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Feasibility Study

architecture | design

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TOWN OF WAYLAND

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EXECUTIVE SUMMARY

The Wayland Public Library is a thriving institution with many successful programs and a building that has served the Wayland Community with honor and grace for over a hundred years. However, the library is struggling with cramped quarters that compromise its ability to house its collections and provide patrons with adequate seating to utilize the library's holdings while at the library. The Library Building Program, prepared by former Library Director Louise Brown, current Library Director Ann Knight and the staff, identifies the inadequacies of the current facility and proposes ways to address space and programmatic needs through expansion.

The scope of this feasibility study included the analysis of the existing site at 1, and 5 Concord Road, both with and without the potential purchase of part or all of the privately-owned parcel at 11 Concord Road to accommodate a larger library facility to meet the expanding library services for the Town. Lerner | Ladds + Bartels and their consultants reviewed the site's possibilities relative to its ability to accept and integrate the proposed expansion of library services to adequately accommodate the library's twenty-year programmatic goals.

SITE REVIEW:

The current Wayland Library is located on an 84,000 square foot lot and is abutted primarily by residential buildings and wetlands. The site has a number of physical and zoning restrictions which limit building expansion.

Initial site review focused on the site's ability to meet the building program requirements while still complying with zoning requirements (due to the proximity of the existing Town sewer, the viability of a new septic system was not done as part of this study).

Three major design constraints were pertinent in the feasibility analysis for this site: 1) the property is located in the Aquifer Protection District which imposes limits on the amount of impervious area (building, parking lots, etc.) on a site, 2) the site is abutted by a wetland that has development limits set forth by the Department of Environmental Protection and the Wayland Conservation Commission, and 3) the number of parking spaces needed to meet zoning requirements for the expanded building program. A review of the existing site determined that no building program expansion would be viable within the confines of the current property. Acquisition of the abutting property to the north would be required in order for the library to expand to meet its goals while staying within the restrictions of the Aquifer Protection By-Laws.



DESIGN PROCESS:

Lerner | Ladds + Bartels evaluated the twenty-year library program plan, compared it with widely accepted planning standards for public libraries and determined that approximately 22,975 sf of assigned space was required to meet the Library's future programmatic needs. An additional 7,582 sf (33% of the assigned space) would also be needed to accommodate the bathrooms, mechanical spaces, walls, storage and everything else that is required to make a building, for a total of 30,557 sf (see Program Review sheets A.1- A.3). In an effort to make an efficient building, our initial concepts were to place one large addition to the north of the original 1900's library. This design created an overwhelming mass for the site as well as for the historic building. This gesture was not acceptable for the location or for the Town of Wayland. A more sensitive approach was needed, one that would respond to the desired aspects of a New England town's landscape. The goal was to create a building that would emulate a series of smaller buildings (or pavilions) with green space in between them (see Design Alternates A, B and C – sheets D.1 – F.6). It was also important to maintain the character of the historic library and to not have it overshadowed by a large addition.

Library programs have changed over the years, often limiting an existing library building's ability to remain efficient with today's programmatic requirements. Older buildings while very beautiful and grand often provide less flexibility and usually require the renovation of spaces that would not be needed in a building built today. Also, the percentage of circulation required to accommodate the new addition's extended disbursement of program over the site added extra square footage. Given that the preferred pavilion design retained the historic original library building, and created additions to the north and south in order to meet this goal, the library became less efficient for a total gross area of 41,917 sf (see Program Review sheet A.4).

COSTS:

Daedalus Projects, Inc., a professional independent cost estimator, provided a conceptual construction cost estimate. Total Project Cost for Design Alternate A (adjacent house to north integrated), including Construction Costs, Site Acquisition, Project Expenses (including Design Fees) and Furnishings was estimated to be approximately \$16,167,526, or about \$386 per square foot. Design Alternate B (adjacent house remains in existing location) would be about \$14,898,401, or about \$355 per square foot and Design Alternate C (adjacent house relocated off site) would be approximately about \$13,129,951, or \$313 per square foot. Also included was an estimate for a fictional ideal site for the sake of comparison. The total project cost for this perfect site would be \$11,148,327, or \$321 per square foot. All prices shown are in today's dollars. An escalation factor of 5% per year would need to be applied. (see Cost Estimate Summary sheet G.1)



CONCLUSIONS:

Based on the analysis of the building program and the exploration of design alternatives, we find that, within the construction cost estimate indicated and the expanded site described, it is feasible to expand the Wayland Public Library to accommodate the 20 year projected needs of the citizens of Wayland for library services. However, even with the purchase of the northern property, a variance may be needed in order to reduce the number of parking spaces required in order to meet the restrictions of the Aquifer Protection By-Laws.

The unique Italian Romanesque character of the original library building combined with the architecturally compatible addition and with the integration of modern building systems will yield a library facility capable of meeting the needs and inspiring the imaginations of Wayland residents and visitors, now and for the anticipated future.

