ATTLEBORO PUBLIC LIBRARY

Aaron Cohen Associates

June 10, 2019

Report on Attleboro Public Library

Overall Conclusion

Smart capital investments can be made to improve the utilization of the library and expand services on the existing site.

The existing building configuration limits public services.

An investment in the existing building will last 20 years.

Overall Conclusion

The Children's Library lacks a unified vision and design.

The building configuration limits adult and teen services.

The library has two group study rooms, providing limited community meeting space.

Attleboro has a large library, but a poor utilization of space.

Overall Conclusion

If Attleboro does not invest in adult community services, future residents will find other places to live.

Downtown Attleboro will house buildings/relics from the past.

Individuals and families will lack options to experience Attleboro.

FINDINGS: According to Aaron Cohen Associates, LTD analysis of the Attleboro Public Library, the building functionality was graded at a "C". This means that the environment does not provide the public with optimal service(s).

ATTLEBORO PUBLIC LIBRARY

CRITICAL SERVICES NEEDS NOT MET

USER NEEDS LIMITED (STAFF)

BUILDING NEEDS MET

BUILDING FUNCTIONS LIMITING SERVICE

FINDINGS: The Attleboro Public Library is a vital community resource; however, the building has not had a significant renovation in 20 years.

Level of Service

2000　　2010　　2020　　2030
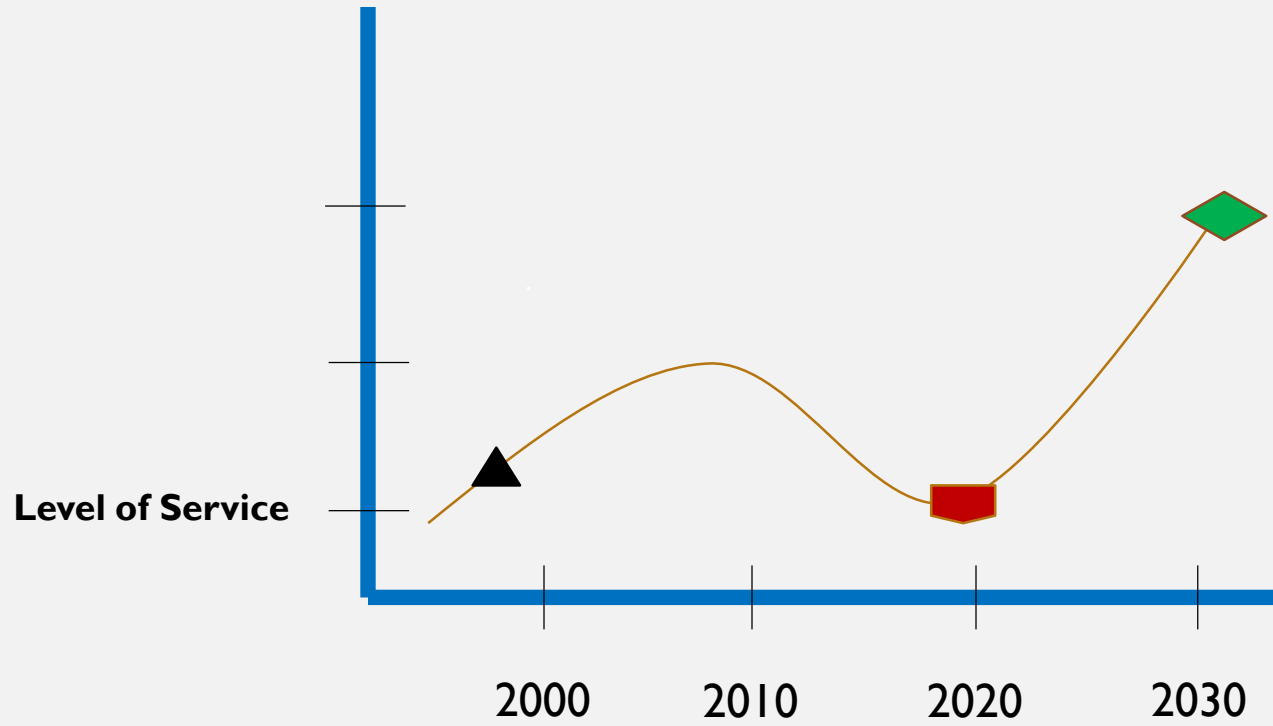
▲　Renovation and Addition to the Building

■　Low Utilization of the Building

◆　Potential Improvement to Public Services

Library Service Strategies

#1 Commons:
A library that provides a Commons environment helps address the need of people to meet and interact with others in their community and to participate in public discourse about community issues.

#2 Community Referral:
A library that offers Community Referral addresses the need for information related to services provided by community agencies and organizations.

#3 Cultural Awareness:
A library that offers Cultural Awareness service helps satisfy the desire of community residents to gain an understanding of their own cultural heritage and the cultural heritage of others.

#4 Current Topics and Titles:
Topics and Titles helps to fulfill community residents' appetite for information about popular cultural and social trends and their desire for satisfying recreational experiences.

#5 Information Literacy:
A library that provides Information Literacy service helps address the need for skills related to finding, evaluating and using information effectively.

#6 Local History and Genealogy:
A library that offers Local History and Genealogy service addresses the desire of community residents to know and better understand personal or community heritage.

FINDINGS: Attleboro Public Library Program Needs

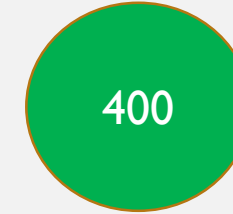1. Building Does not Provide Enough Space for Community Activities
   a. Social Space is limited due to the current configuration of the entrance
   b. Collaborative / Computer Space / Meeting Space is limited
   c. Quiet Space can be isolated, creating security concerns
   d. Teen Space / Production Space is nonexistent
   e. Children's Space / Story Time / Programming is limited by the building configuration

2. First Floor can be updated to provide
   a. More welcoming experience (more places to meet)
   b. Additional Access to Staff Support
   c. Updated Children and Family space
   d. New Teen Space
   e. More Meeting Rooms

3. Fourth Floor can be updated to provide
   a. More Meeting Space
   b. Efficient Management and Processing of Library Materials
   c. Updated Children and Family Space(s)
   d. More Small Meeting Rooms

230

Existing Seating

400

Potential Target for Library Seating (small, medium, large rooms)

73%
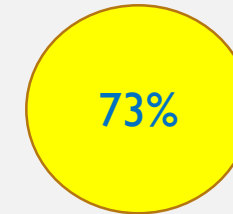
Potential Increase in Library Seating

Efficient Utilization of Space

LIBRARY PROGRAM BENCHMARKS

- COLLECTIONS
- STAFF
- SEATING
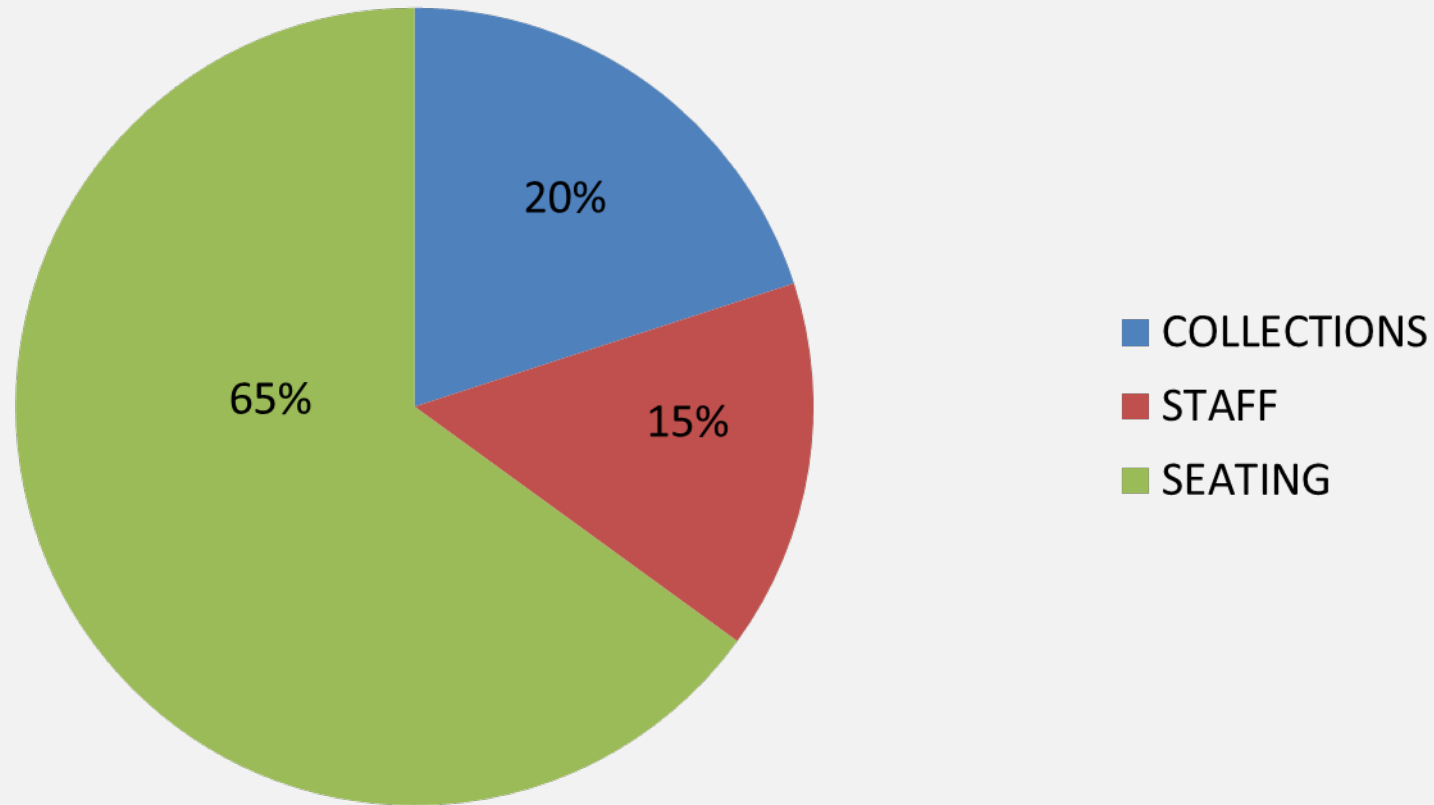
ACA's space utilization benchmark percentages in square feet

ATTLEBORO PUBLIC LIBRARY

EXISTING BUILDING

- COLLECTIONS
- STAFF & OFFICES
- SEATING
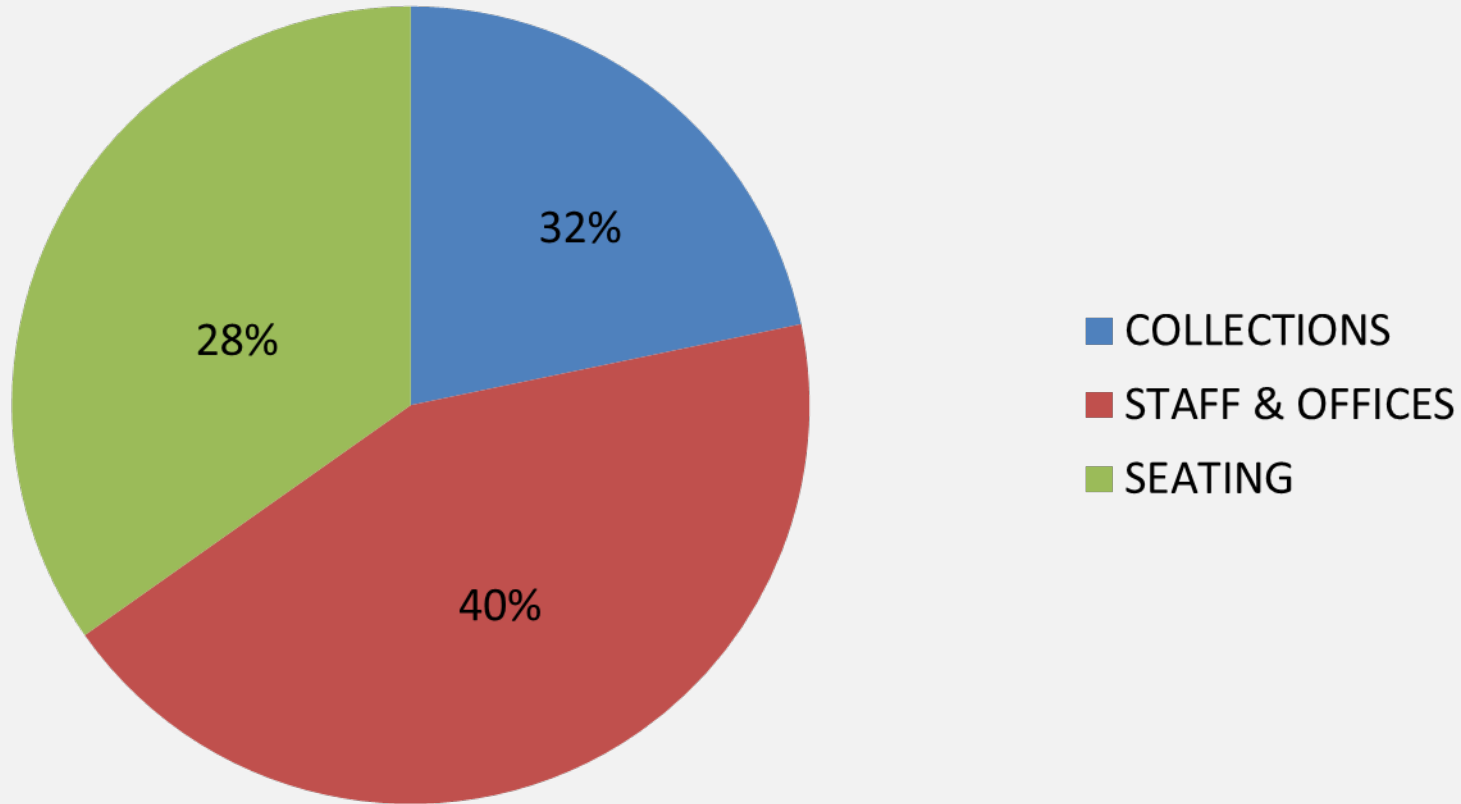
NOTE: Existing space utilization low against ACA benchmark percentages in square feet. Staff space needs to be realigned to create seating in the library.

Budget Decision Tree

How well suited is the Attleboro Public Library to meet the needs of the community?

Well-Suited

What if there was an investment in the Library Building?

Poorly-Suited

What if the Library Building costs more to renovate than a new building would cost?
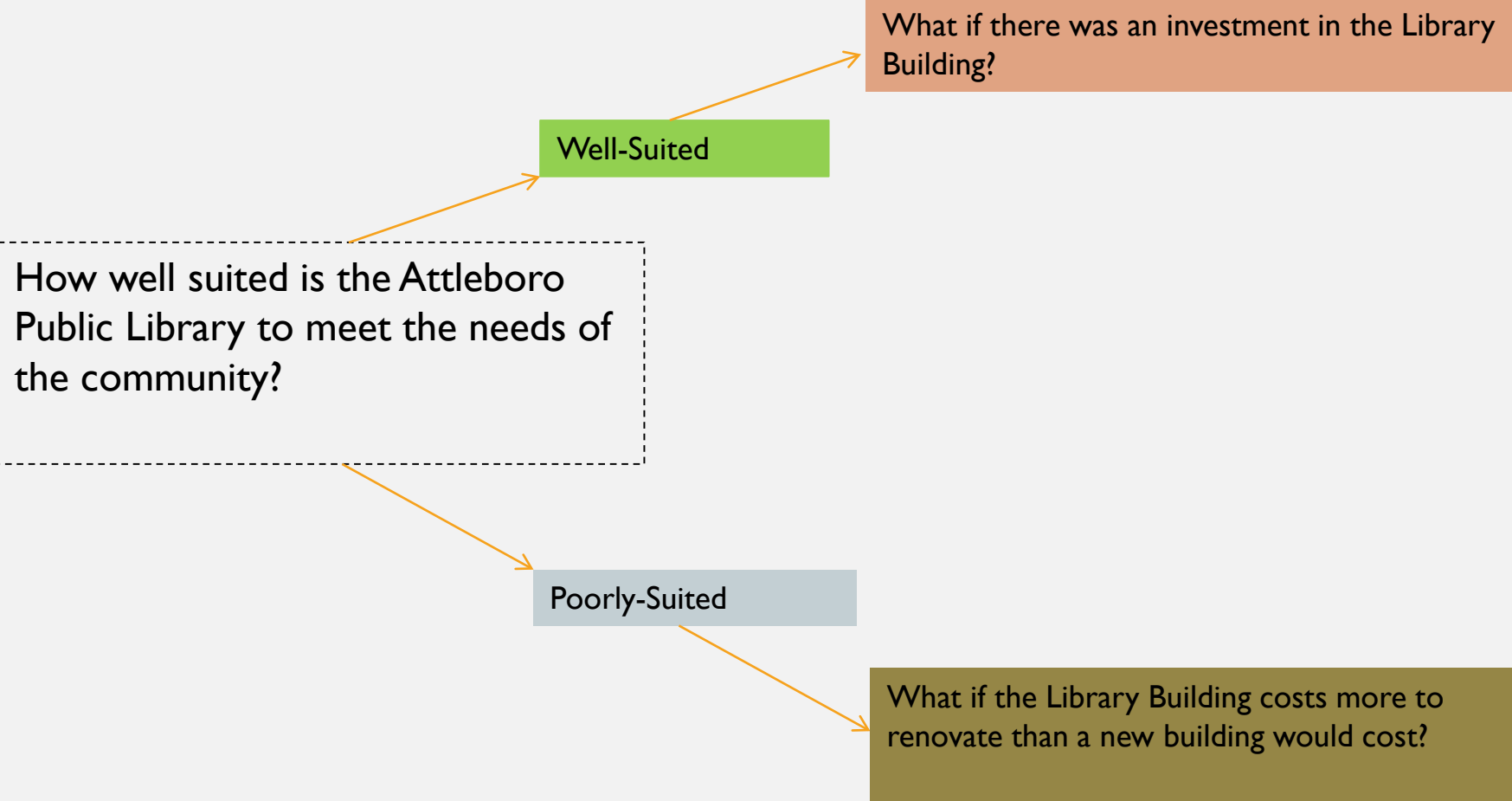
High Budget — $14M

Renovation of Library Building 35K sq. ft. x $400 =

OUTCOME: complete renovation of the building

Low Budget — $12.4M

Limited Renovation of Library Building 17.8K sq. ft. x $250 =

OUTCOME: cost effective renovation of the building, limited impact 1st & 4th floors

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High Budget — $17.5M

New Library Building 35K sq. ft. x $500 =

OUTCOME: new building 50 year investment, Attleboro history lost.

Low Budget — $8M

Fix Existing Building Mechanicals ONLY. x $150 =

OUTCOME: poor utilization of existing building

- Adjust proportions of space allotted to seating, collections, and staff.
- Define boundaries of children's library. For example, printing services are offered in this space. It should be secure, engaging and innovative.
- Infuse teen area with modern technology (makerspace, video production, etc.)
- Increase DVD and YA collections
- Update circulation function with 21st century technology: book sorter, self-check-in
- Consolidate staff offices should be consolidated to one location
- Add more flexible program space, including meeting rooms accessible after hours
- Improve parking and entrance areas (realign the entrance, reorganize parking lot)
- Integrate entrance with parking, playground, and gardens
- Enhance the library's role as a downtown Attleboro destination: connect library to park, update parking, improve garden area
- Provide quality spaces for the public to use
- Provide safer environments for the community (children, teens, adults, seniors)
- Improve ADA access to the building

Planning Horizon

RENOVATE THE EXISTING LIBRARY (INVESTMENT FOR THE NEXT 20 YEARS)

RENOVATION COMPLETE (2023)

DON'T RENOVATE THE LIBRARY / FIX MECHANICALS

ONGOING CAPITAL FUNDS REQUIRED TO FIX INTERIOR OF THE LIBRARY

NOTE EVERY YEAR COSTS GO UP – ADDITIONAL FUNDS REQUIRED TO UPDATE THE LIBRARY

2019   2023   2030   2039
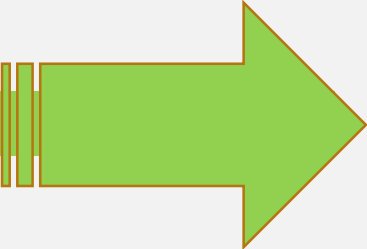
- We can adjust the configuration of the library's seating, collections, and staff space allocations. This will increase space for the public (adults, teens, children & families)
- The children's library needs to be secure, engaging and innovative. We can offer Attleboro a family destination.
- We can infuse teens spaces with modern technology (makerspace, video production, etc.)
- We can increase DVD and YA collections
- We can update processing functions: book sorter, self-check-in
- We can consolidate staff offices and provide more meeting rooms
- We can improve outdoor seating and entrance areas
- We can improve the playground, river walk and gardens
- Solidify the library's role as a downtown anchor
- Provide safer environments for the community (children, teens, adults, seniors)
- Improve ADA access

Proposed Schedule

| 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |

2019
Attleboro approves Public Library capital budget

Applies for matching funds

Architect begins design work

2020
Design work complete/bid documents issued

Partial closure of library spaces

2nd floor of the library to begin work

2021
Attleboro begins work on the 1st floor of the library

Partial closure of library public spaces

2nd floor renovation complete

2022
1st floor renovation Complete

Partial closure of library public spaces

2023
Re-Opening Ceremony for Attleboro Public Library

2025
Celebration of the 140 year old library

BUILDING FLOORS

4th		2nd FLOOR
3rd		MEZZANINE
2nd		1ST FLOOR
1st		GROUND
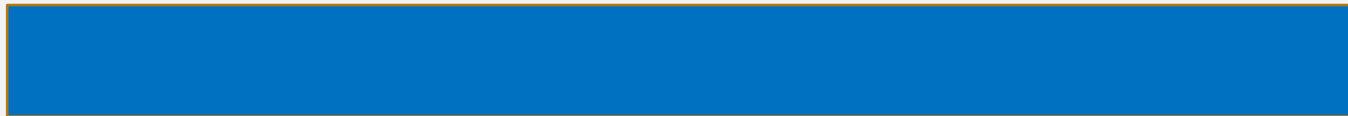
ATTLEBORO PUBLIC LIBRARY

**Existing Library
Ground Floor (1st)
Profiles**

KEY

■ COLLECTION AREAS

■ SEATING AREA

■ STAFF AREA

UP

STAIR
001

UP STAIR
001

OFFICE
G01

VENT
G04

BOYS
G05

STORAGE
G06

GIRLS
G07

STAIR
003

AUDIO
VISUAL
G07

LOWER
ATRIUM
G28

0'-0"

CHILDREN'S
LIBRARY

PRESCHOOL
LIBRARY
G03

BROWSING
G10

STORAGE
G11

JAN
CLOSET
G12

ELEC
G16

ACTIVITY
ROOM
G13

ANTEROOM
G14

STAIR
004

UP

ELEVATOR

STAIR
002

CIRCULATION
G18

LOBBY
G17

MULTI
PURPOSE
G15

DELIVERY
G20

STORE

CIRCULATION
OFFICE
G21

MENS
G23

WOMENS
G24

VESTIBULE
G25

UP

Ground Floor Existing Conditions - Pro's and Con's

Ground Floor Pro's

- Library Service Desk is functional and friendly
- Balfour Room provides space for the community to meet
- DVD collection is accessible
- Staff area is a child and family destination
- The children's room is accessible on the first floor

Ground Floor Con's

- Library Children's Room and story time area can be more inspiring generating more family activities
- Limited Adult Seating on First Floor
- Teen space needs to be better defined
- Entrance is not Welcoming or Intuitive (ADA is a concern, parking is a concern, received low grade from visual scan)
- Meeting Room should be accessible when the library is closed. Limited Meeting Rooms (not equipped for large or small groups / not flexible)
- Manual processing is inefficient - staff need automation tools to improve the library's services including sorting technology, meeting, events & programming management tools.

ATTLEBORO PUBLIC LIBRARY

**Existing Library
First Floor (2nd)
Profiles**

KEY

- COLLECTION AREAS
- SEATING AREA
- STAFF AREA

1st Floor Existing Conditions - Pro's and Con's

1st Floor Pro's

- Marble Reading Room is unique part of Attleboro History (people love it!)
- The library reference staff provide high level service to the community (computer support, value added services, genealogy, tech help, etc.)

1st Floor Con's

- Adult Seating on Second Floor is <u>very limited</u>
- Old Entrance is not Functional (ADA is a concern, old stairway to the 4th floor is a concern)
- The library offers two small meeting rooms. What if the library offered 10-15 meeting rooms of all sizes?
- Low quality seating space
- Staff service point is at the top of the stairway, line of sight limited
- Flow on the 2nd floor is disrupted by the atrium / open to below space

ATTLEBORO PUBLIC LIBRARY

Existing Library
Mezzanine Floor (3 rd)
Profiles

KEY

COLLECTION AREAS

SEATING AREA

STAFF AREA

STAIR
001

NON
FICTION
M01

NON
FICTION
M02

STAIR
003

OPEN TO
BELOW

OPEN TO
BELOW

OPEN TO
BELOW

OPEN TO
BELOW

ELEVATOR

ELEC
M04

OPEN TO
BELOW

Stair
002

NON
FICTION
M03

MENS
M10

WOMENS
M09

JAN C
M05

KITCHEN
M08

STAFF
LOUNGE
M06

Mezzanine Floor Existing Conditions - Pro's and Con's

Mezzanine Floor Pro's

- Third floor provides quiet seating
- The non fiction collection is located on this floor
- A new teen space has been developed, illustrating the library's support for the community

Mezzanine Floor Con's

- Limited Seating on third floor
- The library offers quiet seating that is isolated, creating a security hazard
- Teen librarian office is on the first floor
- Collection bookshelves are configured in long ranges, reducing the attractiveness to browse the shelves
- No staff supervision on this level
- Flow of the 3rd floor / mezzanine is affected by the opening in the center
- Claustrophobic spaces in the stacks
- Electricity needs to be updated

ATTLEBORO PUBLIC LIBRARY

**Existing Library
Second Floor (4th)
Profiles**

Overall Second Floor Area - 7,500 GSF

KEY

- COLLECTION AREAS
- SEATING AREA
- STAFF AREA
- PARTNER OFFICES

ASSISTANT DIRECTOR
201

TECHNICAL SERVICES
202

STORAGE
224

TRUSTEE
216

OFFICE
217

CONFERENCE
218

STORAGE
204

STORAGE
203

PLENUM

SKYLIGHT SHAFT
225

STORAGE
207

JAN CLO
212

STAIR
006

STORAGE
215

SKYLIGHT SHAFT
222

ELECRICAL
223

HALL
214

STAIR
005

DN

DN

DN

CORRIDOR
205

STAIR
002

UP

MENS
211

DIRECTOR
208

STORAGE
209

WOMEN
210

ELEVATOR

ELEV MACH ROOM
213

OFFICE
221

OFFICE
220

TECHNOLOGY SERVER
219

2nd Floor Pro's

- The fourth floor provides secure space for the staff
- Offices in the library are provided to the historical society and/or other partners
- The library processing areas is located on the fourth floor
- This is a secure floor (staff and partners only) limited traffic

2nd Floor Con's

- Limited public space on the fourth floor
- The library offers office space to partners, this reduces the amount of space available for public meeting rooms
- Library technical services moves materials up from the bottom level to the top level of the building
- The fourth floor is isolated and under-utilized
- Elevator needs to be analyzed (stops at 4A/4B floors)

Overall Second Floor Area - 7,500 GSF

ASSISTANT DIRECTOR 201

TECHNICAL SERVICES 202

TRUSTEE 216

OFFICE 217

CONFERENCE 218

STORAGE 224

JAN CLO 212

STORAGE 215

STAIR 005

STORAGE 204

STORAGE 203

PLENUM

SKYLIGHT SHAFT 225

STAIR 006

SKYLIGHT SHAFT 222

HALL 214

ELECRICAL 223

STORAGE 207

CORRIDOR 205

STAIR 002 UP

MENS 211

DIRECTOR 208

STORAGE 209

ELEVATOR

ELEV MACH ROOM 213

OFFICE 221

OFFICE 220

TECHNOLOGY SERVER 219

WOMEN 210

EXISTING PROGRAM

	SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
	Ground Floor	1,387	115	14	7,177	10,253
	First Floor	2,020	86	4	7,080	10,114
	Mezzanine Floor	4,486	33	-	3,295	5,386
	Second Floor	-	-	4	3,790	6,314
BUILDING TOTAL		7,893	234	22	21,342	32,067

EXISTING PROGRAM

	SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	**Room/Area Name**	**L.F.of Shelving**	**Patron Seating**	**Staff**	**Room or Area NASF**	**GSF (NASF = 70%)**
	Ground Floor	**1,387**	**115**	**14**	**7,177**	**10,253**
1. ENTRANCE						
101	Entrance vestibule				250	
102	Book drop				10	
103	Lobby area				520	
1.Entrance Subtotal		**–**	**–**	**–**	**780**	**1,114**
2. CUSTOMER SERVICE AREA						
201	Circulation Desk			3	100	
202	Self service holds pick up area	213			150	
2. Customer service Subtotal		**213**	**–**	**3**	**250**	**357**
3. LIBRARY MANAGEMENT						
301	Circulation Office			1	140	
3. Library Management Subtotal		**–**	**–**	**1**	**140**	**200**
4. OPERATIONS						
401	Circulation area				400	
402	Circulation sorting area			8	350	
403	Storage				16	
404	Delivery area				80	
4. Staff Operations Subtotal			**–**	**8**	**846**	**1,209**
5. COMMUNITY MEETING ROOMS						
501	Balfour Room		50		860	
502	Anteroom				90	
503	Storage				180	
5. Community Meeting Rooms Subtotal			**50**	**–**	**1,130**	**1,614**
6.ATRIUM AREA						
601	Lower Atrium		3		870	
602	A/V area	180			180	
6. Atrium area Subtotal		**180**	**3**	**–**	**1,050**	**1,500**
8. CHILDREN'S LIBRARY						
701	Library Services Desk			1	100	
702	Children's Computer Area		6		120	
703	Preschool Reading Area/seating	13	5		600	
704	Preschool Play Area		12		300	
705	Middle reader area	126	5		380	
706	Fiction/Non-Fiction Collection and seating area	855	18		860	
707	Activity Room		16		515	
708	Children's librarian office			1	106	
8. Children Library Subtotal		**994**	**62**	**2**	**2,981**	**4,258.57**

EXISTING PROGRAM

	SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
	First Floor	**2,020**	**86**	**4**	**7,080**	**10,114**
8. LIBRARY MANAGEMENT						
801	Reference Office			1	115	
8. Library Management Subtotal		-	-	1	115	164
9. REFERENCE AREA						
901	Library Services Desk area			3	200	
902	Computer area		8		320	
903	Open seating area		9		350	
904	Lounge seating		6		210	
905	Group Study Room (2 study rooms)		6		160	
906	Copier/Printer (1)				120	
9. Adult Library Subtotal		-	29	3	1,360	1,943
10. FICTION AREA						
1001	Collection area	1,128			1,010	
1002	Carrel seating area		5		730	
10. Fiction area subtotal		1,128	5	-	1,740	2,486
11. LARGE PRINT AREA						
1101	Collection area	360			240	
1102	Seating area		7		635	
11. Large Print area subtotal		360	7	-	875	1,250
12. NEW BOOKS AND READING AREA (LOBBY)						
1201	Collection area	24			25	
1202	Seating area		8		735	
12. New books and reading area subtotal		24	8	-	760	1,086
13. PERIODICALS AREA						
1301	Collection area	190			425	
1302	Seating area		12		440	
13. Periodicals area Subtotal		190	12	-	865	1,236
14. LOCAL HISTORY AREA						
1401	Collection area	318			400	
1402	Seating area		13		315	
14. Local history area subtotal		318	13	-	715	1,021
15. TECH LAB AREA						
1501	Seating area		12		650	
15. Tech Lab area subtotal		-	12	-	650	929

EXISTING PROGRAM

	SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
Mezzanine Floor		**4,486**	**33**	**-**	**3,295**	**5,386**
16. NON-FICTION AREA						
1601	Collection area	3,516			1,750	
1602	Carrel seating area		9		375	
1603	Lounge seating area		4		230	
1604	Collaboration Seating		6		120	
1605	A/V collection area	715			560	
16. Non-Fiction area subtotal		**4,231**	**19**	**-**	**3,035**	**4,336**
17. TEEN AREA						
1701	Teen Collection & Seating	255	14		260	
17. Teen Center Area Subtotal		**255**	**14**	**-**	**260**	**371**
18. STAFF AREA						
1801	Staff kitchen/lounge area				370	
1802	Staff Restrooms				105	
18. Staff Area Subtotal					**475**	**679**

EXISTING PROGRAM

	SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
Second Floor		**-**	**-**	**4**	**3,790**	**6,314**
19. PARTNERS OFFICES AREA						
1901	Office areas (3)				730	
1902	Attleboro commission office				150	
1903	Conference room				310	
1904	Server room				300	
1905	Seating area				270	
1906	Storage area				120	
19. Partners office area subtotal		**-**	**-**	**-**	**1,880**	**2,686**
20. OPERATIONS						
2001	Processing Work Room			4	1,160	
2002	Storage				750	
2003						
20. Staff Operations Subtotal		**-**	**-**	**4**	**1,910**	**2,729**
21. LIBRARY MANAGEMENT						
2101	Library Director's Office			1	240	
2102	Office			1	240	
2103	Office			1	150	
21. Library Management Subtotal		**-**	**-**	**3**	**630**	**900**

EXISTING COLLECTIONS PROFILE

COLLECTION PROFILE					
Category	Volumes	No. of Shelves	Linear Feet	Growth Rate	NOTES
Adult Library		**2061**	**6141**	**0**	
Reference		7	21		
Periodicals		76	190		145 ft face out, current iss, 45 st bk iss
Fiction		376	1128		
Non-Fiction		1172	3516		
Special Collection		8	24		Adult graphic novel
		15	45		Spanish
Media		301	899		audiobooks, dvds, video games
Laptop Loaners, Ipads					
Archives (Local History)		106	318		7ft of microfiche, 12 ft clip files
Other					
Children's Library		**332**	**994**		
New Books Area					
Reference		1	3		
Periodicals		2	6		spinning racks, limited back issues
Fiction		165	495		BB-Middle Reader
Non-Fiction		120	360		
Special Collection		7	12		Spanish
			8		MOBY packs
Media		37	110		
Laptop Loaners, Ipads					
Teen Area		**85**	**255**		
New Books		3	9		
Reference		0	0		
Periodicals		0	0		
Fiction		77	231		
Non-Fiction		5	15		
Special Collection		0	0		
Comic Book Collection					included with fiction
Laptop Loaners, Ipads					
TOTAL		**2478**	**7390**	**0**	

EXISTING STAFF PROFILE

STAFF PROFILE				
DEPARTMENT	**JOB TITLE**	**FULL TIME**	**PART TIME**	**NOTES**
Administration				
	Library Director	1		
	Assistant Director	1		
	Office Manager	1		
	Custodian	1		
Adult Library				
	Department Head/Reference Librarian	2	1	
	Department Head/Circulation Supervisor	1		
	Readers Services Coordinator	1		
	Shelvers		1	plus volunteers
	PT Senior Library Assistants		3	
	PT Library Assistants		4	
	Library Aide/Shelvers		2	
Tech Services				
	Department Head	1		
	Senior Library Technicians	2		
Children's Library				
	Department Head	1		
Teen Area				
	Department Head	1		
SUBTOTAL		**13**	**11**	
TOTAL STAFF		**24**		

EXISTING SEATING PROFILE

Department or Area	Readers Seats						Equipment Seats/Stations			Group Study/Meeting Rooms		Total
	Lounge Seats	13 Person Tbl.Seats	4 Person Tbl.Seats	3 Person Tbl.Seats	2 Person Tbl.Seats	1-Person Table Seats (Carrels)	OPAC Stand-up Stations	Computer Work-stations	Microfilm or other Equip.	Number of seats in room	Number of seats in room	Total Seats Per Area
Adult Library	**23**	**13**	**24**	**6**	**8**	**17**	**2**	**9**	**2**	**52**	**4**	**158**
Reference area	6				3	3	2	8				
Group Study Room (2 study rooms)										2	4	
Periodicals Area	6		1		1							
Lobby Area	4		1									
Large Print Area	2		1									
Special Collections (Local History Area)		1						1	1			
Tech Lab			3									
Fiction Area	1					5						
Non-Fiction Area	4			2		9			1			
Balfour Room										50		
Children's Library	**8**	**0**	**20**	**3**	**0**	**2**	**2**	**7**	**2**	**16**		**58**
New book Area												
Computer Area	1						2	6				
IPAD area						1						
Baby Area												
Fiction			3	1					2			
Non-Fiction						1						
Middle Reader			1					1				
Baby Area	7		1									
Activity room										16		
Teen Area	**3**			**6**		**5**						**14**
Teen Area	3			2		5						
Subtotal	34	13	44	15	8	24	4	16	4	68	4	
	14.8%	5.7%	19.1%	6.5%	3.5%	10.4%	1.7%	7.0%	1.7%	29.6%	1.7%	
TOTAL SEATS	230											230

PROGRAM TEST FIT
(PROGRAM OPTIONS BASED ON COMMUNITY INPUT)

Aaron Cohen Associates

June 10, 2019

ATTLEBORO PUBLIC LIBRARY

OPT 1
Ground Floor (1st)
Profiles

Overall Ground Floor Area - 10,300 GSF

KEY

- ◼ COLLECTION AREAS
- ◼ SEATING AREA
- ◼ STAFF AREA

← ENTRANCE

ATTLEBORO PUBLIC LIBRARY

OPT 1
First Floor (2nd)
Profiles

KEY

COLLECTION AREAS

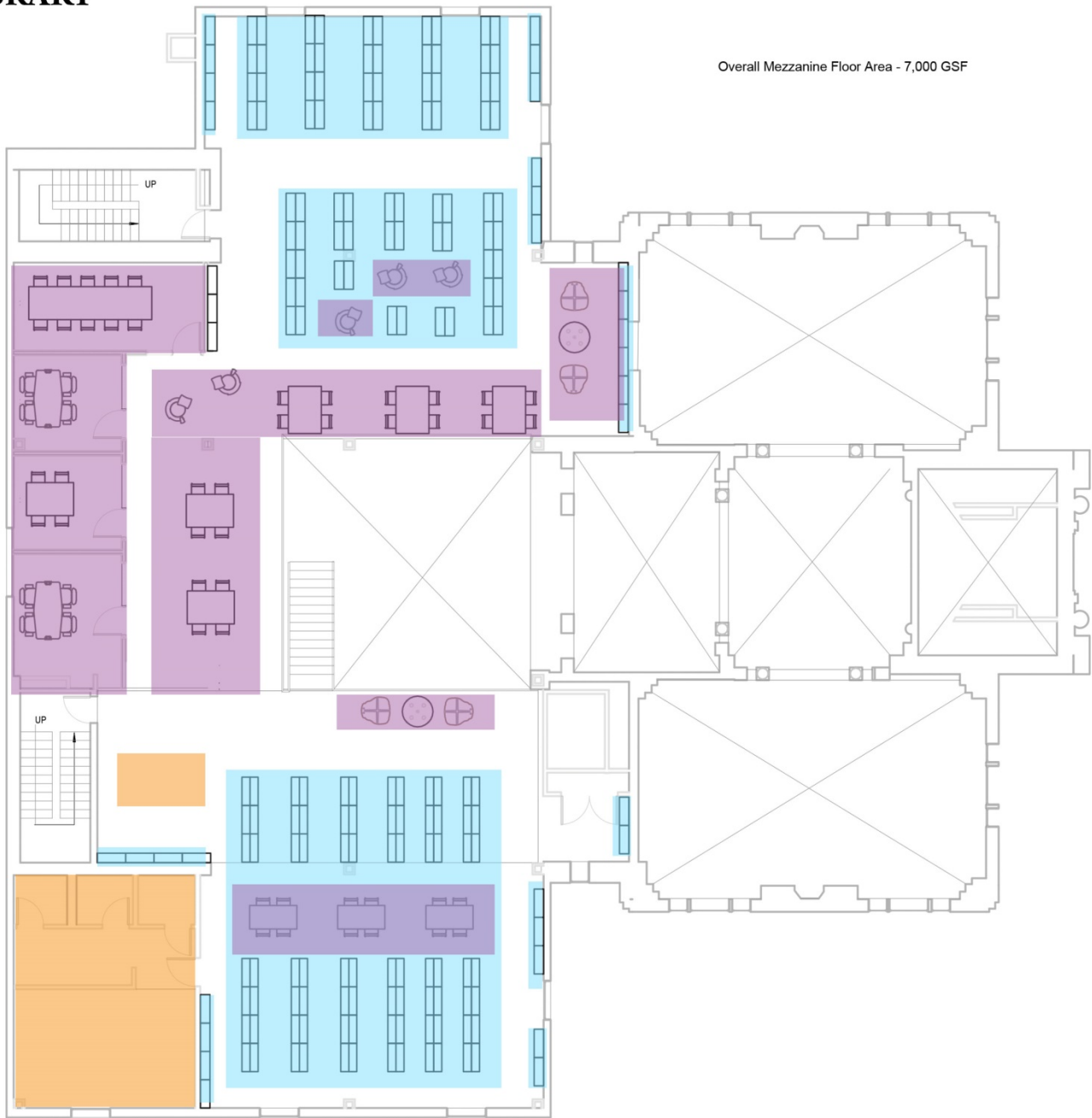SEATING AREA

STAFF AREA

UP

MAIN ENTRY

ATTLEBORO PUBLIC LIBRARY

OPT 1
Mezzanine Floor (3 rd)
Profiles

Overall Mezzanine Floor Area - 7,000 GSF

KEY

COLLECTION AREAS

SEATING AREA

STAFF AREA

ATTLEBORO PUBLIC LIBRARY

OPT 1
Second Floor (4th)
Profiles

Overall Second Floor Area - 7,500 GSF

KEY

COLLECTION AREAS

SEATING AREA

STAFF AREA
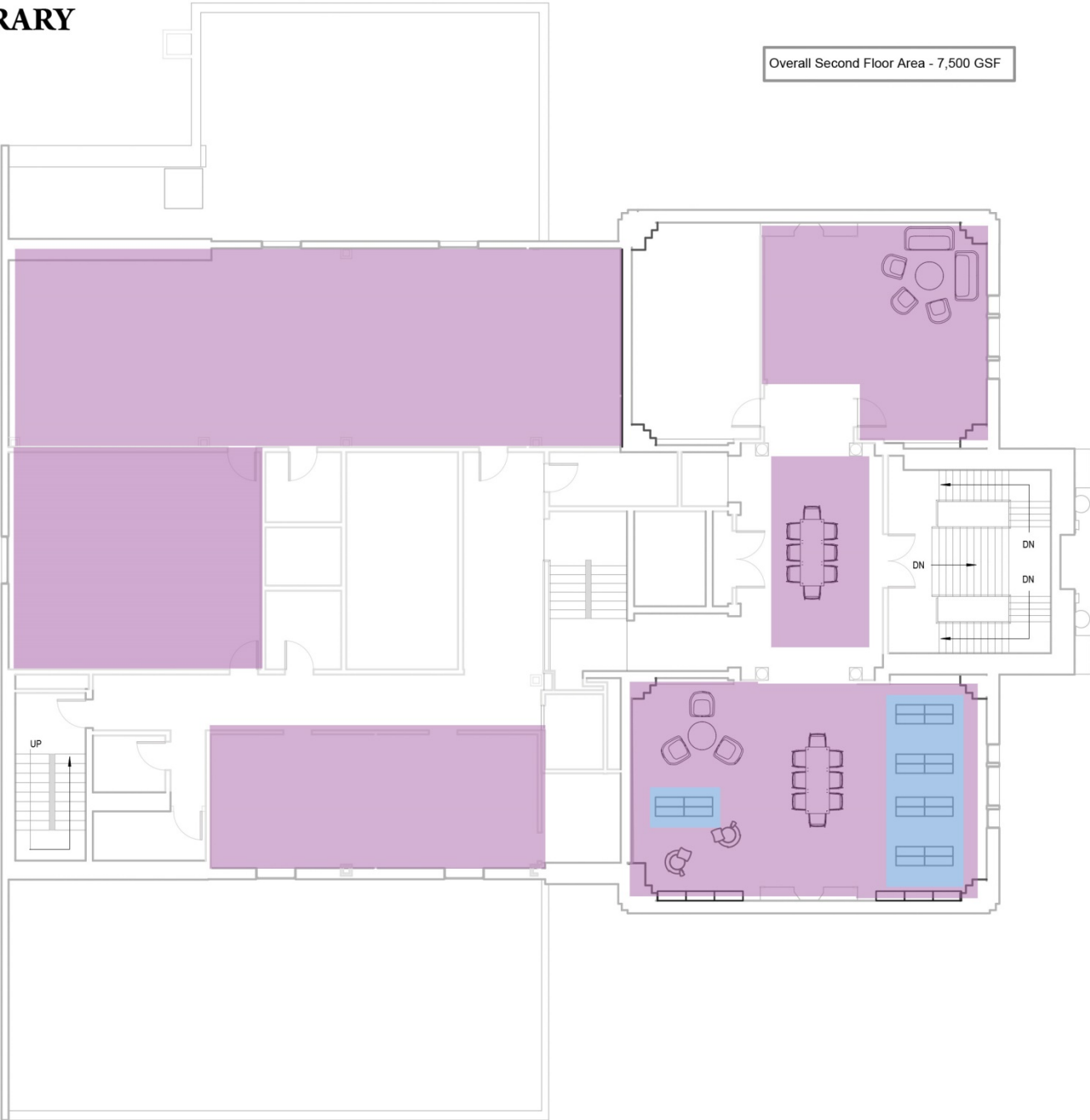
OPTION I PROGRAM

		SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	Mode	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
		Ground Floor	430	117	8	7,110	10,157
		First Floor	2,512	114	3	7,610	10,871
		Mezzanine Floor	2,604	50	1	3,808	5,440
		Second Floor	1,294	97	2	4,020	5,743
BUILDING TOTAL			6,840	404	14	22,548	32,211

OPTION I PROGRAM

Rm. No.	Mode	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
SUMMARY OF BUILDING SPACE REQUIREMENTS							
Ground Floor			430	117	8	7,110	10,157
1. ENTRANCE							
101		Entrance vestibule				250	
102		Book drop				10	
103	Social	Market area	210			520	
104		Media wall				50	
1. Entrance Subtotal			210	-	-	830	1,186
2. CUSTOMER SERVICE AREA							
201	Touch Point	Circulation Desk	220		2	150	
2. Customer service Subtotal			220	-	2	150	214
3. LIBRARY MANAGEMENT							
301		Library Director's Office			1	120	
302		Circulation Office			1	120	
303		Conference room				310	
3. Library Management Subtotal			-	-	2	550	786
4. OPERATIONS							
401		Circulation area				400	
402		Processing Work Room			4	1,100	
403		Storage				750	
404		Delivery area				80	
4. Staff Operations Subtotal			-	-	4	2,330	3,329
5. COMMUNITY MEETING ROOM							
501	Collaboration	Meeting room 1 (Balfour Room)		35		860	
502	Collaboration	Meeting room 2		22		560	
503	Collaboration	Meeting room 3		32		810	
504	Collaboration	Group study room (1-2 seats)		4		160	
505	Collaboration	Group study room 3 (2-4 seats)		18		560	
506	Collaboration	Open study area (4-6 seats)		6		120	
507		Storage				180	
5. Community Meeting Rooms Subtotal				117	-	3,250	4,643

OPTION I PROGRAM

Rm. No.	Mode	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
		SUMMARY OF BUILDING SPACE REQUIREMENTS					
		First Floor	**2,512**	**114**	**3**	**7,610**	**10,871**
6. LIBRARY MANAGEMENT							
601		Reference Office			1	115	
6. Library Management Subtotal			-	-	**1**	**115**	**164**
7. REFERENCE AREA							
701	Touch Point	Library Services Desk area			2	200	
702	Touch Point	Hi-top help seating		4		100	
703		Computer area		8		320	
704	Collaboration	Open seating area		24		470	
705	Collaboration	Group Study Room (2 study rooms)		6		160	
706		Copier/Printer (1)				120	
7. Adult Library Subtotal			-	**42**	**2**	**1,370**	**1,957**
8. FICTION AREA							
801		Collection area	1,080			1,010	
802		Seating area		12		730	
8. Fiction area subtotal			**1,080**	**12**	-	**1,740**	**2,486**
9. ADULT AREA							
901		Collection area	540			320	
902		Seating area		8		200	
9. Adult area subtotal			**540**	**8**	-	**520**	**743**
10. LARGE PRINT AREA							
1001		Collection area	360			240	
1002		Seating area		7		635	
10. Large Print area subtotal			**360**	**7**	-	**875**	**1,250**
11. NEW BOOKS AND READING AREA (LOBBY)							
1101		Collection area	24			25	
1102		Seating area		8		735	
11. New books and reading area subtotal			**24**	**8**	-	**760**	**1,086**
12. PERIODICALS AREA							
1201		Collection area	190			425	
1202		Seating area		12		440	
12. Periodicals area Subtotal			**190**	**12**	-	**865**	**1,236**
13. LOCAL HISTORY AREA							
1301		Collection area	318			400	
1302		Seating area		13		315	
13. Local history area subtotal			**318**	**13**	-	**715**	**1,021**
14. TECH LAB AREA							
1401		Seating area		12		650	
14. Tech Lab area subtotal			-	**12**	-	**650**	**929**

OPTION I PROGRAM

SUMMARY OF BUILDING SPACE REQUIREMENTS							
Rm. No.	**Mode**	**Room/Area Name**	**L.F.of Shelving**	**Patron Seating**	**Staff**	**Room or Area NASF**	**GSF (NASF = 70%)**
Mezzanine Floor			**2,604**	**50**	**1**	**3,808**	**5,440**
15. LIBRARY MANAGEMENT							
1501	Touch Point	Service desk			1	115	
15. Library Management Subtotal			-	-	1	115	164
16. NON-FICTION AREA							
1601		Collection area	2,604			1,750	
1602	Collaboration	Group study room (8-10 seats)		10		200	
1603	Collaboration	Group study room (2-4 seats)		4		118	
1604	Collaboration	Group study room (2-4 seats)		8		320	
1605	Collaboration	Collaboration Seating		20		500	
1606		Individual seating area		4		100	
1607	Social	Lounge seating area		4		230	
16. Non-Fiction area subtotal			**2,604**	**50**	-	**3,218**	**4,597**
17. STAFF AREA							
1701		Staff kitchen/lounge area				370	
1702		Staff Restrooms				105	
17. Staff Area Subtotal						**475**	**679**

OPTION I PROGRAM

Rm. No.	Mode	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
**SUMMARY OF BUILDING SPACE REQUIREMENTS**						
	**Second Floor**	**1,294**	**97**	**2**	**4,020**	**5,743**
**18.CHILDREN'S LIBRARY**						
1801	Touch Point	Library Services Desk			1	100	
1802	Collaboration	Children's Computer Area		6		120	
1803	Social	Preschool Reading Area/seating	13	5		600	
1804	Social	Preschool Play Area		12		300	
1805		Middle reader area	126	5		380	
1806	Collaboration	Fiction/Non-Fiction Collection and seating area	855	18		860	
1807	Collaboration	Program Room		25		550	
1808		Children's librarian office			1	100	
	18. Children Library Subtotal	**994**	**71**	**2**	**3,010**	**4,300.00**
**19. TEEN AREA**						
1901		Teen Collection	300	2		260	
1902	Social	Lounge seating		4		300	
1903	Social	High Top seating		8		150	
1904	Collaboration	Open seating area		12		300	
	19. Teen Center Area Subtotal	**300**	**26**	**-**	**1,010**	**1,443**
	**BUILDING TOTAL**	**6,840**	**404**	**14**	**14,938**	**32,211**

ATTLEBORO PUBLIC LIBRARY

OPT 2
Ground Floor (1st)
Profiles

Overall Ground Floor Area - 10,300 GSF

KEY

- COLLECTION AREAS
- SEATING AREA
- STAFF AREA

ENTRANCE

ATTLEBORO PUBLIC LIBRARY

OPT 2
First Floor (2nd)
Profiles

KEY

- COLLECTION AREAS
- SEATING AREA
- STAFF AREA

ATTLEBORO PUBLIC LIBRARY

OPT 2
Mezzanine Floor (3 rd)
Profiles

Overall Mezzanine Floor Area - 7,000 GSF

KEY
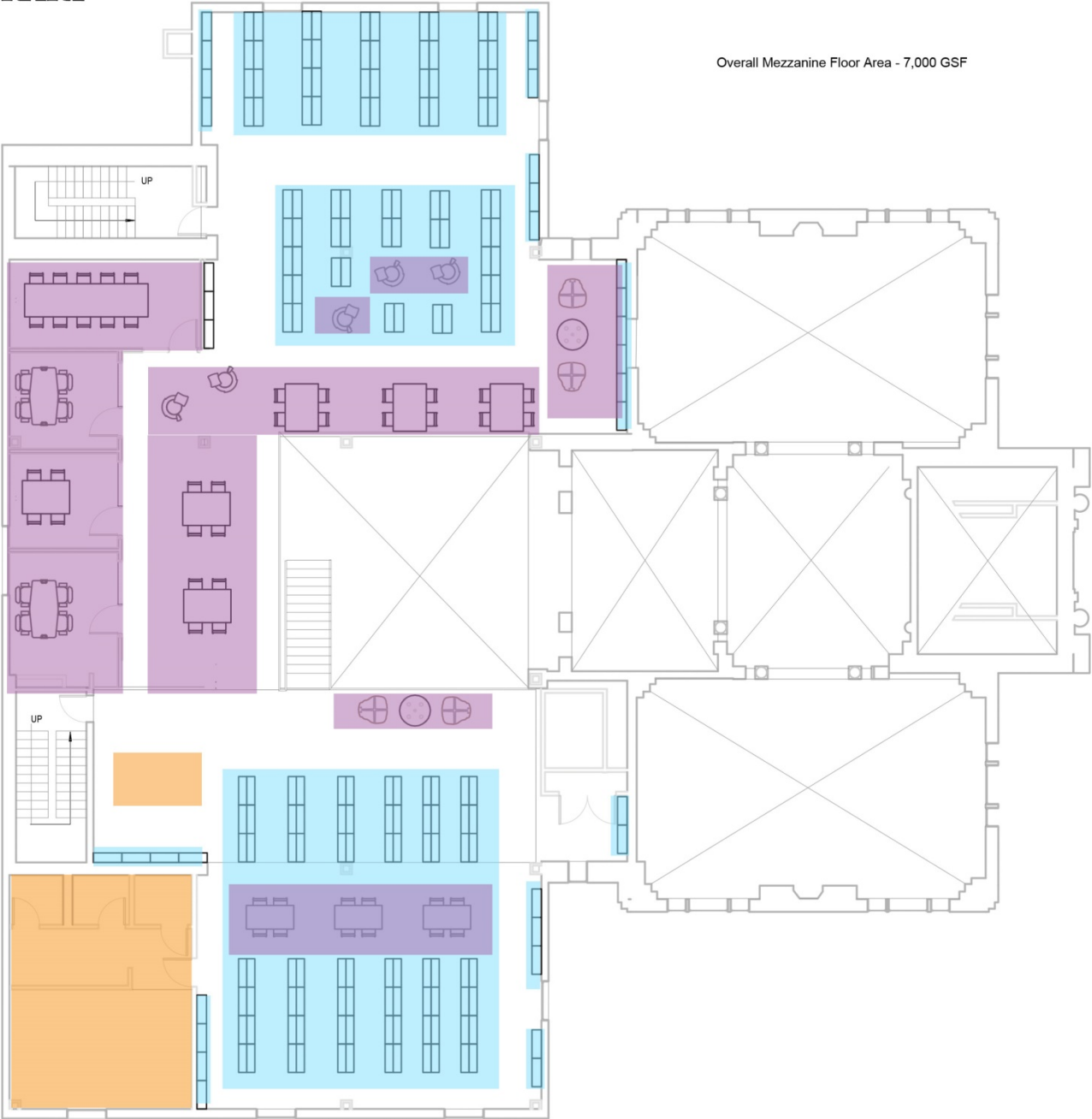
COLLECTION AREAS

SEATING AREA

STAFF AREA

ATTLEBORO PUBLIC LIBRARY

OPT 2
Second Floor (4th)
Profiles

Overall Second Floor Area - 7,500 GSF

KEY

COLLECTION AREAS

SEATING AREA

STAFF AREA

UP

DN

DN

DN
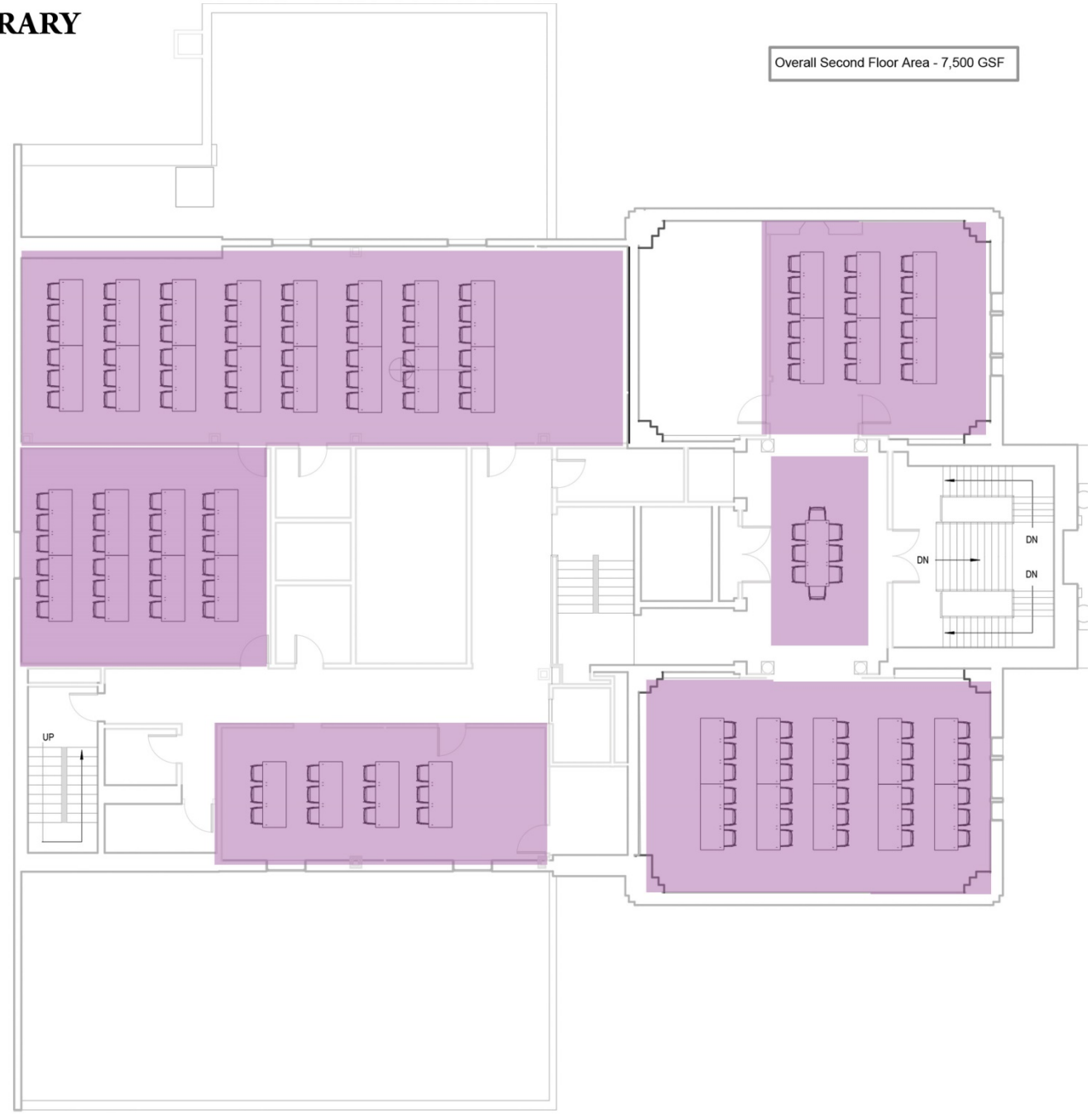
OPTION 2 PROGRAM

		SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	**Mode**	**Room/Area Name**	**L.F.of Shelving**	**Patron Seating**	**Staff**	**Room or Area NASF**	**GSF (NASF = 70%)**
		Ground Floor	1,239	92	10	6,920	9,886
		First Floor	2,512	114	3	7,610	10,871
		Mezzanine Floor	2,604	50	1	3,808	5,440
		Second Floor	-	152	-	4,250	6,071
BUILDING TOTAL			6,355	411	14	22,588	32,269

OPTION 2 PROGRAM

SUMMARY OF BUILDING SPACE REQUIREMENTS

Rm. No.	Mode	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
		Ground Floor	**1,239**	**92**	**10**	**6,920**	**9,886**
1. ENTRANCE							
101		Entrance vestibule				250	
102		Book drop				10	
103	Social	Lobby area	150			520	
104		Media wall				50	
1.Entrance Subtotal			**150**	**–**	**–**	**830**	**1,186**
2. CUSTOMER SERVICE AREA							
201	Touch Point	Circulation Desk	220		2	150	
2. Customer service Subtotal			**220**	**–**	**2**	**150**	**214**
3. LIBRARY MANAGEMENT							
301		Library Director's Office			1	120	
302		Circulation Office			1	120	
303		Conference room				300	
3. Library Management Subtotal			**–**	**–**	**2**	**540**	**771**
4. OPERATIONS							
401		Circulation area				300	
402		Processing Work Room			4	1,000	
403		Storage				300	
404		Delivery area				80	
4. Staff Operations Subtotal			**–**	**–**	**4**	**1,680**	**2,400**
5. COMMUNITY MEETING ROOM							
501	Collaboration	Meeting room 1 (Balfour Room)		35		860	
502		Storage				180	
5. Community Meeting Rooms Subtotal				**35**	**–**	**1,040**	**1,486**
6.CHILDREN'S LIBRARY							
601	Touch Point	Library Services Desk			1	100	
602	Collaboration	Children's Computer Area		6		120	
603	Social	Preschool Reading Area/seating	13	5		400	
604	Social	Preschool Play Area		12		200	
605		Middle reader area	126	5		350	
606	Collaboration	Fiction/Non-Fiction Collection and seating area	550	10		650	
607	Collaboration	Program Room		16		400	
608		Children's librarian office			1	100	
6. Children Library Subtotal			**689**	**54**	**2**	**2,320**	**3,314.29**
7. TEEN AREA							
701		Teen Collection & seating	180	3		360	
7. Teen Center Area Subtotal			**180**	**3**	**–**	**360**	**514**

OPTION 2 PROGRAM

		SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	Mode	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
First Floor			**2,512**	**114**	**3**	**7,610**	**10,871**
8. LIBRARY MANAGEMENT							
801		Reference Office			1	115	
8. Library Management Subtotal			-	-	1	115	164
9. REFERENCE AREA							
901	Touch Point	Library Services Desk area			2	200	
902	Touch Point	Hi-top help seating		4		100	
903		Computer area		8		320	
904	Collaboration	Open seating area		24		470	
905	Collaboration	Group Study Room (2 study rooms)		6		160	
906		Copier/Printer (1)				120	
9. Adult Library Subtotal			-	42	2	1,370	1,957
10. FICTION AREA							
1001		Collection area	1,080			1,010	
1002		Seating area		12		730	
10. Large Print area subtotal			1,080	12	-	1,740	2,486
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1101		Collection area	540			320	
1102		Seating area		8		200	
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12. LARGE PRINT AREA							
1201		Collection area	360			240	
1202		Seating area		7		635	
12. Large Print area subtotal			360	7	-	875	1,250
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15. Local history area subtotal			318	13	-	715	1,021
16. TECH LAB AREA							
1601		Seating area		12		650	
16. Tech Lab area subtotal			-	12	-	650	929

OPTION 2 PROGRAM

		SUMMARY OF BUILDING SPACE REQUIREMENTS					
Rm. No.	Mode	Room/Area Name	L.F.of Shelving	Patron Seating	Staff	Room or Area NASF	GSF (NASF = 70%)
Mezzanine Floor			**2,604**	**50**	**1**	**3,808**	**5,440**
15. LIBRARY MANAGEMENT							
1501	Touch Point	Service desk			1	115	
15. Library Management Subtotal			-	-	1	115	164
16. NON-FICTION AREA							
1601		Collection area	2,604			1,750	
1602	Collaboration	Group study room (8-10 seats)		10		200	
1603	Collaboration	Group study room (2-4 seats)		4		118	
1604	Collaboration	Group study room (2-4 seats)		8		320	
1605	Collaboration	Collaboration Seating		20		500	
1606		Individual seating area		4		100	
1607	Social	Lounge seating area		4		230	
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17. STAFF AREA							
1701		Staff kitchen/lounge area				370	
1702		Staff Restrooms				105	
17. Staff Area Subtotal						475	679

OPTION 2 PROGRAM

**SUMMARY OF BUILDING SPACE REQUIREMENTS**
Rm. No.	**Mode**	**Room/Area Name**	**L.F.of Shelving**	**Patron Seating**	**Staff**	**Room or Area NASF**	**GSF (NASF = 70%)**
	**Second Floor**	**-**	**152**	**-**	**4,250**	**6,071**
**20. COMMUNITY MEETING ROOM**
2001	Collaboration	Meeting room 1		52		1,320	
2002	Collaboration	Meeting room 2		24		600	
2003	Collaboration	Meeting room 3		20		480	
2004	Collaboration	Meeting room 4		30		850	
2005	Collaboration	Open seating area		8		330	
2006	Collaboration	Meeting room 5		18		490	
2007		Storage				180	
	20. Community Meeting Rooms Subtotal	**-**	**152**	**-**	**4,250**	**6,071**

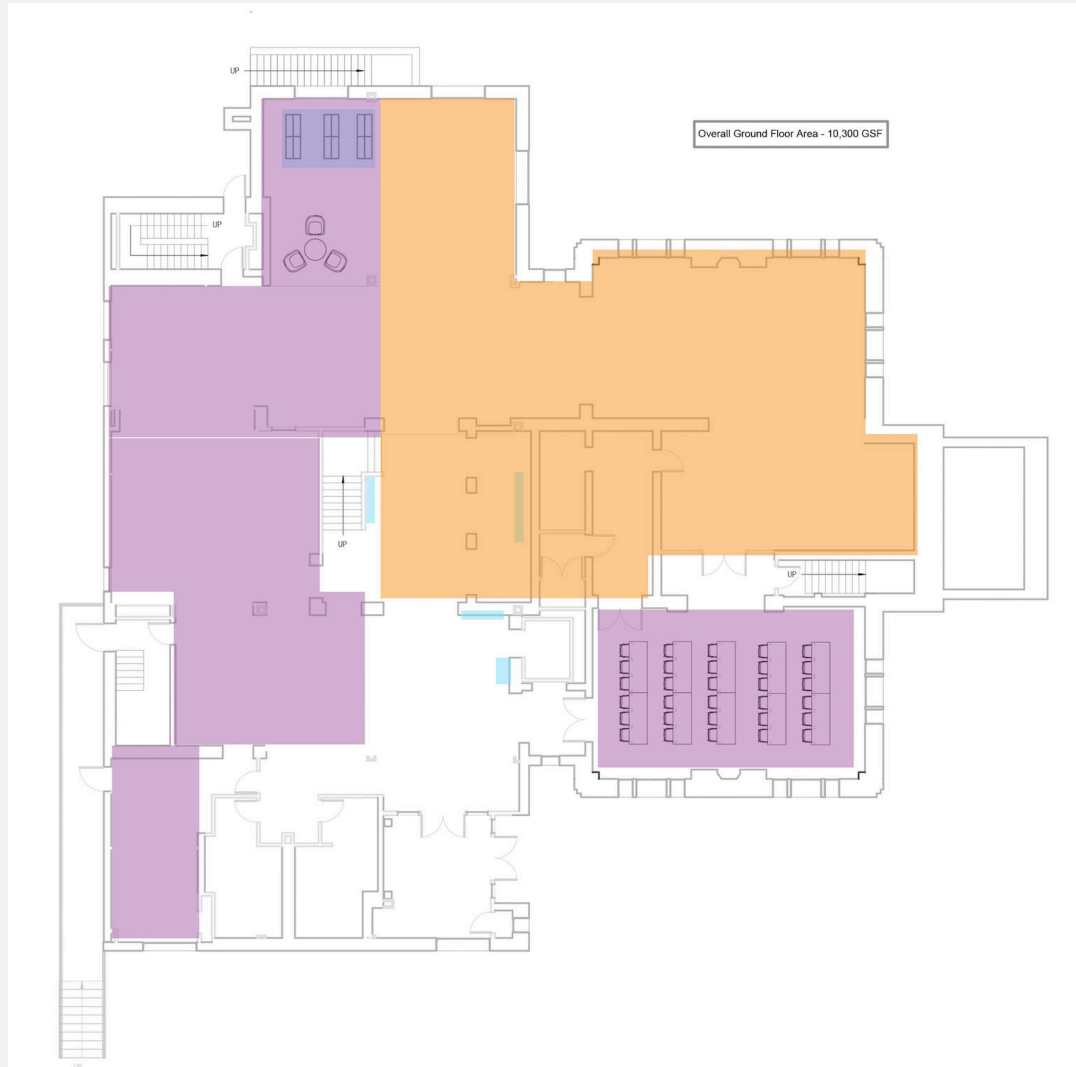# PROGRAM COMPARISONS
(CONSULTANT CONCLUSIONS)

Aaron Cohen Associates

June 10, 2019

COMPARING GROUND FLOOR OPTIONS 1 & 2

Overall Ground Floor Area - 10,300 GSF

Overall Ground Floor Area - 10,300 GSF

COMPARING SECOND FLOOR OPTIONS
1 & 2

Overall Second Floor Area - 7,500 GSF

Overall Second Floor Area - 7,500 GSF
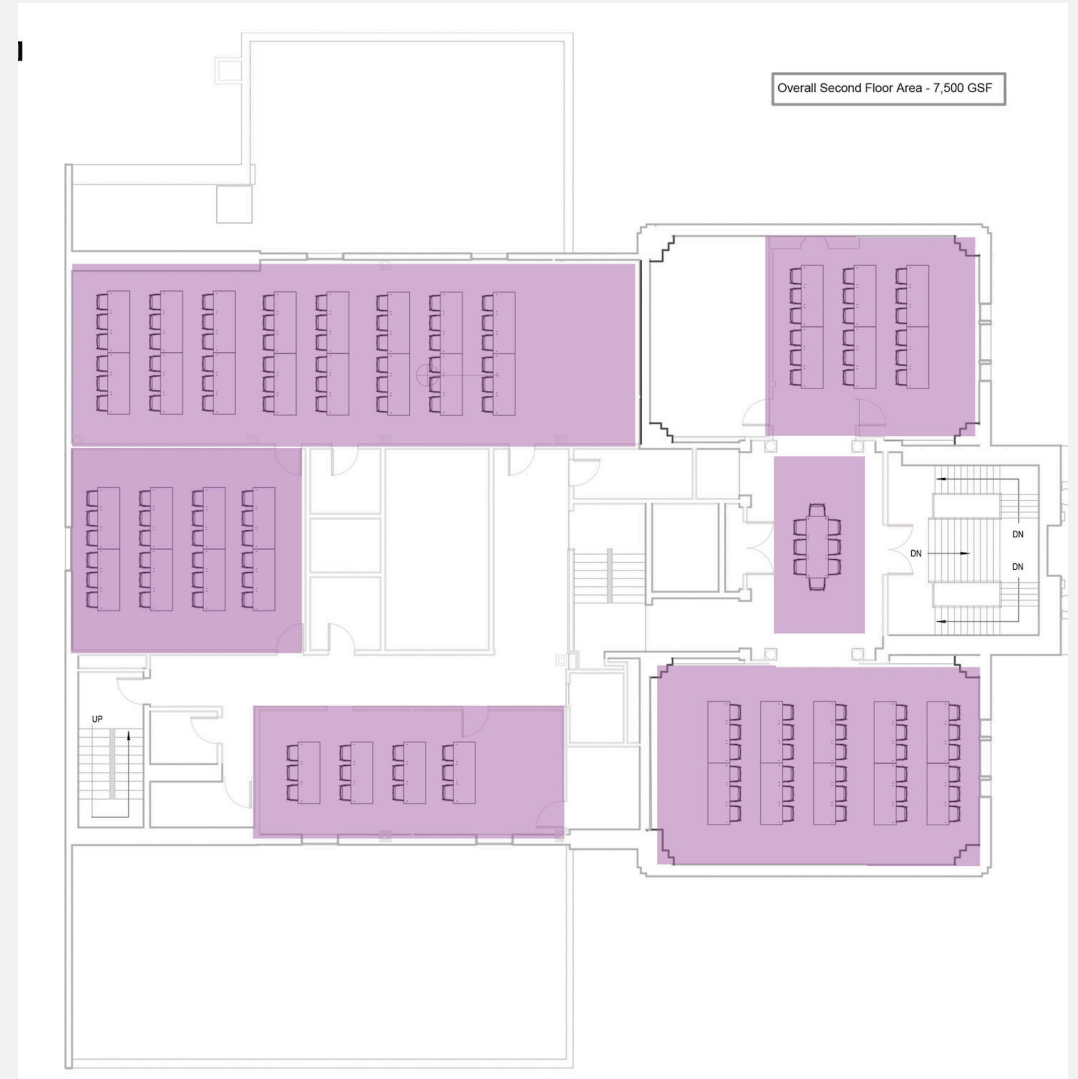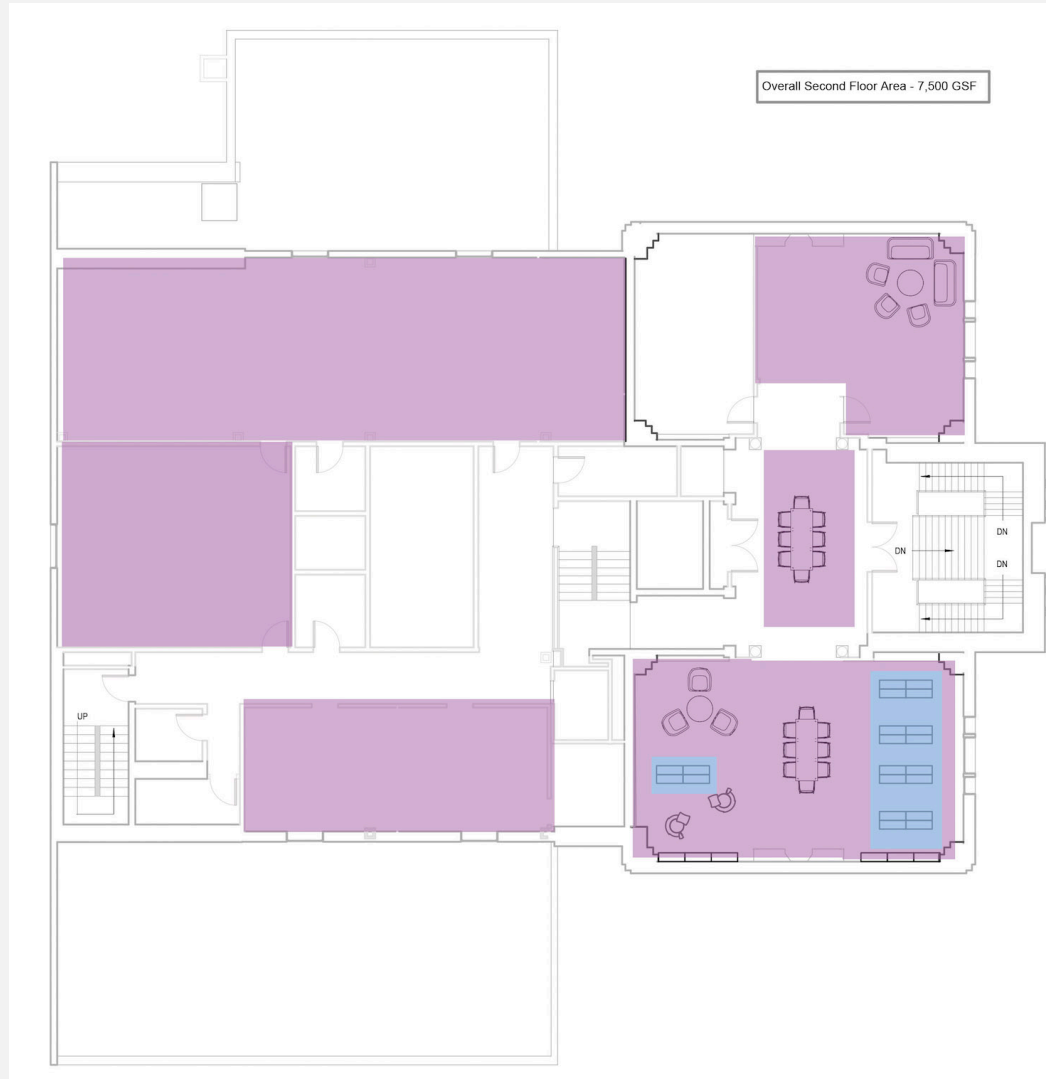
Consultant Recommendation

The interior atrium can be improved. Additional architectural research required.

The children's room will expand and provide more services.

The library will provide between 8 to 15 different meeting rooms (depending on the design).

Potential to integrate the historic front stairway with a Wi-Fi garden. Potential to connect the historic staircase with the children's and teen function.

Consultant Recommendation

Option 1 will meet the community needs for the next 20 years

Preliminary Budget: $13M (Limited Renovation 20K sq. ft. x $250)

Preliminary Completion Date: Summer 2023