

# LIBRARY OF THE FUTURE

## PETERBOROUGH, NH



## ARCHITECTURAL PLANNING REPORT

PREPARED BY CENTERLINE ARCHITECTS & PLANNERS  
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# EXECUTIVE SUMMARY

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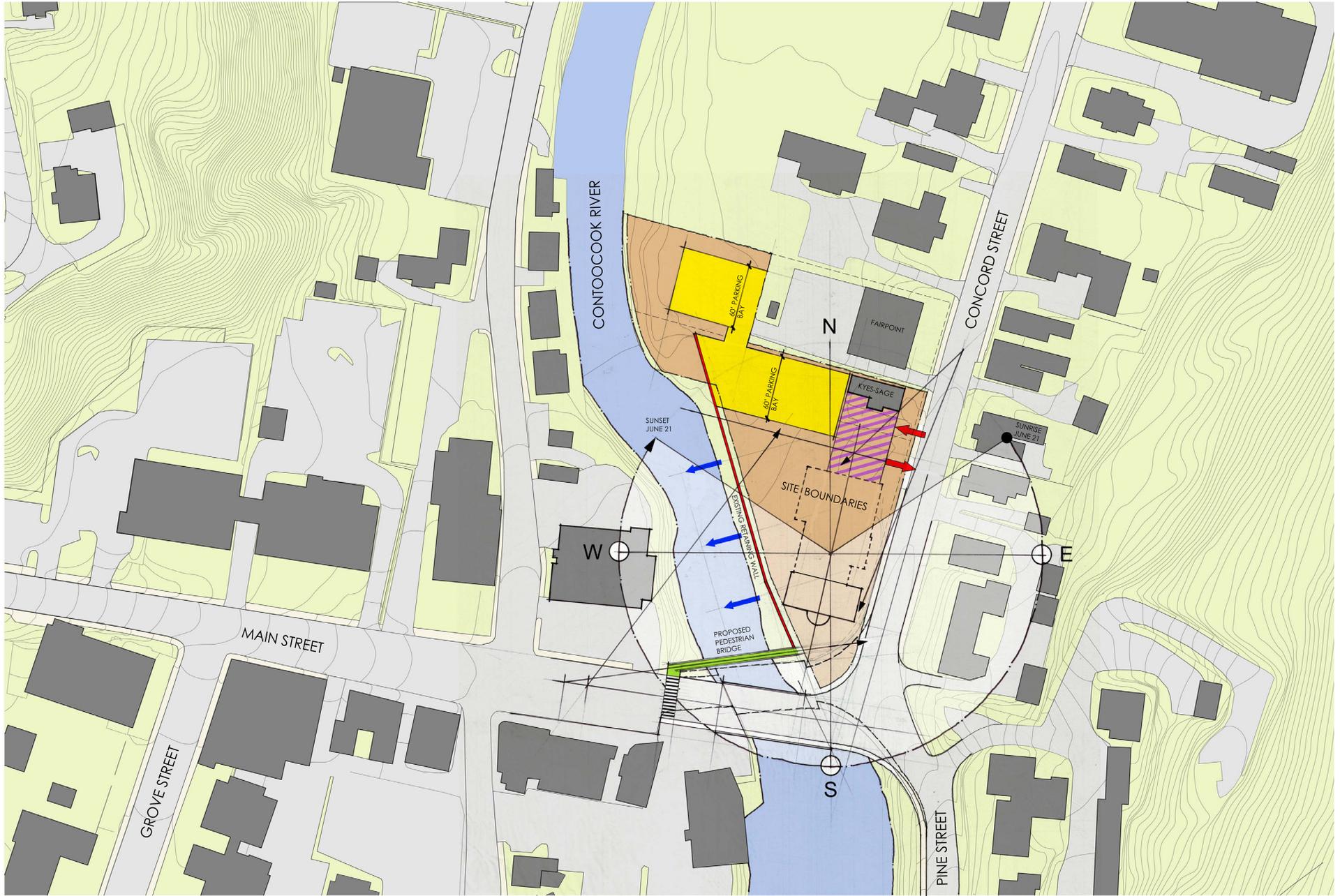
The Peterborough Town Library, established in 1833, is the oldest publicly funded library in the nation. As such, the library was at the forefront of community involvement and innovation upon its inception. In this digital age, the town library must continue to evolve as an innovative community gathering place and information sharing center. This is the vision that the 1833 Society, library trustees and staff, and the community share for the Library of the Future project.

Centerline Architects was charged with determining the feasibility of removing the two additions to the original 1892 library building, and constructing a new addition. Working with a committee composed of 1833 Society members, library board and staff members, and residents of Peterborough, a program for the building was established. The new building will be approximately 17,000 square feet, with traditional library collection and reading spaces, as well as meeting rooms of various sizes. These will provide opportunities

for community members to start small businesses, study for school, create clubs and events, and share their artwork.

Based on this program, Centerline Architects began by creating a series of conceptual designs that explored site organization strategies, building massing, and internal program arrangement. Through a collaborative process, the team ultimately developed an approach which best reflects how the staff and community will use the library now and in the future.

Energy efficiency is an important goal of the project. By investing additional funds, a highly efficient building envelope can be created. This will save operating and maintenance costs over time. Total project costs are estimated between \$5.95 million and \$6.60 million, depending on the level of energy efficiency measures selected.



SCALE: 1" = 40'

The Peterborough Library is located on a very prominent site at the intersection of Main Street and Concord Street (both historic and heavily trafficked routes) as well as along the Contoocook River. As a result, the building has public facades on three sides. The facades along Concord Street and the Contoocook River will receive morning and afternoon sun. The final design will need to carefully consider sun shading to avoid thermal heat gain and glare.

The original building was constructed in 1892 and sits at the south corner of the site. From this corner, Concord Street proceeds to the northeast and the Contoocook River to the northwest, creating a wedge shaped site. Additions in 1956 and 1978 expanded the building north, parallel to Concord Street. These two additions will be difficult to adapt to the new vision of the library, due to their arrangement and construction type. The most effective approach is to demolish these additions to make way for a new addition. The original 1892 building is a beautiful, well preserved historical example and will be restored.

The Kyes-Sage House currently houses the Used Bookstore run by the Friends of the Library and is located at the northern edge of the site. Due to community feedback and the importance of the carpenter gothic architecture, this building will be incorporated into the overall site campus to strengthen its link to the new library. The building will not be renovated as part of the Library of the Future project.

The only practical location to enter library parking is between Kyes-Sage House and the new library, where the driveway is currently located. The entrance will need to be studied carefully to avoid causing traffic backups and confusion.

A piece of land, formerly owned by Fairpoint, has been added to the library's land. This will allow parking spaces to be shifted north, away from the building, while maintaining the current number of spaces. No longer will parking be located between the library and the river, opening up the possibility of exterior space along the river's edge for patron and community use.



- SHORELAND SETBACK
- GENERAL RESIDENCE SETBACK
- TRADITIONAL NEIGHBORHOOD OVERLAY SETBACK

# ZONING ANALYSIS

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The library site falls within both the General Residence District and the Traditional Neighborhood Overlay District. The Traditional Neighborhood regulations override the General Residence regulations. In this neighborhood, the front setback should be approximately equal to neighboring buildings. This means that the addition should fall somewhere between the front face of the original library building and the front face of Keyes-Sage House. Side and rear setbacks are ten feet and driveways and parking must be at least five feet from the property line. In addition, no more than 35% of the lot shall be covered with impervious materials, however driveways are exempted from the calculation.

The Traditional Neighborhood Overlay District also has some aesthetic requirements. The design will be subject to approval by the

Planning Board. In general, they will look for the scale, massing, orientation, and rooflines to be similar to the adjoining structures.

The site is also subject to the Shoreland Conservation Zone because it is along the Contoocook River. Per these regulations, no building shall be erected within 100' of the natural high water mark. The majority of the property, including the entirety of the original library structure, falls within this zone. By petitioning the Board of Adjustment, the requirement can be changed as follows: "For any expansion of existing developed properties, no new pavement... and no new structures, whether freestanding or building additions, shall encroach closer than 25' from the high water mark." This ruling from the Board of Adjustment will be essential for the project to move forward.

PETERBOROUGH LIBRARY PROGRAM

Exterior Areas	Occupants/Items	Quantity	Net Area (SF)
Parking	40 spaces		
Bike Storage			
Book Drop (drive through)			

Collection & Reading Spaces	Occupants/Items	Quantity	Net Area (SF)
Circulation desk	3 staff		360
Children's public service desk	3 staff		360
Adult Collection Space(63% of collection)	23,940 volumes		1,842
Reading Room/ Seating Areas	45 people		1,125
Computer Areas	8 stations copy/fax/print area		380
Young Adult Collection	1,520 volumes 3 computer stations 4 seats		352
Children's Collection	11,400 volumes 3 computer stations 4 seats		1,375
Youth Program Room	30 people		350
Local History Room	1,140 volumes 4 seats		218
<b>Collection &amp; Reading Spaces Subtotal</b>			<b>6,361</b>

Community Spaces	Occupants/Items	Quantity	Net Area (SF)
Community Room/Multipurpose Room	100 people		1,200
Collaborative Social Space with Coffee			350
Meeting Room	10 people		300
Individual/ Small Group Work Room	3 people	2 at 90 SF	180
Friends of the Library Bookstore	3,000 volumes		300
Kitchenette			60
Community Information Center			*
Art Installation/ Display Area			*
<b>Community Spaces Subtotal</b>			<b>2,390</b>

\* These program areas will be integrated with the rest of the library and do not have dedicated square footage.

Staff Areas	Occupants/Items	Quantity	Net Area (SF)
Technical Services Work Area	2 people		270
Private office	1 person	2 at 150 SF	300
Staff Lounge & Kitchen	6 people		120
<b>Staff Areas Subtotal</b>			<b>690</b>

Service Areas	Occupants/Items	Quantity	Net Area (SF)
Public Toilet		2 at 50 SF	100
Public Toilet		2 at 100 SF	200
Staff Toilets		2 at 50 SF	100
Collection Storage	10,000 volumes		500
Community Room Storage	100 chairs		200
Coat Room			16
Stroller Storage	4 strollers		24
Custodial Closet		2 at 25 SF	50
Maintenance Storage			80
Trash & Recycling Room			50
Elevator		2 levels	240
<b>Service Areas Subtotal</b>			<b>1,560</b>

**Net Area Subtotal 11,001**

Mechanical Areas	Occupants/Items	Quantity	Net Area (SF)
Mechanical Room			750
Electrical Room			150
Server Room (MDF)			80
Server Room (IDF)			20
Elevator Machine Room			100
<b>Mechanical Areas Subtotal</b>			<b>1,100</b>

Area totals			
Net Area			11,001
Mechanical Area	+/- 10%		1,100
Circulation	20%		2,200
Walls/Structure/Envelope	10%		1,100
<b>Gross Area</b>			<b>15,402</b>
Inefficiency of working with an existing structure		10%	1,540
<b>Estimated Building Area</b>			<b>16,942</b>

# PROGRAM SUMMARY

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Through discussions with different community members, the 1833 Society has established a vision for the library as a central information resource for the community. Supporting lifelong learning, forming connections with other local organizations, and creating ownership of the library by the community are major goals of the library's continued development. The physical form of the library can help support these goals by creating a welcoming building that beckons to passersby and by providing flexible spaces to support community programs and projects. The library building must be designed in a way that allows it to adapt to the ever-evolving needs of the community and changes in information and technology.

## Circulation and Reading Spaces:

Peterborough Town Library will continue to offer access to a wide variety of print books and periodicals, video and audio recordings. Space for approximately 38,000 volumes has been planned. The library will also continue to increase access to digital and internet-based media. To accommodate that increase, space has been planned for 14 computer stations and reading areas will accommodate laptop use. The library will continue to put an emphasis on engaging readers of all ages, with dedicated young adult and children's library spaces. Programs offered by the library will have the opportunity to expand with a separate youth program room.

## Community Spaces:

Community engagement will be a priority in the new building. To that end, the library will include five meeting spaces of different sizes and character. There will be a large, multipurpose room that might host movie viewings, concerts, presentations, community sales, art shows, and other events. This room will have a flat floor to

maximize flexibility. A retractable partition can create two smaller spaces and movable risers can create a temporary stage to improve visibility. A formal meeting room for ten people and two smaller meeting rooms for three people will provide opportunities for business meetings, study groups, or quiet, individual study. Finally, a collaborative social space with coffee will provide the back drop for casual meetings or social gatherings. The building will be designed so that these meeting spaces can be accessed outside of normal library hours, to increase their usefulness to the community.

In addition, the Friends of the Library Bookstore will be relocated from Keyes Sage to the new library, to increase participation in the library community. There will also be dedicated art display areas throughout the building where local artists of all ages and backgrounds can share their artwork.

## Staff Areas:

The primary staff work areas will be the six stations at the circulation desks. This will improve patron access to library staff. There will also be two private offices for full time staff and a technical services work area where staff will process books and other new materials.

## Service & Mechanical Areas:

Service and mechanical areas are the behind-the-scenes spaces that allow the building to run efficiently. Service areas include the toilet rooms, various storage spaces, and custodial spaces. A coat room and stroller storage space will be provided at the main entrance, for patrons' convenience. Mechanical spaces include mechanical, electric, server, and elevator machine rooms.



The conceptual design phase has several purposes: (1) to test the program size and establish internal adjacencies; (2) to explore a variety of site and building form options so the team can evaluate and determine a design direction moving forward; and (3) to establish an accurate construction budget. After careful consideration, the team came to a consensus on the approach that is shown on the next few pages. Please note that the program summary on page 10 reflects the most up to date thinking on square footage. The floor plans on pages 14 and 15 have yet to be adjusted to reflect the reduced size.

The original, historic building remains in place because it is an important symbol and a beautiful historic structure. It will once again become a major point of entry for patrons. The newer additions to the library would be difficult to adapt to the changing role of the library and will be demolished to make space for a new addition.

The proposed addition is in the form of two “bars”. Not only does this split form respond to the scale of the existing building, but it also reflects the two main philosophies of the project. The first bar represents respect for the history and tradition of Peterborough. It is parallel to Concord street, with a modest, gabled form, similar to the original structure. The second bar represents innovation and community connection. It is angled towards the river and faces the town center. It is sheathed in a contemporary style and will be sure to draw attention. The form of the building establishes a garden area alongside the river that might be used to host events and programs in the warmer months.

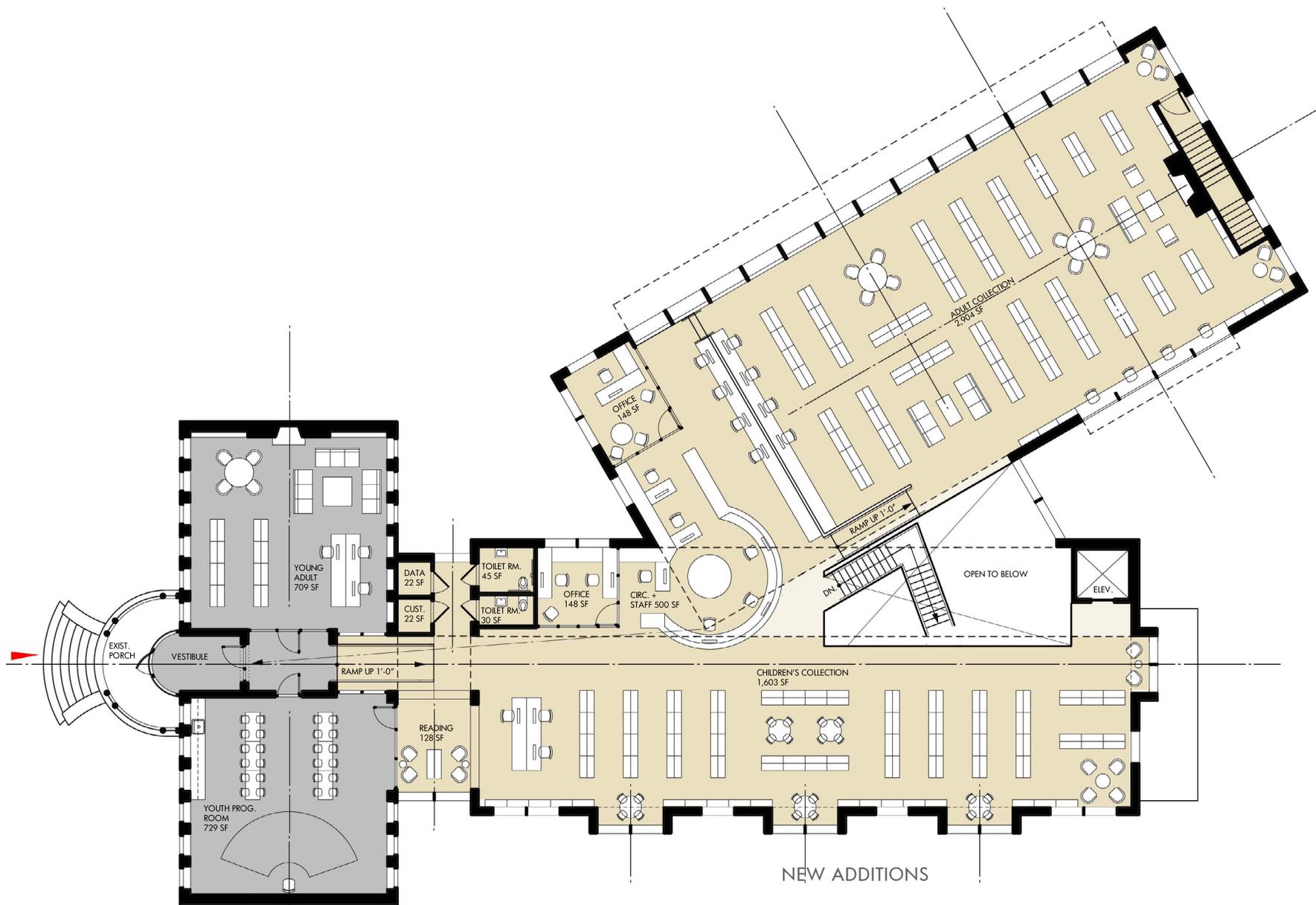
The site slopes down to the north where the parking is located. To work with the natural slope of the site, the northern entrance will be on the lower level one floor below the existing main level. Upon entering, the eye is drawn down an angled corridor to a view towards the river and center of town. Straight ahead is an open stair that leads to the main library collection space on the upper level. This ornamental stair can be closed off after hours, so that the meeting spaces on the lower level can remain open for community use. In addition to the five differently scaled meeting spaces, the lower level houses the Friends Bookstore, the history room, and necessary support spaces.

To access the main collection and reading areas, one can enter on the lower level and rise at the ornamental stair, or enter through the portico on the original building. At the nexus of everything, the circulation desk acts as a hub between the adult wing, the children’s wing, and the young adult area. At this location, library staff can share responsibilities for monitoring the library as well as help patrons with ease. The floor area in both wings is left open, with areas formed only by moving furniture. This layout maximizes flexibility as the library continues to adapt. The historic building will house the young adult space and the youth program room. Both of these rooms benefit from being acoustically separate, but easily monitored.



EXISTING 1892 BUILDING

LOWER LEVEL PLAN



EXISTING 1892 BUILDING

NEW ADDITIONS

UPPER LEVEL PLAN



# ENERGY EFFICIENCY

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The Peterborough Library may pursue an energy efficient design. One of the most effective ways to create an energy efficient building is through a super-insulated shell. This technique involves high R-value insulation, using thermal breaks within the wall, and using a continuous air barrier. Energy use can be further reduced by using efficient mechanical systems and/or renewable energy sources. Switching to LED lighting helps save energy and reduce maintenance costs. Using automated HVAC and lighting controls further reduces energy use. Typically these measures might add 10% to the construction cost of a building, but will significantly reduce utility costs over the life of the building.

Library Building Area Ballpark Budget						
	item	area		total	cost per unit	budget
<b>Construction costs</b>						
	Demolition	12,300	14 ft avg. ht	172,200	0.36 \$	61,992.00
	Site work utilities etc.	2 acres Est.	lump sum estimate		\$	400,000.00
	Existing building renovated	4,500	means cost data		183.2 \$	824,400.00
	New construction	12,450	means cost data		191 \$	2,377,950.00
	Construction subtotal				\$	3,664,342.00
	Design contingency				20% \$	732,868.40
<b>Total construction cost</b>						<b>\$ 4,397,210.40</b>
<b>Owner's Costs</b>						
	Owner's contingency		10%		\$	439,721
	Materials testing				\$	10,993
	FF & E	estimate guess			\$	200,000
	Architectural fee	means cost data	10%		\$	439,721
	Legal & accounting				\$	15,000
	Feasibility study				\$	-
	Capital campaign				\$	150,000
	Relocation				\$	50,000
	Const. Period Insurance				\$	10,000
	Clerk of Works				\$	100,000
	Bridge loan financing				\$	50,000
	Funders inspections w/ financing				\$	10,000
	Marketing & printing				\$	8,000
	Owner's costs subtotal				\$	1,483,435.11
	Soft cost contingency		5%		\$	74,172
<b>Total owner's costs</b>						<b>\$ 1,557,606.86</b>
<b>Total project cost</b>						<b>\$ 5,954,817.26</b>
<b>Total project square foot cost based on building area and total cost</b>				<b>16,950 SF</b>	<b>\$</b>	<b>351.32</b>

The above costs are based on meeting the energy code.

# COST ESTIMATE

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Using RS Means cost data, we can estimate the construction costs for the library by the square footage. The conceptual design is estimated to cost \$4.40 million for construction. After adding contingencies, design fees, furnishings, and other typical expenses, the total project cost is estimated at \$5.95 million. This estimate does not take into account the potential escalation of costs over time. The table below shows how costs may increase based on the selected energy efficiency measures.

Level of energy efficiency	Construction Cost	Project Cost
Standard construction	\$4,397,000	\$5,955,000
High energy efficiency	\$4,837,000	\$6,601,000

# DETAILED PROGRAM

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The detailed program is a list of each space that will be part of the new library. Detailed descriptions include the number of occupants, square footage, functions, organization, adjacencies, and furnishings for each room. This is a working document that will be continually updated as the design process moves forward.

**Project Vision**

1. Effective, efficient, safe, and professional
2. Central Information resource for the community
3. Welcoming, diverse, engaging, flexible center for the community
4. Fundamental component of lifelong learning including connections with other area organizations
5. Library With Me: increase and improve immediate access to library services and bring library services out of the building to the community
6. Distinctive architectural component for the community
7. Library ownership by community: ability to feel independent and self-sufficient with resources and awareness of how to use staff and facility to meet needs

**Desired characteristics**

FLEXIBLE, welcoming, natural light filled, openness, community center, comfortable for all ages, cozy yet open and flexible, integrated with outside

Exterior Spaces	Occupants	Area/Ea	Units	Net Area	Notes
Parking			40 spaces		Functions Sufficient space for community to gather Organization Do not block library's relationship to the river or to the street Adjacencies Furnishings Other notes Park-like feeling
Bike Storage					Functions Organization Adjacencies Entrance Furnishings Other notes
Book Drop (drive through)					Functions Drop off books from the outside of the building; allow patrons to deposit books and media without exiting car Organization may or may not be attached to building; as close as possible is preferred Adjacencies Entrance Furnishings Other notes separate book and media drop; consider traffic flow, do not create a traffic hazard by preventing cars to enter the parking lot; electronic devices must be returned inside the library

Collection & Reading Spaces	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Circulation desk	3 people	120 per occ.	360	1	360	<p>Functions work spaces for 2 circulation assistants and one floating station</p> <p>Organization</p> <p>Adjacencies Centrally located, views of major areas and entrances</p> <p>Furnishings</p> <p>Other notes floating station should be back from the desk to minimize distractions</p>
Children's public service desk	3 people	120 per occ.	360	1	360	<p>Functions work space for 1 circulation assistant and 2 workspaces behind desk</p> <p>Organization</p> <p>Adjacencies Children's collection</p> <p>Furnishings</p> <p>Other notes floating station should be back from the desk to minimize distractions</p>
Adult Collection Space (63% of collection)	23,940 volumes	13 vol/SF	1,842	1	1,842	<p>Functions Storage of print, audio, visual collection; e-book devices</p> <p>Organization</p> <p>Adjacencies monitored from circulation desks</p> <p>Furnishings Catalog, display areas, stacks</p> <p>Other notes Flexible; Make browsing easy and fun</p>
Reading Room/ Seating Areas	45 people	25 per occ.	1,125	1	1,125	<p>Functions Large reading room with gathering functions (gathering), more active, near the entrance and circulation flows; Smaller areas for quiet private reading (refuge), nooks; Art displays</p> <p>Organization</p> <p>Adjacencies</p> <p>Furnishings "Dynamic learning pods"; Charging stations</p> <p>Other notes</p>
Computer Areas	8 stations	40 per station	320	1	320	<p>Functions Open computer stations for general use; copy/print/fax area</p>
	copy/fax/print area		60	1	60	<p>Organization Open; may be spread throughout building; place in different areas (private and quiet, central)</p> <p>Adjacencies near circulation desk for monitoring &amp; providing assistance</p> <p>Furnishings Space for 9 computers/technology work areas; Wi-Fi; Printing; Copying; Fax; Charging stations</p> <p>Other notes</p>

Collection & Reading Spaces, cont.	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Young Adult Collection	1,520	13	116.9231	1	117	Functions collection storage, reading, computer use, homework, social gathering
(4% of collection)	volumes	vol/sf				
	3	45	135	1	135	Organization
	computers	per station				Adjacencies Private feeling but easy to monitor from circulation desk
	4	25	100	1	100	Furnishings Comfortable, casual; Bean bag chairs; 3 computer stations; charging stations; tables
	seats	per seat				Other notes
Children's Collection	11,400	10	1,140	1	1,140	Functions Children's books & reading; computer use
(30% of collection)	volumes	vol/sf				
	3	45	135	1	135	Organization Separate area, but integrated with other age group spaces; may or may not have clear partitions; intergenerational connection is important
	computers	per station				Adjacencies Should be near but separate from the collection space (parent visibility)
	4	25	100	1	100	Furnishings low shelving; 3 computer stations
	seats	per seat				Other notes
Youth Program Room	30	10	300	1	300	Functions Dedicated program space for use by children through young adults; Art area with tables; Storytelling;
	children	per occ.				
	front area		50	1	50	Organization Separate room with doors to control noise
						Adjacencies Children's & YA collection
						Furnishings cabinet storage and sink; art tables; story area
						Other notes Design should be appropriate for all ages
Local History Room	1,140	13	87.69231	1	88	Functions Research with historic materials; quiet research
(3% of collection)	volumes	vol/sf				
	display area		30	1	30	Organization
	4	25	100	1	100	Adjacencies
	seats	per seat				Furnishings historic artwork
						Other notes Enclosed with increased security
Collection & Reading Spaces Subtotal					6,361	

Community Spaces	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Community Room/Multipurpose Room	100 seats	10 per seat	1,000	1	1,000	Functions Events; Group meetings; Movie viewings; Educational programs; School art shows; Musical events & recitals
	front area		100	1	100	Organization Movable partitions and risers for flexibility
	addl. area for flexibility		100	1	100	Adjacencies Separate access from exterior; Nearby area to use as a reception area; Adjacent to outdoor space
						Furnishings movable risers; stackable chairs; folding tables Other notes
Collaborative Social Space with Coffee	14 occupants	25 per occ.	350	1	350	Functions Working area that is connected to the library but can also be used when it is closed; Self serve area with coffee and pastries; cell phone calls; meeting room; event reception
						Organization
						Adjacencies Consider visibility; Consider connection to outdoor spaces; may or may not be adjacent to meeting rooms
						Furnishings counter area, two small tables Other notes This should be an interesting/exciting space that draws people to the library
Meeting Room	10 seats	30 per seat	300	1	300	Functions Meeting space for 10 people, staff use and public use by reservation
						Organization
						Adjacencies Other meeting rooms; Consider creating one meeting room adjacent to the community room with a removable wall
						Furnishings Internet capable; whiteboard; projector; "high tech" Other notes flexible; potential to be used by outside groups when library is closed
Individual/ Small Group Work Room	3 seats	30 per seat	90	2	180	Functions Individual or small group quiet work
						Organization
						Adjacencies
						Furnishings Internet capable; whiteboard Other notes flexible; potential to be used by outside groups when library is closed; include 3 of these rooms if possible

Community Spaces, cont.	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Friends of the Library Bookstore	3,000 volumes	10 vol/SF	300	1	300	<p>Functions Storefront for selling used books</p> <p>Organization should be clearly distinguishable from library collection; does not need to be locked because it works on the honor system</p> <p>Adjacencies near entry would be beneficial for visibility</p> <p>Furnishings shelving for book display and storage, work table</p> <p>Other notes General storage integrated with collection storage space; Long term storage of items for yearly book sale may need to occur elsewhere; design so that in the future, this room can serve a difference function (ex. Meeting room) should the Friends organization change</p>
Kitchenette			60	1	60	<p>Functions For use by outside groups using meeting rooms</p> <p>Organization</p> <p>Adjacencies Community room</p> <p>Furnishings sink, microwave, small refrigerator, oven</p> <p>Other notes should be able to be closed &amp; locked (ex. with a shutter)</p>
Community Information Center			within entrance		-	<p>Functions Coupon and magazine swap; outside programs information; community calendar</p> <p>Organization</p> <p>Adjacencies Within entrance</p> <p>Furnishings</p> <p>Other notes</p>
Art Installation/ Display Area						<p>Functions Art installations; Displays about local events, businesses, artists, etc</p> <p>Organization wall space and shelving, integrated with the other areas of the library</p> <p>Adjacencies integrated with reading areas; consider proximity to café for use during receptions</p> <p>Furnishings</p> <p>Other notes</p>
<b>Community Spaces Subtotal</b>					<b>2,390</b>	

Staff Areas	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Technical Services Work Area	2 people	120 per occ.	240	1	240	<p>Functions new material processing; office supplies; 2 workers</p> <p>Organization separate room, must be secure</p>
	supply storage		30	1	30	<p>Adjacencies circulation desk; available to library users yet private</p> <p>Furnishings work stations; shelving; supply storage</p> <p>Other notes consider dumb-waiter if on a different level from the collection</p>

Staff Areas, cont.	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Private office	1		150	2	300	Functions two private offices; large enough for two workspaces Organization Adjacencies available to library users yet private Furnishings Other notes
Staff Lounge & Kitchen	6 people	20 per occ.	120	1	120	Functions Break and lunch room for staff Organization Adjacencies Furnishings cabinets, counter, sink, tables and chairs Other notes Is a separate lactation room needed?
<b>Staff Areas Subtotal</b>					<b>690</b>	
Service Areas	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Public Toilet	1		50	2	100	Functions
	2		100	2	200	Organization Adjacencies a pair on each level; discreet location Furnishings Other notes Bathrooms count will be dictated by code, based on SF
Staff Toilets	1		50	2	100	Functions Organization Adjacencies discreet location Furnishings Other notes
Collection Storage	10,000 volumes	20 vol/sf	500	1	500	Functions Organization Adjacencies Furnishings moveable stacks Other notes
Community Room Storage	100 seats	2 per seat	200	1	200	Functions Storage for chairs and tables Organization Adjacencies community room or easy path Furnishings Other notes

Service Areas, cont.	Occupants	Sub-area	Area/Ea	Units	Net Area	Notes
Coat Room			16	1	16	Functions for use for community room events or general library Organization Adjacencies entrance Furnishings Other notes
Stroller Storage	4 items	6 per item	24	1	24	Functions Interior storage of strollers & bulky personal items Organization Adjacencies Entrance Furnishings Other notes
Custodial Closet			25	2	50	Functions Organization Adjacencies one on each level Furnishings mop sink, shelving Other notes
Maintenance Storage			80	1	80	Functions Organization Adjacencies Furnishings Other notes
Trash & Recycling Room			50	1	50	Functions Organization door to exterior if possible Adjacencies Furnishings Other notes
Elevator			120	2 stories	240	Functions Organization Adjacencies entrance Furnishings Other notes monitor use from circulation desk
Service Areas Subtotal					1,560	
<b>Net Area Total</b>					<b>11,001</b>	

Mechanical Areas	Occupants	Area/Ea	Units	Net Area	Notes
Mechanical Room		750	1	750	Functions Organization Adjacencies Furnishings Other notes Committee would like to explore alternate heating & cooling options (pellet boiler, geothermal, etc.)
Electrical Room		150	1	150	Functions Organization Adjacencies Furnishings Other notes
Server Room	MDF	80	1	80	Functions
	IDF	20	1	20	Organization Adjacencies Furnishings Other notes
Elevator Machine Room		100	1	100	Functions Organization Adjacencies Furnishings Other notes
<b>Mechanical Areas Subtotal</b>				<b>1,100</b>	

Net Area		11,001
Mechanical Space	+/- 10%	1,100
Circulation	20%	2,200
Walls/Structure/Envelope	10%	1,100
<b>Gross Area</b>		<b>15,402</b>
Inefficiency of working with an existing structure	10%	1,540
<b>Estimated Building Area</b>		<b>16,942</b>