JOHNSON ROBERTS ASSOCIATES INC.

ARCHITECTS

Reuben Hoar Library
Littleton, Massachusetts

March 6, 2017

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Improvement Project Progress

- Letter of Intent
- Apply for Design Grant
- Approval for Design Grant
- Develop a Library Building Program
- Develop Project Team: OPM, Designer
- Schematic Design
- Construction Grant Application (where we are now)
- Grant Approval by MBLC
- Obtain Funding and Town Approval
- Revise Schematic Design
- Design Development
- Construction Documents
- Bidding
- Construction
- New Library Opens

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Space Allocation Comparison

Assigned** Area Name	Current Size	Estimated Size (sq ft)
Circulation/Service Desk	395	450
Circ , Staff Workroom & Offices	303	689
Book Drop	20	60
Adult & Teen		
Browsing/New & AV	255	1,355
Current Periodical Subscriptions		272
Reference		630
Reading Room		362
Computer Lab/Tech Commons	338	450
Adult Nonfiction & Seats	1,522	1,560
Adult Fiction & Seats	1,314	1,560
Local History	256	405
Teen Room	596	1,060
Children's Services		
Seating, collection & other public areas	1,152	3,320
Program Room	328	420
Community Meeting Space		

Assigned** Area Name	Current Size	Estimated Size (sq ft)
Café*		133
Meeting /Multipurpose Room(s)*	912	1,320
Meeting Room Kitchenette		140
Meeting Room Storage	74	204
Conference Room*	301	270
Quiet/Group Study(s)*	112	480
Lower Lobby Meeting		300
Admin & Other Areas		
Director's Office	152	208
Children's Office		205
Custodial Off/Workrm		72
Server/Network Room	75	80
Staff Break Room	363	270
Friends/Book Sale		165
Secure Storage		
Total Assigned (net) SF		16,440
Unassigned Area @33%		5,491
Total Estimated Gross SF		21,931
Total Gross SF - per plans	15,177	22,880

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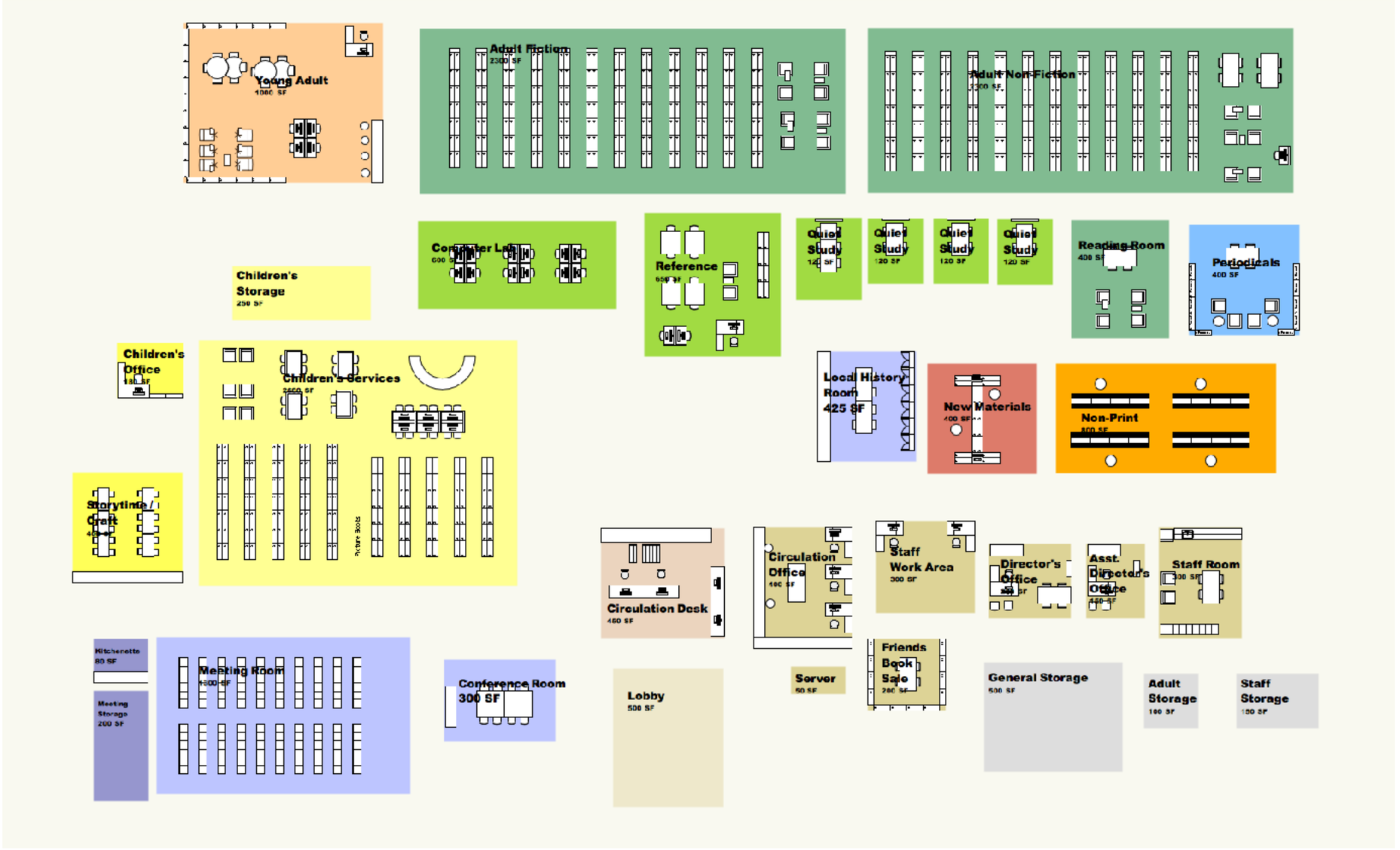
Building Program Analysis



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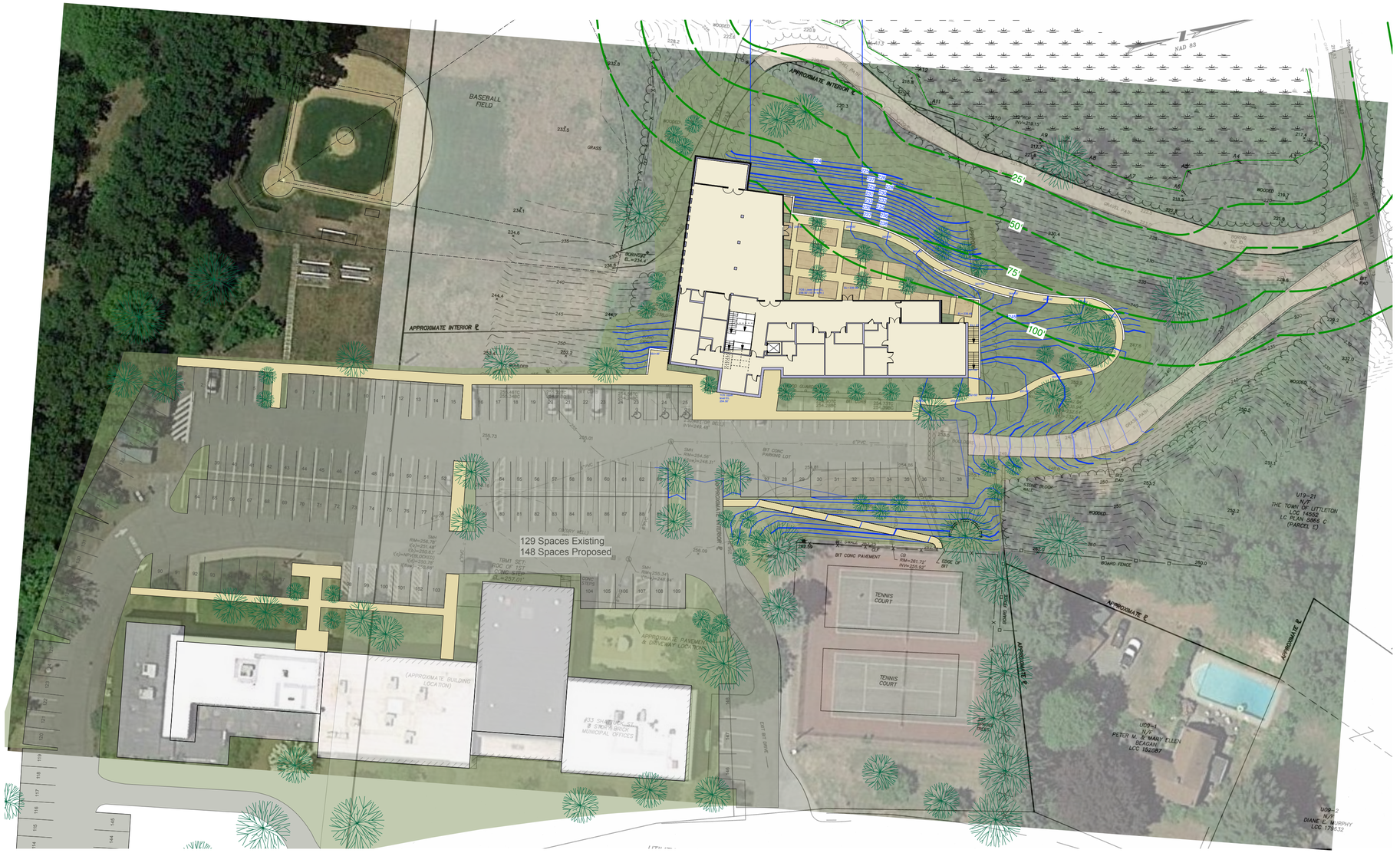
Overall Site Plan



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Overall Site Plan

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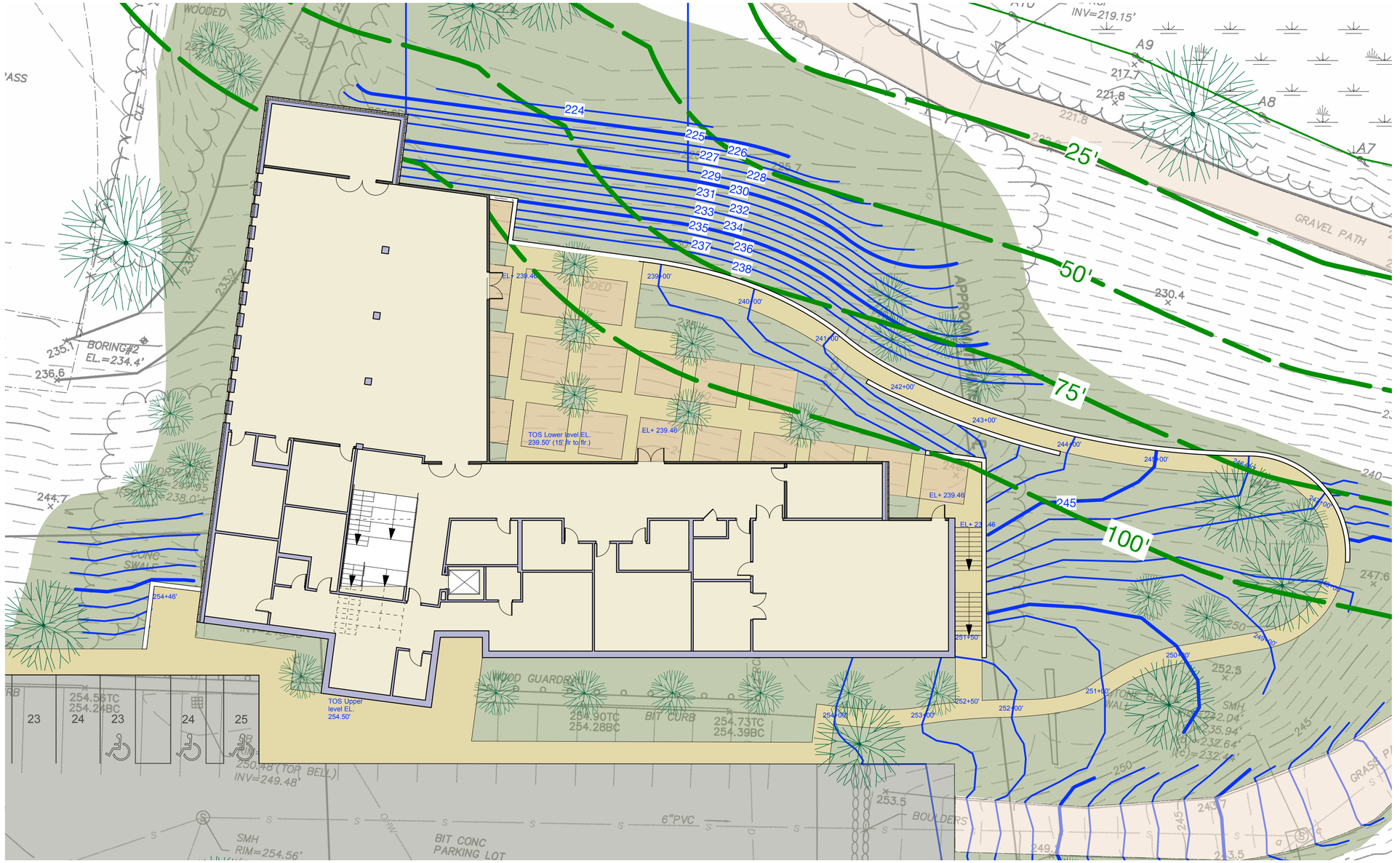
Site Plan Detail



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Upper (Entry) Floor Plan

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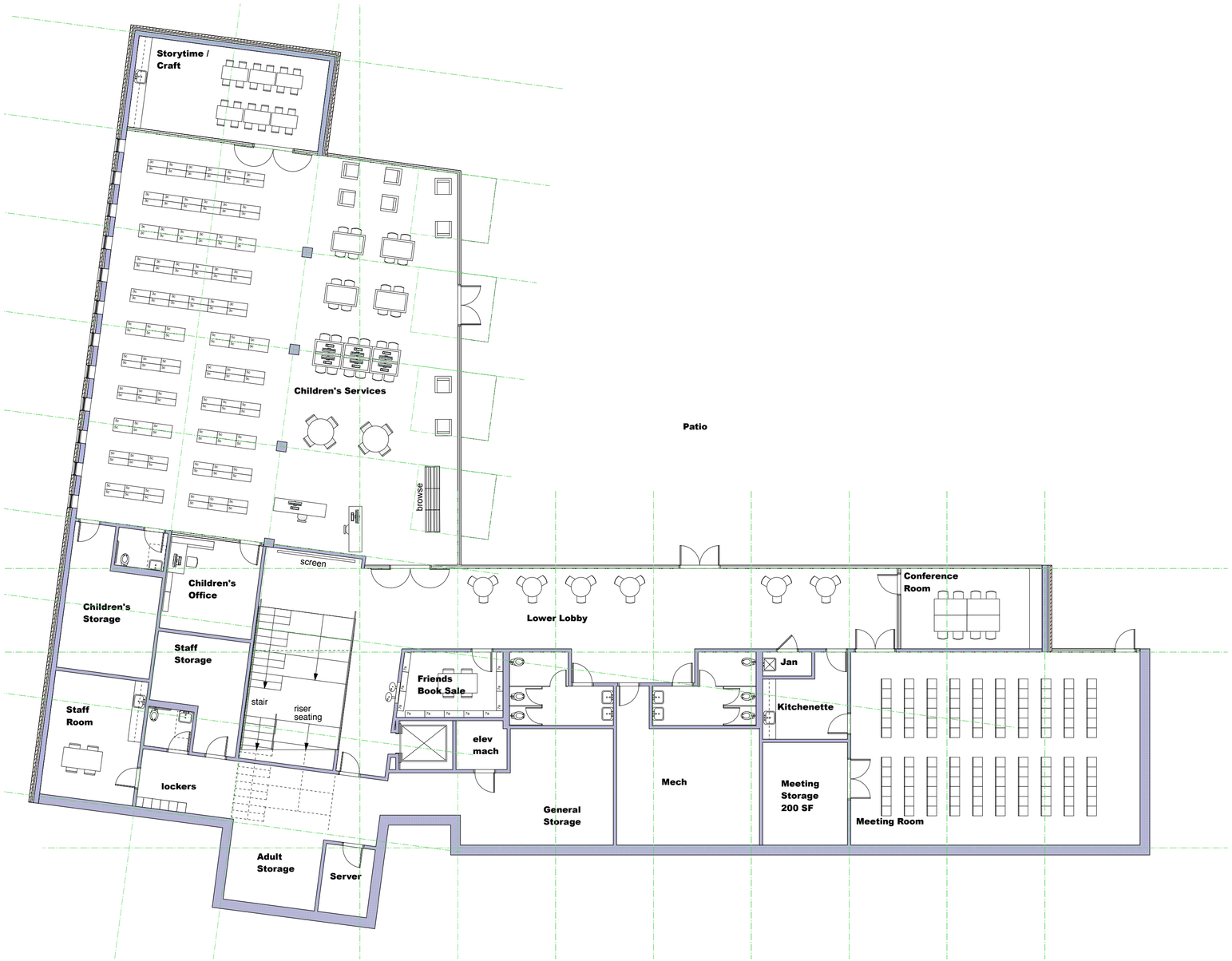
Lower Floor Plan



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Project Budget

- Project Cost (Construction Cost + Project Costs + Escalation)
  - $13,175,000 (2020 dollars)
- MBLC Grant Amount - Estimated
  - $5,966,000
- Balance (Potential Cost to Town)
  - $7,207,000 (2020 dollars)
  - $7,012,000 (Adjusted, 2020 dollars)

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Model View - Entry

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Model View - South Side

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Model View - East Side

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Model View - Lower Patio from Walk

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Model View - West Side and Patio

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Model View - Alternative Design

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Model View - Alternative Design

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Model View - Alternative Design

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Model View - Alternative Design