tr>
<tr>
<td>Total Existing</td>
<td>7,200 SF</td>
<td></td>
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</tr>
</tbody>
</table>

### ENTRANCE ZONE
- Vestibule
- Lobby
- Borrower Service Desk
- Self Pick-Up Holds
- Self Checkout Kiosk
- Friends Book Sale Shelf
- Book Drop Off
- Stroller Parking

### ADULT SECTION
- Adult Collection
- Adult Seating Area
- Adult Computer
- Adult Librarian Desk
- Immigration Information
- Print Station
- Computer Catalog Station

### CHILDREN’S SECTION
- Children’s Collection
- Children’s Area
- Children’s Computer
- Children’s Librarian Desk
- Children’s Bathroom
- Children’s Storage

### TEEN SECTION
- Teen Collection
- Teen Seating Area
- Teen Computers
- Staff Access Point
- Computer Catalog Station

### SHARED SERVICE
- Community Hall
- Meeting Rooms
- Laptop Area
- Copy/Print Service
- Casual Seating
- Public Restrooms
- Kitchenette
- Furniture Storage

### ADMINISTRATION
- Branch Librarian’s Office
- Staff Break Room
- Staff Restroom
- Staff Workroom

### BUILDING SERVICES
- Mechanical Room
- Electrical Rooms
- IT/AV Room
- General Storage
- Facilities Storage
- Custodial Office
- Custodial Closet

### Program Summary
- Total Net: 12,251 SF
- Total Gross: 14,701 SF
- Total Existing: 7,200 SF
### ADULT COLLECTION

**Total Collection**: 12,330

**Shelving Units**: 64

- **Tall Shelves Just for Perimeter Use**
- **Non-Fictions / Biography**: 180 vol/unit (10 vol/linear ft)
- **Book on CD / Reference**: 144 vol/unit (8 vol/linear ft)
- **Fiction / Large Prints /...**: 216 vol/unit (12 vol/linear ft)
- **Periodical**: 9 vol/unit (1 vol/linear ft)
- **DVD**: 324 vol/unit (18 vol/linear ft)
- **Music CD**: 450 vol/unit (25 vol/linear ft)

**NOTE**: All collection numbers are an estimate

### TEEN COLLECTION

**Total Collection**: 2,680

**Shelving Units**: 15

- **Books on CD**: 96 vol/unit (8 vol/linear ft)
- **Fiction**: 144 vol/unit (12 vol/linear ft)
- **Graphic Novel**: 180 vol/unit (15 vol/linear ft)
- **Periodical**: 9 vol/unit (1 vol/linear ft)
- **CD/Book Set**: 162 vol/unit (18 vol/linear ft)
- **Selves w/rod to hang bags**

### CHILDREN’S COLLECTION

**Total Collection**: 11,790

**Shelving Units**: 66

- **Book on CD**: 81 vol/unit (9 vol/linear ft)
- **Biography/Fiction/Graphic Novel/Spanish**: 135 vol/unit (15 vol/linear ft)
- **Board Book/Concept / Non-Fiction/Holiday**: 180 vol/unit (20 vol/linear ft)
- **Folk and Fairy / Picture**: 225 vol/unit (25 vol/linear ft)
- **Early Reader**: 270 vol/unit (30 vol/linear ft)
- **Periodical**: 9 vol/unit (1 vol/linear ft)
- **Selves w/rod to hang bags**
- **DVD**: 387 vol/unit (18 vol/linear ft)
- **Music CD**: 387 vol/unit (25 vol/linear ft)

**NOTE**: All collection numbers are an estimate
ADJACENCY DIAGRAM
RECOMMENDED APPROACH
NEW BUILDING WITH SOUTH COURT

SUNNY READING TERRACE

ADAMS STREET STORE FRONT

READING GARDEN

OAKTON AVE.

DELMONT ST.
TOTAL BUILD AREA: 14,470 GSF
<table>
<thead>
<tr>
<th>Location</th>
<th>Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Zone</td>
<td>1,016 SF</td>
</tr>
<tr>
<td>Adult Section</td>
<td>2,521 SF</td>
</tr>
<tr>
<td>Teen Section</td>
<td>782 SF</td>
</tr>
<tr>
<td>Children's Section</td>
<td>2,262 SF</td>
</tr>
<tr>
<td>Shared Service</td>
<td>2,984 SF</td>
</tr>
<tr>
<td>Administration</td>
<td>693 SF</td>
</tr>
<tr>
<td>Building Services</td>
<td>1,820 SF</td>
</tr>
</tbody>
</table>

*Note: SF stands for Square Feet.*
Recommended scheme is taking advantage of the wide footprint and sun exposure in the south by proposing a secure outdoor terrace.

Total building area: 14,470 sf
Outdoor terrace: 930 sf
Total greenspace: 8,100 sf

This option was preferred option because:

• Provides all necessary program adjacencies
• Clear sightlines
• Secure access to the outdoor terrace
• Relocated reading garden
EXISTING READING GARDEN:
HARDSCAPE: 1,050SF
SOFTSCAPE: 1,100 SF

PROPOSED READING GARDEN
HARDSCAPE: 1,200SF
SOFTSCAPE: 1,800 SF
STORAGE
SLIDING DOOR: DIRECT CONNECTION TO CHILDREN'S SECTION
OUTDOOR SEATING BENCHES
READING TERRACE
READING GARDEN
MEETING ROOMS WITH DIRECT VIEW TO READING GARDEN AND TERRACE
LANDSCAPE BARRIER SEPARATES READING TERRACE FROM STREET
CHILDREN’S SECTION
TERRACE
VIEW FROM ADAMS ST. /DELMONT CORNER - STUDY CONCEPT

VIEW FROM ADAMS STREET - STUDY CONCEPT
IMPROVEMENTS OVER EXISTING BUILDING:

7,270 additional sf of building area

- Accessible front door on Adams Street
- Dedicated drop-off
- Easier access to collections
- High-performance sustainable systems
- Expanded capacity in Community Hall
- Two study rooms (4-6 people)
- One conference room (8-12 people)
- Additional computer work stations
- Outdoor terrace
ADAMS STREET: SELECT PROJECT GOALS

1. VISIBILITY/ SECURE SIGHT LINES WITHIN LIBRARY
2. CAPTURING OUTDOOR SPACE / OUTDOOR PROGRAM
3. TRANSPARENCY AND INCLUSIVITY (ABILITY TO SEE ACTIVITIES OF THE LIBRARY FROM THE EXTERIOR)
4. ADJACENCIES THAT SUPPORT PROGRAMS AND GOALS
5. COMPATIBILITY WITH ADAMS STREET NEIGHBORHOOD
6. SUSTAINABILITY TARGET LEED SILVER
NEXT STEPS:

• CONFIRM FLOOR PLANS MATCH PROGRAM GOALS
• TEST MASSING FOR SCALE, SHADE, AND CONTEXT
• SUBMIT SCHEMATIC DESIGN FOR PRICING
• PRESENT PROGRESS UPDATE AT SUMMER CAC MEETING
QUESTIONS AND COMMENTS
THANK YOU