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

- Mayor’s Office of Neighborhood Services
- Brighton Community
- Boston Public Library
- City of Boston Public Facilities Department
- Oudens Ello Architecture
- Consultants & Engineers
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

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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.

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Duration
Approx. 12 - 18 months
Process

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**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

- **2014-15**: Program Study, Funding & Designer Selection
- **2016-18**: Schematic Design
- **2019**: Design Development, Construction Documents
- **2020**: Construction
- **2021**: We are here
Project Goals
Project Goals

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

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 programming 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.

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

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 compromising the historic integrity of the historic building.

Facilitate an “active library” accommodating “next generation” library service, without dramatically changing the exterior appearance of the historic building.

Support community groups in their need to have space 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.

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.

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

Oudens Ello Architecture | City of Boston | Boston Public Library
Project Goals

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

Project Goals Program

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.
**Project Goals**

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

**Program**

**Scope of Work**

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**Faneuil Branch of the Boston Public Library Programming Study**

**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.

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**RECOMMENDED LAYOUTS & OPTIONS**

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).
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
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Accessibility: Accessible entrance and restrooms w/ all patron services on one level
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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**
- Accessibility
- Basic Systems Upgrades

**Addresses:**

- 10,042 GSF (+1,281 SF)

**Moderate Intervention**
- Accessibility
- Systems Upgrades
- Moderate Addition to Children’s Wing

**Addresses:**

- 10,271 GSF (+1,510 SF)

**Major Intervention**
- Accessibility
- Systems Upgrades
- Moderate Addition to Children’s Wing
- Larger addition for Community Room

**Addresses:**

- 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

+3'-8"

+5'-8"
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
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*
Building Survey 3D Scan
Building Survey 3D Model
Building Survey Historic Features

Original

Current
Building Survey Historic Features

Original

Current
Dear Mr. Ello:

Per your request, Jason Der Ananian and Gert Guldentops of Simpson Gumpertz & Heger Inc. (SGH) visited the above-named site on 30 July 2019 to perform a building enclosure condition assessment. We reviewed the exterior walls, windows, doors, skylight, and roof assemblies from the building exterior and reviewed the building interior for signs of water infiltration or deterioration.

This letter summarizes our limited on-site observations, and, based on our visual survey, provides our recommendations for remedial work.

1. BACKGROUND

The Faneuil Branch Library, a Brighton branch of the Boston Public Library (BPL), is a 1-1/2 story, 7,600 sq ft Art Deco mass masonry building constructed in 1932 (Photo 1). The above-grade walls are limestone clad and contain steel windows (fixed sash and operable casements) with insulating glass units in punched openings (Photo 2). Several punched openings are infilled with plywood and contain air-conditioning units (Photo 2). The primary roofing system on the high and low roofs consists of low-slope single-ply membrane with internal roof drains and perimeter metal flashing (Photo 3). The high roof also contains a unit skylight with monolithic polycarbonate glazing and a translucent laylight over the main-level reading room and service desk (Photo 4). The limestone parapet above the main entrance is covered with flat-seam metal panels with soldered joints (Photo 5).

The main level is primarily used for public services, and the basement is primarily used for staff functions, storage, mechanical equipment, and public restrooms. An addition (date unknown) was constructed on the north elevation and consists of the same cladding and roofing assemblies as the original building but contains a crawlspace in lieu of a full basement. Recent building renovations (circa 2003/2004) included repointing limestone mortar joints, repairing cracked limestone lintels and installing flashing, repairing interior finishes, installing replacement windows, and replacing the low-slope roof assemblies.

We understand that Oudens Ello Architecture, LLC (OEA) is the Architect of Record for a planned building renovation and addition, the design of which is scheduled to commence in May 2019, with an anticipated project completion date of September 2021. OEA retained SGH to conduct a visual survey of the building enclosure and provide recommendations for remedial work. Our scope of work did not include making probe openings in the roof or wall assemblies to identify...
Building Enclosure Survey
Building Enclosure Survey

Mortar joints in limestone deteriorated.

Deteriorated mortar joints at wall return near parapet.

Area stained with copper oxide.

Areas are weathered.

Fire alarm wire penetration.

Area obstructed by tree.

Legend:
- Spall
- Weathered area
- Crack
- Deteriorated mortar joint
- Mortar patch (deteriorated or color mismatch)

Small areas of limestone spalling in this area. Approximately 50% of limestone joints deteriorated.

Observations at exterior staircase noted on isometric on the left.
Geotechnical Survey
Community Input
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

Program Study

Funding & Designer Selection

Schematic Design

Design Development

Construction Documents

Bidding

Construction

We are here
Thank You
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/