LOWELL

Community Facilities Study

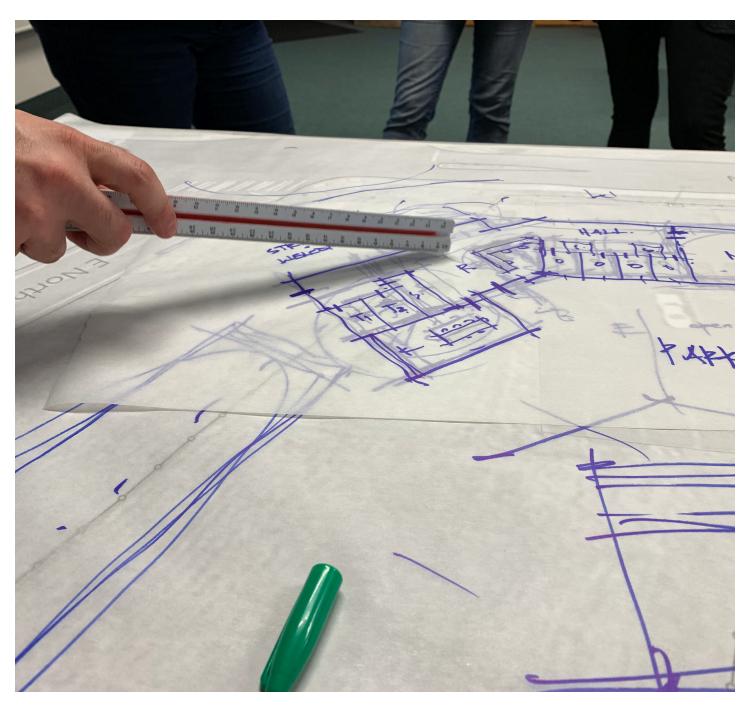


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The City of Lowell Community Facilities Study was produced by The Urban Collaborative, LLC in collaboration with the City of Lowell and the Downtown Master Plan Steering Committee.

Drawings, floor plans, and cost estimates in the Community Facilities Study are for illustrative purposes only and not to be used for construction purposes. A professional architect or engineer should be consulted for any renovation or new construction.

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BACKGROUND AND CONTEXT

The existing Lowell City Hall and Library building currently has a failing roof, which has caused significant structural and cosmetic damage. In addition, there are several plumbing, electrical, mechanical, and ADA deficiencies, leading the City to use a more comprehensive approach in the renovation or development of new facilities.

On Saturday April 20, 2019, the planning team led a public design workshop to discuss potential alternatives for a Library and City Hall. City Council members, business owners, and local residents attended the workshop, which began with a review of the Lowell Downtown Master Plan and Regulating Plan, including outcomes of past community engagement, to understand the context of the Library and City Hall Facilities Study development.

Stakeholders at the design workshop







Principle Development

Community members participated in a visual preference survey where they discussed the design principles they liked and disliked from a series of photos of civic buildings. From this activity, 36 design principles emerged which informed the design of the renovated and new facilities:

1.	Covered Entry	19.	Open Areas
2.	Pitched Roof	20.	Clear Sightline
3.	Appropriate Windows	21.	N/E Windows
4.	Blended Materials	22.	Comfortable Carpet
5.	Façade with Dimensions and Depth	23.	Tall Bookshelves at Edges
6.	Vehicular Drop-Off (people/ballots)	24.	Inviting Fireplace
7.	Flagpole	25.	Open Reading Area
8.	Prominent Front Entrance	26.	Tall Ceilings
9.	Welcoming Colors (learn from Lowell High School)	27.	Window Seats
10.	Ample Entryway	28.	Open and Airy Interiors
11.	Siding (not brick)	29.	Usable Ledges
12.	Outdoor Seating	30.	Accessible Book Drop
13.	Timeless Lighting Fixtures	31.	Exposed Wood Interior
14.	Detailed Windows	32.	Visible Historic Photos
15.	Simple Landscaping	33.	Bright Lighting
16.	Kids Play Area	34.	Varied Ceiling Heights
17.	Visitor Work Area	35.	Open Reference Desk
18.	Natural Light	36.	Shelves at or Below Eye Level

Site Analysis and Program Development

During the workshop, community members and the planning team conducted a site visit to the former Kingdom Hall to assess the existing conditions and opportunities for future development of the City Hall and Library. The team then created a development program of needs and desires for the new facilities based on interviews and other feedback from the design workshop. The programs included:

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- Entry
- Reference Desk
- Three Workstations
- Children's /Story Area
- Book Shelves
- Restrooms
- Parking
- Seating Areas
- Computer Area/Room
- Break Room

City Hall

- Reception Area
- Four Offices/Workstations
- Break Room/Kitchen Area
- Storage
- Bathrooms
- Meeting Room
- Ballot Box
- Parking
- Flagpole

Concept Plan Development

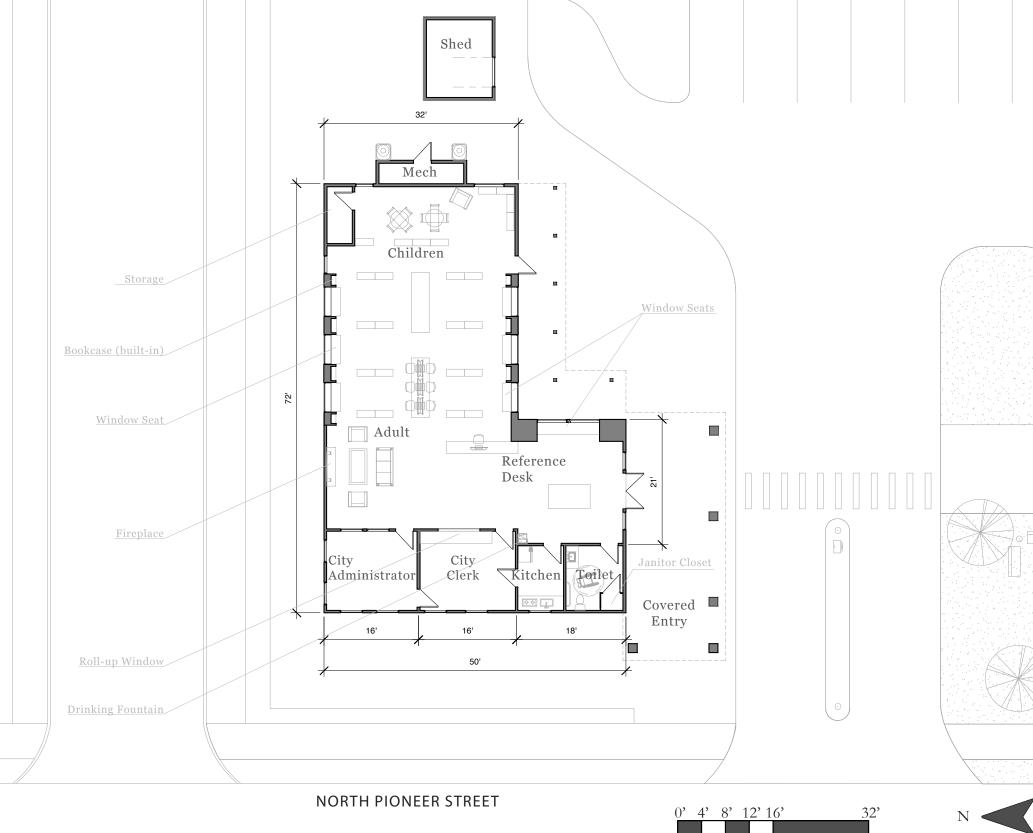
The concept plan for the new City Hall and Library is based on the development program, the principles derived from the visual preference survey, site visit feedback, and several meetings with the Steering Committee and City Council. Options were created for a short-term plan for the renovation of the existing building to be a shared space for the Library and City Hall, and a long-term plan, dependent on funding, with a stand-alone Library and a new City Hall.

The new City Hall was designed to incorporate a community meeting room, service kitchen, and increased room for City staff and operations. The design shows City Hall as the center of Lowell's new downtown, being built to address the street, with enhanced accessibility, parking in the rear, and options for flexible space.

CONCEPTUAL FLOOR PLANS

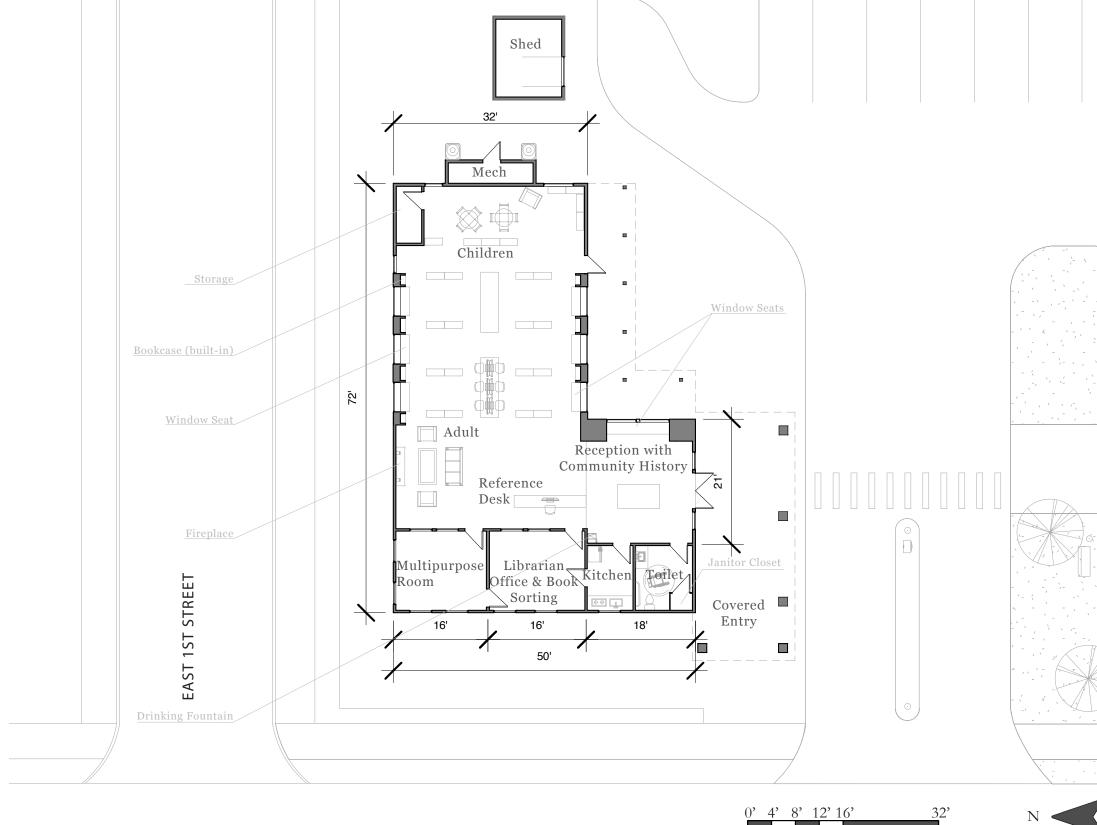
LIBRARY & CITY HALL

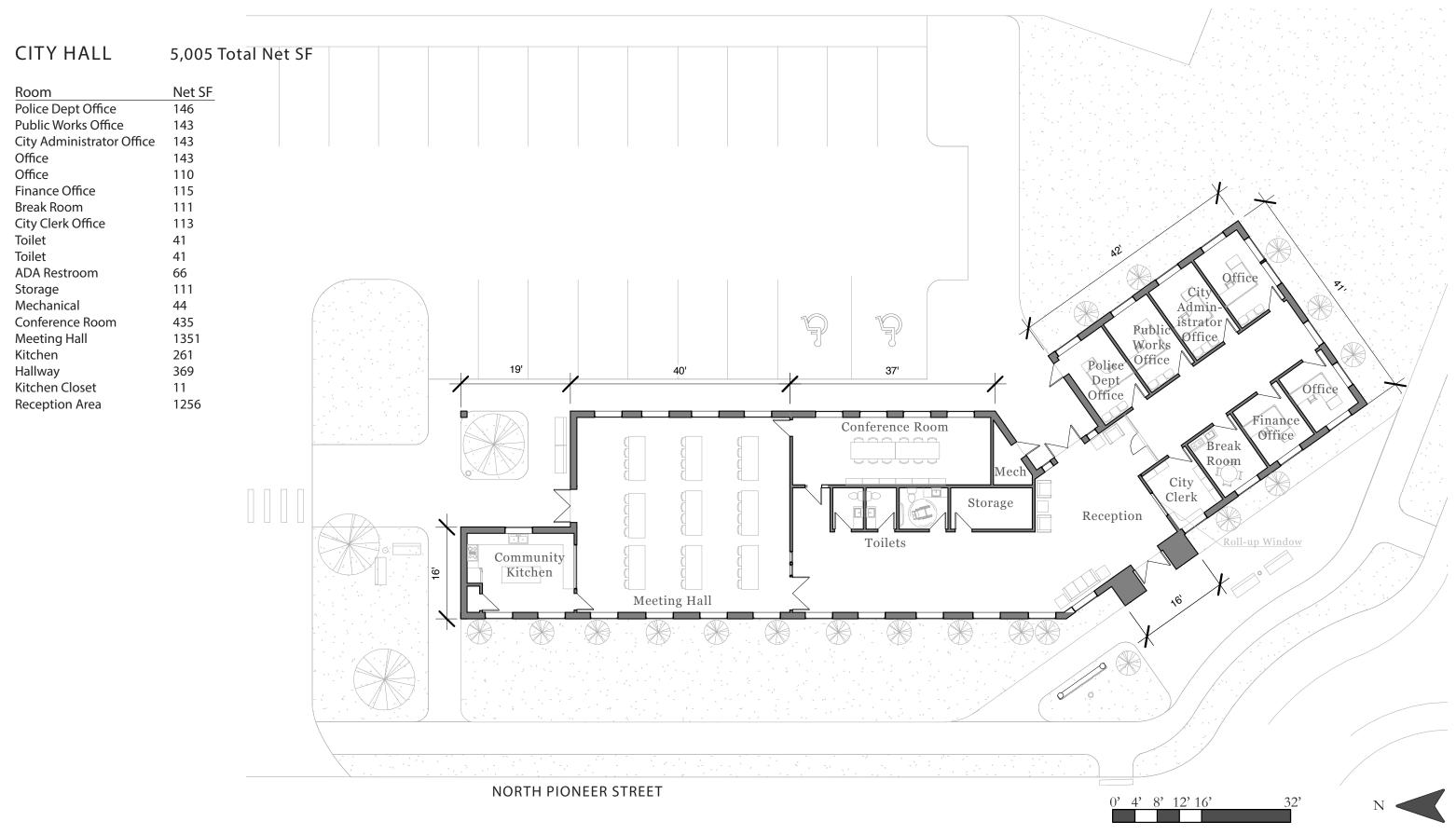
Room	Net S
Reception Area	335
Main Library Area	1717
Toilet	91
Kitchen	82
City Clerk	210
City Administrator	200
Storage	40
Mechanical	48

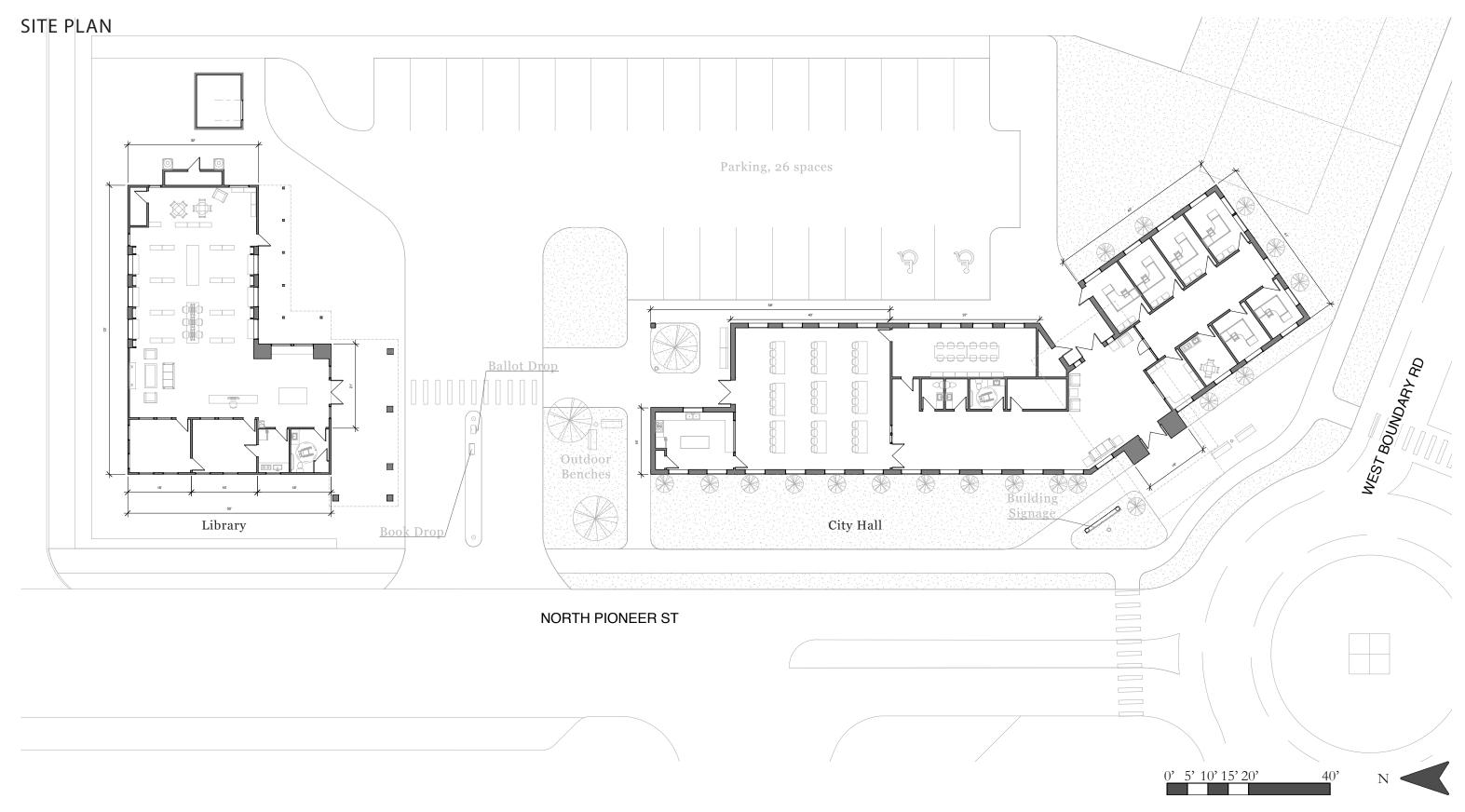


LIBRARY

Room	Net SF
Reception Area	335
Main Library Area	1717
Toilet	91
Kitchen	82
Office/Book Sorting	210
Multipurpose Room	200
Storage	40
Mechanical	48







3 CONCEPTUAL ELEVATIONS

LIBRARY FRONT ELEVATION



CITY HALL FRONT ELEVATION

Conceptual rendering, looking east



CITY HALL FRONT ELEVATION



LIBRARY & CITY HALL FRONT ELEVATION



4 COST ESTIMATES

Cost estimates for the Library renovation and City Hall new construction are based on the program developed during the Community Facilities Study process. The amount shown is based on 2019 construction and materials costs for the region. The cost of renovation and construction will change depending upon the final detailed program, materials, and timeline.

LIBRARY - Renovation

Tatal Coat Fatiments	¢204.450
Contingency	\$ 15,085
Site Development	\$ 10,775
Design and Engineering	\$ 31,595
FF&E	\$ 38,960
Building Renovation Costs	\$188,035

Total Cost Estimate \$284,450

CITY HALL - New Construction

Building Construction Costs	\$749,670
FF&E	\$628,745
Site Development	\$182,695
Design, Supervision,	
Instruction, & Overhead	\$154,095
Contingency	\$ 46,835

\$1,762,040

Total Cost Estimate





