



Clarke Caton Hintz

Architecture : Planning : Landscape Architecture



An Update to the “Capital Master Plan for the Hoboken Public Library”

Submitted to:
The Trustees of the Hoboken Public Library

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Capital Master Plan

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I. EXECUTIVE SUMMARY

INTRODUCTION

The subject of this capital master plan is the Hoboken Public Library, located at 500 Park Avenue at the corner of Fifth Street in Hoboken, Hudson County, New Jersey. The Library opened in 1897 and was designed by Albert Beyer, a prominent local architect.

Built originally as public library and a manual training school, portions of the building continued to be used as a school until 2003. At that time, renovations, including the construction of a new elevator were completed. A recently completed renovation of the basement has completed extensive flood-proofing, and has added significant program and meeting space.

GENERAL DESCRIPTION

The original brick, masonry and terra cotta building is three-stories with a full basement that is partially above grade. Rectangular in plan with an extension at the rear, the building was designed with two main entries: One for the Library off of Fifth Street; and the other for the former technical school off of Park Avenue. Capped with a copper cornice and marked by a prominent cupola at the corner, the building is an elaborate and impressive landmark in the City.

The exterior of the building was designed in a modified Italian Renaissance Revival style, reflecting one of the styles typical of the late Victorian period. The primary façade facing Fifth Street and the Park is organized with three double bays in an inflected symmetrical manner. The main entrance to the library is at the center, reached by a flight of masonry

steps and capped with an elaborate pediment, and is flanked symmetrically by similar bays of paired windows. However, the right bay projects and has additional elaboration to emphasize the corner. This spot is further emphasized by the octagonal dome and flagpole rising above the library building and its neighbors.

Similarly, the Park Avenue façade is also symmetrical, with an inflection at the Fifth Street corner, as well at the right hand side accommodating the former entrance to the manual training school.

As described in the National Register Nomination, "The building rests on a rusticated base constructed of Wyoming bluestone, a course of Indiana limestone with rock-faced center panels and patent-hammered borders extending from grade level to just below the first floor window sills...The second and third floor are finished with pressed yellow (buff) iron-flecked brick with tight joints...At the second floor, three pairs of ... arched windows face Fifth Street..."

The interior of the building is graced with two grand, decorative stairs, one at the main entry, and one at the former entry to the Manual Training School. The main stair has decorative iron railings and balusters, with terrazzo treads, while the second stair is wood, with turned balusters. The entry vestibule and main lobby have decorative terrazzo floors and raised panel wainscoting. The coffered ceilings have painted inset panels.

Throughout the building, the more prominent and public spaces are characterized by a high level of decorative finishes, including wood floors and wainscoting; wood shelving; pressed tin or decorative plaster ceilings, etc. Several rooms have impressive fireplaces. The

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tall ceilings and large windows add to the impressive and airy feel of the building. The more utilitarian spaces have plain plaster walls and ceilings, but all of the doors and windows have large wood moldings.

While new dropped ceilings, overpainting, layers of flooring and intrusive HVAC equipment and ductwork mar some of the spaces, much of the original fabric is still present and can be restored.

PURPOSE AND SCOPE OF THE REPORT

As described by the New Jersey Historic Preservation Office, the goal of a preservation plan is to “...assess and guide the effects of a proposed treatment or construction-related capital project on the existing fabric of a property.” For this particular Capital Master Plan, the overall form and purpose of a “Preservation Plan” has been somewhat modified since extensive research and assessment of the building has already taken place, particularly for the exterior. An “Exterior Preservation Plan” was completed in 2008 by Dennis Kowal Architects and has guided the recent restoration of the exterior.

Rather, the Library’s Board of Trustees has determined that it needs a document that assesses the current interior condition of the building, the needs of the Library in the growing City of Hoboken, and provides a document delineating capital improvements over the next ten to twenty years. These capital improvements must address the physical deficiencies at the Library, but also address the changing needs of the community, the changing nature of Libraries, and rapidly changing technology.

To complement the work of this Capital Master Plan, the Library engaged the services of Library Development Solutions, library programming and design experts who provided extensive research and recommendations for how the Hoboken Public Library could best serve the community now and into the future. Their report included programmatic, technological, organizational and facility recommendations. Many of these recommendations have been incorporated into this report.

PRIOR STUDIES AND REPORTS

As mentioned above, Dennis Kowal Architects completed an “Exterior Preservation Plan” in 2008. They also completed a feasibility study in 2007 and schematic design drawings in 2008. In 2015, they prepared documents for the restoration of the exterior as well as the renovation of the lower floor (basement).

The Keystone Preservation Group completed a preliminary “Analysis of Building Materials: Historic Interior Finishes and Historic Pointing Mortars.” Jablonski Building Conservation expanded on this earlier analysis of interior finishes for this Capital Master Plan. Their report is included as an appendix.

There have been a number of other studies, including an Asbestos Survey by Atlantic Environmental Solutions in 2011 and an Assessment of the HVAC System by the Partner Engineering Group in 2014.

The National Register Nomination was completed in 2012 by Allen Kratz, the former President of the Library’s Board of Trustees. This included an extensive and detailed discussion of the history of the Hoboken

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Public Library; it is also included as an appendix.

RECOMMENDED TREATMENT PHILOSOPHY

All work at the Hoboken Public Library should be planned, designed and executed in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Because the Library functions and programs are continuously changing, and on-going re-organization will be needed for the foreseeable future, "rehabilitation" should be the overarching treatment philosophy. Rehabilitation allows for alterations that are compatible with the historic fabric to make possible new uses. It is anticipated that the use of the building will continue to be a public library, but what that exactly means has changed, and will continue to change, over time. As the building is updated to best serve the needs of the people of Hoboken, all efforts should continue to be made to retain as much of the surviving original and character-defining historic fabric as possible.

OWNERS AND STEWARDS

The City of Hoboken owns the Hoboken Public Library; the building and site are managed and maintained by the Library's Board of Trustees. The exterior restoration and basement renovation in 2015 were partly funded by a grant from the New Jersey Historic Trust (NJHT).

Clarke Caton Hintz prepared a NJHT Multi-Phase Capital Level II Grant in May 2019. The NJHT awarded the Library the grant in September 2019.

Multi-year funding will permit the Library to restore the third floor and HVAC system in the Spring of 2020, with later funding earmarked for the restoration of the first and second floor.

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STATEMENT OF SIGNIFICANCE

The Hoboken Public Library is considered to be significant under three National Register Criteria. The summary of the Library's significance is quoted from the National Register Nomination prepared by Allen Kratz:

By illustrating the evolution of library services in New Jersey from private libraries to taxpayer-supported free public libraries, and by illustrating the evolution of industrial education from private support to matching state aid, the Hoboken Free Public Library building meets National Register Criterion A.

The Hoboken Free Public Library building meets National Register Criterion B by illustrating the importance of the pre-legislative, ground-laying philanthropic accomplishments of Martha Bayard Stevens, said to be one of the wealthiest women in the United States during the 1890's and who, with two family members, contributed, in 1895, nearly one-third of the cost of acquiring the construction site and erecting the building upon it...

The Hoboken Free Public Library and Manual Training School qualifies under Criterion C as the embodiment of the distinctive characteristics of design and construction required by a donor – the philanthropist and statewide civic leader Martha Bayard Stevens – who sought to accommodate within one building in Hoboken two distinct mission important to New Jersey's economic growth – access to library services and access to industrial education...Architect Albert Beyer created a building that simultaneously introduced

the new reality of free public libraries to a population of New Jerseyans for whom taxpayer-supported library services had not existed; raised the level of manual training and industrial education from apprenticeship and employer self-help to formal education; harmoniously, or at least tolerably, accommodated the building's quiet and noisy, disparate adjacent uses; utilized and showcased modern technology consistent with the Stevens family's engineering legacy and Hoboken's growing industrial importance within New Jersey; and, in both exterior and interior design, not only functioned efficiently but also elevated the experience of the building's users without an ostentatious display of wealth...

The Library's impressive design, Italian Renaissance features, prominent cupola and associations with the Stevens family, in particular Martha Bayard Stevens, make the Hoboken Public Library building significant under National Register Criteria A, B and C.

TEAM MEMBERS

The architecture firm of Clarke Caton Hintz, located in Trenton, New Jersey, was responsible for the coordination and editing of the Capital Master Plan, and the development of most of the text. John Hatch, FAIA, served as overall team leader, with Michael Hanrahan, AIA managing the Project team, and Tom Ryan and James Giresi, AIA providing detailed construction documents and graphics for the first phase of the restoration, and planned future expansion.

Harrison Hamnett, structural engineers based in Pennington, NJ, assessed the building structure. Kelter & Gilligo, Mechanical, Electrical and Plumbing Engineers based in Princeton Junction, NJ, assessed the building

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systems. Becker & Frondorf of Philadelphia provided the cost estimates.

DESCRIPTION OF METHODOLOGY

Clarke Caton Hintz undertook this plan beginning in August of 2016. Initial assessments and participation in the strategic planning process continued over the course of 2016 and into the beginning of 2017. The team continued to work with the Board of Trustees and the Building Committee in the spring of 2017 exploring different options for re-organizing, expanding and rehabilitating the Library so that will meet the needs of Hoboken's residents now and in the foreseeable future.

ORGANIZATION OF THE PLAN

This Capital Master Plan is divided into two overall sections. The first four chapters address the past and present conditions of the building, including the history of the construction of the building; an assessment of all of the building systems and interior conditions with extensive photographs; and a building code and accessibility review.

The second portion of the document discusses the future of the Hoboken Public Library, including an overall treatment philosophy, ideas for future uses of the building and specific recommendations for the preservation and re-use of character-defining and important elements of the building. The initial master plan submitted in 2017 generated a project to restore the third floor children's room and upgrade the building wide HVAC system. The project was put out to bid late Fall 2019 and will begin construction in Spring 2020.

Concept plans, phasing plans and a cost estimate were also developed for the second

NJHT grant funded phase to restore the first and second floor.

The Project Team also developed an expansion plan for the Library to better utilize the recently acquired adjacent townhomes.

Finally, a Cyclical Maintenance Plan is also included to help guide the long-term preservation of this important structure.

FUNDING SOURCES

This Capital Master Plan was completed with funds provided by the Hoboken Public Library's Board of Trustees.

LIMITATIONS OF THE PLAN

Because extensive work was recently completed in the basement and on the exterior of the building, conditions in these areas were not included in the conditions assessment portion of the plan. In addition, the conditions assessment addresses only issues that could be seen with the naked eye. Probes were not completed and there may be building or structural conditions covered by existing finishes.

ACKNOWLEDGEMENTS

The Capital Master Plan team for the Hoboken Public Library wishes to thank the following for their assistance in providing information and context for this Plan, insight into the goals and vision for the Library and access to all of the crucial parts of the building: Allen Kratz, former President of the Board of Trustees; Lina Podles, Executive Director of the Library; the entire Board of Trustees; the staff of the Hoboken Public Library; and Leslie and Alan Burger of Library Development Solutions. This plan would not be possible

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without the participation and insight of everyone involved.

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III. BUILDING ASSESSMENT

INTRODUCTION

The Hoboken Public library is prominently located at the corner of Park Avenue and Fifth Street, across from Church Square, in Hoboken, New Jersey. Completed in 1897 as the Hoboken Free Public Library and Manual Training School, the exterior of the building remains largely unchanged. Its impressive Italian Renaissance facade is constructed of limestone, brick and terra cotta with copper detailing. The first floor is raised up, providing a basement level that is partially above grade. There are three tall main floors, with large, arched windows, elaborate exterior detailing, all capped by a prominent cupola marking the corner of the building, and the corner of Fifth and Park.

The interior of the building is equally impressively detailed, with terrazzo and wood flooring; wood paneling and wainscoting; plaster, tin and coffered wood ceilings with painted canvas insets; elaborate fireplace mantles, etc. Much of the original configuration and historic fabric remain, both on the interior and exterior. A recently completed restoration of the exterior and renovation and reconfiguration of the basement have preserved important historic features and provided much-needed additional program space, while protecting the lower level from future flooding.

CURRENT HISTORIC DESIGNATION

The history of the Hoboken Free Public Library and Manual Training School has been extensively documented in the Nomination to the State and National Registers of Historic Places completed in 2014 and accepted in 2015. This document is included as an appendix to this capital master plan.

EXTERIOR CONDITIONS

Because of the exterior restoration completed in 2015, the exterior conditions of the Hoboken Public Library were not assessed as part of this report. All major issues identified in earlier reports have been addressed by this project, and the exterior, exclusive of the roof, is now presumed to be in excellent condition.

INTERIOR CONDITIONS

The interior spaces of the first, second and third floors of the Hoboken Public Library were assessed for this Master Plan. The conditions of the basement were not assessed as this was renovated and reconfigured as part of the recently completed flood mitigation project. Although the conditions of the spaces in the basement were not assessed, the new programmatic uses provided by this renovation were included in our analysis of the programmatic needs of the facility.

When originally constructed, the interior of the Hoboken Public Library was handsomely fitted out with a range of attractive and durable finishes, more utilitarian in the work areas, and more elaborate and impressive in the most public areas. These finishes include:

1. Flooring: Terrazzo, wood and tile.
2. Walls: Plaster; raised panel wood wainscot; and decorative tile.
3. Ceilings: Plaster; decorative plaster; decorative tin; and coffered wood with insets of painted canvas.

Other decorative features include:

1. Elaborate fireplace surrounds and mantels in two public spaces.
2. Both main staircases are impressive, with attractive railings, balusters and overall design.

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3. Doors and windows.
4. Wood moldings and trim at doors, windows and base.
5. Wood shelving and cabinetry.
6. Stained glass skylight over the Park Avenue stair.

A detailed assessment of the conditions of the interior features and rooms is provided at the end of this chapter.

MEP SYSTEMS**HVAC:****GENERAL:**

The building is primarily heated by perimeter cast iron radiators (CIR) utilizing low pressure steam. Steam is generated by a HB Smith 350 mils boiler (see Photos H-1, H-2, H-3) with a natural gas input of 2,009,000 btu/hr and a net IBR output of 1,211,700 btu/hr. The boiler is located in the Basement at the southwest corner of the building. It appears to be in good physical condition. The associated low pressure steam (LPS) and low pressure condensate/return (LPR) piping appear to be much older than the boiler. Most of the LPS and LPR piping throughout the building are exposed and are not insulated. The steam heating system has no zoning controls. The building is primarily cooled by split type and indoor packaged air conditioning units. The building has no mechanical ventilation system. The building has operable windows for natural ventilation.

FIRST FLOOR:

The Administrative Offices on the First Floor are heated by perimeter CIR's (see Photo H-4) and floor mounted fan coil units (see Photo H-5). Window type Packaged Terminal Air Conditioning (PTAC) units (see Photo H-6) provide cooling. The CIR's utilize steam and the FCU's use hot water. Heating hot water is generated by a Utica Model MGB-200J with a

natural gas input of 199,999 btu/hr and an output of 165,000 btu/hr. The boiler is sitting on 2-cell hollow blocks (see Photo H-7) and appears to be in good physical condition. Office personnel stated that when the rooms overheat from the steam CIR's, they close the steam valves and use the hot water FCU's for better temperature control.

The Reading Rooms are cooled by the packaged AC unit that is mounted above the ceiling of the Staff Toilet on the Second Floor.

SECOND FLOOR:

The main Reading Room at the east side of the building is cooled by a packaged AC unit. The AC unit is mounted in the ceiling at the southwest corner of the Reading Room and is exposed to view (see Photos H-8 & H-9). It is manufactured by Carrier Model 50AH0060500 with a nominal cooling capacity of 5 tons. It utilizes the outdated refrigerant R-22 and is approximately 26 years old. The condenser air is ducted in and out of the building through an outside louver above a window at the west side of the building. The return air is through a grille at the face of the unit. The unit does not have a ducted outside air intake. The supply ductwork is exposed to view. There are three supply air grilles for the main Reading Room and one for the adjacent room at the north side of the building.

The western half of the Second Floor is cooled by another packaged AC unit. This AC unit is mounted above the hung ceiling of the Staff Toilet. The nameplate of the unit was not accessible. The condenser air is ducted in and out of the building through an outside louver above the window at the west wall of the Toilet.

The return air is transferred from the open Reading Room to the space above the hung

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ceiling and to the return grille at the face of the unit. The supply duct runs above the hung ceiling of the Toilet and the Corridor and then runs exposed tight to the underside of the ceiling of the Reading Rooms. There are three branch ducts that went down to feed the Reading Room below (First Floor) (see Photos H-10 & H-11). A Honeywell portable AC unit and a dehumidification unit assist in cooling and drying the area.

The Technical Services Room near the elevator has two wall mounted ductless AC units (see Photo H-12). The AC units are manufactured by Mitsubishi and have a nominal cooling capacity of 1 ton each. The associated condensing unit is located at the Basement level in an areaway that is surrounded by four walls (vertical tunnel) (see Photos H-13 & H-14). The heat pump condensing unit has a nominal cooling capacity of four tons and also serves the two ductless Mitsubishi units at the Third Floor Lunch Room (see Photo H-15).

THIRD FLOOR:

The Children's Reading Room at the east side of the building, and an adjacent perimeter room at the north side of the building, are cooled by a floor mounted air handling unit (AHU). The AHU is a Carrier Model 50BU-008-52 (see Photos H-16 & H-17), with a nominal cooling capacity of 8 tons. The associated air cooled condensing units (CU) are mounted above the flat roof at the southwest corner of the building (see Photos H-18 & H-19). The two CU's are manufactured by Russell Model VAC-5-D that utilize the outdated refrigerant R-22 and have a nominal cooling capacity of 5 tons each. They are 10 years old and appear to be in good physical condition.

The return air to the AHU is through the grille at the face of the unit. The AHU does not have a ducted outside air intake. The supply

ductwork is exposed to view. There are four supply air grilles that serve the Children's Reading Room and one supply air grille for the adjacent perimeter room.

The western portion of the Third Floor is cooled by portable; floor mounted Honeywell AC Units (see Photo H-20). The condenser air is exhausted outdoors by flexible ducts through an exhaust kit under the window. The two portable AC units appear to be new. In addition to the two portable AC units, there is also a portable dehumidification unit that is sitting on the floor.

RECOMMENDATIONS and PLANS:

Since the HVAC system of the building is outdated and is no longer functioning properly due to the inability of the pneumatic control system to open or close chilled water control valves, hot water control valves, return air dampers and outside air intake dampers, we recommend that the entire HVAC system be gutted and replaced with a new, high efficiency HVAC system with direct digital controls. The Library and Project Team vetted the HVAC options and selected to install a variable refrigerant flow system (VRF).

The system operates under the principle of an air-to-air heat pump. However, the indoor evaporators are manifolded back to common outdoor condensing units. This allows for recovery of energy when loads in building are varying, with simultaneous use of heat in some zones, and cooling in others.

System Configuration: The building will be heated and cooled by VRF System. The air cooled condensing units will be mounted on the roof or some other remote location. Ventilation air for the building shall be provided by constant volume dedicated outside air system (DOAS), with fully ducted supply and exhaust. The DOAS shall deliver neutral air to each zone, making use of heat recovery.

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The indoor VRF units shall be mounted along the perimeter walls and/or ceilings, and fully ducted for acoustically sensitive areas. The mechanical units will be shrouded with custom wood casework to integrate the modern equipment into the historic fabric.

PLUMBING:

The building has a 1" city water service. The water meter is located in the southwest corner of the Basement (see Photo P-1).

The new restrooms on the lower level are connection to the domestic hot water system. This is supplied through an A.O. Smith Electric Water Heater, model number DSE 80A. The Lavatory in the Office on the First Floor, the Staff Toilet Lavatory on the Second Floor, the Lavatories in the Lunch Room and in the Children's Toilet on the Third Floor have a point of use electric domestic water heaters located inside the cabinet under the sink. The public toilets on the First Floor and the Boys/Girls Toilets on the third Floor have no domestic hot water.

The building is provided with a 3" natural gas service. The gas meter is located in the southeast corner of the Basement (see Photo P-2).

It appears that the 4" main sanitary service exits the building at the northeast corner of the Basement. There are two sump pits in the Basement. One is located at the northeast side (see Photo P-1) and the other at the southeast side (see Photo P-3) of the Basement.

FIRE PROTECTION:

The building has no sprinkler system, except in the basement, which is being installed as part of the current renovation project.

RECOMMENDATIONS:

We recommend that the city water service be upgraded to accommodate future toilets. The public toilets on the First Floor and the Boys/Girls Toilet on the Third Floor shall be provided with electric point-of-use domestic water heater.

ELECTRICAL SYSTEMS:

The Library is supplied by an overhead secondary service, derived from Park Avenue.

The incoming service comes in underground to the basement to a C/T cabinet and a new 600A, 3-phase, 208/120V distribution panelboard.

The 600A distribution panelboard serves an ATS, located next to the panelboard, several panelboards in the basements, existing elevator and mechanical equipment, a 100A panelboard on the 2nd floor, and a 200A panelboard on the 3rd floor. The generator is non-emergency, located on the roof and services ejector pumps and a few outlets in the basement electrical room. The 200A panelboard, services not only lighting and power but also the existing HVAC roof mounted equipment. The overall building power is sufficient and provides us with a little over 8 watts per square foot; however, it may be necessary to distribute additional power in certain areas.

Lighting in the building is mainly fluorescent (see Photo E-1), stack rooms are changed out to LED fixtures. Existing, historic light fixtures (including decorative pendant fixtures and sconces) should be restored and fitted with LED fixtures that are color corrected to provide light quality similar to incandescent fixtures. Non-historic fluorescent fixtures should be replaced with more appropriate fixtures that either match historic photos or that are much less obtrusive. Again, these

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should be LED fixtures and the light color and temperature should be carefully selected to be similar to incandescent fixtures.

Remote battery packs and exit signs are present throughout. For optimum efficiency we would recommend changing out all fixtures to LED with internal battery packs. We recommend installing new remote batteries in areas that are desired to have decorative fixtures, which do not have any option for internal emergency batteries.

An adequate amount of receptacles appears to be present. Receptacles are typically surface mounted via exposed conduit (see Photo E-2). The wiring to remotely located work stations on the floors is however concealed. All of the main library rooms contain data and WIFI. The IT devices are typically wired via exposed cabling that is highly visible (see Photo E-3). We suggest all new wiring (including but not limited to power, data, security, fire alarm and building control) be routed concealed in surface mounted raceway. Furniture can also be utilized to hide low voltage data wiring. The locations of all wiring will need to be mapped out and fully coordinated with existing conditions and new work prior to installation.

The fire alarm control panel is located on the basement level. This panel is mostly full and any additional fire alarm devices required would likely require additional extender panels. In general smoke alarm coverage throughout the building is pretty much complete. There are audible and visual devices throughout. The control panel and devices are dated. Consideration should be given to providing an upgraded, full coverage fire alarm. Life safety improvements are always money well spent.

MEP SYSTEM IMAGES:



Photo H-1

THE H. B. SMITH CO., INC. WESTFIELD, MASS. 350 MILLS BOILERS						
NET I-B-R RATINGS BTU / HR.						
NO.	SQ. FT.	STEAM	WATER	I-B-R BURNER CAPACITY LIGHT OIL GAS GAL. / HR. MBH	VALVE CAPACITY LB. / HR.	
6	2875	690,200	800,000	8.45	1183	1480
7	3585	855,200	991,300	10.40	1456	1776
8	4285	1,025,000	1,182,600	12.40	1736	2064
9	5050	1,211,700	1,373,900	14.35	2009	2352
10	5810	1,394,300	1,565,200	16.35	2289	2636
11	6535	1,568,300	1,765,500	18.30	2562	2924
12	7245	1,737,100	1,947,800	20.25	2835	3220
13	7960	1,907,500	2,139,100	22.25	3115	3500
14	8670	2,080,700	2,336,400	24.20	3388	

MAX. W.P. STEAM 15 P.S.I. A.S.M.E. VALVE CAPACITY

Photo H-3



Photo H-2



Photo H-4

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Photo H-5



Photo H-7



Photo H-6



Photo H-8

Capital Master Plan



Photo H-9



Photo H-11



Photo H-10



Photo H-12

Capital Master Plan



Photo H-13



Photo H-15



Photo H-14

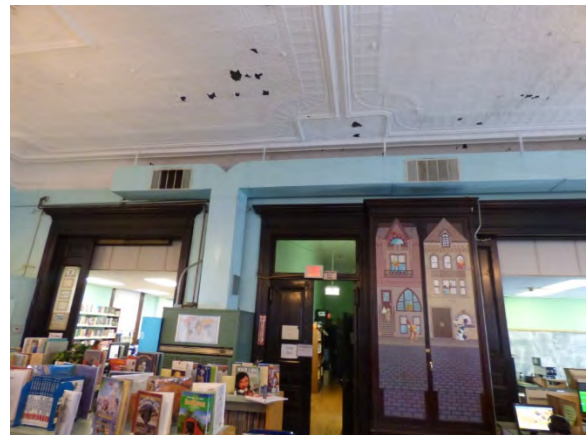


Photo H-16

Capital Master Plan



Photo H-17



Photo H-19

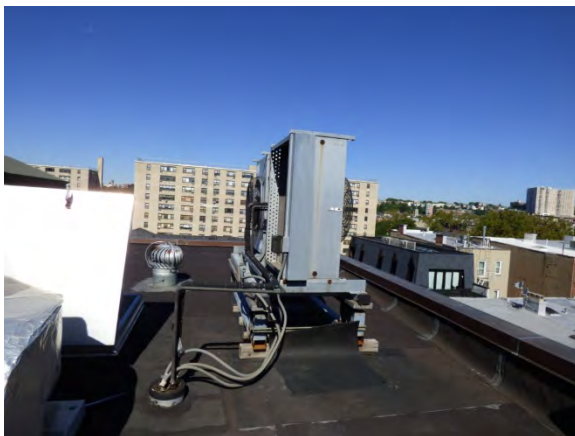


Photo H-18



Photo H-20

Capital Master Plan



Photo P-1



Photo P-3



Photo P-2

Capital Master Plan



Photo E-1



Photo E-3

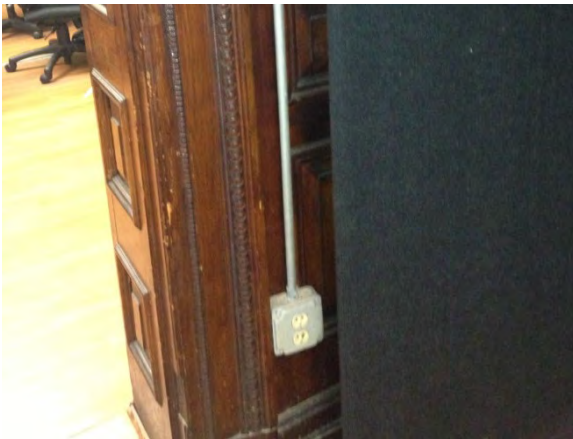


Photo E-2

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STRUCTURAL SYSTEMS

The firms of Clarke Caton Hintz and Harrison Hamnett (Structural Engineers) reviewed the existing conditions at the Hoboken Public Library as well as an earlier structural assessment, the “Feasibility Study” prepared by Jason Tarantino, Inc. Structural Engineering in January of 2010. Most of the conclusions of the report are still valid, although some of the work described has already been completed. For instance, the areaway, façade and basement program space work has been successfully completed and any structural issues have been addressed in those areas.

In terms of the other structural conditions:

1. The movement of the second stair at the north wall is still apparent. The proposed repair to this stair should happen in the near future.
2. When work is done in the attic, either to install new HVAC units or to create additional program space, the repairs to the roof trusses should be completed.

It is the opinion of the structural engineering team, based on review of the drawings and the existing conditions, that the existing and proposed uses on the first, second and third floors of the building will not require additional reinforcing of the existing structure. As the rehabilitation project is designed, this should be reconfirmed.

The roof trusses were assessed to see if they could support occupancy of the attic for reading rooms, meeting rooms and other Library functions. It was found that the trusses adequately support the roof loads and the ceiling over the third floor, but that they could not support occupancy of the attic without significant additional reinforcement.



Photo S-1: Existing roof trusses visible in the attic.

Significant Interior Features

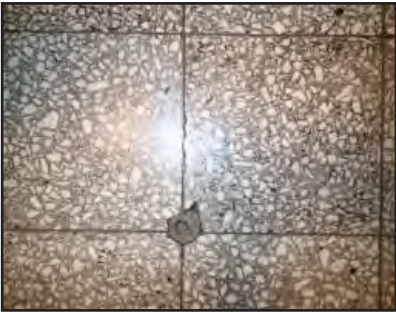
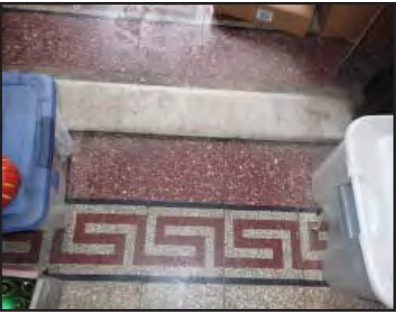
Feature: Floors

Polychromatic terrazzo flooring

Original t&g wood flooring

Recommendation:

Clean, repair cracks to match existing.



Remove later VAT and VCT flooring; remove mastic; repair and refinish existing wood flooring.

Feature: Walls

Plaster

Wood paneled wainscoting

Decorative plaster moldings

Recommendation:

Patch and repair plaster to match existing, using compatible materials. Match the texture. Remove surface mounted wiring wherever possible.

Repair to match as required; repair damaged stain to match the existing. Refinish. See the finish analysis and follow recommendations.

Patch and repair plaster to match existing suing compatible materials.



Feature: Ceilings

Painted canvas

Pressed tin

Decorative plaster

Recommendation:

Remove later covering as required. Clean and restore per the finish analysis.

Clean and prep. Remove all paint down to the bare metal. Preserve complete set of finishes in place in selected locateions. See the finish analysis for appropriate finishes.

Prep and repaint per the finish analysis.



Feature: Architectural Features

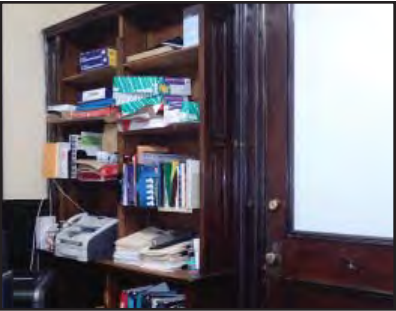
Shelving

Radiators

Recommendation:

Prep, repair and refinish per the finish analysis

These will be disconnected from the HVAC system and left in place. Refinish per the finish analysis.



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Existing Conditions Assessment

The Hoboken Public Library

500 Park Avenue

Hoboken, NJ 07960

Block: 6003 Lot: 15


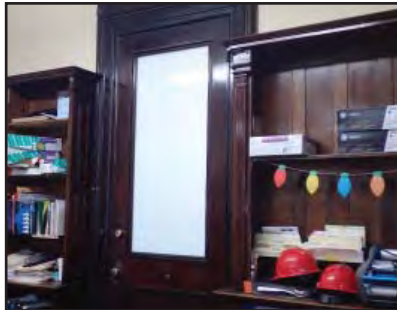
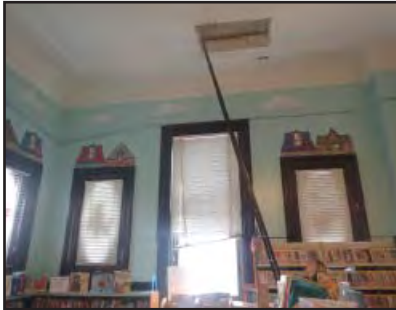
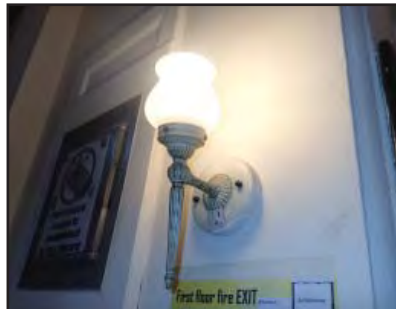
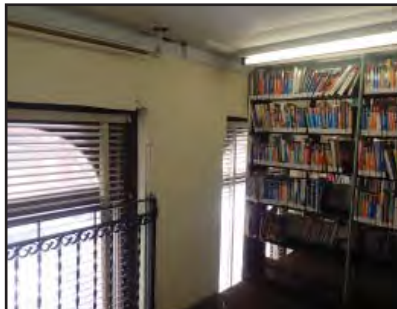
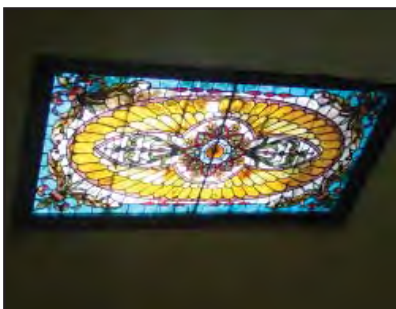

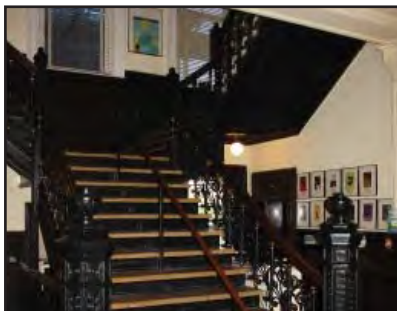
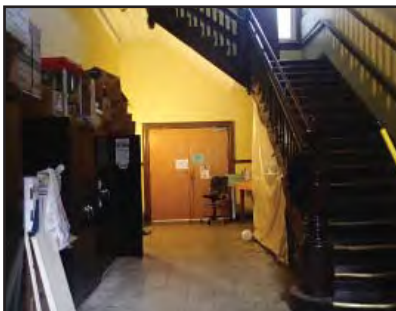



KEY PLAN:



DATE: 02/10/2017

SCALE: NOT TO SCALE

DRAWN BY: LB

<div>Significant Interior Features</div> <div>Feature: Architectural Features</div> <div>Wood trim and moldings</div>	<div>Recommendation:</div> <div>Repair and refinish per the finish analysis. Strip later paint where required.</div>			
<div>Original Doors</div>	<div>Recommendation:</div> <div>Repair and refinish per the finish analysys. Make hardware code compliant.</div>			
<div>Original Windows</div>	<div>Recommendation:</div> <div>Repair existing windows and refinish per the finish analysis. Install interior storm windows.</div>			
<div>Feature: Archtiectural Features</div> <div>Original Lighting</div>	<div>Recommendation:</div> <div>Retain in situ. Restore original finish where required. Rewire and relamp with appropriate LED bulbs where possible.</div>			
<div>Mezzanine</div>	<div>Recommendation:</div> <div>Retain railings, stairs and columns. Retain earlier bookcases where feasible. Later floor infill can be removed.</div>			
<div>Stained Glass Skylight</div>	<div>Recommendation:</div> <div>Clean, repair caning</div>			
<div>Feature: Main Stair</div>	<div>Recommendation:</div> <div>Repair and refinish per the finish analysis.</div>			
<div>Second Stair</div>	<div>Recommendation:</div> <div>Repair and refinish per the finish analysis.</div>			
<div>Feature: Fireplace Mantles</div>	<div>Recommendation:</div> <div>Remove paint from matle in the Reading Room.</div>			
<div>Fireplace Surrounds: Tile, etc.</div>	<div>Recommendation:</div> <div>Preserve and restore the original tile.</div>			

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Existing Conditions Assessment

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Block: 6003 Lot: 15

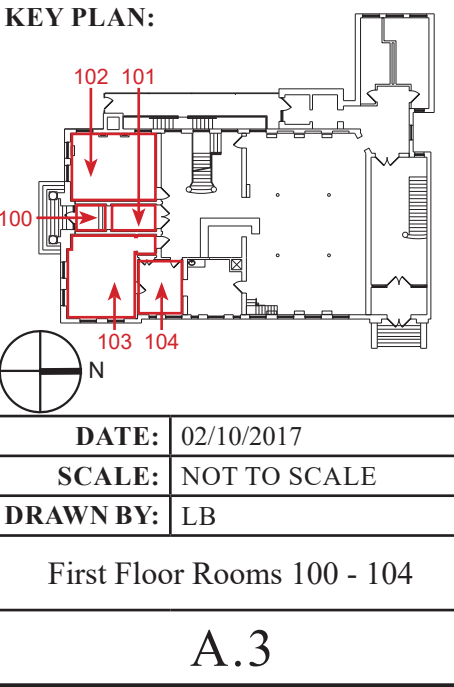
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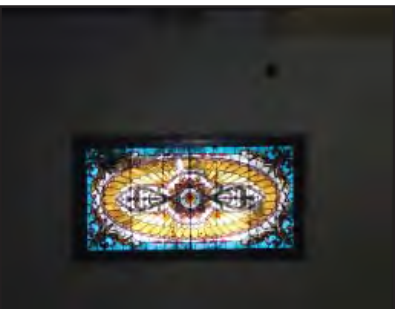



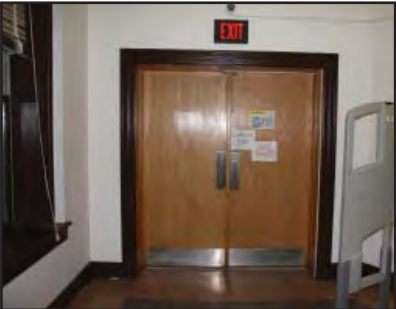
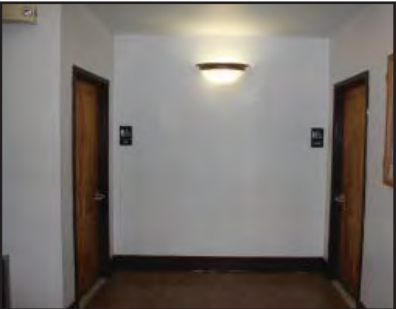


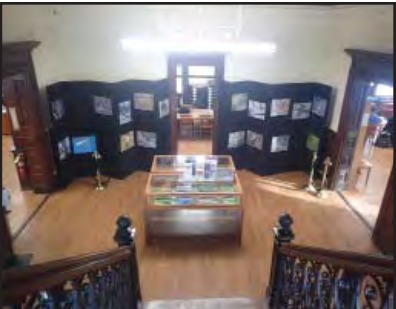
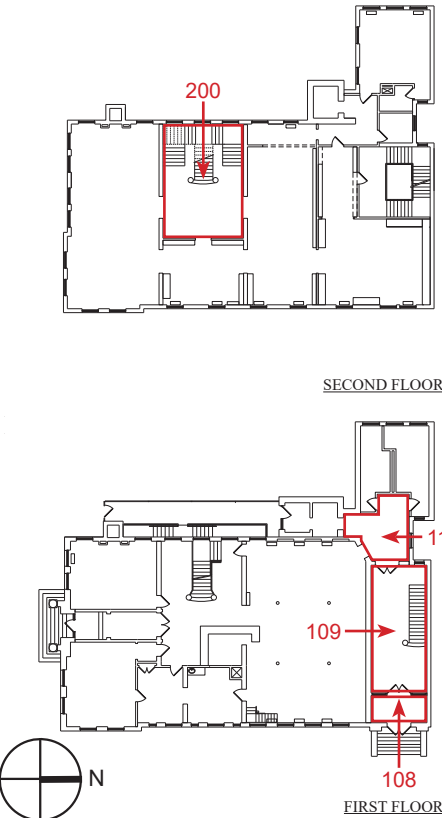
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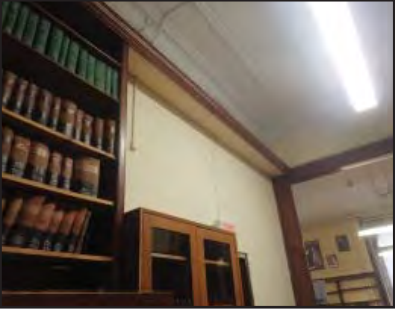
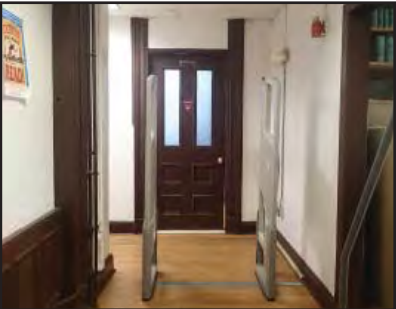

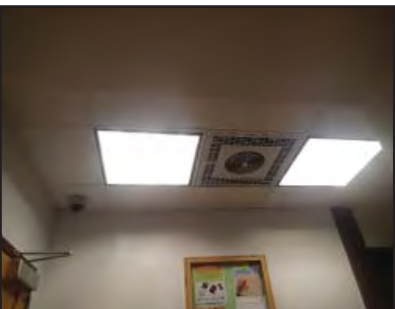


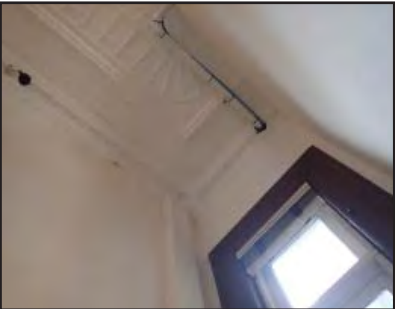
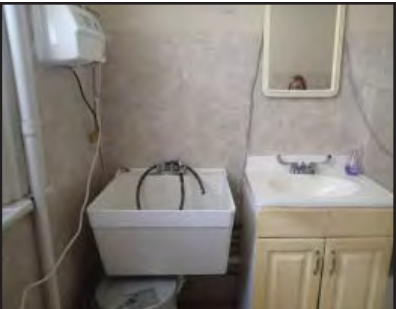
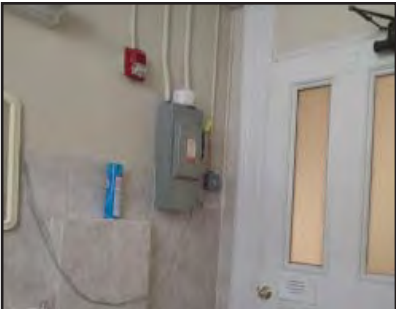

A.2

Room Number: 100 + 101	Room Name: 5th Street Vestibule & Entry Hall	Recommendation:	Priority:			
Significance of Space: Primary						
<u>Floor:</u> Polychromatic terrazzo flooring in fair condition with minor areas of wear.		Clean and seal.	3			
<u>Walls:</u> Plaster above wood paneled wainscoting, and full-height wood paneled wainscoting, most in good condition. Wood wainscot in vestibule is water damaged.		Prep and paint plaster per paint analysis.	2			
<u>Ceiling:</u> Painted canvas with decorative wood crown moulding in good condition.		Clean, repair and recoat wood per paint analysis.	2			
<u>Architectural Features:</u> The two-sided clock is in good condition.		Clean and restore ceiling per paint analysis.	2			
<u>Lighting:</u> Suspended fixture is historically appropriate.		Clean and rewire light fixture.	2			
<u>Openings:</u> Ornamental paneled wood doors, frames, and glass transom are in good condition. The exterior door and transom that leads to 5th Street is being replaced as part of an on-going project.		Clean and recoat wood per paint analysis.	2			
Room Number: 102	Room Name: Audio Visual Room	Recommendation:	Priority:			
Significance of Space: Primary						
<u>Floor:</u> Contemporary wood laminate flooring in good condition but historically inappropriate.		Remove laminate flooring and two layers of vinyl asbestos tile; repair and refinish original wood floor.	1			
<u>Walls:</u> Painted plaster with wood paneled wainscoting in fair condition. Wainscoting shows areas of wear, minor damage, and a variety of varnishes.		Prep and repaint/ refinish per finish analysis.	2			
<u>Ceiling:</u> Plaster with decorative lighting medallions and border. Fair condition with some water damage at the southwest corner.		Touch up stain and refinish per finish analysis				
<u>Architectural Features:</u> Decorative tile and wood fireplace. Hearth tiles near edges are missing their finish but intact.		Repair and repaint per finish analysis	2			
<u>Lighting:</u> Contemporary fluorescent lighting strips. Functional but historically insensitive.		Replace with appropriate LED fixtures.	2			
<u>Openings:</u> Original trim in good condition with minor areas of wear. Door frame has a poor previous repair/patch. In-wall A/C unit beneath one northwest window. Window blinds are historically insensitive. <u>Notes:</u> Surface run electrical conduit and plumbing.		Replace blinds, typ. Remove surface conduit and piping. Existing radiators to remain, typ.	2			
Room Number: 103	Room Name: Director's Office	Recommendation:	Priority:			
Significance of Space: Primary, potential public use.						
<u>Floor:</u> Wall-to-wall carpet in fair condition. Original flooring likely beneath.		Remove carpet and two layers of VAT below. Repair and refinish original flooring.	1			
<u>Walls:</u> Painted plaster with wood paneled wainscoting in good condition. Wainscoting shows minor areas of wear.		Prep and repaint/ refinish per finish analysis.	2			
<u>Ceiling:</u> Plaster with decorative lighting medallions and border. Fair condition with some water damage at the southwest corner.		Repair, prep and repaint per finish analysis.	2			
<u>Architectural Features:</u> Decorative tile and wood fireplace. Hearth tiles near edges are missing their finish but intact.		Touch up stain and refinish per finish analysis	2			
<u>Lighting:</u> Contemporary fluorescent lighting strips.		Replace lighting with appropriate LED fixtures	2			
<u>Openings:</u> Original trim in good condition with minor areas of wear. Door frame and door to Office 104 has significant wear and surface damage. In-wall A/C unit beneath one south window.		Touch up stain wood, refinish per finish analysis	2			
<u>Notes:</u> Surface-run electrical conduit and plumbing. Wiring of various purposes is abundant, exposed, and unorganized, especially at baseboards.		Remove AC unit.	1			
		Remove surface conduit and wiring.	2			
Room Number: 104	Room Name: Office	Recommendation:	Priority:			
Significance of Space: Primary, potential public use						
<u>Floor:</u> Wall-to-wall carpet in fair condition. Suspected original flooring beneath.		Remove carpet and two layers of VAT below. Repair and restore original flooring.	1			
<u>Walls:</u> Painted plaster with wood paneled wainscoting in good condition. Wainscoting shows minor areas of wear.		Prep and repaint per finish analysis.	2			
<u>Ceiling:</u> Plaster with water damage along east wall.		Touch up stain and refinish per finish analysis	2			
<u>Architectural Features:</u> Original wood closet and bookshelves. Shelving is in fair condition except for some missing shelves and heavy wear at bases.		Repair and repaint per finish analysis	2			
<u>Lighting:</u> Contemporary fluorescent light strip. Functional but historically inappropriate.		Touch up stain and refinish; provide new shelving to match.	2			
<u>Openings:</u> Original trim in good condition with minor areas of wear. The door into Office 104 from Main Circulation 106 has original etched glass design in good condition, but heavy wear and missing varnish at door panels and base.		Replace lighting with appropriate LED fixtures.	2			
<u>Notes:</u> Surface-run electrical conduit and plumbing. Wiring of various purposes is abundant, exposed, and unorganized, especially at baseboards.		Touch up stain and refinish per paint analysis	2			
		Remove surface conduit and wiring.				



Room Number: 105		Room Name: Office		Recommendation:		Priority:	
Significance of Space: Primary, potential public use							
<u>Floor:</u> Wall-to-wall carpet in fair condition. Suspected original flooring beneath.				Remove carpet and two layers of VAT below. Repair and restore original flooring.		1	
<u>Walls:</u> Painted plaster with wood paneled wainscoting in good condition.				Prep and repaint/ refinish per finish analysis.		2	
<u>Wainscoting</u> shows minor areas of wear and the finish at the wainscoting on the west wall does not match the balance of the room. Some damage at plaster on east wall.				Touch up stain and refinish per finish analysis		2	
<u>Ceiling:</u> Plaster with water damage along east wall.				Repair and repaint per finish analysis.		2	
<u>Architectural Features:</u> Historic sink with original faucets, cabinets and dumb waiter cabinet with original hardware, all in fair condition with wear on finishes.				Keep original features; remove contemporary counter.		2	
Inappropriate counter top adjacent to sink.							
<u>Lighting:</u> Contemporary fluorescent light strip. Functional but historically insensitive.				Replace lighting with appropriate LED fixtures.		2	
<u>Openings:</u> Original pocket door between offices in fair condition with wear at trim. Door to Stacks 107 has minor wear at finish, but significant wear at frame.				Touch up stain and refinish wood per finish analysis.		2	

<div><div>Room Number: 108Room Name: Park Avenue Entrance VestibuleRecommendation:Priority:</div><div>Significance of Space: Primary</div><div>Floor: Polychromatic terrazzo flooring with Grecian meander border in good condition.3</div><div>Walls: Wood paneled full-height wainscot in good condition except for one panel at south wall that has become unfastened and slipped.2</div><div>Ceiling: Painted patterned tin ceiling in good condition.2</div><div>Architectural Features: Highly decorative wood paneling.2</div><div>Lighting: Contemporary surface-mounted fixture is not historically appropriate.2</div><div>Openings: Wood doors with glass inserts and semi-circle transom window with decorative exterior scrollwork are in good condition. Contemporary doorhardware is not historically sensitive.2</div></div>				<div></div>			<div><div>Clarke Caton HintzArchitecturePlanningLandscape Architecture</div><div>100 Barrack Street Trenton, NJ 08608tel: (609) 883-8383 fax: (609) 883-4044www.clarkecatonhintz.com</div></div>
<div><div>Existing Conditions Assessment</div><div>The Hoboken Public Library</div><div>500 Park Avenue</div><div>Hoboken, NJ 07960</div><div>Block: 6003 Lot: 15</div></div>							
<div><div>Room Number: 109Room Name: Park Avenue Entrance HallRecommendation:Priority:</div><div>Significance of Space: Primary</div><div>Floor: Polychromatic terrazzo flooring with Grecian meander border in good condition.3</div><div>Walls: Plaster in good condition except for areas of cracking on north wall at stair.2</div><div>Ceiling: Plaster with plaster crown moulding in good condition.2</div><div>Architectural Features: Ornate wood staircase is in fair condition, however, it appears to be pulling away from the north wall. The existing stained glass window at the top of the stair is in need of repair and stabilization.2</div><div>Lighting: Contemporary surface-mounted fixture is not historically appropriate.2</div><div>Openings: Large scale wood framed sidelights and transom to Vestibule 108 in good condition. Original doors have been removed but are in storage.2</div><div>Notes: This hall is off-limits to the public and is currently being used as storage, but contains some of the best architectural features of the building.</div></div>				<div></div>			
<div><div>Room Number: 110Room Name: First Floor Elevator HallRecommendation:Priority:</div><div>Significance of Space: Not significant</div><div>Floor: Contemporary terrazzo flooring.3</div><div>Walls: Painted gypsum wall board (GWB) in good condition.3</div><div>Ceiling: Painted GWB in good condition.3</div><div>Architectural Features:3</div><div>Lighting: Contemporary wall sconce.3</div><div>Openings: Original wood window trim in good condition with one area of delaminating paint. The historic wood door frame remains, but a contemporary frame and double door has been installed within leading to Hall 109.3</div></div>				<div></div>			
<div><div>Room Number: 200Room Name: Second Floor Circulation HallRecommendation:Priority:</div><div>Significance of Space: Most significant</div><div>Floor: Contemporary synthetic wood floor in good condition. The transition from the historic stairs to the contemporary flooring is a tripping hazard.1</div><div>Walls: Plaster above wood paneled wainscoting in good condition.1</div><div>Ceiling: Plaster with decorative wood coffers and crown moulding.1</div><div>Architectural Features: Plaster corbels and pilasters in good condition, and central staircase railing in good condition with worn wood handrails. The lowest tread of the stair is damaged and missing at the north side.1</div><div>Lighting: Contemporary fluorescent light and suspended track light; neither are historically sensitive.1</div><div>Openings: Original decorative wood door frames in good condition except for some areas of wear on the finish. The original doors had been previously removed.1</div><div>Notes: Surface-mounted wiremold and miscellaneous wires run along chair rail and around door frames.</div></div>				<div></div>			<div><div>KEY PLAN:</div><div></div><div><div>DATE:02/10/2017</div><div>SCALE:NOT TO SCALE</div><div>DRAWN BY:LB</div><div>First Floor Rooms 108 - 110 Second Floor Room 200</div><div>A.5</div></div></div>

<div>Room Number: 205</div> <div>Room Name: Book Stacks</div> <div>Significance of Space: Primary</div> <div>Floor: Contemporary synthetic wood flooring in good condition.</div> <div>Walls: Plaster in good condition. An opening was over cut at the west wall for duct.</div> <div>Ceiling: Painted patterned tin ceiling in good condition except for some paint delamination.</div> <div>Architectural Features: Built-in bookcases. Remaining cases are in fair condition, but large portions of shelving had been previously removed. Duct work occupies part of the vacant bookcases.</div> <div>Lighting: Contemporary fluorescent light, not historically sensitive.</div> <div>Openings: Original wood frames from Rooms 204 and 206 are in fair condition. Contemporary hollow metal frame and door leads to Stair 2.</div> <div>Notes: Large scale duct work is exposed at south and west walls.</div>	<div>Recommendation:</div> <div>Remove contemporary flooring and two layers of VAT below. Repair and refinish original flooring.</div> <div>Prep, repair and repaint per finish analysis.</div> <div>Reconfigure HVAC to be less obtrusive.</div> <div>Strip paint and repaint per finish analysis.</div> <div>Repair and refinish per finish analysis.</div> <div>Replace with appropriate LED fixtures.</div> <div>Touch up stain and refinish per paint analysis.</div> <div>Install historically appropriate door and frame.</div> <div>Reconfigure HVAC and restrooms to be less obtrusive.</div>	<div>Priority:</div> <div>2</div> <div>2</div> <div>2</div> <div>2</div> <div>2</div> <div>2</div> <div>2</div> <div>2</div> <div>2</div>	  
<div>Room Number: 206</div> <div>Room Name: Second Floor Elevator Hall</div> <div>Significance of Space: Secondary; reconfigured for elevator, but has original details, etc.</div> <div>Floor: Contemporary synthetic wood floor in good condition.</div> <div>Walls: Painted plaster and GWB in good condition.</div> <div>Ceiling: 2x4 ACT ceiling in fair condition.</div> <div>Lighting: Lay-in 2x2 lights.</div> <div>Openings: Original wood trim where remaining is partially obstructed by ACT ceiling.</div>	<div>Recommendation:</div> <div>If possible, remove contemporary flooring and two layers of VAT below. Repair and refinish original flooring.</div> <div>Prep and repaint per finish analysis.</div> <div>Expose original ceiling if possible.</div> <div>Install appropriate LED fixtures.</div> <div>Expose original wood trim; touch up stain and refinish per finish analysis.</div>	<div>Priority:</div> <div>2</div> <div>2</div> <div>3</div> <div>3</div> <div>3</div>	  
<div>Room Number: 207</div> <div>Room Name: Staff Work Room</div> <div>Significance of Space: Secondary, currently used by staff.</div> <div>Floor: Original wood floor in good condition.</div> <div>Walls: Painted wood beadboard and chair rail with plaster above in good condition.</div> <div>Ceiling: Painted patterned tin ceiling in good condition except for some holes where surface-mounted plumbing had been previously removed, and minor areas of paint delamination.</div> <div>Lighting: Contemporary lights.</div> <div>Openings: Original painted wood window trim. Contemporary wood door with hollow metal frame.</div> <div>Notes: Surface mounted wiremold, electrical conduit, and plumbing.</div>	<div>Recommendation:</div> <div>Repair and refinish as required.</div> <div>Repair and repaint as required.</div> <div>Repair and repaint as required.</div> <div></div> <div></div>	<div>Priority:</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div>	  
<div>Room Number: 208</div> <div>Room Name: Second Floor Restroom</div> <div>Significance of Space: Tertiary, utilitarian.</div> <div>Floor: Contemporary tile in fair condition.</div> <div>Walls: Contemporary tile in fair condition with plaster above. Plaster is damaged on east wall.</div> <div>Ceiling: 2x4 ACT ceiling considerably lower than original plaster ceiling. Not historically sensitive, but in fair condition. Original plaster ceiling with decorative mouldings still exist in addition to duct work above.</div> <div>Lighting: Surface mounted light above sink.</div> <div>Openings: Original wood door with transom and trim, and window trim are intact, but bisected by ACT ceiling. Door transom has been blocked.</div> <div>Notes: Surface-mounted electrical conduit. Electrical cords loosely strung to outlet. A janitor sink is adjacent to contemporary bathroom sink and vanity cabinet.</div>	<div>Recommendation:</div> <div>Expose original ceiling where possible.</div> <div>Install new, appropriate LED fixtures.</div> <div>Expose original door and transom if possible.</div>	<div>Priority:</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div> <div>3</div>	  

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Existing Conditions Assessment

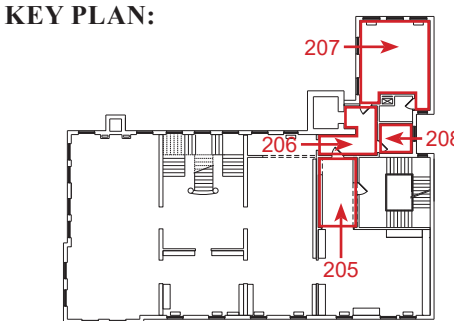
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KEY PLAN:



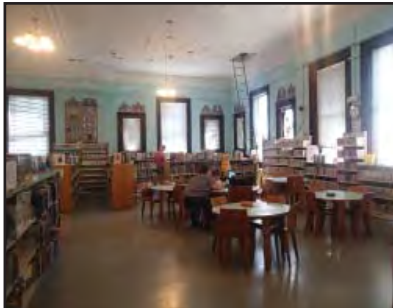


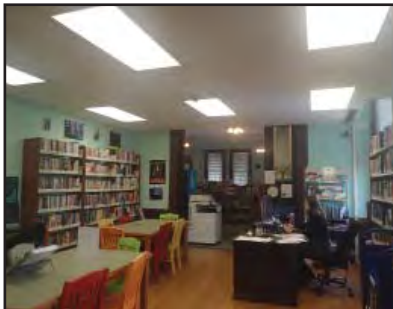

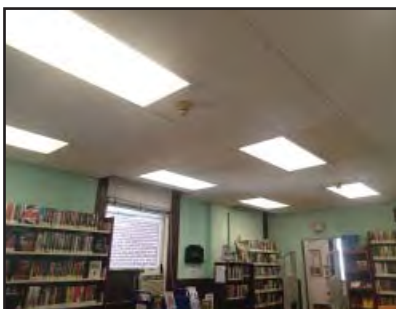
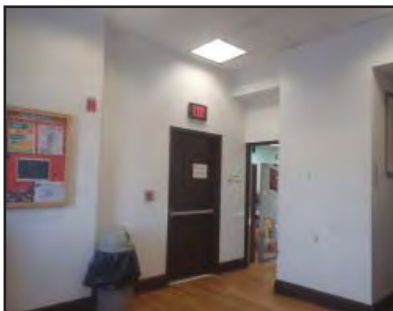
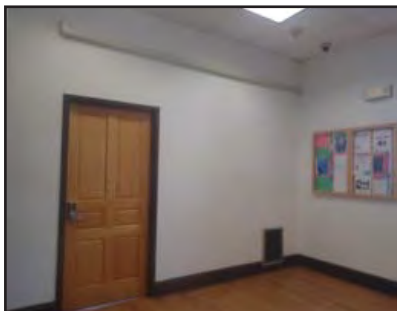
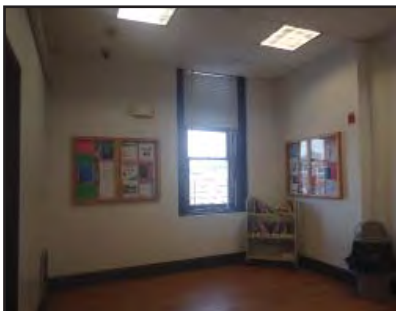


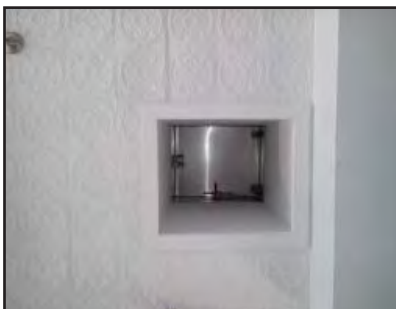
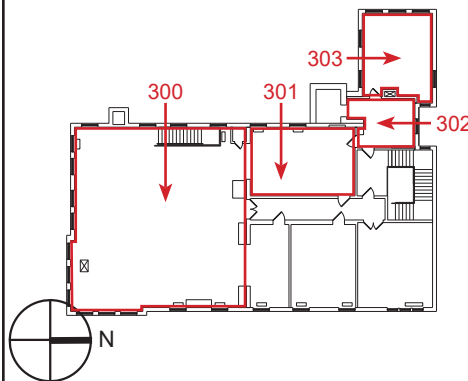
DATE: 02/10/2017

SCALE: NOT TO SCALE

DRAWN BY: LB

Second Floor Rooms 205 - 208

A.7

<div>Room Number: 300</div> <div>Room Name: Children's Room</div> <div>Recommendation:</div> <div>Priority:</div>				
<div>Significance of Space: Primary; most significant public space</div> <div>Floor: Vinyl tile in poor condition with chipped edges, cracks, and tripping hazard at the top of the stairs.</div> <div>Walls: Plaster in fair condition. Decorative crown mouldings have had previous repairs, but do not match the existing design or texture.</div> <div>Ceiling: Painted patterned tin ceiling. Substrate appears to be in good condition but the paint is delaminating.</div> <div>Architectural Features: Cabinets with original hardware at north & east sides with some minor wear of finish. Decorative railing at stair in fair condition.</div> <div>Lighting: Contemporary lights.</div> <div>Openings: Ornate door and window trim intact and in fair condition. Attic access does not have an operational door, and the ladder appears unsafe and is accessible to the public.</div> <div>Notes: Large exposed HVAC equipment and duct work. Insufficient single restroom.</div>		<div>Remove vinyl tile and two layers of VAT below.</div> <div>Repair and refinish original flooring.</div> <div>Prep, repair and repaint per finish analysis.</div> <div>Strip paint and repaint per finish analysis.</div> <div>Repair and refinish per finish analysis.</div> <div>Replace with appropriate LED fixtures.</div> <div>Touch up stain and refinish per paint analysis.</div> <div>Relocate attic access and ladder to less obtrusive location.</div> <div>Reconfigure HVAC & restroom to be less obtrusive. Restroom should be relocated.</div>	<div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div>	<div></div> <div></div> <div></div>
<div>Room Number: 301</div> <div>Room Name: Young Adult Room</div> <div>Recommendation:</div> <div>Priority:</div>		<div>Remove contemporary flooringand two layers of VAT below. Repair and refinish original flooring.</div> <div>Prep and repaint/ refinish per paint analysis.</div> <div>Install new chair rail to match original.</div> <div>Reconfigure HVAC to allow original ceiling to be exposed.</div> <div>Touch up stain and refinish per paint analysis</div> <div>Replace with appropriate LED fixtures</div> <div>Repair and repaint per paint analysis</div>	<div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div> <div>1</div>	<div></div> <div></div> <div></div>
<div>Room Number: 302</div> <div>Room Name: Third Floor Elevator Hall</div> <div>Recommendation:</div> <div>Priority:</div>		<div>Consider reconfiguring the ceiling to allow for the window to be fully exposed. As this is a completely reconfigured space, the design of trim and doors is more flexible. Consider trim and detailing that is more compatible with the building as a whole.</div>	<div>3</div> <div>3</div> <div>3</div>	<div></div> <div></div> <div></div>
<div>Room Number: 303</div> <div>Room Name: Staff Break Room</div> <div>Recommendation:</div> <div>Priority:</div>		<div>If this becomes a public space, remove laminate flooring and two layers of VAT; repair and refinish original wood floor.</div> <div>Prep and repaint per finish analysis.</div> <div>Repaint as required.</div> <div>If this becomes a public sapce, consider installing door and trim that is more compatibel with the original features in the building.</div>	<div>3</div> <div>2</div> <div>2</div> <div>3</div> <div>3</div>	<div></div> <div></div> <div></div>
<div>KEY PLAN:</div> <div></div> <div><div>DATE: 02/10/2017</div><div>SCALE: NOT TO SCALE</div><div>DRAWN BY: LB</div></div> <div>Third Floor Rooms 300 - 303</div> <div>A.8</div>				

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IV. CODE & ACCESSIBILITY REVIEW

INTRODUCTION:

Clarke Caton Hintz completed a code analysis for the Hoboken Public Library as part of the preparation of this Capital Master Plan. The purpose of this analysis is to understand existing and potential building safety issues as well as code inspection and accessibility issues so that the Board of Trustees can plan for potential capital costs. The following codes were reviewed: International Building Code 2015, NJ edition; New Jersey's Rehabilitation Subcode; International Fire Code; and ICC/ANSI A117.1. The following building classifications currently apply:

Existing and Proposed Use Group:
A3, Assembly (Library)

Building Area:

Lower Level (Basement):	4,740 SF
1st Floor:	4,740 SF
Mezzanine:	1,340 SF
2nd Floor:	4,860 SF
3rd Floor:	4,860 SF

Total Occupiable Area: 20,540 SF

Building Height: 3 stories (plus basement)

Only the basement of the building is sprinklered. This system was installed as part of the recent renovations to the building and addresses code issues relating to "windowless stories".

Construction Type: In reviewing some of the recent Construction Documents for renovation and restoration work for the building, it appears that the building was classified as VB construction which assumes that the exterior walls and the interior structure are made of

combustible materials (e.g. wood structure). This appears to be incorrect: While the interior structure is wood, the exterior walls are masonry (non-combustible). The building therefore meets the requirements of IIIB construction. For this construction type, neither the floor/ ceiling assemblies nor interior partitions (except around fire stairs, etc.) are required to be rated, while the exterior walls are assumed to have a two-hour fire rating, except where punctured by windows and doors. This construction type closely matches the existing conditions at the Hoboken Public Library.

If the Hoboken Public Library were a new building, with IIIB construction, it would be permitted to have two stories and 9,500 sf per floor. Unfortunately, even when fully sprinklered throughout all floors, buildings of the A3 use group are only permitted to be three stories tall.

Since the building is deemed to be historic and since work must meet the requirements of the Secretary of the Interior's Standards for the Treatment of Historic Properties, New Jersey's Rehabilitation subcode applies, and its requirements often permit certain existing conditions to remain in place even if they don't meet the letter of the code for new building construction.

REHABILITATION SUBCODE:

The Rehabilitation Subcode is the part of the NJ Uniform Construction Code that deals with existing and historic buildings. This code recognizes that it is not always feasible to require an existing or historic building that is being renovated to meet all of the code requirements of new construction. This subcode allows for flexibility in various code requirements, including egress and fire protection, while setting reasonable base

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standards for life safety, as long as the building's use is not changed or not changed to a more hazardous use category. There are base requirements for buildings of all use groups, as well as higher base standards for larger projects and for buildings that have a more hazardous occupancy.

There are six categories of work described by the Rehabilitation Subcode: Repair, renovation, alteration, reconstruction, change of use and addition. Work of more than one category may be part of a single, larger project.

Future work at the Hoboken Public Library may fall into the full range of work:

Repair is defined as "...the restoration to a good or sound condition of materials, systems and/or components that are worn, deteriorated or broken using material identical or similar to the existing."

Renovation is defined as "...the removal and replacement or covering of existing interior or exterior finish, trim, doors, window or other materials with new materials that serve the same purpose and do not change the configuration of space." It also includes the replacement of equipment or fixtures. These categories only require that any work being completed not cause any lessening of the existing structure's or system's capacity or accessibility, and that certain non-compliant products or practices not be used. In addition, door hardware being replaced should be upgraded so that it is handicapped accessible. In the Repair category, new toilets should be "low-flow." If restrooms are being renovated, they must be barrier free; when doors are replaced, they should also meet certain accessibility requirements.

Alteration is defined as "...the rearrangement of any space by the construction of walls or

partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any system, the installation of any additional equipment or fixtures and any work which reduces the load bearing capacity of or which imposes additional loads on a primary structural component." This would include HVAC and electrical, as well as any interior reconfigurations that might be required. This type of work has more detailed requirements, including Materials and Methods, and requires greater accessibility compliance.

Reconstruction is defined as "...any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certification of occupancy is required before the work area can be reoccupied." This applies to major renovation projects, and would likely include work from the other categories. Most work described in this Capital Master Plan would fall into this category.

Additions include "...any increase in the footprint are of a building or an increase in the average height of the highest roof surface or the number of stories." Additions and new building elements are required to comply with the provisions of the other technical subcodes of the UCC (i.e. as if it were a new building). If an addition to the Library becomes feasible at some future date, these requirements will need to be met.

There is no limitation to the amount of "repair" work that is permitted to be undertaken. However, all alteration work must be reviewed to insure that it does not cause a non-conforming situation with the regard to the base requirements of the particular Use Group. Major renovations that qualify as "reconstruction" under the

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Rehabilitation Subcode have more stringent code requirements (but not as stringent as for new construction). In any case, the building must meet the basic requirements of the Uniform Fire Code.

CHANGE OF USE:

The other aspect of the Rehabilitation Subcode that comes into play is when an existing building or portion of a building changes use.

In broad terms, the Subcode continues to treat existing buildings in a special way as long as the new uses have the same or lower “hazard classifications” in a number of areas. These areas include “Relative Group Hazard”, “Means of Egress”, “Height and Area”, “Exposure of Exterior Walls”, “Exterior Wall Requirements”, “Automatic Sprinkler System”, “Structural Load Categories”, etc. In each of these categories, R3 Single Family Residence is the lowest hazard. Any change of use to a higher hazard classification means that most of the code requirements for new buildings comes into play. Since there is no change of use anticipated for the Hoboken Public Library, this section will likely not apply.

HISTORIC BUILDINGS:

The Rehabilitation Subcode also addresses buildings that are listed on the State and National Registers of Historic Places. For instance, historic buildings undergoing repair, renovation, alteration, restoration or reconstruction consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties may comply with certain Special Provisions instead of complying with the corresponding requirements of the main code. The following Special Provisions apply to the Hoboken Public Library:

1. Materials and Methods: Exceptions are granted for materials that are exposed to view in recognition of the need to preserve the historic character of the building.
2. One-Hour Fire Resistive Assemblies: Where one-hour fire resistive construction is required, existing plaster and lath is permitted to remain and meet the requirement.
3. Means of Egress: Existing widths of existing door openings, corridors and stairways may be maintained if less than the required means of egress width, provided that the local code official finds the opening traversable.
4. Doors: Direction of swing and hardware requirements may be waived, provided that the level of accessibility and safety of egress is increased wherever possible.
5. Railings: Existing handrails may remain or may be replaced with new to match the originals, even when they do not meet code requirements for new construction. Guardrails of 42” are not required; rail height of at least 30” is acceptable and the existing baluster and rails may remain.
6. Exit Signs: Alternate locations or designs may be acceptable if the code requirements would result in damage to the building’s historic character.

PLUMBING FIXTURE ANALYSIS:

The Hoboken Public Library has existing restrooms on all three floors, plus new restrooms in the basement. The first floor has larger restrooms with two water closets and two lavatories for each gender. The upper floors and the basement have single user restrooms with one water closet and one lavatory in each restroom (see the next section for a discussion of their accessibility).

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When analyzing current occupancy and plumbing fixture count requirements, it is apparent that the building has more fixtures than required by current code:

A recent calculation by Dennis Kowal Architects indicates the following occupant loads for each floor level:

Basement:	215 people
First Floor:	41 people
Second Floor:	63 people
<u>Third Floor:</u>	<u>106 people</u>
Total:	415 people

This occupant load calculation leads to the following plumbing fixture requirements:

Men:

Toilets/ Urinals, Required:	Two
Toilets/ Urinals, Provided:	Four
Lavatories, Required:	Two
Lavatories, Provided:	Four

Women:

Toilets, Required:	Four
Toilets, Provided:	Four
Lavatories, Required:	Two
Lavatories, Provided:	Four

As is apparent from this analysis, the building meets the current number of fixtures currently required by code. However, the condition of the restrooms on the upper floors is only fair. As renovations to the building take place, the restrooms should be upgraded.

HANDICAPPED ACCESS:

The Hoboken Public Library is, for the most part, handicapped accessible, given its historic configuration (e.g. the first floor is raised significantly above grade). Extensive effort was put into providing access to all floors

when a new elevator was added in the side alley in 2004. While the main and side entries are not at grade, the elevator provides handicapped access.

Access to the mezzanine is limited to a small steel plate staircase. Future plans for expansion will provide an accessible route to the mezzanine.

In general, the public restrooms are accessible, although some repairs to the restrooms on the upper floors are needed, and are planned in the first phase of the restoration. The restrooms on the ground floor recently installed, and at least one of them is fully accessible.

RENOVATION OF THE ATTIC:

Since the Hoboken Public Library clearly needs additional space, the Capital Master Plan team explored the possibility of renovating the existing attic. The first issue to consider is whether occupancy of this fourth floor would be permitted by code.

As described above, the Library is currently three stories, plus a fully occupied basement. Per the current building code, the building is an A3 use group (Assembly 3, which includes libraries). The construction type is IIIB (masonry, non-combustible exterior walls with wood floor and roof structure). If the building were new, the current building codes would only permit a two story building for this use group (A3) and construction type (IIIB). If the building were fully sprinklered, it could be three stories tall, but not four.

The building's current configuration is "grandfathered", but it is clear that the codes do not permit expansion to a fourth floor, even if the building were fully sprinklered. That being said, limited area of the proposed cupola

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reading room may be within the area requirements to be permitted as mezzanine. The City may also be willing to provide a Code Variation to permit occupancy. The future expansion of the Library will provide two means of egress (fire stairs), as well as handicapped access, a new central elevator will be provided.

The roof trusses provide an additional complication when considering renovating the attic for additional library space. They serve two functions: Supporting the roof and its various loads, and supporting the ceiling over the third floor. The existing trusses, while adequate to support the existing loads, do not have spare capacity. They would need to be sister-ed with engineered wood beams in order to be able to support new floor loads.

SUMMARY:

As renovations are made over multiple phased projects the Hoboken Public Library will see code and accessibility improvements. The HVAC system will be replaced and current ventilation requirements implemented. Additional restrooms and door hardware will be improved; and fire alarm and detection systems will also be upgraded, etc.

A second set of requirements comes into play if the use of the building or portions thereof changes and the Library seeks to expand into the current attic. New code requirements may kick in, at least for the new portions, and likely for the entire building.

The code analysis of the Hoboken Public Library begins with the assumption that the existing use (Library) will remain in the building for the foreseeable future. If the use and size of the building remains essentially the same, the code analysis of the building is relatively straightforward, with minimal

changes required. When a new building is constructed next door for the Library's expansion fire separation requirements will be evaluated and fire protection systems will be required to separate the buildings.

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V. MASTER PLAN AND FUTURE USE OF THE BUILDING

PRESERVATION PHILOSOPHY

All future projects at the Hoboken Public Library should be planned, designed and executed in compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. The Library will continue to serve as a well-used library building with spaces used for collections, reading, meetings, programs, lectures, exhibits, relaxing, research, etc. Because of this range of uses and the likelihood that the uses will need to be updated and rearranged, *rehabilitation* should be the guiding preservation philosophy.

Rehabilitation is defined in the Standards as, “the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. Rehabilitation acknowledges the need to alter or add to an historic property to meet continuing or changing uses while retaining the property's historic character.”¹

Rehabilitation provides flexibility, enabling new materials to be added and changes to be made while retaining the important historic character-defining features of each element and of the overall building.

GOALS FOR THE MASTER PLAN

The development of this Capital Master Plan began with several basic assumptions. In general, these assumptions were reinforced during the master plan process, with several

others added based on focus group meetings and feedback from the Board of Trustees:

- Preserve and rehabilitate the existing Library building so that it can accommodate the changing demographics of Hoboken, as well as the changing nature of libraries in general as best as possible, without damaging the existing historic fabric.
- Seek creative ways to expand the Library, or provide other locations or other delivery methods, to serve the people of Hoboken.
- Identify ways to phase the improvements to the Library so that renovation work is as unobtrusive as possible.
- Identify funding sources for the improvements.

These goals guided the analysis work, as well as the concept plans and final master plan that were developed.

THE CHANGING NATURE OF LIBRARIES

The Trustees of the Hoboken Public Library, as part of the master planning process, hired the firm of Library Development Solutions to assist in creating a vision for the future of the Library, as well as strategies for reaching that vision. Their planning document, called the “Hoboken Public Library Space Assessment,” was completed in January of 2017 and is included as an appendix to this master plan.

The Space Assessment was the result of a series of interviews and focus group meetings that targeted specific demographic groups that

¹ <http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

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are now using the Library, or which the Trustees would like to encourage to use the Library. The goals, needs and wants for the Library were recorded and summarized. Once analyzed and prioritized, this information led to specific space requirements unique to the culture and changing demographics of Hoboken. In addition, the existing program at the Library was compared to the program that is typically required for a growing city of 50,000+ residents.

The Space Assessment also identifies ways that libraries have changed over the past several decades, and the ways that they are still changing:

Libraries understand that the service interaction between patrons and staff is changing from transactional to collaborative with a greater emphasis on providing services such as these:

- *Hands-on assistance with digital devices*
- *Technology classes that teach...how to use the latest hardware and software*
- *Information discovery from digital resources*
- *Reader's advisory service tailored to individual patron needs*
- *Larger collections of popular, in-demand items*
- *Space that supports those who work from home, job seekers, collaborative learning, and quiet study*
- *Comfortable seating that encourages conversation and invites customers to spend time in the library*
- *Engaging programs on a variety of topics that educate, inform and entertain...*
- *Opportunities for community engagement through facilitated discussions*
- *Leadership and volunteer training for pre-teens and teens*

- *A comprehensive program of services for children that supports early literacy and life-long reading.*

These aspects of the changing nature of libraries have program and space implications, some direct and specific, and some indirect and by implication. The concept plans that have been developed for the Hoboken Public Library have taken these observations into account

SPACE AND PROGRAMMATIC NEEDS

The Hoboken Public Library current contains approximately 20,132 gross square feet of space, with about 13,665 sf usable area. As stated in the Space Assessment, "This is far below the space needed to provide adequate library service to Hoboken's 50,000 residents."

The Space Assessment provides a summary comparison, stating that Hoboken's Library needs 43,566 sf usable area a 320% increase. With a gross area of 53,500 sf needed. In addition, the Assessment identifies a number specific program requirements that were the result of the numerous interviews and focus group sessions organized by the authors, as well as current "best practices." The Assessment notes that Hoboken's population is anticipated to grow to almost 58,000 by 2040, thus requiring:

- "A print collection of 100,000, an increase from the library's current collection size of 73,000...
- A non-print collection of 14,500 items
- A new book area with approximately 2,000 volumes.
- 200 reader seats.
- Six small meeting rooms
- A conference room for 20 people.

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- A 50-seat dedicated space for children’s programming.
- A 15-seat computer training lab.”
- A large 100 person meeting room for meetings and events.

At the end of this chapter, Table A compares the space currently available for various functions as the Library is currently configured, to the space that should be provided, based on national standards as well as the comments provided by the various focus groups. It is clear that the current Library is short of space in virtually every program category.

OPTIONS

In order to create much-needed space for Hoboken Public Library, a number of options were considered. These include:

- Preserving, reorganizing and rehabilitating the existing Library building so that it is more efficient and that it more closely meets the needs of the current patrons.
- Finding ways to expand the Library within its current footprint. For instance, the feasibility of renovating the existing attic for program space was assessed.
- Purchasing additional space for the Library, either adjacent to the existing building or in other locations around the City.
- Creating satellite locations.
- Creating a satellite “Children’s Library.”
- Including a “café” in the Library
- Leasing smaller “pop-up” Library locations around the City.
- Explore ways to increase the Library’s virtual footprint, without needing to construct additional space.

After reviewing these options as well as different scenarios, the Board of Trustees gave the following feedback:

- The existing Library building should be rehabilitated as a full-service, main branch with all existing functions remaining.
- Explore ways to expand the existing building, making sure that the expansion is fully integrated functionally with the existing building.
- The Library should not have a full café space as part of the building program.
- Explore lease options for “pop-up” library branches.
- Expand virtual presence.
- Expand temporary and mobile presence (mobile bus unit, etc.).

These conclusions are summarized in Table B. This Table represents a revised version of the summary document developed by former Board President, Allen Kratz.

RECOMMENDATIONS OF THE MASTER PLAN

The Master Plan team presented a number of options and concept plans to the Board of Trustees. After receiving feedback, the plans were revised and the following recommendations developed. As is typical of all useful master plans, these recommendations are intended to be a guide for future work at the library. They are not permanent or immutable. They should be reviewed and revised periodically to make sure that they are relevant and that they take into account changing conditions and new opportunities.

- i. Preserve, rehabilitate and reorganize the existing Hoboken Library Building as full-

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service, main branch. Proposed changes include:

1st floor

- Relocate the circulation desk to provide a larger, more welcoming lobby and allow for the restoration of this important space.
- Add locations for electronic check-out and return.
- Substantially increase the lounge seating with the addition of several reading rooms and soft seating areas.
- Relocation of local history room to the first floor provides for a more forward facing, convenient location.
- Reorganization of stack area to provide a prominent location for new fiction/non-fiction and patron support, thus providing a more open, inviting and casual destination for exploring the collections.

2nd floor

- Relocation of the library director and staff from 1st floor allows for better access to and supervision of all floors.
- Addition of toilet rooms on this floor provides patrons with a needed convenience.
- Organization of the fiction collection allows for the addition of an expansive Adult Services area with ample areas for technology use and increased comfortable seating for group discussion or quiet reflection and research.
- Repurposing of the stair landing provides soft seating for a place to enjoy current periodicals and library handouts.

3rd floor

- Reworking of the children's library allows for ample book storage, appropriately sized seating and dedicated story time space.
- Relocation and enlargement of the teen center allows for better access and a space the teens can call their own.
- Relocation of the Processing Room provides each employee with their own space, increased work space and storage space.

The Concept Plans at the end of this chapter are graphic representations of these planned and future changes.

1. Phase the renovations to reduce negative impact on the functioning of the Library. See Chapter VI for a discussion of phasing options.
2. Explore purchasing a neighboring property. If a purchase is successful, the adjacent building could be renovated or rebuilt to connect to the existing Library.
3. Explore renovating the attic of the existing building to provide additional program space. This option is addressed elsewhere in this document and appears to be a
4. Continue to use the space at the Multi-Service Center at 124 Grand Street as swing space during construction of the various renovation phases.
5. Find additional temporary "pop-up" Library spaces to test different programmatic organizations, as well as locations for potential future branches.
6. Expand digital access, off-site programming and staff interaction throughout the community. This includes updating and improving the Library's website.

FIRST FLOOR SPACE PLAN
PHASE 1



MEZZANINE FLOOR PLAN
PHASE 1



SECOND FLOOR PLAN
PHASE 1



THIRD FLOOR PLAN
PHASE 1



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ADDING TO THE LIBRARY

The clear direction from the Board of Trustees is to keep a full-service library at the current location. However, the building has well-documented limitations, and is far smaller than is needed to serve the current and anticipated population of Hoboken.

The Library acquired two adjacent properties. The sites were formerly occupied by townhomes and residences. Clarke Caton Hintz has provided design services to renovate the interior these properties. The townhomes were renovated to provide temporary administrative offices and work areas for Library staff. This swing space freed up much needed space in the existing Library while the restoration of the third floor is undertaken.

Prior to the acquisition of the two townhomes the Library considered the possibility of purchasing or obtaining branch library locations. Outright purchase of sites within the City would also be difficult. The expansion of the existing Library onto the adjacent properties would reduce the need for satellite locations.



developing the maximum building height and massing. The buildings that line the perimeter of Church Square Park served as a baseline for developing the height of the overall massing.

The initial massing studies were developed to maximize floor area, while respecting the neighborhood context, character, and light and air requirements.

Using the comprehensive study prepared by LDS the Project Team developed the site with all the needed programmatic areas identified in the report. The limited footprint of the adjacent properties required the addition to expand vertically to satisfy the dramatic increase in space.



The Project Team explored options for the future expansion on the adjacent properties. Neighborhood context was considered to in

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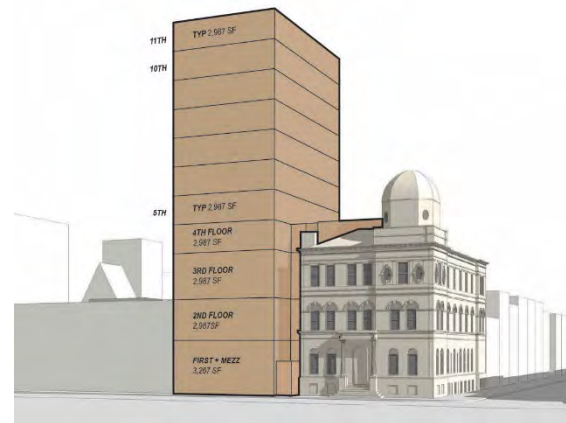
The resulting massing of maximizing the footprint of the adjacent properties while satisfying all programmatic needs of the Library generated an 11 story building, dwarfing the historic Library and neighboring buildings.

The 11 story tower would provide an additional 33,368 sf of space of gross area.

Existing area:	20,132 sf
New area needed:	33,368 sf
Total area:	53,500 sf

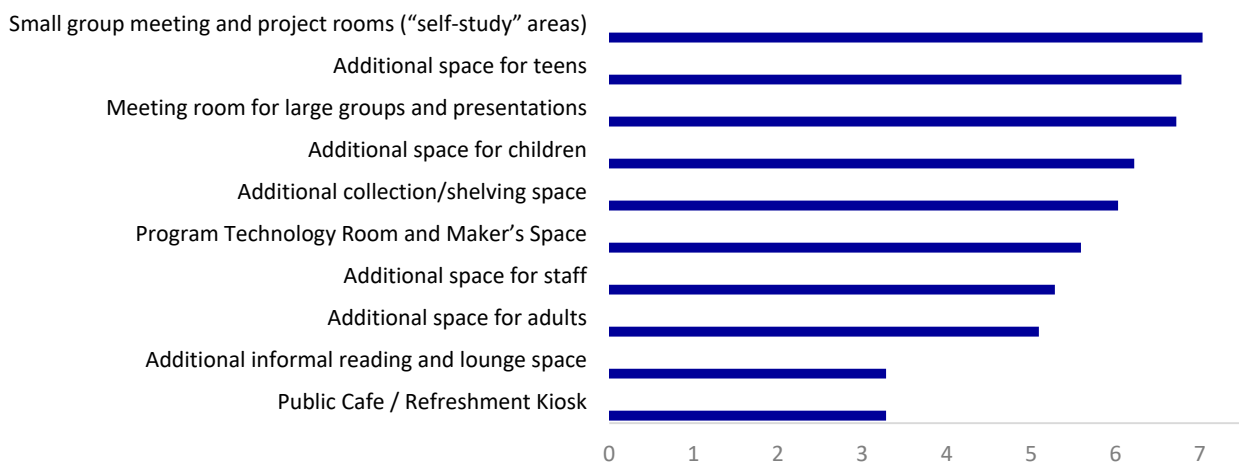
Considering site context, sun studies and practicality of 11 story building the Project Team scaled back the design to respect the neighboring residences and urban fabric.

The reduction in massing reduces the much needed area for the Library's expansion. The program requirements were reduced and the Board of Trustees prioritized the programmatic needs through a survey developed by the Project Team. The Board of Trustees placed high priority on providing the users, small group meeting rooms, additional teen and young adult space, and the space for larger public gatherings.



With a distilled program the Project Team developed multiple massing and layout options for review. Through a collaborative design process with select Board and staff members the initial four concepts were pared down to two options with multiple design schemes for the front elevation.

The two options respect the neighboring buildings and setbacks. The varied topography at the rear of the property allows the proposed meeting room of Option 2 to extend beyond the setback line, but not visually impede the neighboring residences.



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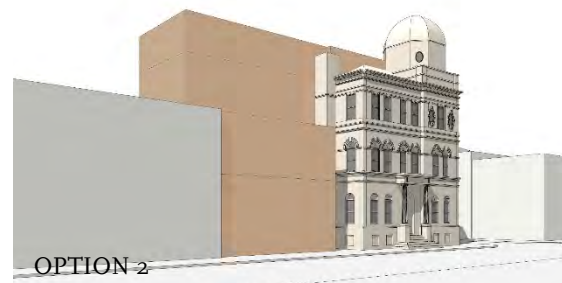
The massing heights, datums and setbacks take cues from the existing Library's cornice, and decorative banding.



Option 1 maximizes the massing along the street. The overall height is kept below the top of the existing cupola.



Option 2 pulls the massing at the third and fourth level back to align with the existing chimney. This keeps the massing along the street front consistent with the neighboring residences while providing opportunities for programed outdoor space on the rooftop of the addition.



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Both options address existing challenges of ADA access and street presence. The existing elevator is removed and a new elevator is provided closer to the entrance off 5th Street. The new location of the elevator makes the accessible entrance more equitable to the existing entrance. Furthermore, the new location permits the connection of the existing cupola and future children's reading room.

Option 1 utilizes the existing alleyway between buildings as the physical and visual separation between the existing Library and the new addition. The entrance is located in this central atrium. The entrance is at grade and permits all users to enter at the same location. The two sided elevator just off the lobby provides access to the main level of the library and all other floors. Off the main lobby is the large meeting room, which is at grade and can be opened up to the sidewalk/street for larger public events. The meeting room is double height and is provided with a wrap around mezzanine providing additional seating and access to the currently inaccessible mezzanine.

New small group meeting rooms line the perimeter of the second and third floors. Glass walls and floors allow light through to the central stacks and reading room. The children's reading room is expanded vertically to the unused cupola above. A new stair is provided and frames a communal reading area within the large reading room.

At the 4th floor a new bridge is installed to connect the captured space in the cupola while providing a second means of egress and ADA access.

Option 2 relocates the lobby to the new addition providing accessible entrances at grade and transparent views into the library lobby which doubles as informal lounge space and prefunction room for the large meeting room. A set of stairs and elevator provide access from grade to the main level which houses the meeting room and restored first floor of the existing library. Much like Option 1, this option provides numerous meeting rooms along the buildings perimeter, however



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the massing for Option 2 is scaled back to permit outdoor access at two levels. A roof terrace is provided off the second level in the rear of the property overlooking the sunken courtyard of the Library, a second terrace is provided at the third floor and offers views of Church Square Park and the neighborhood. The 5th Street terrace is covered by pergola, offering opportunity for passive shading and vegetation.

Both options address the zoning limitation of the R-1 district. The zoning charts show the existing nonconformities and the required variances. Both Options require lot size, coverage, and height variances which are existing nonconformities. Option 2 requires a setback variance. The setback is encroached at the rear of the property, however the massing is not visible from the neighboring residences.

All options were analyzed for their solar impacts on the adjacent buildings. Care was taken as to not shade the rear yard of the neighboring residences.



Capital Master Plan

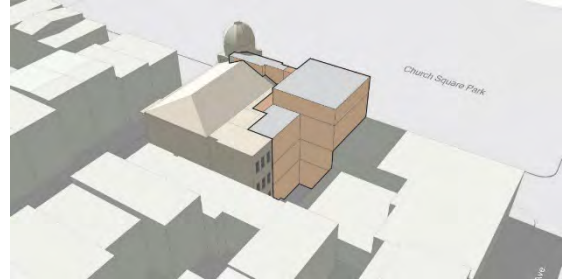
BULK REQUIREMENTS - OPTION 1					
BULK REQUIREMENTS					
ZONE R-1 RESIDENTIAL CONSERVATION DISTRICT					
PROPOSED USE: LIBRARY					
CONDITIONAL USE PERMITTED IN THE R-1 DISTRICT					
ITEM	REQUIRED	EXISTING	PROPOSED	EXISTING NON-CONFORMITY	VARIANCE REQUIRED
MINIMUM FRONT YARD SETBACK	0 FEET	0 FEET	0 FEET		
MINIMUM SIDE YARD SETBACK	0 OR 5 FEET	0 FEET	0 FEET		
MINIMUM REAR YARD SETBACK	30 FEET OR 30% WHICHEVER IS LESS	29.75 FEET (30%=25.5')	29.75 FEET		
MAXIMUM BUILDING HEIGHT	40 FT ABOVE FLOOD ELEVATION (51 FT MAX.)	62 FT 80 FT (CUPOLA)	66 FT 4 STORIES	X	X
MINIMUM LOT AREA	2,000 SF		9,046 SF		
MINIMUM LOT WIDTH	20 FT		89 FT MEAN DIST.		
MINIMUM LOT DEPTH	100 FT		85 FT MEAN DIST.	X	X
MAXIMUM LOT COVERAGE	60% (5,428 MAX.)	80% (7,250 SF)	91% 1,017 SF (NEW) 8,267 SF (TOTAL)	X	X

BULK REQUIREMENTS - OPTION 2					
BULK REQUIREMENTS					
ZONE R-1 RESIDENTIAL CONSERVATION DISTRICT					
PROPOSED USE: LIBRARY					
CONDITIONAL USE PERMITTED IN THE R-1 DISTRICT					
ITEM	REQUIRED	EXISTING	PROPOSED	EXISTING NON-CONFORMITY	VARIANCE REQUIRED
MINIMUM FRONT YARD SETBACK	0 FEET	0 FEET	0 FEET		
MINIMUM SIDE YARD SETBACK	0 OR 5 FEET	0 FEET	0 FEET		
MINIMUM REAR YARD SETBACK	30 FEET OR 30% WHICHEVER IS LESS	29.75 FEET (30%=25.5')	0 FEET		X
MAXIMUM BUILDING HEIGHT	40 FT ABOVE FLOOD ELEVATION (51 FT MAX.)	62 FT 80 FT (CUPOLA)	66 FT 4 STORIES	X	X
MINIMUM LOT AREA	2,000 SF		9,046 SF		
MINIMUM LOT WIDTH	20 FT		89 FT MEAN DIST.		
MINIMUM LOT DEPTH	100 FT		85 FT MEAN DIST.	X	X
MAXIMUM LOT COVERAGE	60% (5,428 MAX.)	80% (7,250 SF)	98% 1,623 SF (NEW) 8,873 SF (TOTAL)	X	X

Capital Master Plan

SOLAR STUDIES - OPTION 1

9:00 am June 21st



12:00 pm June 21st



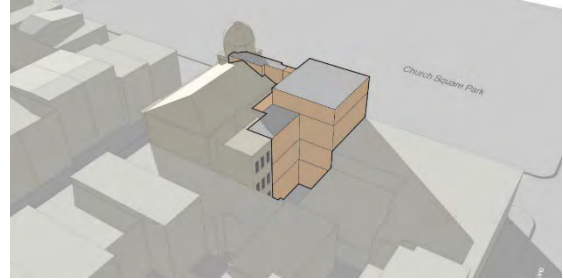
3:00 pm - June 21st



Capital Master Plan

SOLAR STUDIES - OPTION 1

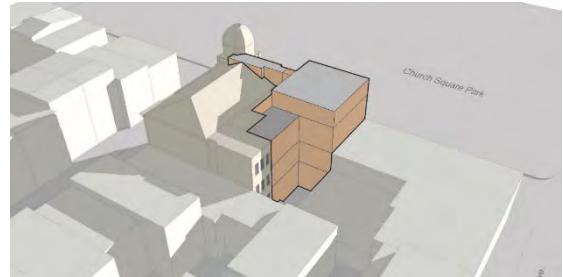
9:00 am December 21st



12:00 pm December 21st



3:00 pm - December 21st



Capital Master Plan

SOLAR STUDIES - OPTION 2

9:00 am June 21st



12:00 pm June 21st



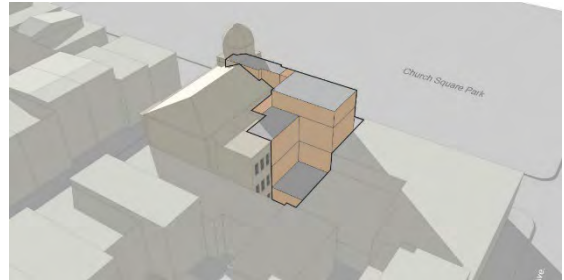
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Capital Master Plan

SOLAR STUDIES - OPTION 2

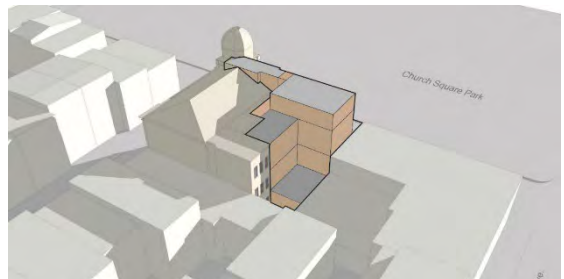
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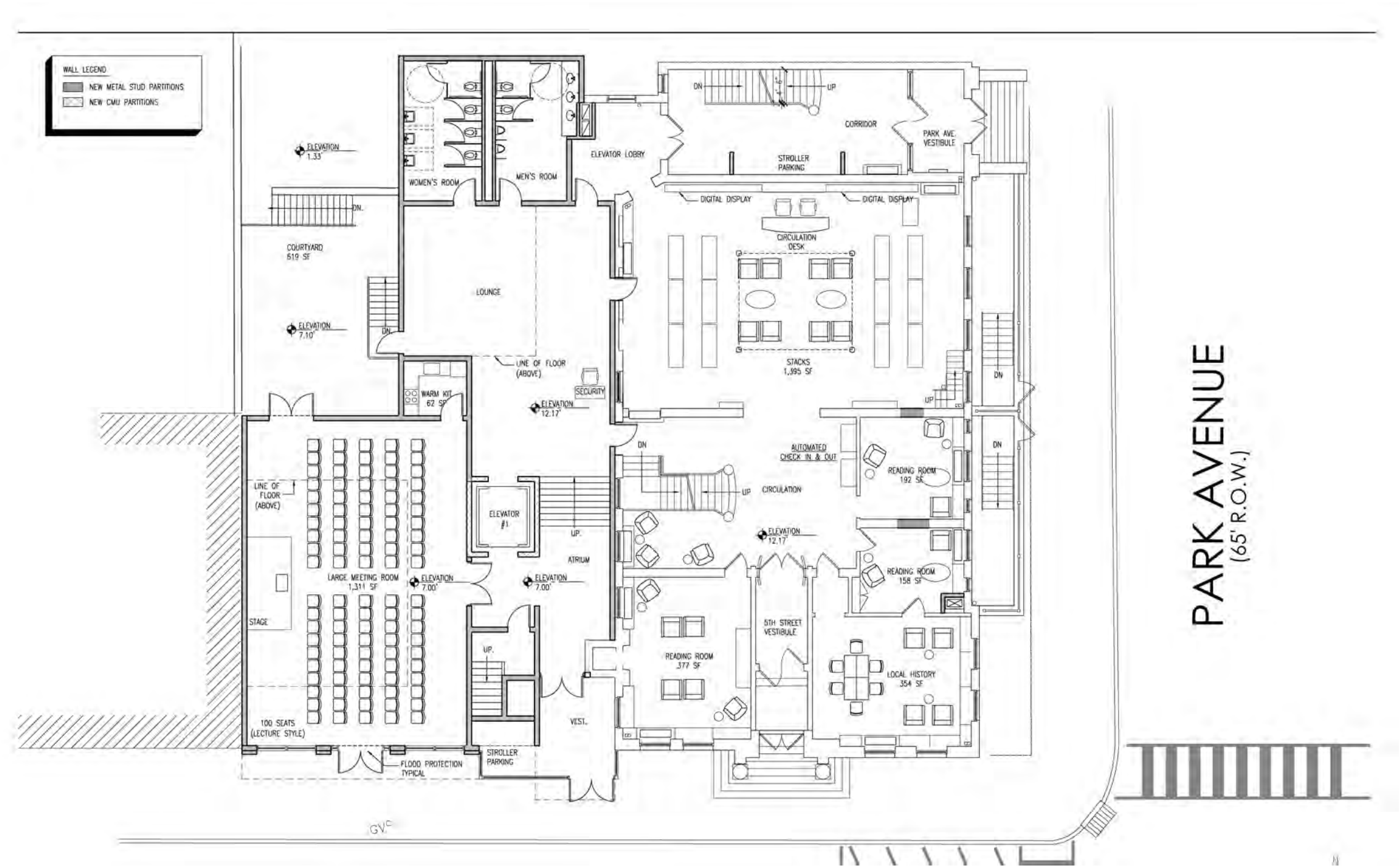
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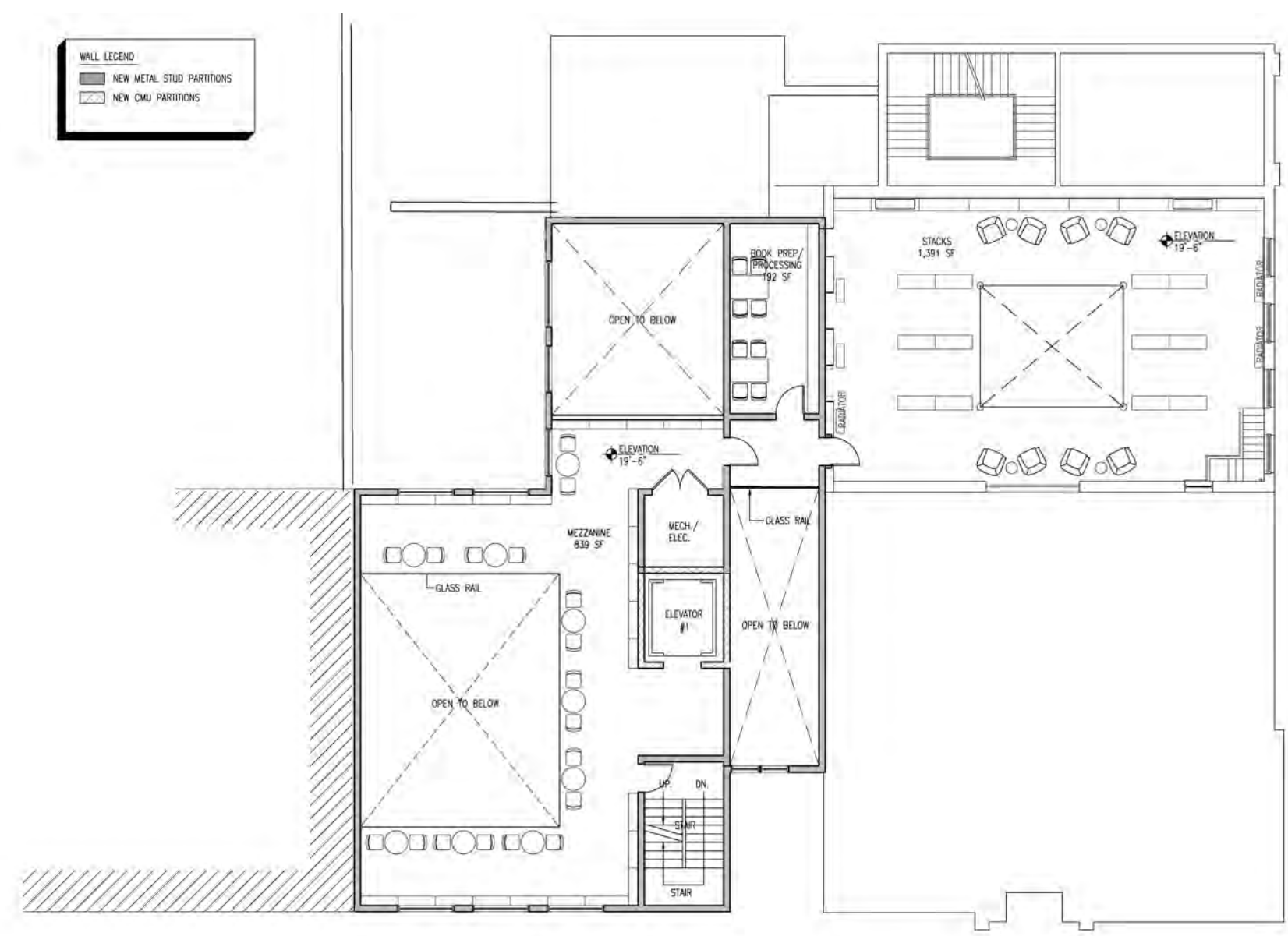
3:00 pm December 21st



OPTION 1 - FIRST FLOOR PLAN
EXPANSION AND ADDITION PLAN

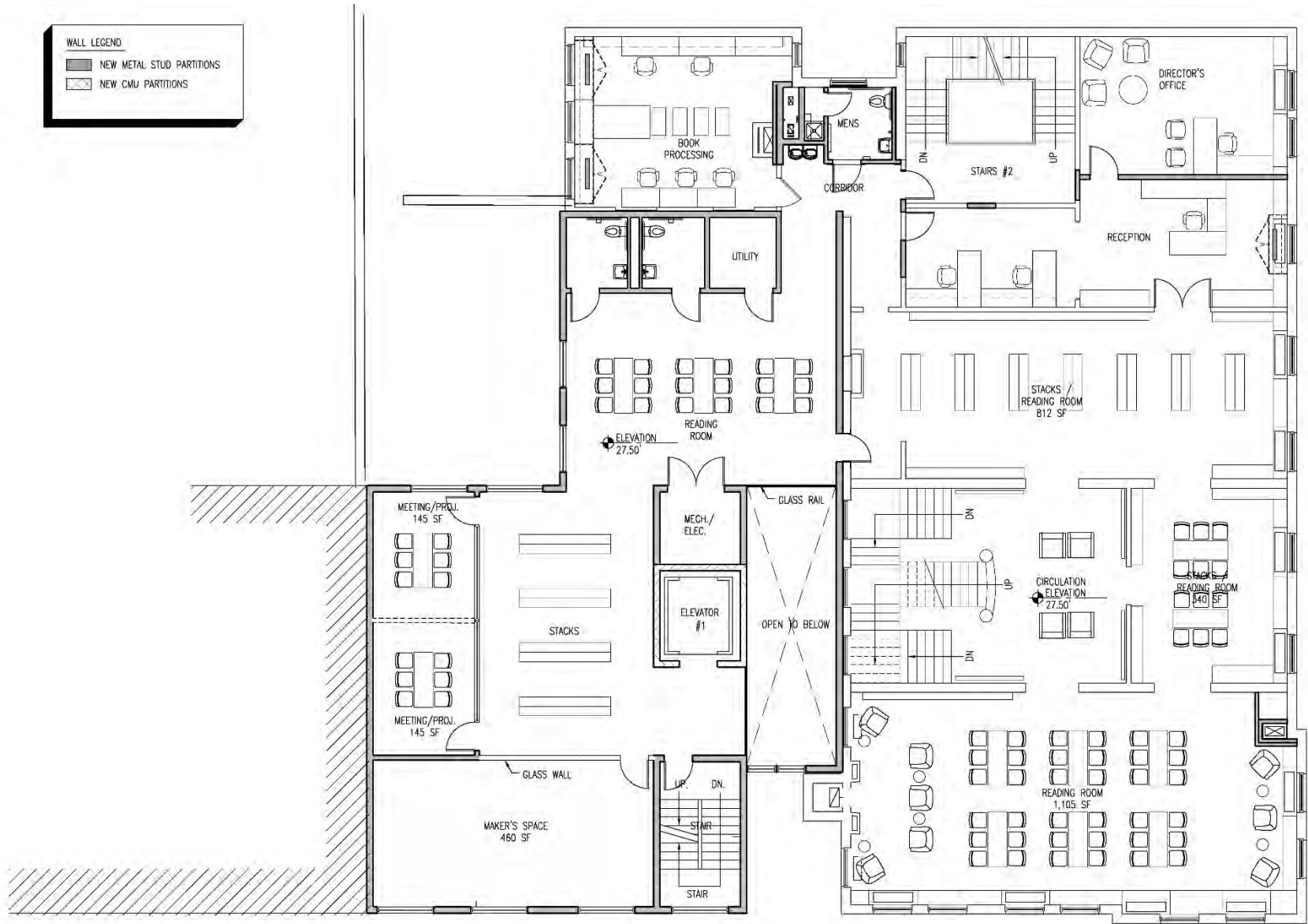


OPTION 1 - MEZZANINE FLOOR PLAN
EXPANSION AND ADDITION PLAN



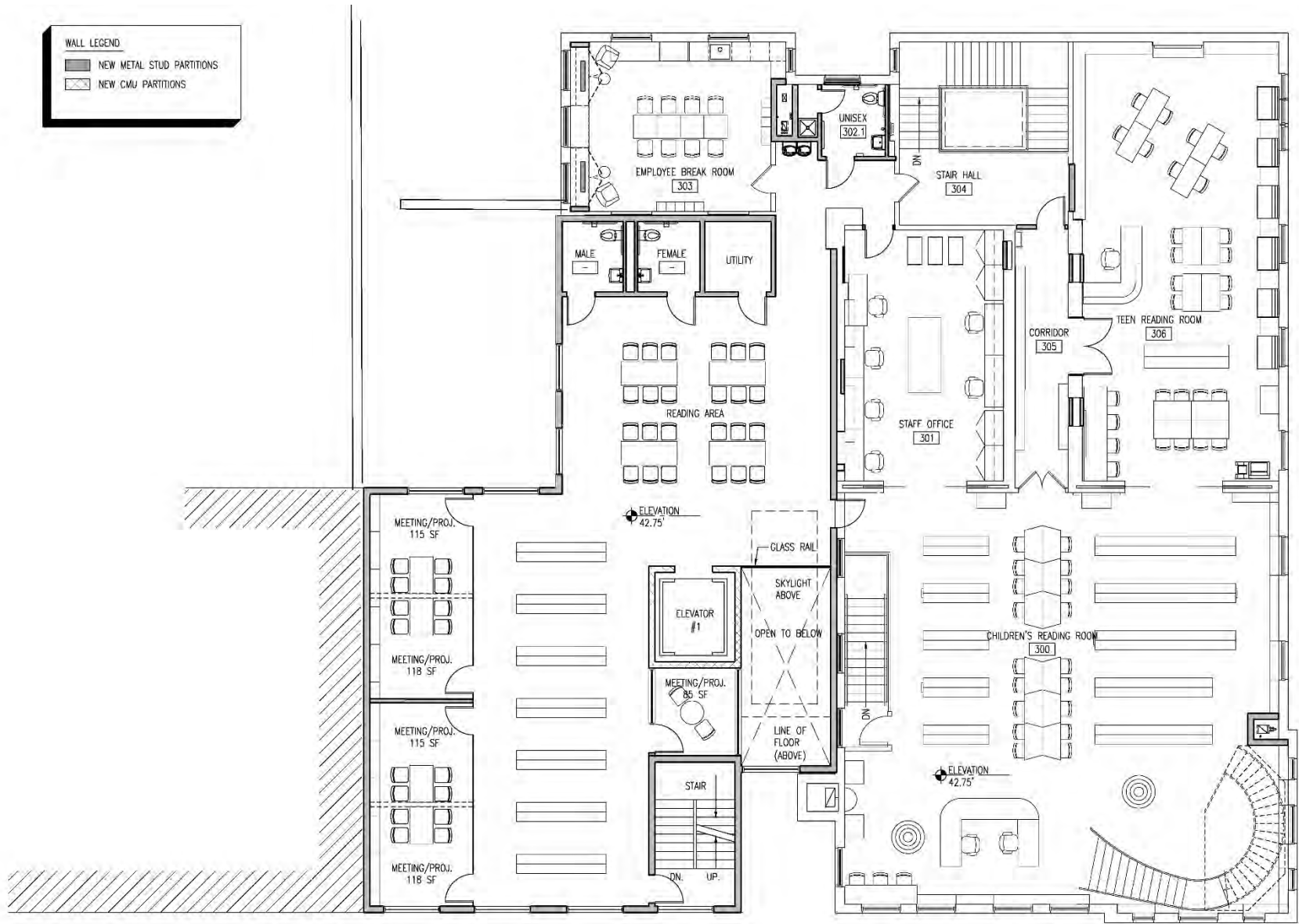
Capital Master Plan

OPTION 1 - SECOND FLOOR PLAN
EXPANSION AND ADDITION PLAN

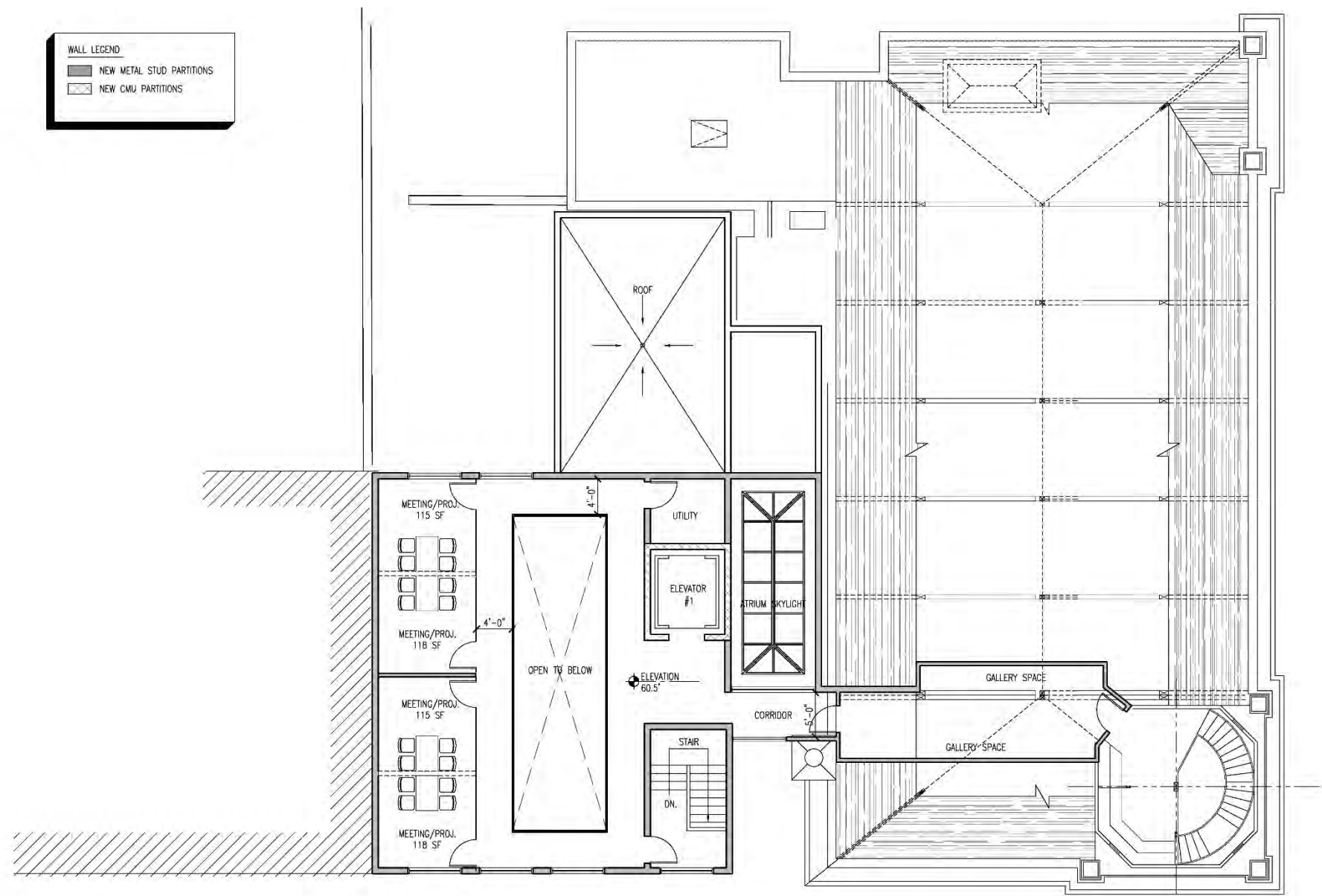


Capital Master Plan

OPTION 1 - THIRD FLOOR PLAN
EXPANSION AND ADDITION PLAN

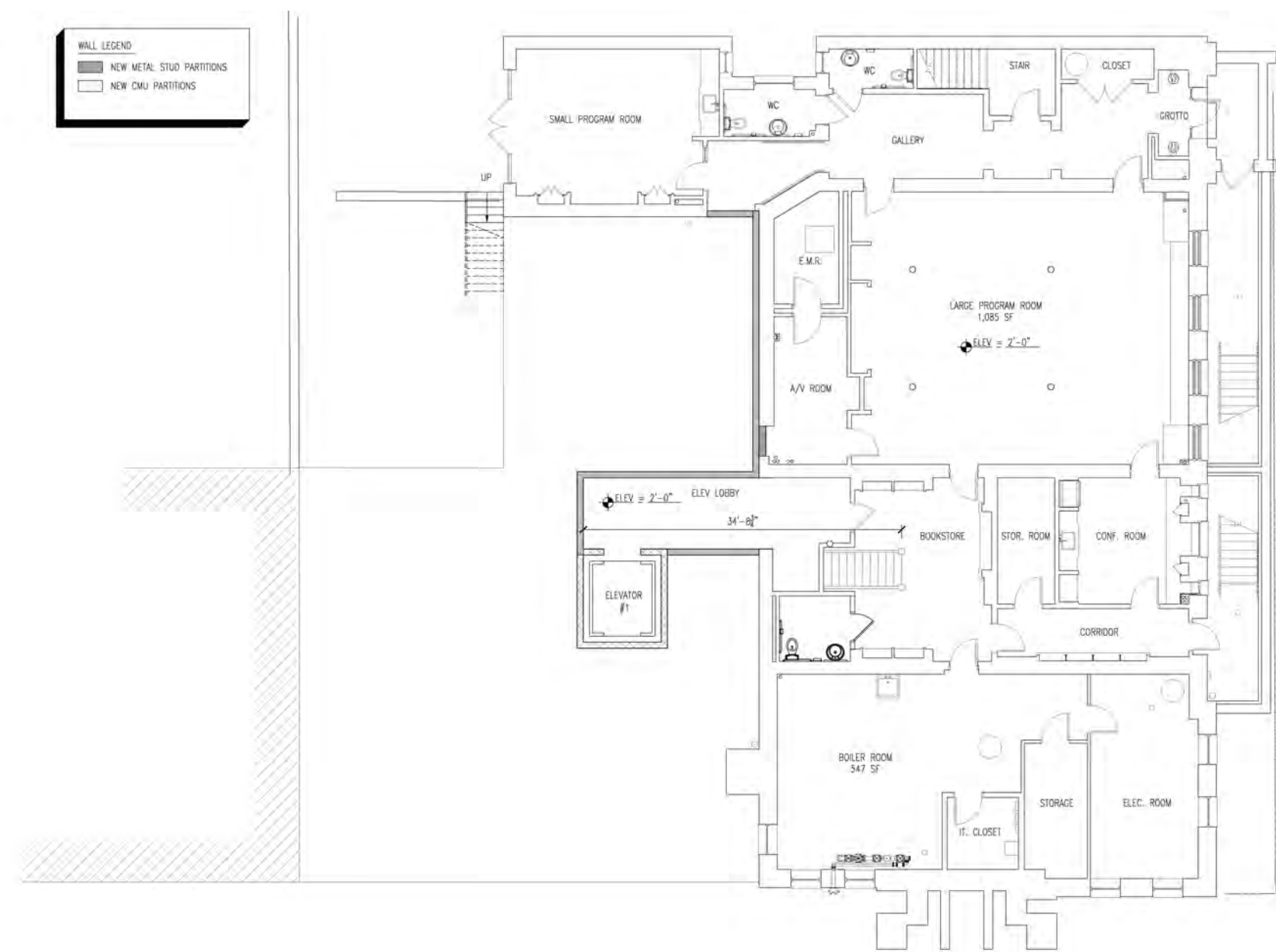


OPTION 1 - FOURTH FLOOR AND CUPOLA FLOOR PLAN
EXPANSION AND ADDITION PLAN



Capital Master Plan

OPTION 1 - BASEMENT PLAN
EXPANSION AND ADDITION PLAN



Capital Master Plan

OPTION 1 - 3D VIEW LOOKING EAST

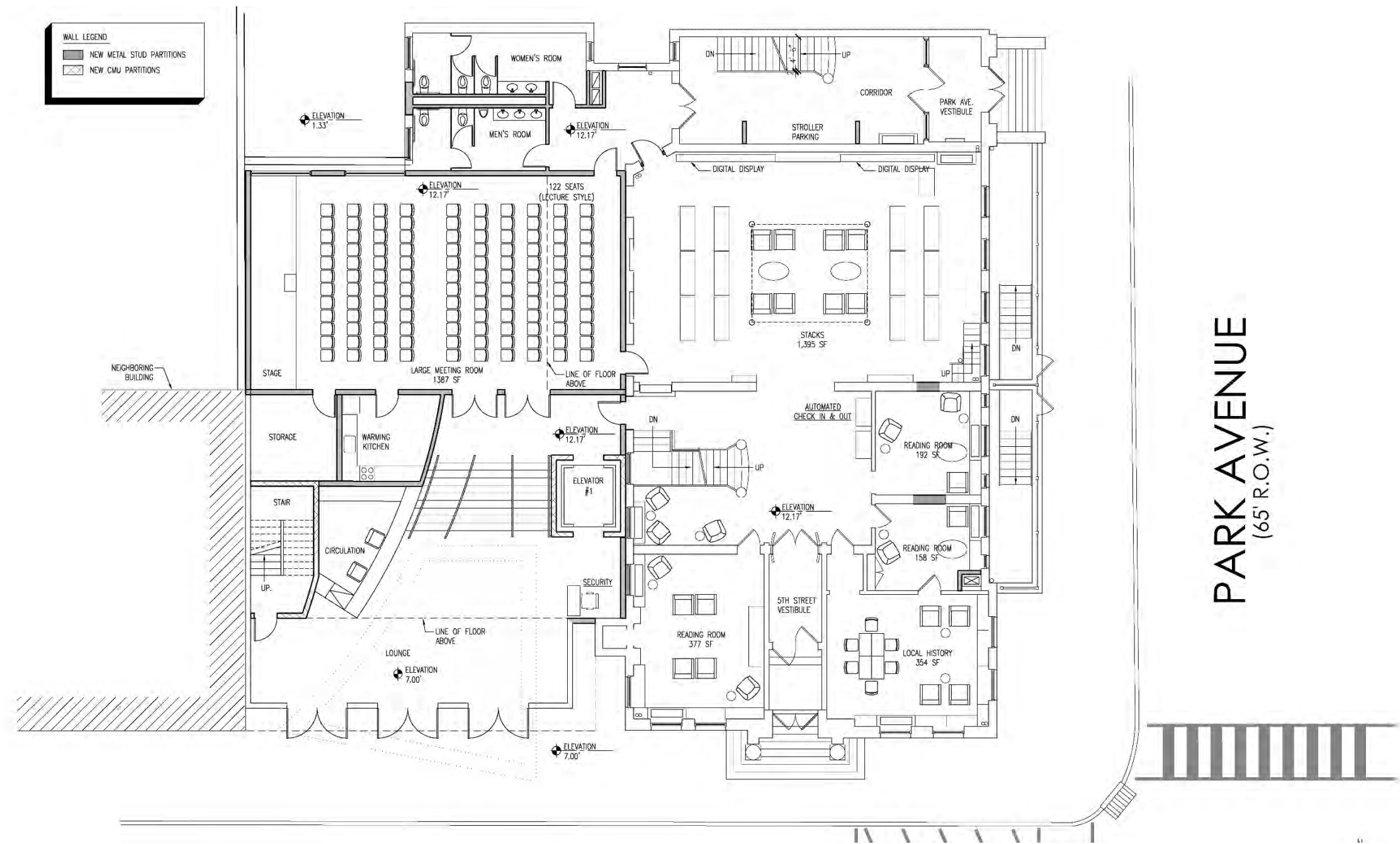


Capital Master Plan

OPTION 1 - 3D VIEW LOOKING WEST

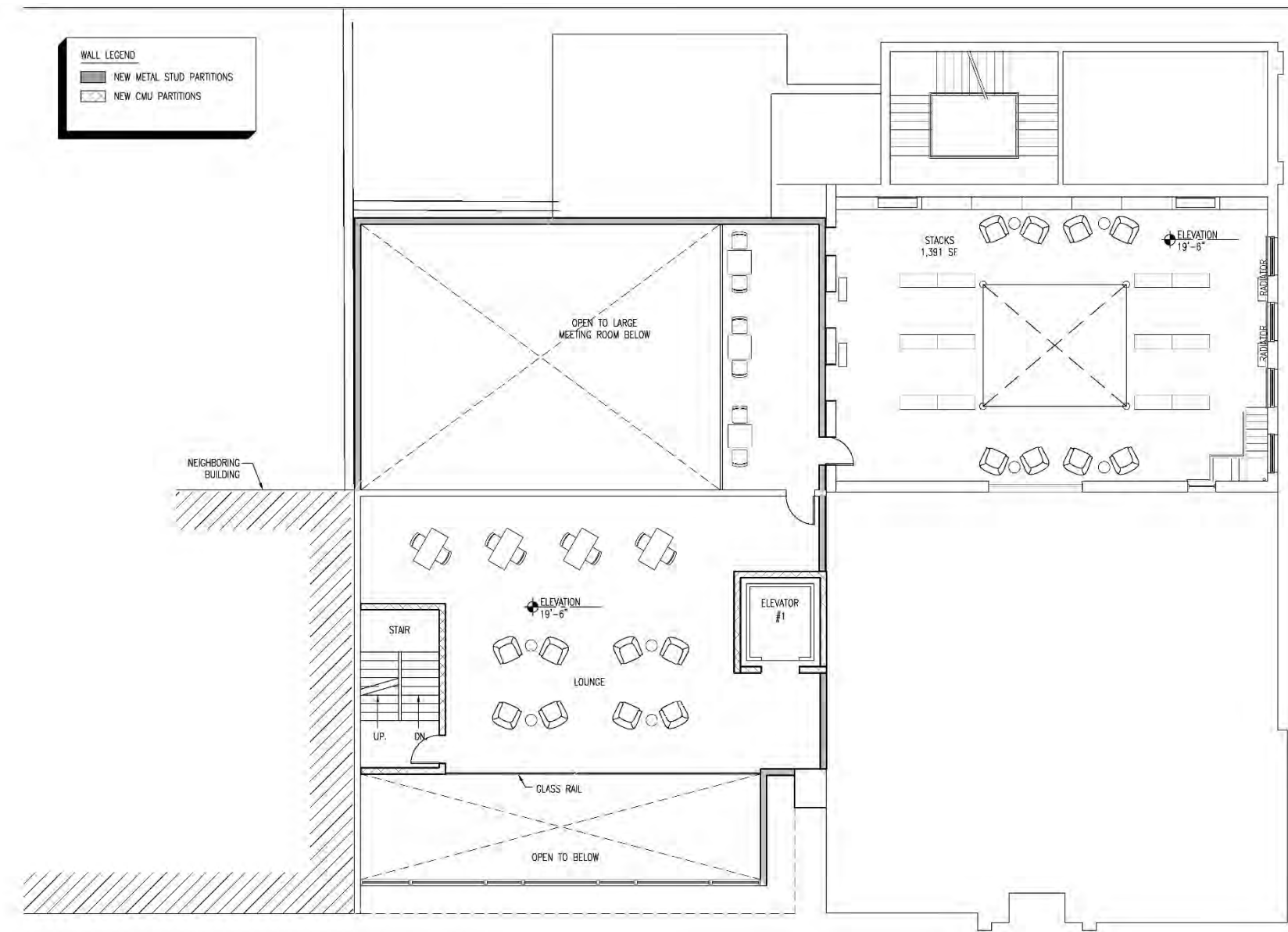


OPTION 2 - FIRST FLOOR PLAN
EXPANSION AND ADDITION PLAN



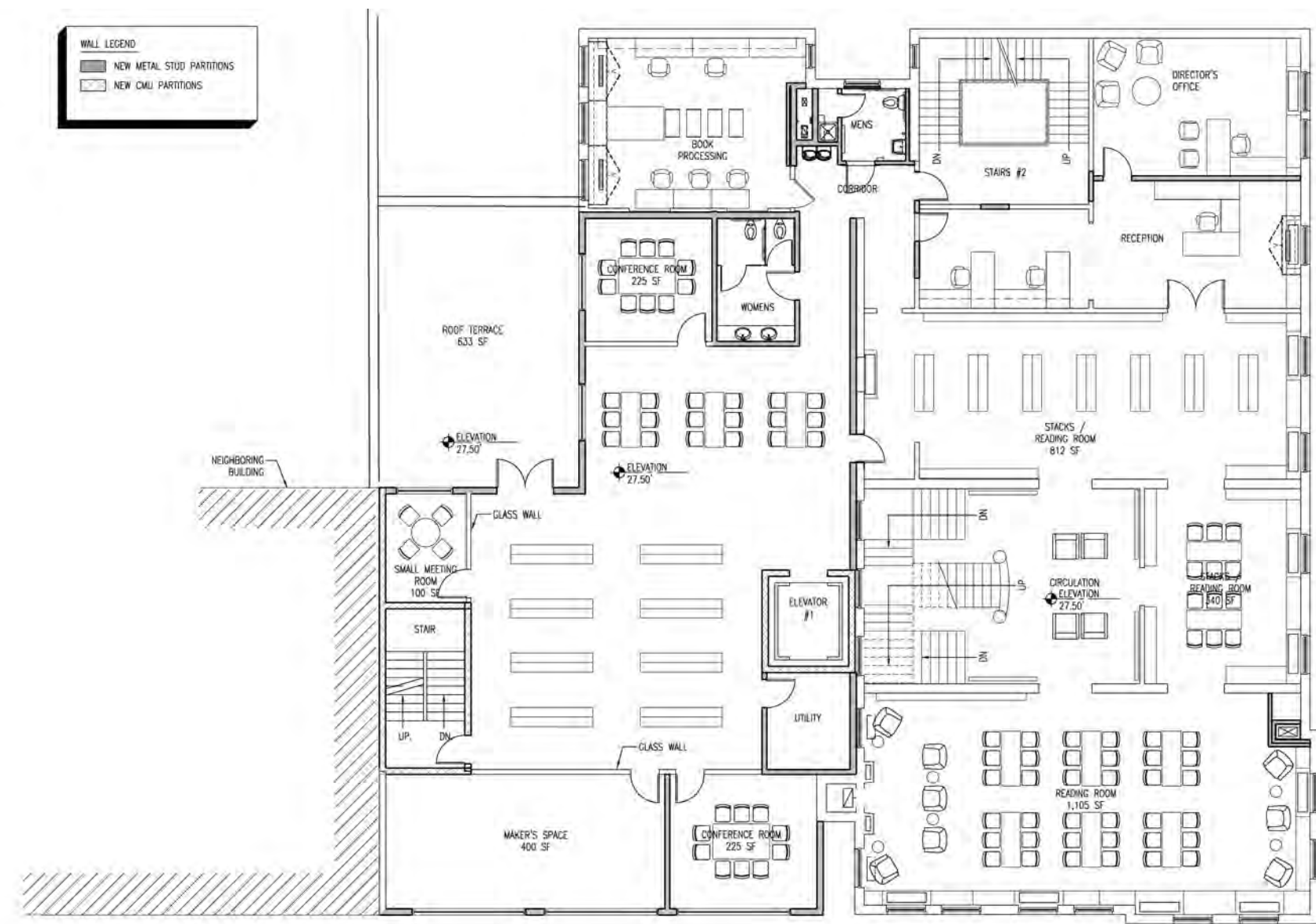
Capital Master Plan

OPTION 2 - MEZZANINE FLOOR PLAN
EXPANSION AND ADDITION PLAN

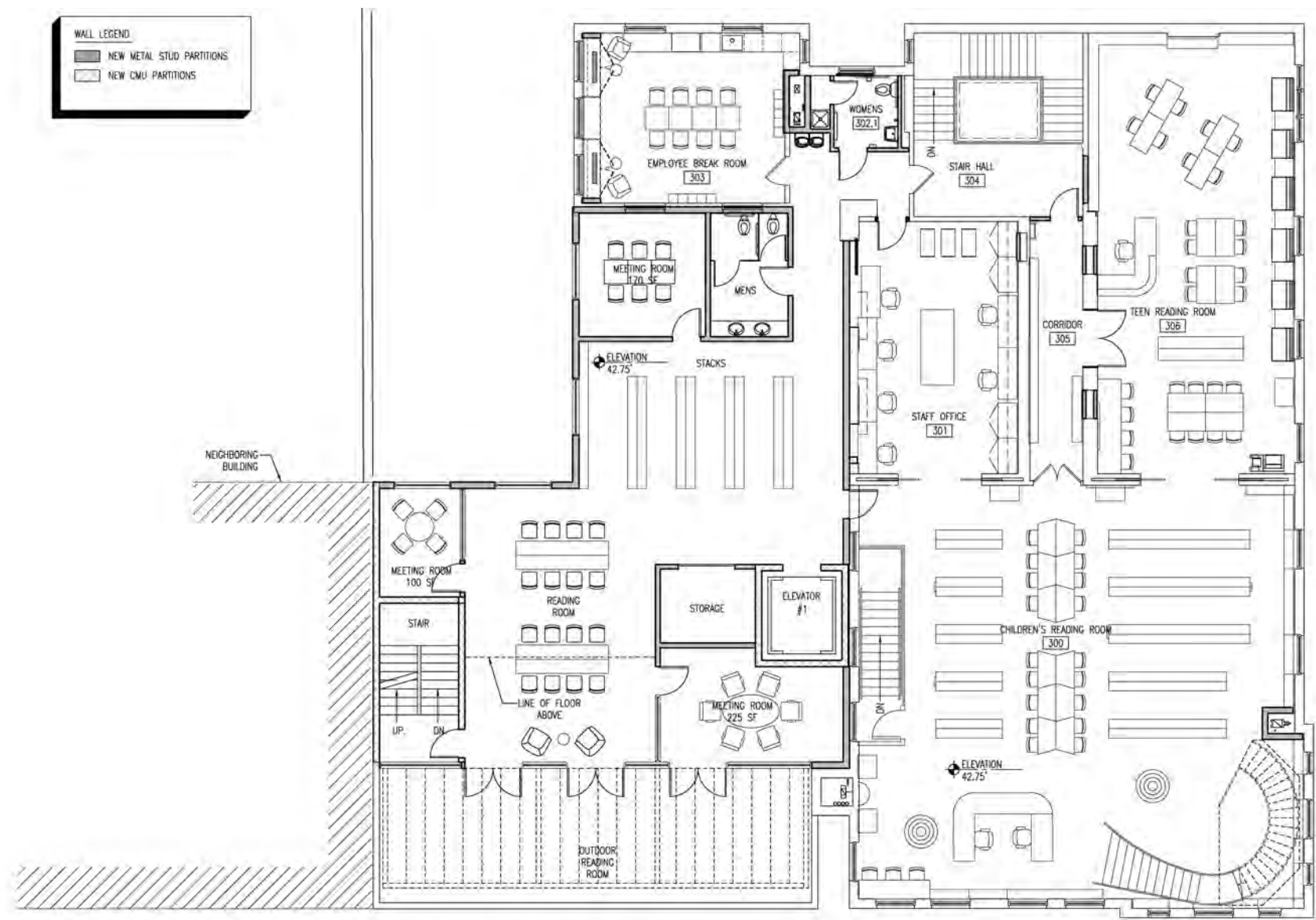


Capital Master Plan

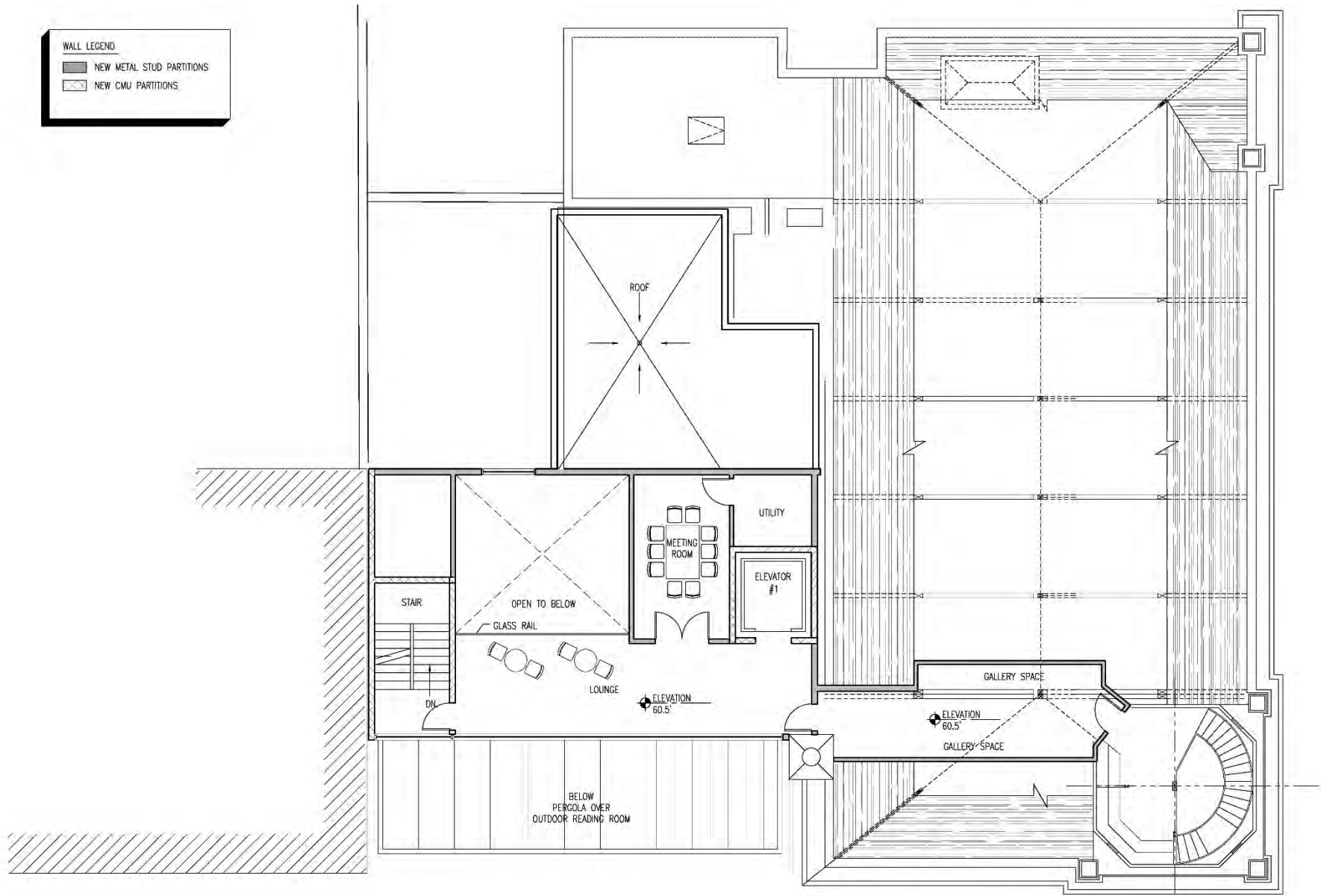
OPTION 2 - SECOND FLOOR PLAN
EXPANSION AND ADDITION PLAN



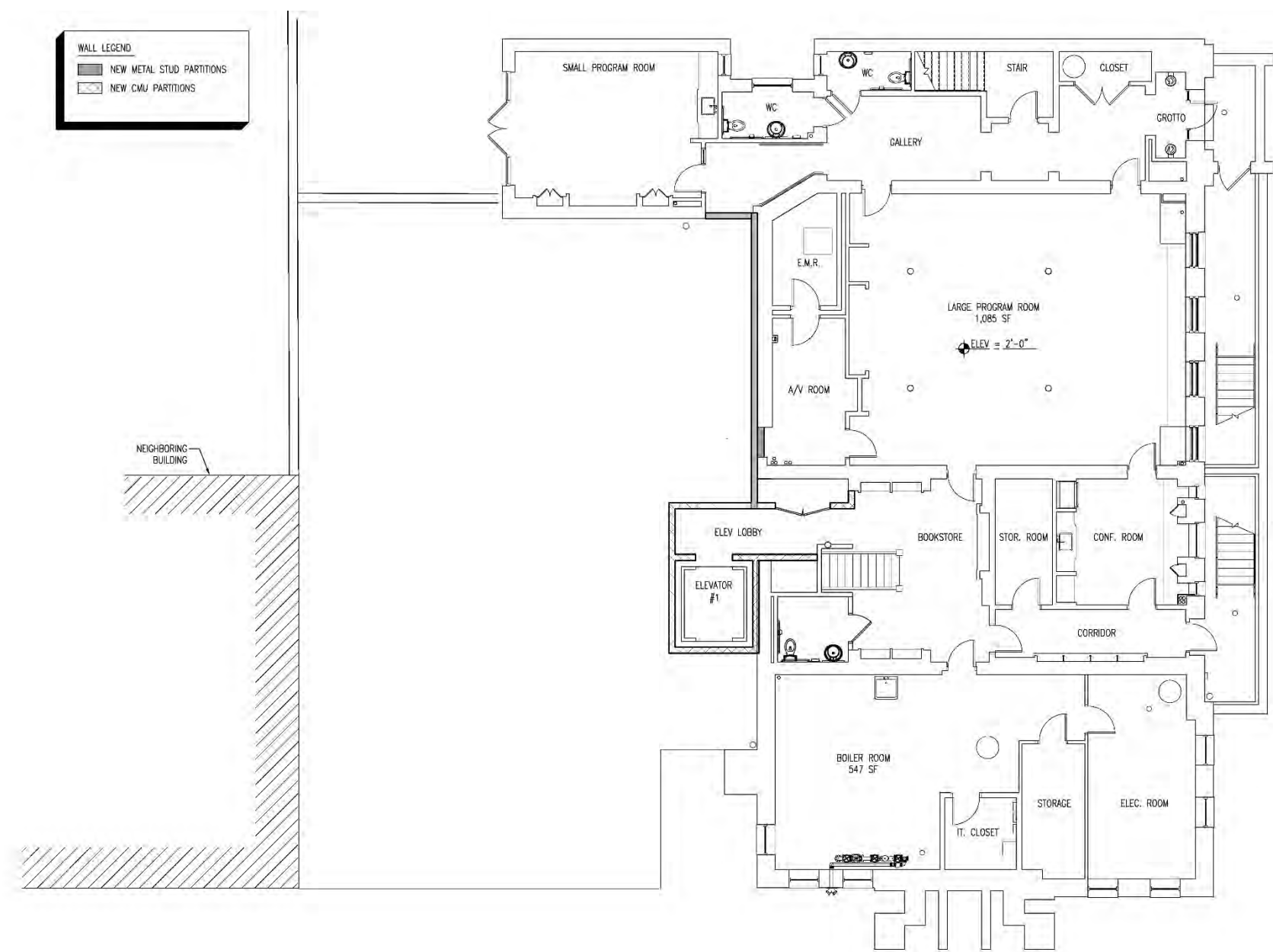
OPTION 2 - THIRD FLOOR PLAN
EXPANSION AND ADDITION PLAN



OPTION 2 - FOURTH FLOOR AND CUPOLA FLOOR PLAN
EXPANSION AND ADDITION PLAN

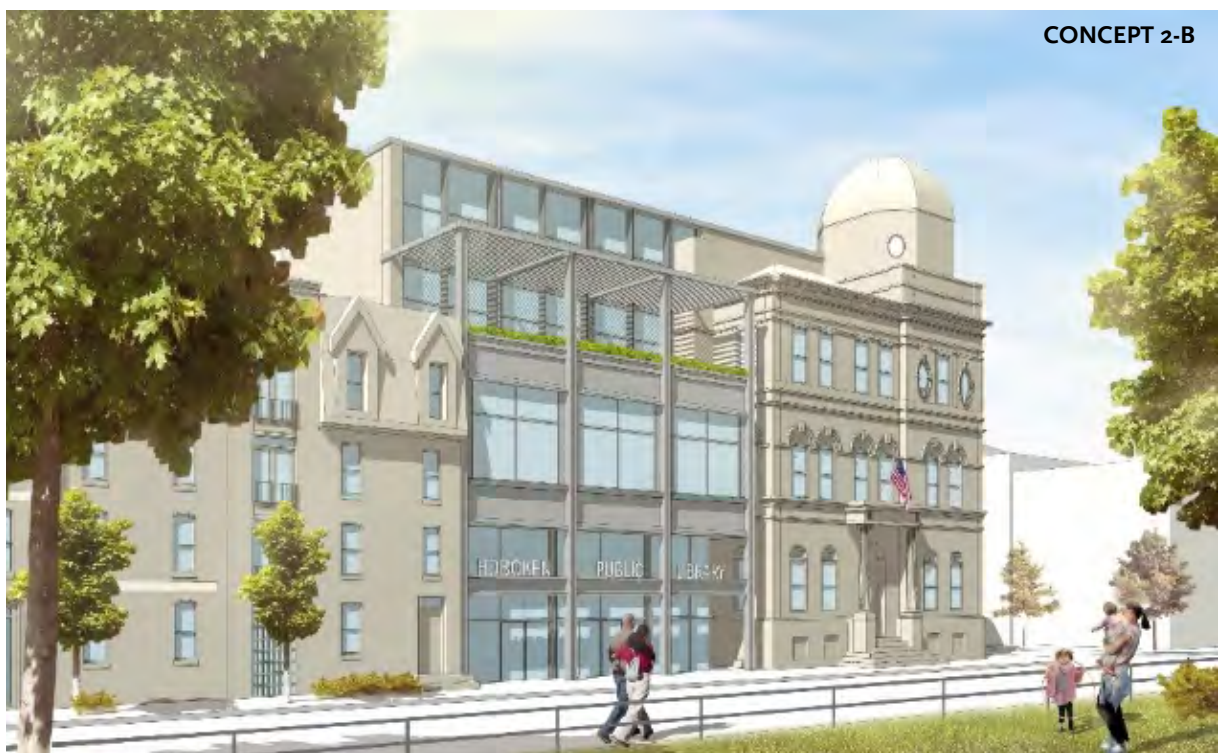


OPTION 2 - BASEMENT PLAN
EXPANSION AND ADDITION PLAN



Capital Master Plan

OPTION 2 - 3D VIEW LOOKING EAST



Capital Master Plan

OPTION 2 - 3D VIEW LOOKING WEST



Hoboken Public Library Capital Master Plan: Clarke Caton Hintz

Table A: Program Comparison

	EXISTING CONDITIONS	RECOMMENDED IN LDS SPACE STUDY	PROPOSED OPTION 3
LIBRARY FUNCTIONS			
New Books & Circulation Desk	300	250	1,384
Fiction	1,084	6,000	1,149
Non Fiction	1,365	3,750	1,000
Non-Print Items	100	1,500	193
Children's Area (Books and Program)	2,066	3,200	2,066
Entry	553	0	553
Periodicals	626	180	105
Adult Services/Reference	2,188	5,900	1,063
Teens/Media	471	1,900	1,001
Reading Room/Media	369	0	369
Job Center	0	100	56
Quiet Study*	0	800	0
Group Study	0	600	242
Sub-total	9,122	24,180	9,181
ADMIN/STAFF FUNCTIONS			
Director Office	371	200	228
Staff Office Space	371	800	626
Processing & Collection Sorting	343	2600	452
Staff (Multi-Use & lockers)	383	400	250
Conference Room**	235	375	235
IT	0	150	112
Sub-total	1,703	4,525	1,903
PROGRAM FUNCTIONS			
Program Spaces (Meetings, Presentations)	1605	2050	1605
Program Technology Room/ Makers Space	0	360	366
Miscellaneous	0	6,231	0
Sub-total	1,605	8,641	1,971
AMENITY FUNCTIONS			
Café	0	300	0
Local History	100	500	396
Lounge Spaces***	0	4,545	276
Conference Room	204	375	204
AV Production	0	100	128
Gallery	153	200	106
Friends Bookstore	285	100	285
Friends Storage	0	100	98
Sub-total	742	6,220	1,493
SUPPORT SPACE			
Mechanical, Elevator, Storage, etc.	6,960	8,713	5,584
Sub-total	6,960	8,713	5,584
Total	20,132	43,566	20,132

*Quiet Study is proposed to be part of the Adult Services/Reference function.

**Conference room is currently part of Director's Office. Conf. room function part of Staff lounge in new plan.

***Lounge spaces are proposed to be located within the library functions square footages.

Capital Master Plan

Hoboken Public Library Capital Master Plan					
Table B: Concept Comparison					
	EXISTING CONDITIONS	PROPOSED (AFTER LIBRARY RESTORATION)	OPTION 1	OPTION 2	NEEDED AREA DERIVED BY LDS SPACE STUDY
			14,302	13,732	33,368
			ADDITION GSF	ADDITION GSF	NEEDED AREA GSF
LIBRARY FUNCTIONS					
READING ROOMS (ADULT, TEENS, CHILDREN)	3,995	3,327	5,208	4,847	10,150
STACKS / COLLECTIONS	5,126	6,822	9,416	8,411	14,230
STAFF OFFICES	1,968	1,661	1,661	1,661	4,525
LARGE MEETING ROOMS	1,085	1,085	2,396	2,772	6,031
SMALL MEETING ROOMS	521	521	1,501	1,481	2,050
MAKERS SPACE	.	.	460	400	360
AMENITY / BOOKSTORE / INFORMAL LOUNGE	970	1,711	2,727	2,396	6,220
PROGRAM NET AREA	13,665	15,127	23,369	21,968	43,566
GROSSING / CIRCULATION / UTILITY	6,467	5,005	11,065	11,896	8,713
GRAND TOTAL (GROSS AREA)	20,132	20,132	34,434	33,864	53,500

DRAFT **Table B: Next Steps – Due Diligence for Capital Planning Process** *DRAFT*

This matrix contemplates using five types of "walls" to address the capital needs of the Hoboken Public Library.

<i>Walls...</i>	Objective	Advantages + Strategic Plan Linkage	Challenges	Next Steps
1. Old	Showcase Library's intellectual-vocational legacy, preserve existing central, historic building per Secretary's <i>Standards for Treatment of Historic Properties</i> .	Restore Honors Hoboken's history and a much-loved centrally located historic building co-located with schools, hospital, convenience retail and active park	Requires a team skilled in combining the best of the old and the best of the new in respecting the architecture and history of the building.	<ol style="list-style-type: none"> 1. Identify conservation/preservation tasks that can be done now. 2. Prepare rehabilitation cost estimate.
2. New	Purchase adjacent property for expansion (rehab existing or raze and build new). Connect the two buildings to act as one, with shared elevators, thru passage, HVAC, etc.	Reimagine Combines advantages of #1 with community's desire for refreshing library experiences. Offers opportunities for grinder-equipped public toilets, HVAC, strollers, etc.	Requires seller's consent. Requires a team skilled in addressing architectural and engineering issues, e.g., height of buildings' floor plates don't match; needs ADA access and life-safety egress.	<ol style="list-style-type: none"> 1. Obtain appraisal (value, as-of-right zoning, etc.) 2. Consult owner. 3. Prepare cost estimate to rehabilitate. 4. Prepare cost estimate to raze and build new.
3. None	Create a "Library without Walls" – emphasizing digital access + offsite programming + staff interaction throughout the community.	Transform Places the "Library" where people live, learn, work, meet, shop, play, dine, visit, commute, etc.	Requires a new thinking by trustees, staff, patrons. Requires staff creativity in finding opportunities for off-site/virtual interactions.	<ol style="list-style-type: none"> 1. Research examples of successful "libraries without walls" 2. Incorporate research results into final version Strategic Plan
4. Others'	Utilize vacant/underused real estate in existing real estate or in future developments.	Transform Matches Library's finite finances to evolving demographic needs with lesser capital investment.	Requires trustee and staff identification and management of complex real estate tenancies.	<ol style="list-style-type: none"> 1. Scan available/potential real estate opportunities.
5. Temporary	Provide swing space for preservation and rehabilitation of existing historic building.	Restore Provides continuity of service during preservation of existing building (#1)	Requires a space (or spaces) that are sufficient in size, patron appeal and staff efficiency.	<ol style="list-style-type: none"> 1. Analyze 508 Park as potential swing space. 2. Identify alternate/additional swing space.

Capital Master Plan

VI. PHASING RECOMMENDATIONS

INTRODUCTION

This phasing recommendations section will provide guidance for future work. It incorporates the recommendations of the building assessment, code and accessibility review and the consensus recommendations.

For work on the Hoboken Public Library, “rehabilitation” will be the overarching treatment philosophy. Under this philosophy, the existing, historic materials and features will be maintained whenever possible, will be repaired where necessary and will be replaced only where repair is not an option.

Because much of the most emergent work has already been completed, including the exterior restoration and the renovations and improvements to the basement level, there is now the opportunity to complete a careful and measured rehabilitation of the upper three floors, preserving and restoring the most important historic features, while updating building systems, adding crucial technology infrastructure and reconfiguring the library functions so that the building can serve the people of Hoboken efficiently, effectively and beautifully for decades to come. The one exception to this description is the HVAC system on the upper floors: This is an ad hoc, ineffective system that has reached the end of its useful life. The replacement of all or part of this system is an emergent project that should be addressed as quickly as possible, and integrated into future restoration plans.

In terms of completing the work a multi-phase approach should be undertaken. A multi-phase project keeps the library operating in its current location.

For a visual clarification of the proposed phasing, see the concept plans at the end of this chapter:

PHASE I: Renovation of the 3rd Floor

In this phase, the entire third floor will be closed down and rehabilitated for its new and reconfigured uses as the Children’s Library, the Teen Center, a Program/ Technology Room, and an expanded Processing area for Library staff. A new handicapped accessible restroom will be added on this floor, and the existing, inadequate restroom removed. In addition, the entire Park Avenue Stair will be renovated in this phase. Limited areas on the second floor will be restored to provide administrative offices. Current first floor offices have been moved to the neighboring townhomes providing swing space for the children’s and young adult areas during the closure of the third floor.

Work during the first phase also includes the installation of the new VRF HVAC system throughout the first, second and third floors.

The entire Library is expected to be closed for up to 3 weeks for the removal of asbestos containing materials. Once abated the library will reopen the first and second floor while construction continues on the third floor.

As the restoration winds down on the third floor the HVAC system will be installed on the second floor. This includes running perimeter piping and setting the VRF units. New custom wood casework will be provided as a shroud to conceal the new equipment.

Following the second floor HVAC installation the first floor HVAC equipment and casework will be installed.

Capital Master Plan

Between finishing each floor there will be a period of time where the Library demobilizes the current swing space and sets up IT and Furniture in the completed spaces.

PHASE 2

In Phase 2, the remainder of the second floor will be rehabilitated for its new and reconfigured uses as Adult Services, fiction stacks, fiction reading room, a periodicals reading room, and administrative offices. Restrooms will be reconfigured and improved. The main stair to the third floor will be closed during off hours for renovation, no exterior egress stair is anticipated.

A temporary branch location that provides space for fiction and non-fiction books as well as adult services may be needed to be found during this phase of work. This is an opportunity to experiment with different locations and configurations for the library should they seek a satellite branch in addition to the planned expansion and addition.

The remainder of the first floor will be rehabilitated in the latter half of Phase 2. Because the main entry and lobby are part of this phase, access to the Library will be provided through the Park Avenue entrance and stair. The elevator will also be available to the upper floors and basement. The new uses for this floor include a “new and popular materials” display area on the first floor below the mezzanine; non-fiction stacks and reading areas on the reconfigured mezzanine, which will be provided with a new floor opening providing increased light and headroom in the stacks below; a local history collection and reading room; one large and two smaller reading rooms; as well as electronic check out

areas, digital displays, a new circulation desk and various comfortable seating areas.

A temporary branch location that provides space for fiction and non-fiction books as well as adult services will likely continue to be needed during this phase of work. Again, this is an opportunity to experiment with different locations and configurations for the library.

PHASE 3

The expansion and addition to the Library will take place in Phase 3. The existing two townhomes will be removed, the basements filled in and the addition constructed.

The addition will be constructed while the fully restored library remains operational. Since the existing alleyway and elevator will be removed and built over, a temporary lift will be provided to permit ADA access into the building.

The new addition will be built to be structurally independent of the existing Library. Once complete the limited door openings between the new and existing library will be opened to connect the two buildings into one contiguous library.

ANNOTATED SECRETARY OF THE INTERIOR’S STANDARDS FOR THE PROPOSED RECOMMENDATIONS

The Secretary of the Interior’s Standards are a ten-step framework that is used as a guide for preservation projects. The recommendations, although general in nature, provide a treatment philosophy that should be followed in the future work at the Hoboken Public Library. As stated above, the recommended treatment is “rehabilitation”:

Capital Master Plan

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

While the specifics of Library use continue to evolve, the overall use is the most compatible for the building. As the building is reconfigured to address changes in technology and the nature of how libraries are used, the building's distinctive historic features and materials should be maintained.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The character defining features of this historic library building remain. On the exterior this includes virtually all of the features, including the brick, terra cotta and masonry; the cupola, cornice, and the overall form of the building; the exterior windows and doors; and numerous features on the interior including most of the room configurations, the floor finishes, the plasterwork, the tin ceilings, the fireplace mantles, the woodwork, etc. Many of the historic materials were retained over the course of the building's life, and this practice should continue.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually

compatible, identifiable upon close inspection, and properly documented for future research.

All efforts will be made to repair the existing, historic materials. Where this is not possible, the new materials will be fully documented.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

While this criterion is not generally relevant as the changes that have been made are relatively recent (e.g. the elevator), materials from all eras will continue to be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The distinctive characteristics of this impressive library building will continue to be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

All efforts will be made to repair the existing materials and where not possible, the new materials will be match.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Capital Master Plan

The gentlest means possible should always be used for cleaning historic materials and features. This will be particularly relevant for flooring and features like the masonry and tile mantle pieces.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Where relevant, measures will be taken to preserve archeological features.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new work at the addition will both be differentiated from and compatible with the existing building.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If an addition becomes possible, it will be designed so that it is removable.

IMPACT OF THE PROPOSED RECOMMENDATIONS

The proposed work addresses immediate, short and long-term maintenance and capital needs. For instance, there are immediate systems issues that must be addressed,

particularly regarding the HVAC system. In addition, there is a significant amount of wear and tear in the building, technology upgrades that are needed, and the building should be reconfigured so that it can better serve the public. The proposed work will not only help preserve this important building, but will make it more energy efficient, as well as more pleasant and “user-friendly” for the public. Once completed, the projects identified in this plan will allow the building to serve as a true intellectual and cultural center for the City, long into the future.

REASONING FOR THE CAPITAL PROJECT

Although the Hoboken Public Library continues to be a vibrant center of civic, cultural and intellectual life, there are now clearly a number of maintenance and longer term capital projects, including HVAC, technology, and configuration upgrades that must be undertaken to keep the building usable and attractive for the residents of Hoboken and to preserve the building for future generations. This master plan addresses those issues.

The cost estimate for the Capital Master Plan identifies a total potential project cost of approximately \$29 million. A more detailed breakdown is provided in Appendix A.

Funding for the Library’s long-term improvements is clearly an issue. The projects will be costly and will need clearly identified sources of capital prior to the start of work.

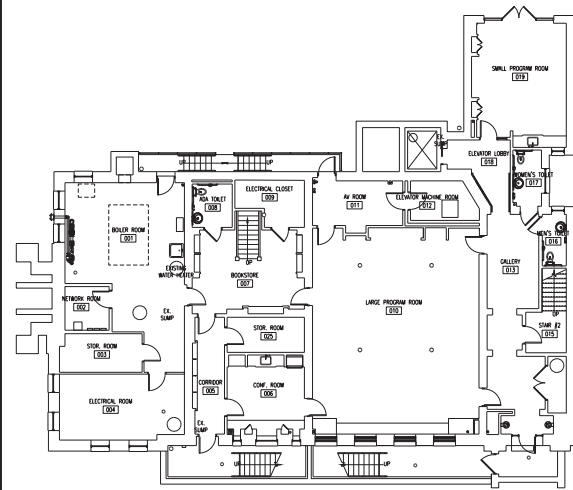
The City and private sources will continue to provide on-going operating and capital funding, some of which can be set aside for or even leverage larger projects. However, it is certain that additional sources will be needed.

Capital Master Plan

The New Jersey Historic Trust has historically provided funds for projects similar to this, and has already funded important restoration work at the Hoboken Public Library.

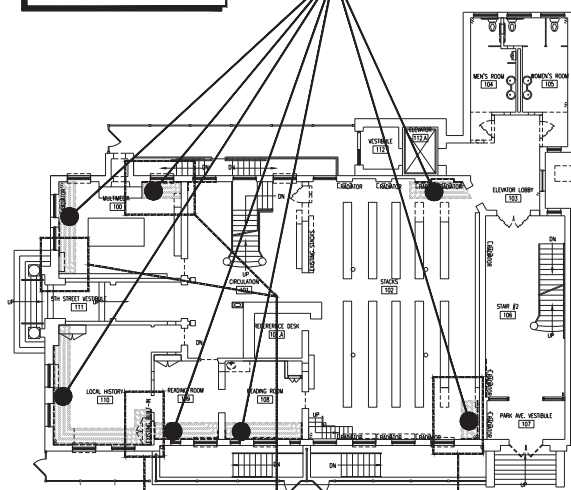
In September of 2019 the New Jersey Historic Trust awarded Phase 1 and Phase 2 a Multi-Phase Capital Level II Grant.

This grant will award \$750,000.00 dollars per phase. The Hoboken Public Library will be responsible for the balance of the proposed restoration and renovation.



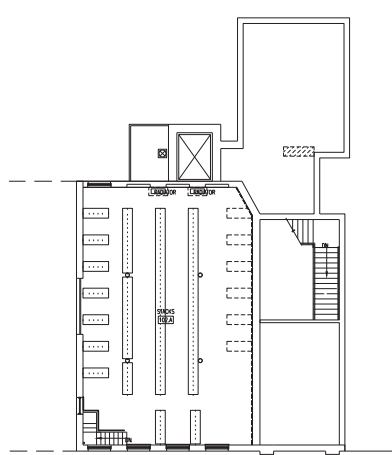
J20 BASEMENT - PHASE 01 PLAN

NOT TO SCALE



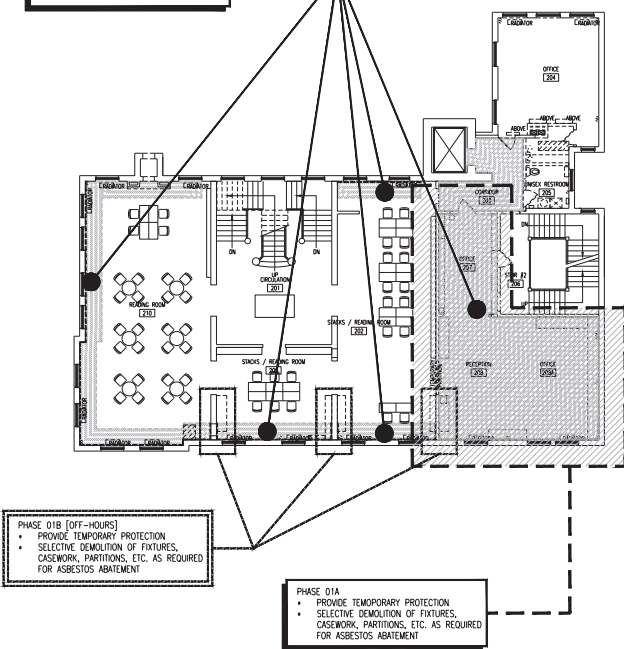
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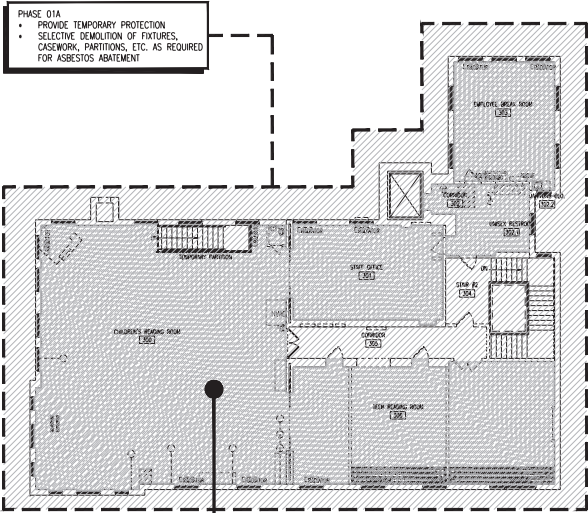
J9 MEZZANINE - PHASE 01 PLAN

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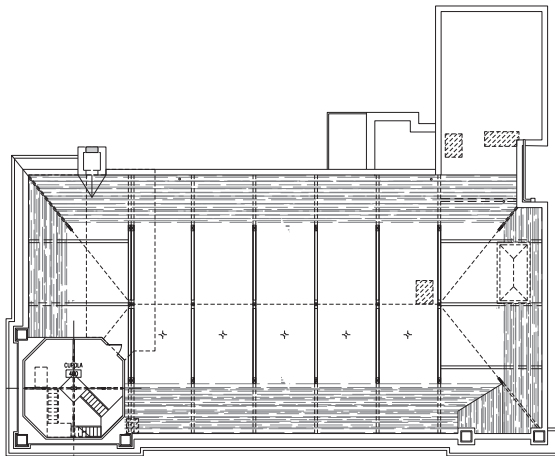
J5 SECOND FLOOR - PHASE 01 PLAN

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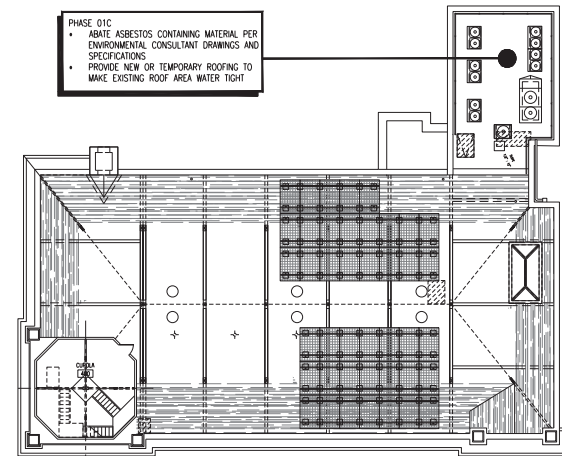
C20 THIRD FLOOR - PHASE 01 PLAN

NOT TO SCALE



C15 ATTIC - PHASE 01 PLAN

NOT TO SCALE



C9 ROOF - PHASE 01 PLAN

NOT TO SCALE

- GENERAL PHASING NOTES:
1. CONTRACT DURATION: 334 CALENDAR DAYS FROM NOTICE TO PROCEED TO SUBSTANTIAL COMPLETION, 30 CALENDAR DAYS TO FINAL COMPLETION.
 2. ANTICIPATED NOTICE TO PROCEED: 1/02/2020
 3. THE HEATING SYSTEM ON THE BASEMENT, FIRST, AND SECOND FLOOR IN OCCUPIED AREAS TO REMAIN OPERATIONAL UNTIL THE END OF THE HEATING SEASON. HEATING SEASON BEGINS OCTOBER 1ST AND ENDS ON APRIL 15TH.
 4. PROVIDE TEMPORARY HEAT FOR WORK AREAS AS REQUIRED.
 5. PROVIDE TEMPORARY PROTECTION AT AREAS OF CONSTRUCTION IN OCCUPIED AREAS AS REQUIRED.
 6. ALL MEANS OF EGRESS TO REMAIN FREE AND CLEAR AND AVAILABLE TO BUILDING OCCUPANTS AT ALL TIMES.
 7. ALL WORK INDICATED AS "OFF-HOURS" SHALL OCCUR ON NIGHTS AND WEEKEND AFTER ALL LIBRARY OPERATIONS HAVE CEASED FOR THE DAY. CONTRACTOR TO COORDINATE WITH LIBRARY'S SCHEDULE.
 8. CONTRACTOR TO SUBMIT PHASING AND STAGING PLANS FOR ARCHITECT'S APPROVAL.
 9. REFER TO PROTECTION PLANS FOR TEMPORARY PROTECTION REQUIREMENTS.

H4 GENERAL PHASING NOTES

PHASING NOTES:

- PRE-CONSTRUCTION PHASE:
- SIGN CONTRACT
 - EXECUTE BONDS
 - OBTAIN PERMITS
 - BEGIN SUBMITTAL PROCESS
 - MOBILIZE FOR CONSTRUCTION

PHASE 1:

- PHASE 1A:
- CONSTRUCT TEMPORARY PARTITIONS AS INDICATED ON PROTECTION PLANS
 - PERFORM PRELIMINARY DEMOLITION AS REQUIRED FOR ABATEMENT AT THE ENCLOSED UNOCCUPIED AREAS ON THE SECOND AND THIRD FLOOR (FIXTURES, CASEWORK, PARTITIONS, ETC.)

PHASE 1B (OFF HOURS):

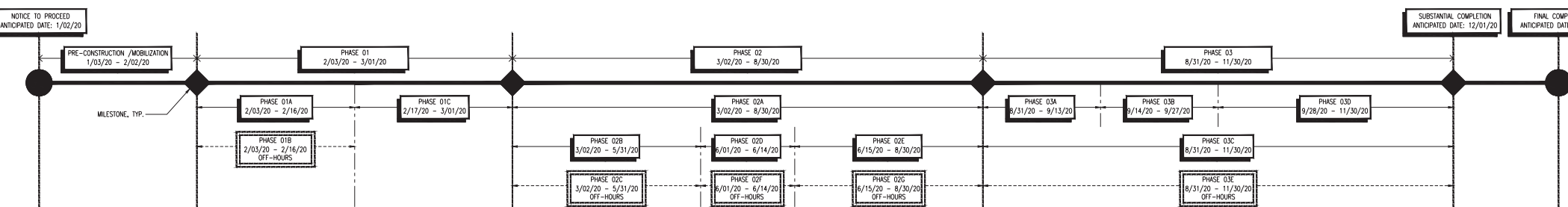
- PROVIDE TEMPORARY PROTECTION OF PROPOSED WORK AREA AS REQUIRED
- PERFORM PRELIMINARY DEMOLITION AS REQUIRED FOR ABATEMENT AT THE OCCUPIED AREAS OF THE 1ST AND 2ND FLOORS (FIXTURES, CASEWORK, PARTITIONS, ETC.)

PHASE 1C (LIBRARY CLOSED FOR THIS PHASE):

- ABATE ASBESTOS CONTAINING MATERIAL PER THE ENVIRONMENTAL CONSULTANT DRAWINGS AND SPECIFICATIONS
- PATCH IN / MAKE SAFE AREAS OF DISTURBED FLOORING AND FINISHES AT 1ST AND 2ND FLOOR
- REMOVE TEMPORARY PROTECTION AT OCCUPIED AREAS
- PROVIDE NEW OR TEMPORARY ROOFING TO MAKE EXISTING ROOF AREA WATER TIGHT

2

A4 PHASE 01 NOTES



A20 PHASING SCHEDULE

Clarke Caton Hintz

OWNER:
HOBOKEN PUBLIC LIBRARY
500 PARK AVENUE
HOBOKEN, NJ 07030

STRUCTURAL:
HARRISON HANNETT, P.C.
40 KNOWLES STREET
PRINCETON, NJ 08534
609-816-1808

HVAC / PLUMBING / ELECTRICAL:
KELTER AND CHILDS
14 WASHINGTON RD # 221
PRINCETON, NJ 08550
609-799-8336

SUBMISSIONS		
NO.	DATE	DESCRIPTION
A	6/22/18	SCHEMATIC DESIGN SUBMISSION
B	10/08/18	DESIGN DEVELOPMENT SUBMISSION
C	4/12/19	ISSUED FOR PRE-QUALIFICATION
D	9/23/19	ISSUED FOR BIDDING
E	11/08/19	ISSUED FOR BIDDING

REVISIONS		
2	11/08/19	OWNER COMMENTS / BD RE-SSUE

HOBOKEN PUBLIC LIBRARY
THIRD FLOOR RENOVATIONS
& HVAC IMPROVEMENTS

500 PARK AVENUE
HOBOKEN, NJ 07030

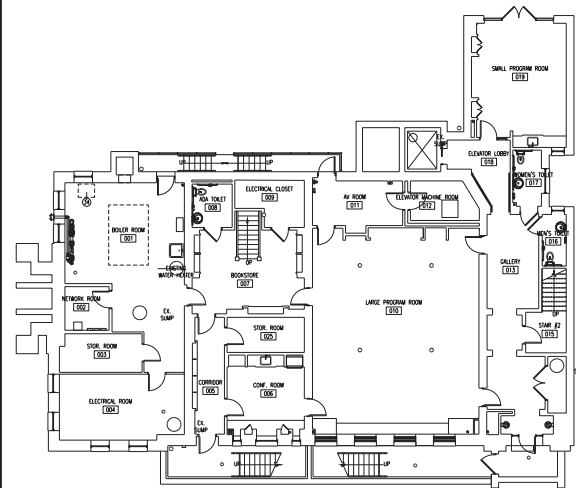
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SCALE: AS NOTED
DRAWN BY: JG, TR, GP, BN
CHECKED BY: MH, JH

SHEET TITLE:
PHASE 01 PLANS
AND NOTES

DRAWING NO.:

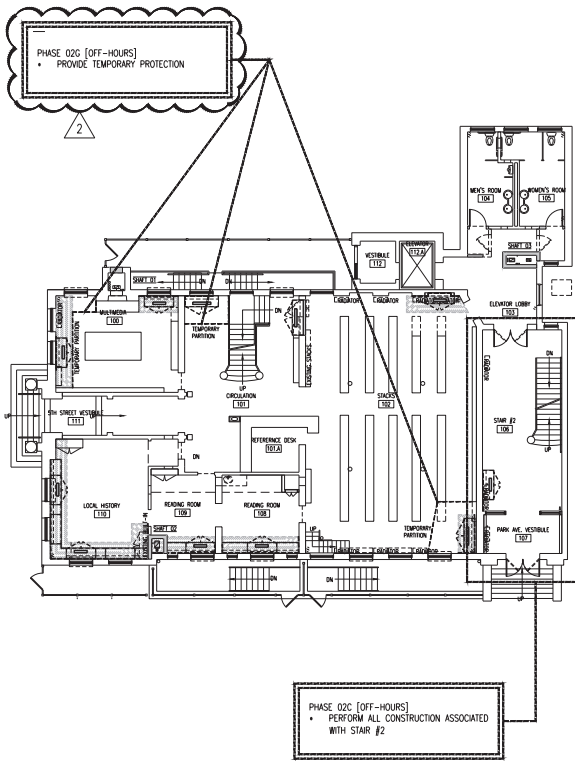
G-021

CCH PROJECT NO: 2009



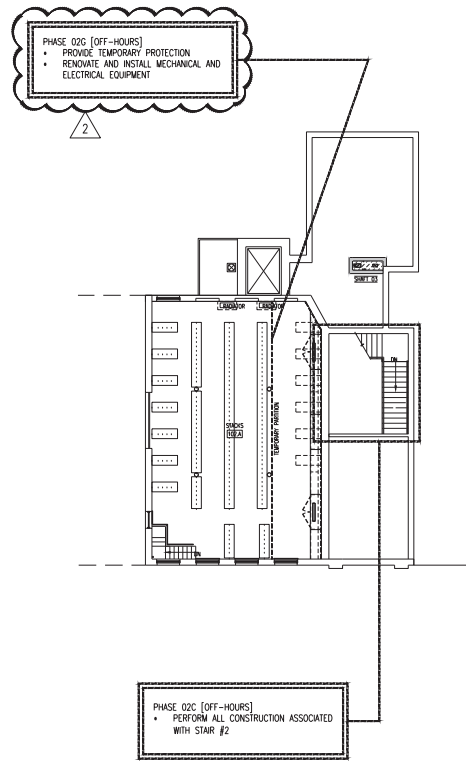
J20 BASEMENT - PHASE 02 PLAN

NOT TO SCALE



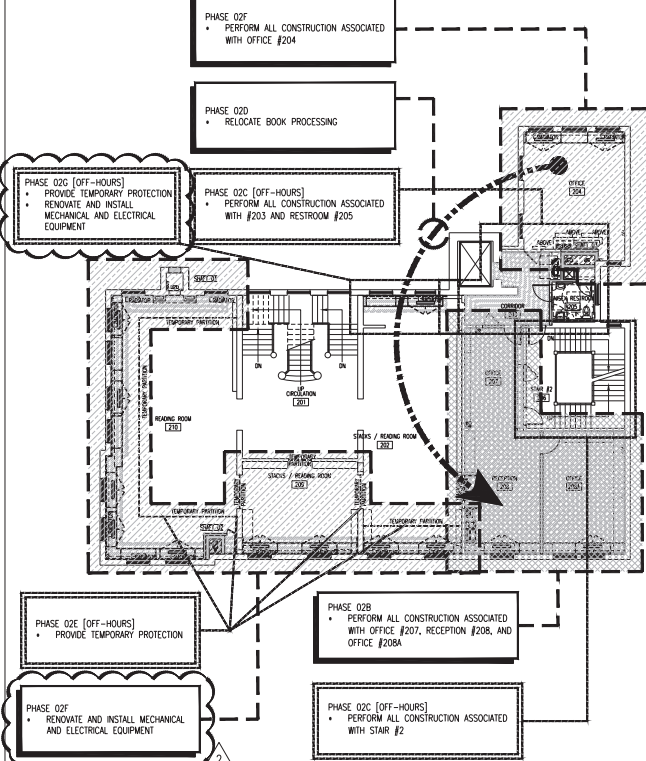
J15 FIRST FLOOR - PHASE 02 PLAN

NOT TO SCALE



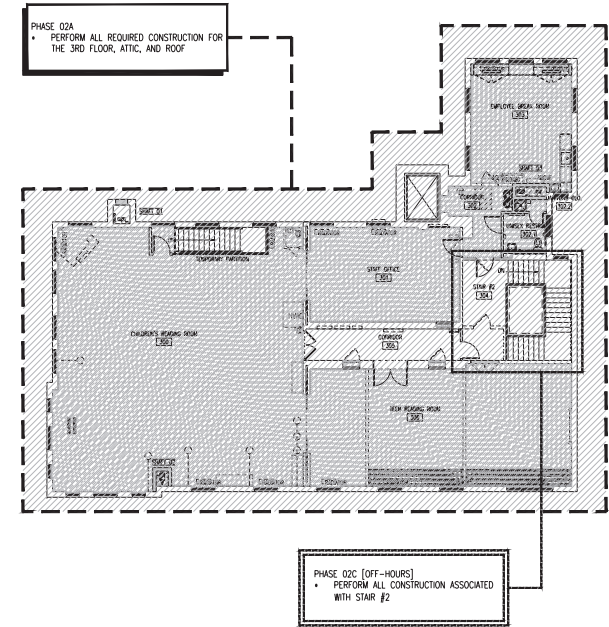
J9 MEZZANINE - PHASE 02 PLAN

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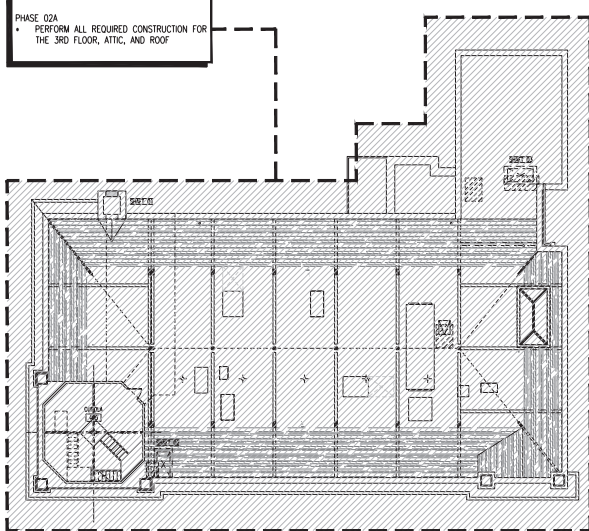
J5 SECOND FLOOR - PHASE 02 PLAN

NOT TO SCALE



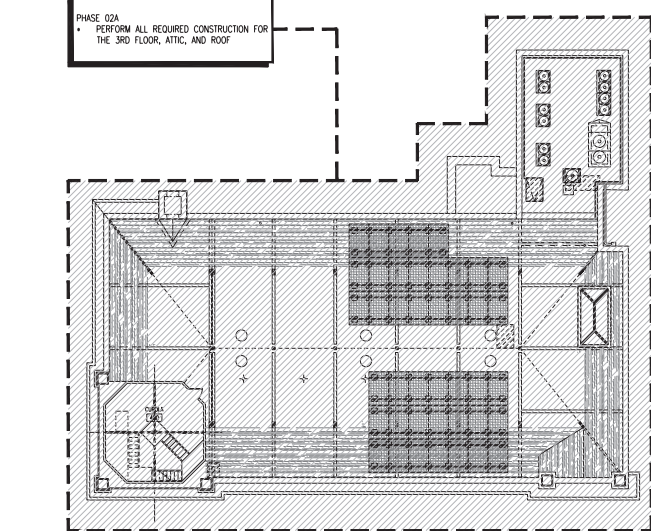
C20 THIRD FLOOR - PHASE 02 PLAN

NOT TO SCALE



C15 ATTIC - PHASE 02 PLAN

NOT TO SCALE



C9 ROOF - PHASE 02 PLAN

NOT TO SCALE

- GENERAL PHASING NOTES:
1. CONTRACT DURATION: 334 CALENDAR DAYS FROM NOTICE TO PROCEED TO SUBSTANTIAL COMPLETION, 30 CALENDAR DAYS TO FINAL COMPLETION.
 2. ANTICIPATED NOTICE TO PROCEED: 1/02/2020
 3. THE HEATING SYSTEM ON THE BASEMENT, FIRST, AND SECOND FLOOR IN OCCUPIED AREAS TO REMAIN OPERATIONAL UNTIL THE END OF THE HEATING SEASON. HEATING SEASON BEGINS OCTOBER 1ST AND ENDS ON APRIL 15TH.
 4. PROVIDE TEMPORARY HEAT FOR WORK AREAS AS REQUIRED.
 5. PROVIDE TEMPORARY PROTECTION AT AREAS OF CONSTRUCTION IN OCCUPIED AREAS AS REQUIRED.
 6. ALL MEANS OF EGRESS TO REMAIN FREE AND CLEAR AND AVAILABLE TO BUILDING OCCUPANTS AT ALL TIMES.
 7. ALL WORK INDICATED AS "OFF-HOURS" SHALL OCCUR ON NIGHTS AND WEEKEND AFTER ALL LIBRARY OPERATIONS HAVE CEASED FOR THE DAY. CONTRACTOR TO COORDINATE WITH LIBRARY'S SCHEDULE.
 8. CONTRACTOR TO SUBMIT PHASING AND STAGING PLANS FOR ARCHITECT'S APPROVAL.
 9. REFER TO PROTECTION PLANS FOR TEMPORARY PROTECTION REQUIREMENTS.

H4 GENERAL PHASING NOTES

PHASING NOTES:

PHASE 2:

- COMPLETE ALL MECHANICAL AND ELECTRICAL AT 3RD FLOOR, ATTIC, AND ON FLAT ROOF
- RENOVATE / RESTORE ENTIRE 3RD FLOOR
- CONSTRUCT AND COMPLETE SHAFTS 01, 02, AND 03 FROM ATTIC TO TOP OF 3RD FLOOR
- TEMPORARILY CAP VERTICAL RISERS IN SHAFTS FOR BASEMENT, 1ST & 2ND FLOORS AT POINT JUST ABOVE THIRD FLOOR. ENERGIZE NEW MECHANICAL/ELECTRICAL WORK, PROVIDE INTERIM START-UP AND CERTIFIED TEST AND BALANCE REPORT PRIOR TO RE-OCCUPANCY

PHASE 2B:

- COMPLETE ALL MECHANICAL AND ELECTRICAL AT FUTURE OFFICE AREA ON 2ND FLOOR
- RENOVATE / RESTORE AREA OF FUTURE OFFICE AT 2ND FLOOR

PHASE 2C (OFF-HOURS):

- RENOVATE REAR STAIR
- CONSTRUCT AND COMPLETE SHAFT 03 FROM ATTIC TO TOP OF 3RD FLOOR
- CONSTRUCT NEW UNISEX RESTROOM
- RENOVATE CORRIDOR
- COMPLETE MECHANICAL WORK FOR THIS AREA
- TEMPORARILY CAP VERTICAL RISERS IN SHAFTS AT POINT JUST ABOVE SECOND FLOOR. ENERGIZE NEW MECHANICAL/ELECTRICAL WORK, PROVIDE INTERIM START-UP AND CERTIFIED TEST AND BALANCE REPORTS PRIOR TO RE-OCCUPANCY

PHASE 2D:

- ALLOW PERIOD OF TIME INDICATED FOR THE LIBRARY TO RELOCATE STAFF AND EQUIPMENT FROM BOOK PROCESSING ROOM TO RENOVATED FUTURE OFFICE SPACE

PHASE 2E (OFF-HOURS):

- CONSTRUCT TEMPORARY PARTITIONS AT VARIOUS LOCATIONS ON THE 2ND FLOOR AS INDICATED ON PROTECTION PLANS

PHASE 2F:

- RENOVATE BOOK PROCESSING AREA AND PERIMETER OF EXTERIOR WALL
- COMPLETE MECHANICAL WORK FOR THIS AREA
- INSTALL MECHANICAL VENTILATION FOR AREAS INDICATED
- EXTEND SHAFT 01 TO TOP OF SECOND FLOOR FLOOR
- EXTEND SHAFT 02 TO TOP OF SECOND FLOOR FLOOR
- TEMPORARILY CAP VERTICAL RISERS IN SHAFTS AT POINT JUST ABOVE SECOND FLOOR. ENERGIZE NEW MECHANICAL/ELECTRICAL WORK, PROVIDE INTERIM START-UP AND CERTIFIED TEST AND BALANCE REPORTS PRIOR TO RE-OCCUPANCY

PHASE 2G (OFF-HOURS):

- CONSTRUCT TEMPORARY PARTITIONS AT VARIOUS LOCATIONS ON THE 1ST AND 2ND FLOOR AS INDICATED ON PROTECTION PLANS
- INSTALL MECHANICAL EQUIPMENT

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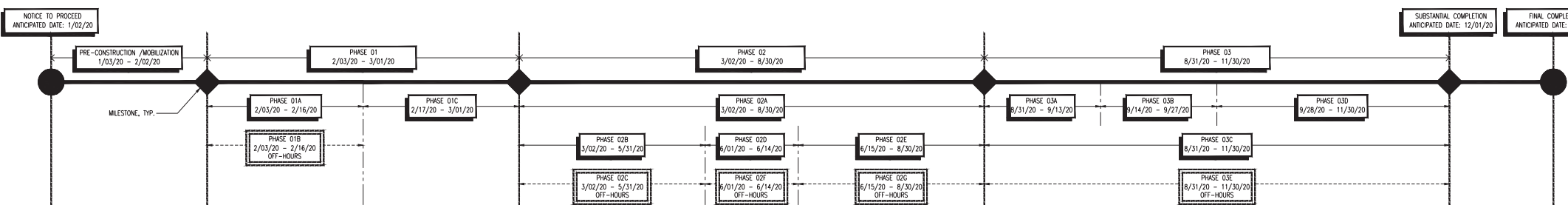
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A4 PHASE 02 NOTES



A20 PHASING SCHEDULE

Clarke Caton Hintz

OWNER:
HOBOKEN PUBLIC LIBRARY
500 PARK AVENUE
HOBOKEN, NJ 07030

STRUCTURAL:
HARRISON HANNETT, P.C.
40 KNOWLES STREET
PENNINGTON, NJ 08534
609-878-1808

HVAC / PLUMBING / ELECTRICAL
KELTER AND CHILDS
14 WASHINGTON RD # 221
PRINCETON JUNCTION, NJ 08550
609-799-8336

SUBMISSIONS		
NO.	DATE	DESCRIPTION
A	6/22/18	SCHEMATIC DESIGN SUBMISSION
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C	4/12/19	ISSUED FOR PRE-QUALIFICATION
D	9/23/19	ISSUED FOR BIDDING
E	11/08/19	ISSUED FOR CONSTRUCTION

REVISIONS		
2	11/08/19	OWNER COMMENTS / BD RE-ESSE

HOBOKEN PUBLIC LIBRARY
THIRD FLOOR RENOVATIONS
& HVAC IMPROVEMENTS

500 PARK AVENUE
HOBOKEN, NJ 07030

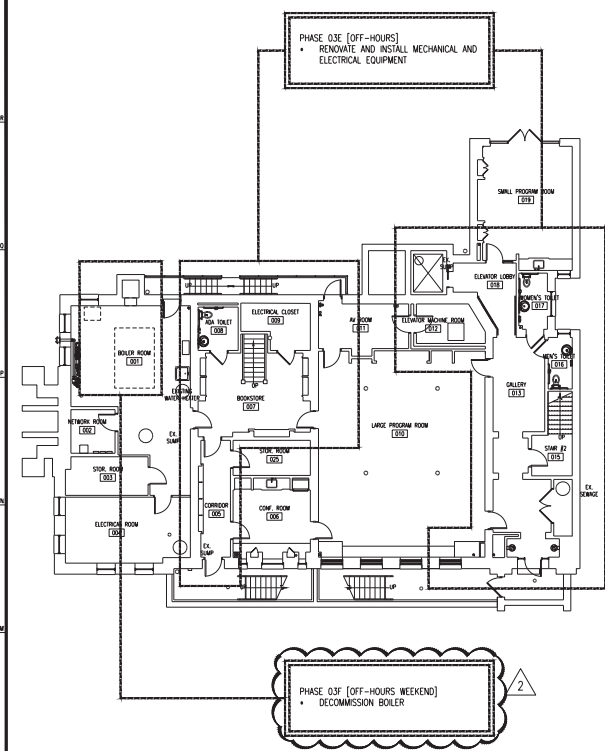
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SCALE: AS NOTED
DRAWN BY: JG, TR, GP, BN
CHECKED BY: MH, JH

SHEET TITLE:
PHASE 02 PLANS
AND NOTES

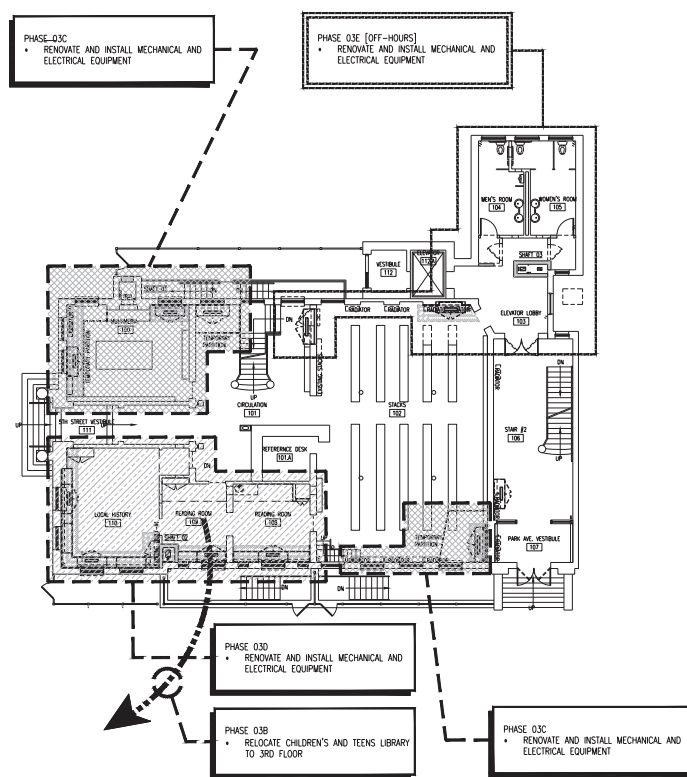
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G-022

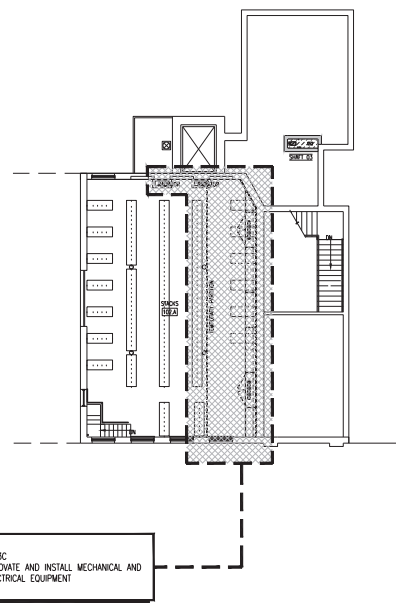
CCH PROJECT NO: 2009



J20	BASEMENT - PHASE 03 PLAN
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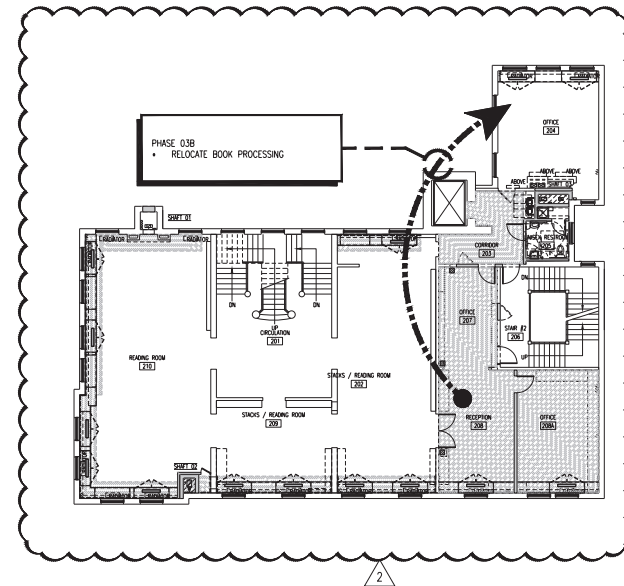


J15 FIRST FLOOR - PHASE 03 PLAN

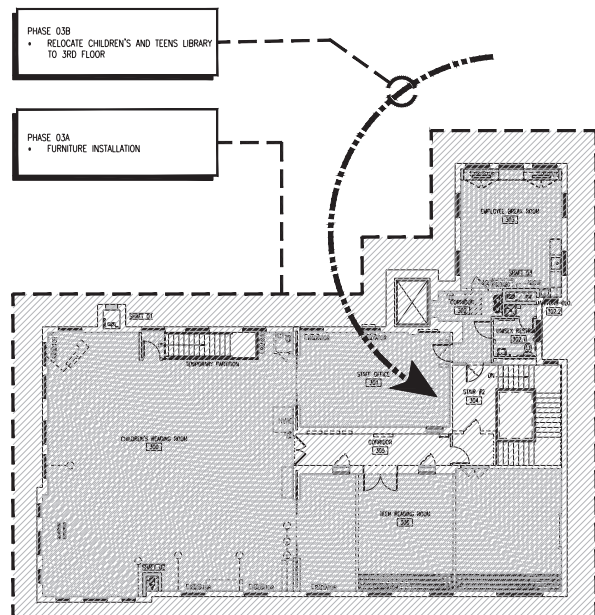


PHASE 03C
• RENOVATE AND INSTALL MECHANICAL AND ELECTRICAL EQUIPMENT

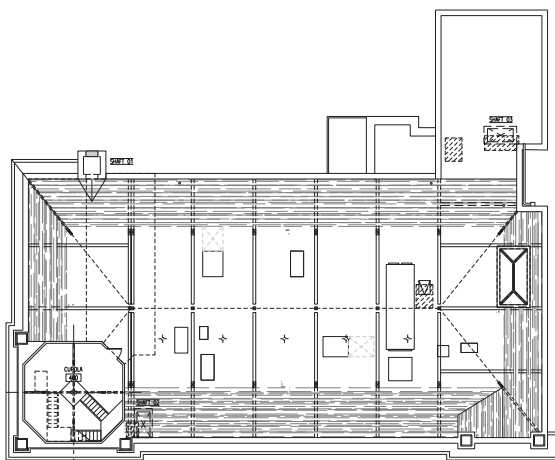
MEZZANINE - PHASE 03 PLAN



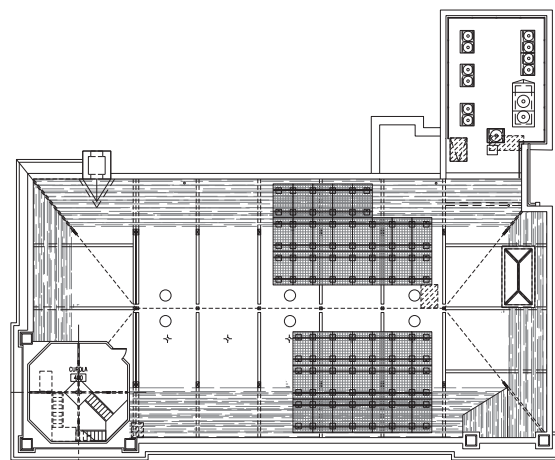
5 SECOND FLOOR - PHASE 03 PLAN



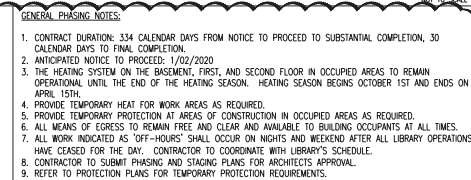
C20	THIRD FLOOR - PHASE 03 PLAN
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C15	ATTIC - PHASE 03 PLAN
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ROOF - PHASE 03 PLAN



H4	GENERAL PHASING NOTES
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PHASING NOTES:

PHASE 3:

- PHASE 3A:
- INSTALL FURNITURE AT 3RD FLOOR
- PHASE 3B:
- RELOCATE CHILDREN'S AND TEEN AREA TO RENOVATED 3RD FLOOR
 - RELOCATED BOOK PROCESSING TO COMPLETED OFFICE ON 2ND FLOOR

- PHASE 3C:**
- RENOVATE AREAS INDICATED ON 1ST FLOOR
 - INSTALL MECHANICAL VENTILATION FOR AREAS INDICATED
 - EXTEND SHAFT 01 TO TOP OF FIRST FLOOR (COORDINATE TIMING WITH PHASE 3E BASEMENT WORK)
 - COMPLETE MECHANICAL FOR AREAS INDICATED
 - ENERGIZE NEW MECHANICAL/ELECTRICAL WORK, AND PROVIDE INTERIM START-UP AND CERTIFIED TEST AND BALANCE REPORTS PRIOR TO RE-OCCUPANCY

- EXTEND SHAFT 02 TO TOP OF FIRST FLOOR (COORDINATE TIMING WITH PHASE 3E BASEMENT WORK)
- RENOVATE FORMER OFFICE AREA AT FIRST FLOOR
- ENERGIZE NEW MECHANICAL/ELECTRICAL WORK, AND PROVIDE INTERIM START-UP AND CERTIFIED TEST AND BALANCE REPORTS PRIOR TO RE-OCCUPANCY

- PHASE 3E [OFF-HOURS]:
- COMPLETE MECHANICAL WORK IN BASEMENT
 - RENOVATE FIRST FLOOR BATHROOM AND CORRIDOR BY REAR STAIR
 - EXTEND SHAFT 03 TO TOP OF FIRST FLOOR
 - ENERGIZE NEW MECHANICAL/ELECTRICAL WORK, AND PROVIDE INTERIM START-UP AND CERTIFIED TEST AND BALANCE REPORTS PRIOR TO RE-OCCUPANCY

- PHASE 3F [OFF-HOURS WEEKEND, LIBRARY CLOSED FOR THIS PHASE]:
- ABATE ASBESTOS CONTAINING MATERIAL BOILER MATERIAL PER THE ENVIRONMENTAL CONSULTANT DRAWINGS AND SPECIFICATIONS AND DECOMMISSION BOILER

SUBSTANTIAL COMPLETION:

- FINAL COMPLETION:
- PUNCH LIST
 - CLOSEOUT
 - COMMISSIONING

Clarke Catton Hintz
 Architecture
 Landscape Architecture
 1000 Broadway, Suite 1000
 New York, NY 10003
 Tel: 212 692 1000
 Fax: 212 692 1001
 Email: info@clarkecattonhintz.com
www.clarkecattonhintz.com

OWNER:
HOBOKEN PUBLIC LIBRARY
500 PARK AVENUE
HOBOKEN, NJ 07030

STRUCTURAL:
HARRISON HAMNETT, P.C.
40 KNOWLES STREET
PENNINGTON, NJ 08534
609-818-1808

HVAC / PLUMBING / ELECTRICAL
KELTER AND GILLGO
14 WASHINGTON RD # 221
PRINCETON JUNCTION, NJ 08550
609-799-8336

SUBMISSIONS		
NO.	DATE	DESCRIPTION
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B	10/08/18	DESIGN DEVELOPMENT SUBMISSION
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E	11/08/19	ISSUED FOR BID/CONSTRUCTION

REVISIONS		
2	11/08/19	OWNER COMMENTS / BID FE-ISSUE

**HOBOKEN PUBLIC LIBRARY
THIRD FLOOR RENOVATIONS
& HVAC IMPROVEMENTS**

500 PARK AVE
HOBOKEN, NJ 07030

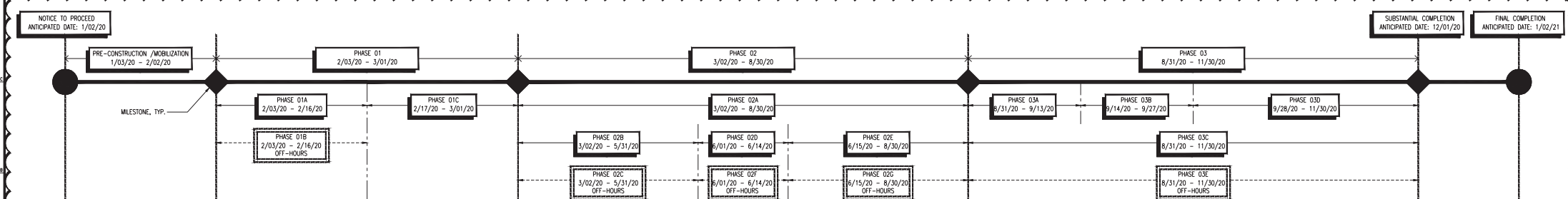
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SCALE:	AS NOTED
DRAWN BY:	JG, TR, GP, BN
CHECKED BY:	MH, JH

SHEET TITLE:
PHASE 03 PLANS
AND NOTES

DRAWING NO.:

G-023

CCH PROJECT NO:	2009
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A20	PHASING SCHEDULE
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A4	PHASE 03 NOTES
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Capital Master PlanVII. CYCLICAL MAINTENANCE PLANINTRODUCTION

The most effective tool for continued preservation of the Hoboken Public Library is cyclical maintenance and continued, regular occupancy. The Trustees of the Library manages the facility, while the City of Hoboken provides funding. Until recently, funding was insufficient to adequately maintain the building. More recently, the funding outlook has improved and become more predictable. The Library has undertaken major rehabilitation work, including the flood-proofing of the basement, the addition of important program space in the basement, and the restoration of the exterior. Equally important has been the creation of a permanent, full-time position for a Facilities Director.

Once the capital projects envisioned in this plan are complete (and even before then), the Trustees should implement a system to monitor and maintain each building system (site, building envelope, mechanical, electrical, plumbing, structure, interior, etc.). This will avert larger and more costly problems in the future. It is also recommended that dedicated funds be provided for yearly maintenance. Again, providing regular inspections and maintenance reduces long-term costs and lengthens the time between major renovation projects.

The following represents a plan for building maintenance above and beyond general housekeeping issues. Adhering to the schedule will identify new or potential problems early before those issues become more costly. Critical to the success of this inspection program will be the assignment of

appropriate personnel. Fortuitously, the Trustees recently hired appropriate an experience facilities manager who has extensive experience. In addition, contracts with appropriate, certified service companies should also be maintained. Personnel and service companies should be charged with coordinating the various inspections. They will understand all of the needs of the building and will best be able to coordinate maintenance/capital efforts. Formal inspections should be considered several times per year but the maintenance personnel should keep a general lookout for deterioration between inspections. In addition, the Trustees should consult with a professional (architect, engineer or contractor) every five to ten years to provide a formal inspection relating to the cyclical maintenance plan.

All maintenance shall be completed in accordance with the respective equipment manufacturer's recommendations, but minimally shall include the following tasks and frequencies:

System	Task #	Task	Frequency												Remarks
			Jan	Feb	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec	
Site	S1	Review Drainage/Standing Water				X						X			<ul style="list-style-type: none">Special Inspections may be required after severe weatherPotholes and cracks should be repaired on a regular basis
	S2	Review Vegetation on walls/proximity of trees, branches, etc. to building					X						X		<ul style="list-style-type: none">Branches, shrubs, vegetation, should be 24” clear, min. from building
	S3	Inspect steps, sidewalks, ramps				X						X			<ul style="list-style-type: none">Special inspections may be required after severe weatherRepair cracks and eliminate tripping hazards
	S4	Verify health of trees/shrubs					X								
	S5	Prune street trees										X			<ul style="list-style-type: none">Prune when plants are dormant
Building Envelope	BE1	Inspect doors and frames				X						X			<ul style="list-style-type: none">Lubricate operating partsInspect for proper function
	BE2	Inspect brick and masonry				X									<ul style="list-style-type: none">Check for spalling – if present review with architect
	BE3	Inspect mortar joints				X									<ul style="list-style-type: none">Check for crumbling/failing jointsSpot re-point as required
	BE4	Inspect exterior paint finishes				X									<ul style="list-style-type: none">Check for peeling/blisteringSplit blisters, scrape, sand and touch-up; repaint all surfaces every 5-8 years as required.
	BE6	Inspect roofs				X									<ul style="list-style-type: none">Inspect for worn areas, missing shingles, ponding, open seams, etc.Replace missing shingles, patch as requiredCheck “low-slope” areas for ponding, deterioration, leaks, etc.Repair leaks as required
	BE7	Inspect copper and exterior metal										X			<ul style="list-style-type: none">Inspect for damage and open seams
	BE8	Inspect windows	X			X			X			X			<ul style="list-style-type: none">Check for cracked/broken glassInspect for proper functionInspect glazing and painting
	BE9	Clean exterior windows				X									
	BE10	Inspect water conduction	X			X			X			X			<ul style="list-style-type: none">Look for leaks/ blockage in gutters, downspouts and drains in low-slope areasClean/repair leaks/blockageRe-attach loose sections as necessary
	BE11	Inspect all caulk/sealant joints				X						X			<ul style="list-style-type: none">Re-caulk as requiredApply new caulking every 6 years
	BE12	Inspect exterior woodwork				X						X			<ul style="list-style-type: none">Check for moisture, warping and splittingInfill small cracks with wood puttyTouch up paint as required
Structure	ST1	Check for structural movement, new cracks or openings at walls and floors; inspect stairs				X									<ul style="list-style-type: none">If movement or cracking occurs – consult architect/engineer
	ST2	Check for cracked/split roof rafters				X									<ul style="list-style-type: none">If cracking/splitting occurs- consult architect/ engineer

System	Task #	Task	Frequency												Remarks
			Jan	Feb	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec	
Mechanical	M1	Operational inspection – air handlers and fan coils				X						X			<ul style="list-style-type: none">Inspect general conditionSequence test for proper operationTighten all electrical connectionsCheck operation of all temperature controlsCheck operation of all dampersCheck operation of all safeties
	M2	Replace all filters – air handlers and fan coils	X			X			X			X			
	M3	Inspect elect. disconnect- air handlers				X									<ul style="list-style-type: none">Tighten all electrical connectionsVerify proper operation
	M4	Inspect supply and return air fan assembly –air handlers at each refrigeration compressor, refrigerant charge, operating pressures/temperatures and motor insulation resistance				X						X			<ul style="list-style-type: none">Clean dirt accumulationCheck bearings for excessive wear and end playLubricate bearingsInspect and adjust drive pulleys and beltsReplace drive belts as required
	M5	Inspect heating and cooling coils and clean – air handlers and fan coils				X						X			
	M6	Inspect and clean condensate pans and drains – air handlers and fan coils				X			X			X			
	M7	Operational inspection – condensing units				X									<ul style="list-style-type: none">Inspect general conditionClean condenser coilsSequence test for proper operationTighten all electrical connectionsCheck operation of all controls and safeties
	M8	Record operating volts/amps	X			X			X			X			
	M9	Inspect electrical disconnect – condensing units				X									<ul style="list-style-type: none">Tighten all electrical connectionsVerify proper operation
	M10	Check condenser fan assembly – condensing units				X									<ul style="list-style-type: none">Clean air dirt accumulationCheck bearing for excessive wear and end playCheck bearings for excessive noise and temperatureLubricate bearingsRecord operating volts/amps
	M11	Inspect condenser coils – condensing units				X									<ul style="list-style-type: none">Inspect finned surfaces for damage and debrisPower wash coils
	M12	Check hydronic heating cooling system water chemistry and static charge	X	X	X	X	X	X	X	X	X	X	X	X	<ul style="list-style-type: none">Record operating temperaturesRecord operating pressuresRecord compressor operating volts/ampsCheck motor insulation resistance
	M13	Operational inspection – boilers	X			X			X			X			<ul style="list-style-type: none">Inspect general conditions

System	Task #	Task	Frequency												Remarks
			Jan	Feb	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec	
															<ul style="list-style-type: none">• Check piping/values for leaks• Check for proper combustion air
	M14	Testing – boilers									X				<ul style="list-style-type: none">• Sequence test for proper operation
	M15	Check controls – boilers									X				<ul style="list-style-type: none">• Tighten all electrical connections• Adjust feedwater system• Adjust low water cut-off device• Adjust pressure controls• Check flame program controls• Check operation of all safeties• Check operation of all temperature controls
	M16	Water side inspection – boilers									X				<ul style="list-style-type: none">• Blow down boilers and float chambers• Check operation of safety and relief valves• Check expansion tank• Service expansion tank as required
	M17	Fire side inspection – boilers								X					<ul style="list-style-type: none">• Inspect all surfaces and refractory• Clean all surfaces and refractory• Check flue pipe and draft regulator• Check and adjust gas pressure safety switches• Check and clean pilot and pilot safety• Clean burners• Clean power blower
	M18	Inspect electrical disconnect – pumps								X					<ul style="list-style-type: none">• Tighten all electrical connections• Verify proper operation
	M19	General Inspection – pumps				X				X					<ul style="list-style-type: none">• Inspect general condition• Sequence test for proper operation• Tighten all electrical connections• Clean strainers• Inspect gaskets for leaks/deterioration• Check seals or packing and mechanical seals for leaks• Check bearings and alignment for excessive vibration
	M20	Motor inspection – pumps								X					<ul style="list-style-type: none">• Examine motor mounts• Lubricate bearings• Record operating volts/amps
	M21	Electrical disconnect – Fans								X					<ul style="list-style-type: none">• Tighten all electrical connections• Verify proper operation
	M22	Motor inspection –Fans								X					<ul style="list-style-type: none">• Clean dirt accumulation• Check bearings for excessive wear and end play• Check bearing for noise and temperature• Lubricate bearings

System	Task #	Task	Frequency												Remarks
			Jan	Feb	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec	
															<ul style="list-style-type: none">Adjust drive pulleys and beltsReplace drive beltsRecord operating volts/amps
	M23	Check sheet metal								X					<ul style="list-style-type: none">Check for cracks or damaged areasCheck for damages or loose sectionsCheck substrate and replace/repair
Electrical	E1	Inspect Panel Boards				X									
	E2	Tighten electrical connections				X									
	E3	Check power at outlets				X									<ul style="list-style-type: none">Verify power/grounding exists
	E4	Check fixtures	X			X			X			X			<ul style="list-style-type: none">Replace bulbs as required
Fire Alarm/Fire Safety	F1	Test fire alarm													<ul style="list-style-type: none">Test for proper function
	F2	Test fire extinguisher								X					<ul style="list-style-type: none">Refill/replace as required/ check certification
	F3	Exit Signage								X					<ul style="list-style-type: none">Test for proper function
	F4	Sprinkler System													<ul style="list-style-type: none">Refer to attached schedule
Plumbing	P1	Inspect fixtures				X				X					<ul style="list-style-type: none">Test for proper function and repair as required
	P2	Inspect domestic water piping				X									<ul style="list-style-type: none">Check for leaking
	P3	Inspect sanitary piping				X									<ul style="list-style-type: none">Check for leaking
	P4	Inspect water heaters				X									<ul style="list-style-type: none">Test for proper function; provide recommended service
Interiors	I1	Shampoo carpets				X						X			
	I2	Clean/shampoo walk off mats	X			X			X			X			
	I3	Clean interior windows	X			X			X			X			
	I4	Inspect exterior walls	X			X			X			X			<ul style="list-style-type: none">Inspect for leaking and efflorescence. Contact architect if this occursMonitor cracks for expansion
	I5	Inspect flooring	X			X			X			X			<ul style="list-style-type: none">Inspect flooring for worn/broken sectionsReplace deteriorated sectionsDo not seal flooring
	I6	Clean woodwork/trim	X			X			X			X			<ul style="list-style-type: none">Wash surfaces with detergent, softwater and sponge – do not use alkaline household cleaning products
	I7	Inspect interior painting	X			X			X			X			<ul style="list-style-type: none">Check for isolated blistering and moisture penetrationSplit blisters, scrape, sand and touch upRepair roof if there is evidence of water leaking

Capital Master Plan

SUMMARY

All activities performed with respect to the cyclical maintenance plan should be kept in a log. In general, each activity should detail the task to be performed, work undertaken, dates, costs incurred, personnel involved and photographic documentation as required. The Trustees should review periodically for repeated repairs which may indicate serious problems.

In addition to the items indicated in the chart above, Clarke Caton Hintz recommends the following ongoing general maintenance concerns:

- Monitor basement in varying weather conditions, particularly since a major flood-proofing project was recently completed. Moisture penetration may be a sign of a serious problem.
- Monitor roof/ drainage. Blocks or leakage could lead to moisture penetration and potential structural damage.
- Clean basement utility areas and do not store unrelated items in those spaces.
- Use white pellet urea for snow/ ice melting. Keep salt based de-icing away from the building.
- Maintain overstock of materials such as paint, caulk, etc. to use for spot repairs.

Clarke Caton Hintz also recommends the following tasks be performed weekly:

- Sweep/ clean floors (this will help with preserving floor finishes).
- Vacuum carpeted surfaces.
- Remove and shake exterior mats.
- Sweep walks, stairs and ramps, especially under mats.
- Look for evidence of pests.
Coordinate with a pest control firm if necessary.

The National Trust for Historic Preservation offers material on the care and maintenance of historic religious facilities. In addition, the City/ Corporation should consult the Cyclical Maintenance Plan published by the New Jersey Historic Trust. Finally, the Trustees may wish to consider purchasing “Cyclical Maintenance for Historic Buildings”, written by J. Henry Chambers.

Project: Hoboken Public Library Addition & Renovations

Number: 19129E1R1

Client: Clarke/Caton/Hintz

Date: November 04, 2019 Rev: 15 Nov 2019

Phase: Concept

ESTIMATE SUMMARY

CODE	DESCRIPTION				COST
Phase I	Restoration -3rd Floor and Mechanical (Base Scope)				\$4,320,108
	Restoration - 3rd Floor and Mechanical (Alternates)				\$1,012,040
	Restoration - 3rd Floor and Mechanical (Soft Costs)				\$727,200
	Sub-total	7,913	SF	\$766	\$6,059,348
Phase II	Restoration - 1st & 2nd Floors	9,250	SF	\$536	\$4,959,491
Phase III	New Addition	13,010	SF	\$1,393	\$18,118,069
Total - Project					\$29,136,908

Notes

Cost are current, for Fall 2019; two years of escalation costs are included for Phase II,

five years of escalation costs are not included for the Phase III.

Hazardous materials abatement costs for unknown hazardous materials, if any, are not included.

Items noted with * are priced or quantified by others.

Pricing assumes Competitive Bid, not CM.

After hours & overtime premium costs are not included.

Project: Hoboken Public Library
Number: 19129E1R1
Client: Clarke/Caton/Hintz
Date: November 04, 2019 Rev: 15 Nov 2019
Phase: Concept

ESTIMATE SUMMARY

CODE	DESCRIPTION		COST
	Restoration - 1st & 2nd Floors	4,750 SF	
A	First Floor		\$965,770
B	Mezzanine		\$200,430
C	Second Floor		\$1,254,650
	Subtotal		\$2,420,850
	General Conditions / O. H. & P.	25.0%	\$605,213
	Bond	2.0%	\$60,521
	Contingency	20.0%	\$617,317
	Escalation (2 years @ 5% per year)	10.0%	\$370,390
	Total Construction Costs	\$858	\$4,074,291
	Soft Costs		
A	Professional Fees		\$285,200
B	Furniture		\$600,000
	Total Soft Costs		\$885,200
	Total Project Budget		\$4,959,491

Notes

Cost are current, for Fall 2019; two years of escalation costs are included.
 Hazardous materials abatement costs for unknown hazardous materials, if any, are not included.
 Items noted with * are priced or quantified by others.
 Pricing assumes Competitive Bid, not CM.
 After hours & overtime premium costs are not included.

ESTIMATE

Proj: Hoboken Public Library

Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
A	First Floor				
A1	Restrooms	350	SF		
A2	- Demolition	2	EA	3,500.00	7,000
A3	- Remove all Fixtures	11	EA	250.00	2,750
A4	- SS Toilet Partition	5	EA	1,000.00	5,000
A5	- CT Flooring	350	SF	25.00	8,750
A6	- CT Wainscot/4' H	500	SF	30.00	15,000
A7	- New Doors	2	EA	1,500.00	3,000
A8	- Solid Surface Window Sills	3	EA	200.00	600
A9	- Privacy Film Window	3	EA	100.00	300
A10	- Ceilings	350	SF	-	No Work
A11	- Millwork/Vanity	15	LF	350.00	5,250
A12	- Toilet Accessories/Hand Dryer	2	EA	1,250.00	2,500
A13	- Toilet Accessories/Changing Table	2	EA	550.00	1,100
A14	- Toilet Accessories/Grab Bars	2	EA	350.00	700
A15	- Toilet Accessories/Soap Dispenser	5	EA	250.00	1,250
A16	- Toilet Accessories/Mirror (18x36)	5	EA	300.00	1,500
A17					
A18	Vestibule - Rooms 100 & 101	150	SF		
A19	- Clean & Seal Terrazzo	150	SF	5.00	750
A20	- Repair Terrazzo/Assume 20%	30	SF	150.00	4,500
A21	- Repair Plaster Wall/Assume 20%	250	SF	50.00	12,500
A22	- Paint Plaster Wall	1,150	SF	2.00	2,300
A23	- Repair Plaster Ceiling/Assume 15%	25	SF	75.00	1,840
A24	- Paint Plaster Ceiling	150	SF	5.00	750
A25	- Strip Restore & Refinish Trim & Wainscot	75	LF	100.00	7,500
A26	- Full Height Wood Wainscot/Outer Vestibule/8' H	30	LF	400.00	12,000
A27	- Interior Vestibule/5' H	200	SF	50.00	10,000
A28	- Restore/Rewire Certify Historic Fixture	2	EA	5,000.00	10,000
A29	- New LED Lighting	2	EA	1,500.00	3,000
A30	- Clean & Restore Canvas Ceiling	150	SF	250.00	37,500
A31					
A32	Room 102	380	SF		0
A33	- Remove Laminated Wood Floor	380	SF	2.50	950
A34	- Remove 2 Layers VAT	380	SF	10.00	3,800
A35	- New Wood Flooring	380	SF	25.00	9,500
A36	- New Peri. Wood Casework for HVAC	25	LF	1,000.00	w/ Phase 1
A37	- New LED Lights	380	SF	25.00	9,500
A38	- New Custom Historic Replica Pendant	2	EA	10,000.00	20,000
A39	- Replace Window Blinds	4	EA	750.00	3,000
A40	- Clean Masonry Fireplace, Strip Refinish Wd Tri	1	EA	5,000.00	5,000
A41					
A42	New Fire Alarm Throughout - 1st Floor	4,750	SF	5.00	23,750
A43	Fire Extinguisher Cabinet (2 Per Floor)	2	EA	450.00	900
A44	New Signage Allowance	4,750	SF	1.00	4,750
A45	Sprinklers	1	LS	-	NIC
A46	Tele/Data - Conduit & Boxes	4,750	SF	5.00	23,750
A47					0
A48					0
A49					0

ESTIMATE

Proj: Hoboken Public Library

Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
A	First Floor (Continue)				
A50	Room 103	350	SF		0
A51	- Remove Carpet	350	SF	1.50	530
A52	- Remove 2 Layers VAT	350	SF	10.00	3,500
A53	- New Wood Flooring	350	SF	25.00	8,750
A54	- Repair Plaster Wall/Assume 20%	300	SF	50.00	15,000
A55	- Paint Plaster Wall	1,400	SF	2.00	2,800
A56	- Repair Plaster Ceiling/Assume 15%	50	SF	75.00	3,750
A57	- Paint Plaster Ceiling	350	SF	5.00	1,750
A58	- Strip Restore & Refinish Trim & Wainscot/4' H	90	LF	100.00	9,000
A59	- Wood Doors/Strip Restore & Refinish Trim	2	EA	1,000.00	2,000
A60	- New Peri. Wood Casework for HVAC	20	LF	1,000.00	w/ Phase 1
A61	- New LED Lights	350	SF	25.00	8,750
A62	- New Custom Historic Replica Pendant	2	EA	10,000.00	20,000
A63	- Replace Window Blinds	4	EA	750.00	3,000
A64					
A65	Room 104	160	SF		
A66	- Remove Carpet	160	SF	1.50	240
A67	- Remove 2 Layers VAT	160	SF	10.00	1,600
A68	- New Wood Flooring	160	SF	25.00	4,000
A69	- Repair Plaster Wall/Assume 20%	200	SF	50.00	10,000
A70	- Paint Plaster Wall	850	SF	2.00	1,700
A71	- Repair Plaster Ceiling/Assume 15%	25	SF	75.00	1,880
A72	- Paint Plaster Ceiling	150	SF	5.00	750
A73	- Strip Restore & Refinish Trim & Wainscot/4' H	50	LF	100.00	5,000
A74	- Wood Doors/Strip Restore & Refinish Trim	1	EA	1,000.00	1,000
A75	- New Peri. Wood Casework for HVAC	5	LF	1,000.00	w/ Phase 1
A76	- New LED Lights	160	SF	25.00	4,000
A77	- New Custom Historic Replica Pendant	1	EA	10,000.00	10,000
A78	- Replace Window Blinds	2	EA	750.00	1,500
A79	- Partition	5	LF	250.00	1,250
A80					
A81	Room 105	200	SF		
A82	- Remove Carpet	200	SF	1.50	300
A83	- Remove 2 Layers VAT	200	SF	10.00	2,000
A84	- New Wood Flooring	200	SF	25.00	5,000
A85	- Repair Plaster Wall/Assume 20%	200	SF	50.00	10,000
A86	- Paint Plaster Wall	950	SF	2.00	1,900
A87	- Repair Plaster Ceiling/Assume 15%	30	SF	75.00	2,250
A88	- Paint Plaster Ceiling	200	SF	5.00	1,000
A89	- Strip Restore & Refinish Trim & Wainscot/4' H	60	LF	100.00	6,000
A90	- Infill Opening	2	EA	1,500.00	3,000
A91	- Infill Door	1	EA	1,500.00	1,500
A92	- New Peri. Wood Casework for HVAC	5	LF	1,000.00	w/ Phase 1
A93	- New LED Lights	200	SF	25.00	5,000
A94	- New Custom Historic Replica Pendant	1	EA	10,000.00	10,000
A95	- Replace Window Blinds	3	EA	750.00	2,250
A96					0
A97					0
A98					0

ESTIMATE

Proj: Hoboken Public Library

Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
A	First Floor (Continue)				
A98	Rooms 106	700	SF		
A99	- Clean & Seal Terrazzo	700	SF	5.00	3,500
A100	- Repair Terrazzo/Assume 30%	200	SF	150.00	30,000
A101	- Repair Plaster Wall/Assume 20%	250	SF	50.00	12,500
A102	- Paint Plaster Wall	1,250	SF	2.00	2,500
A103	- Repair Plaster Ceiling/Assume 15%	100	SF	75.00	7,500
A104	- Paint Plaster Ceiling	700	SF	5.00	3,500
A105	- Strip Restore & Refinish Trim & Wainscot/4' H	80	LF	100.00	8,000
A106	- Wood Doors/Strip Restore & Refinish Trim	1	EA	1,000.00	1,000
A107	- New Peri. Wood Casework for HVAC	10	LF	1,000.00	w/ Phase 1
A108	- Restore/Rewire Certify Historic Fixture	700	SF	50.00	35,000
A109	- New General LED Lighting	700	SF	25.00	17,500
A110	- Clean & Restore Canvas Ceiling	700	SF	250.00	175,000
A111	- Replace Window Blinds	3	EA	750.00	2,250
A112	- Restore Wrought Iron Railings	80	LF	150.00	12,000
A113	- Restore Stone Stair Treads (5' Wide) Assume 2	7	R	5,000.00	32,850
A114					
A115	Room 107 - Stacks	1,400	SF		
A116	- Remove Carpet	1,400	SF	1.50	2,100
A117	- Remove 2 Layers VAT	1,400	SF	10.00	14,000
A118	- New Wood Flooring	1,400	SF	25.00	35,000
A119	- Repair Plaster Wall/Assume 20%	450	SF	50.00	22,500
A120	- Paint Plaster Wall	2,300	SF	2.00	4,600
A121	- Repair Plaster Ceiling/Assume 15%	200	SF	75.00	15,000
A122	- Paint Plaster Ceiling	1,400	SF	5.00	7,000
A123	- Strip Restore & Refinish Trim	150	LF	25.00	3,750
A124	- Repair Diamond Plate Treads on Stair	1	LS	1,500.00	1,500
A125	- New General LED Lighting	1,400	SF	25.00	35,000
A126	- New Custom Historic Replica Pendant	1	EA	20,000.00	20,000
A127	- Replace Window Blinds	5	EA	750.00	3,750
A128	- New Door	1	EA	2,000.00	2,000
A129	- Remove Surface Conduit	1	LS	1,000.00	1,000
A130	- New Peri. Wood Casework for HVAC	5	LF	1,000.00	w/ Phase 1
A131					
A132	Room 108 & 109	1	LS	-	w/ Phase 1
A133					
A134	Rooms 110	170	SF		
A135	- Clean & Seal Terrazzo	170	SF	5.00	850
A136	- Repair DW/Assume 20%	200	SF	25.00	5,000
A137	- Paint DW Wall	1,000	SF	2.00	2,000
A138	- Repair DW Ceiling/Assume 15%	50	SF	35.00	1,750
A139	- Paint DW Ceiling	170	SF	4.00	680
A140	- Strip Restore & Refinish Trim & Wainscot/4' H	60	LF	100.00	6,000
A141	- New LED Lights	170	SF	25.00	4,250
A142	- Replace Window Blinds	1	EA	750.00	750
A143					0
A144					0
A145					0
.	Subtotal				965,770

ESTIMATE

Proj: Hoboken Public Library

Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
B	Mezzanine				
B1	Mezz	1,350	SF		
B2	- Repair Plaster Wall/Assume 20%	250	SF	50.00	12,500
B3	- Paint Plaster Wall	1,300	SF	2.00	2,600
B4	- Repair Plaster Ceiling/Assume 15%	200	SF	75.00	15,000
B5	- Paint Plaster Ceiling	1,350	SF	5.00	6,750
B6	- New Casework Surround @ HVAC Equip	80	LF	1,000.00	w/ Phase 1
B7	- Replace Window Blinds	4	EA	750.00	3,000
B8	- Remove All Shelving	6	EA	400.00	2,400
B9	- New Furniture	1	LS	-	NIC
B10	- Strip Paint from Metal Plate Floor & Repaint	1,350	SF	7.50	10,130
B11	- New LED Lights	1,350	SF	25.00	33,750
B12	- New Wrought Iron Railings	60	LF	400.00	24,000
B13	- New Opng/Remove Plate Flooring	200	SF	100.00	20,000
B14	- New Opng/New Frame (New Steel Columns &)	200	SF	200.00	40,000
B15	- Shoring Allowance	1	LS	15,000.00	15,000
B16					
B17	New Fire Alarm Throughout - Mezzanine Floor	1,350	SF	5.00	6,750
B18	Fire Extinguisher Cabinet	1	EA	450.00	450
B19	New Signage Allowance	1,350	SF	1.00	1,350
B20	Sprinklers	1	LS	-	NIC
B21	Tele/Data - Conduit & Boxes	1,350	SF	5.00	6,750
B22					0
B23					0
B24					0
B25					0
B26					0
B27					0
B28					0
B29					0
B30					0
B31					0
B32					0
B33					0
B34					0
B35					0
B36					0
B37					0
B38					0
B39					0
B40					0
B41					0
B42					0
B43					0
B44					0
B45					0
Subtotal					200,430

ESTIMATE

Proj: Hoboken Public Library

Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
C	Second Floor				
C1	Room 200	650	SF		
C2	- Remove Laminated Wood Floor	650	SF	2.50	1,630
C3	- Remove 2 Layers VAT	650	SF	10.00	6,500
C4	- New Wood Flooring	650	SF	25.00	16,250
C5	- Repair Plaster Wall/Assume 20%	350	SF	50.00	17,500
C6	- Paint Plaster Wall	1,600	SF	2.00	3,200
C7	- Repair Plaster Ceiling/Assume 15%	100	SF	75.00	7,500
C8	- Paint Plaster Ceiling	650	SF	5.00	3,250
C9	- Strip Restore & Refinish Trim & Wainscot/4' H	100	LF	100.00	10,000
C10	- Wood Doors/Strip Restore & Refinish Trim	3	EA	1,000.00	3,000
C11	- New LED Lights	650	SF	25.00	16,250
C12	- Restore Wrought Iron Railings	120	LF	150.00	18,000
C13	- Restore Stone Stair Treads (5' Wide) Assume 2	10	R	5,000.00	50,000
C14					
C15	Room 201 - Stacks	340	SF		
C16	- Remove Laminated Wood Floor	340	SF	2.50	850
C17	- Remove 2 Layers VAT	340	SF	10.00	3,400
C18	- New Wood Flooring	340	SF	25.00	8,500
C19	- Repair Plaster Wall/Assume 20%	200	SF	50.00	10,000
C20	- Paint Plaster Wall	1,000	SF	2.00	2,000
C21	- Repair Plaster Ceiling/Assume 15%	50	SF	75.00	3,750
C22	- Paint Plaster Ceiling	340	SF	5.00	1,700
C23	- Strip Restore & Refinish Trim & Wainscot/4' H	60	LF	100.00	6,000
C24	- Strip Restore & Refinish Bookcases	50	LF	500.00	25,000
C25	- New LED Lights	340	SF	25.00	8,500
C26	- New Custom Historic Replica Pendant	2	EA	10,000.00	20,000
C27	- New HVAC Casework Enclosure	10	LF	1,000.00	w/ Phase 1
C28	- New Window Blinds	2	EA	750.00	1,500
C29					
C30	Room 202 - Reading Room	1,105	SF		
C31	- Remove Laminated Wood Floor	1,105	SF	2.50	2,760
C32	- Remove 2 Layers VAT	1,105	SF	10.00	11,050
C33	- New Wood Flooring	1,105	SF	25.00	27,630
C34	- Repair Plaster Wall/Assume 20%	450	SF	50.00	22,500
C35	- Paint Plaster Wall	2,250	SF	2.00	4,500
C36	- Repair Plaster Ceiling/Assume 15%	200	SF	75.00	w/ Metal Clg
C37	- Paint Plaster Ceiling	1,105	SF	5.00	w/ Metal Clg
C38	- Strip Restore & Refinish Trim & Wainscot/4' H	150	LF	100.00	15,000
C39	- Strip Restore & Refinish Bookcases	150	LF	500.00	75,000
C40	- New LED Lights	1,105	SF	25.00	27,630
C41	- New Custom Historic Replica Pendant	2	EA	20,000.00	40,000
C42	- New Peri. HVAC Casework Enclosure	50	LF	1,000.00	w/ Phase 1
C43	- Repair Fireplace	1	EA	15,000.00	15,000
C44	- Remove Exist & Provide Replica Pressed Metal	1,105	SF	300.00	331,500
C45	- New Window Blinds	8	EA	750.00	6,000
C46					0
C47					0
C48					0
C49					0

ESTIMATE

Proj: Hoboken Public Library

Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
C	Second Floor (Continue)				
C50	Room 203 - Stacks/Reading Room	812	SF		
C51	- Remove Laminated Wood Floor	812	SF	2.50	2,030
C52	- Remove 2 Layers VAT	812	SF	10.00	8,120
C53	- New Wood Flooring	812	SF	25.00	20,300
C54	- Repair Plaster Wall/Assume 20%	400	SF	50.00	20,000
C55	- Paint Plaster Wall	1,950	SF	2.00	3,900
C56	- Repair Plaster Ceiling/Assume 15%	120	SF	75.00	w/ Metal Clg
C57	- Paint Plaster Ceiling	812	SF	5.00	w/ Metal Clg
C58	- Strip Restore & Refinish Trim & Wainscot/4' H	130	LF	100.00	13,000
C59	- Wood Doors/Strip Restore & Refinish Trim	1	EA	1,000.00	1,000
C60	- New LED Lights	812	SF	25.00	20,300
C61	- Remove Exist & Provide Replica Pressed Metal	812	SF	300.00	243,600
C62	- New Window Blinds	4	EA	750.00	3,000
C63	- Remove Surface Conduit	1	LS	1,000.00	1,000
C64	- Relocate Electrical Equip	2	EA	10,000.00	20,000
C65	- New Custom Historic Replica Pendant	2	EA	20,000.00	40,000
C66					
C67	New Fire Alarm Throughout - 2nd Floor	3,150	SF	5.00	15,750
C68	Fire Extinguisher Cabinet (2 Per Floor)	2	EA	450.00	900
C69	New Signage Allowance	3,150	SF	1.00	3,150
C70	Sprinklers	1	LS	-	NIC
C71	Tele/Data - Conduit & Boxes	3,150	SF	5.00	15,750
C72					
C73	Third Floor	1	LS	-	NIC
C74	Fourth Floor	1	LS	-	w/ Addition
C75					0
C76					0
C77					0
C78					0
C79					0
C80					0
C81					0
C82					0
C83					0
C84					0
C85					0
C86					0
C87					0
C88					0
C89					0
C90					0
C91					0
C92					0
C93					0
C94					0
	Subtotal				1,254,650

Project: Hoboken Public Library Addition
Number: 19129E1R1
Client: Clarke/Caton/Hintz
Date: November 04, 2019 Rev: 15 Nov 2019
Phase: Concept

ESTIMATE SUMMARY

CODE	DESCRIPTION			COST
<hr/>				
	New Addition	13,010	SF	
A	Foundations, Structure & Site			\$2,242,720
B	Exterior Envelope			\$2,181,420
C	Fitout			\$2,019,580
D	Mechanical & Electrical			\$1,951,750
	Subtotal			\$8,395,470
	General Conditions / O. H. & P.	20.0%		\$1,679,094
	Bond	2.0%		\$201,491
	Contingency	20.0%		\$2,055,211
	Escalation (5 years @ 5% per year)	25.0%		\$3,082,817
	Total		\$1,185	\$15,414,083
<hr/>				
	Soft Costs			
A	Proffesional Fees			\$1,078,986
B	Furniture			\$1,625,000
	Total Soft Costs			\$2,703,986
<hr/>				
	Total Project Budget			\$18,118,069
<hr/>				
	Notes			
	Cost are current, for Fall 2019; five years of escalation costs are included.			
	Hazardous materials abatement costs, if any, are not included.			
	Items noted with * are priced or quantified by others.			
	Pricing assumes Competitive Bid, not CM.			
	After hours & overtime premium costs are not included.			

ESTIMATE

Proj: Hoboken Public Library Addition
 Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
A	Foundations, Structure & Site				
A1	Demolition - Bulk/Assume 43' H/2.5 Story	150,500	CF	1.00	150,500
A2	- Remove Elev Shaft	1	LS	25,000.00	25,000
A3	- Roof @ Existing Library (Cupola Corridor)	1	LS	25,000.00	25,000
A4	Excavation	1	LS	-	NIC
A5	Backfill - 7.5' Deep (Urban Site)	1,000	CY	50.00	50,000
A6	Sheeting & Shoring - Drilled	1	LS	-	NIC
A7	Rock Removal	1	LS	-	NIC
A8	Deep Foundation - Assume Caissons/Caps	3,500	SF	75.00	262,500
A9	- Grade Beams	1	LS	-	Included
A10	Underpinning	100	LF	3,000.00	300,000
A11	Slab-on-grade - Ground Floor (GF)/5" with 6" Ston	3,500	SF	7.50	26,250
A12	Underdrain System	1	LS	-	NIC
A13	Perimeter Insulation	140	LF	20.00	2,800
A14	Elevator Pit	1	EA	25,000.00	25,000
A15	Framing - Steel @ Elevated Floors/Assume 12 LB	60	TN	6,500.00	390,000
A16	- Steel @ Roof/ Assume 12 LB/SF	25	TN	6,500.00	159,900
A17	- Curtain Wall Supports	2,700	SF	10.00	27,000
A18	- Brace Frames	1	LS	-	NIC
A19	- Girts Allowance	1	LS	-	NIC
A20	- Deck/Conc. @ Elevated Floors	9,510	SF	15.00	142,650
A21	- Deck/Conc. @ Terrace & Outdoor Reading	1,320	SF	15.00	19,800
A22	- Deck/Open @ Roofs	2,780	SF	5.00	13,900
A23	- Moment Connections	13,010	SF	3.00	39,030
A24	- Shear Studs	13,010	SF	1.00	13,010
A25	- Misc. Metals Allowance	13,010	SF	2.50	32,530
A26	Stage	200	SF	100.00	20,000
A27	Fireproofing	13,010	SF	3.50	45,540
A28	Stairs/Railings - Firestair	84	R	1,250.00	104,810
A29	- Decorative @ 1st Floor/Terrazzo	1	LS	75,000.00	75,000
A30	Dunnage Allowance	1	LS	25,000.00	25,000
A31	- HVAC Curbing	1	LS	-	NIC
A32	Basement - Infill Openings	2	EA	5,000.00	10,000
A33	- Cut/Tooth @ New Opng	1	EA	7,500.00	7,500
A34	- CMU Wall/WP	500	SF	50.00	25,000
A35	Site - Planters	1	LS	25,000.00	25,000
A36	- Relocations/Electrical Service	1	LS	50,000.00	50,000
A37	- Utility connections	1	LS	150,000.00	150,000
A38					0
A39					0
A40					0
A41					0
A42					0
A43					0
A44					0
A45					0
Subtotal					2,242,720

ESTIMATE

Proj: Hoboken Public Library Addition
 Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
B	Exterior Envelope				
B1	Roof - Flat/TPO Mem/Insul/Cover bd/Glass Mat/FI	2,780	SF	30.00	83,400
B2	- Terrace & Outdoor Reading	1,320	SF	75.00	99,000
B3	- Tapered Insulation Premium	4,100	SF	5.00	20,500
B4	- Coping	1	LS	-	Included
B5	- Walkpads	1	LS	2,500.00	2,500
B6	- Roofing Accessories	1	LS	5,000.00	5,000
B7	Exterior Façade - Stone Veneer/Assume 50%	3,200	SF	150.00	480,000
B8	- Metal Panels/Assume 50%	3,200	SF	100.00	320,000
B9	- Curtain Wall	2,700	SF	150.00	405,000
B10	- Windows	1,050	SF	75.00	78,750
B11	Cut/Tooth @ Existing Exterior Wall Openings	10	EA	5,000.00	50,000
B12	Backup - 8" CMU	3,200	SF	25.00	80,000
B13	- 6" Stud	3,200	SF	15.00	48,000
B14	Insulation	6,400	SF	4.00	25,600
B15	Air Barrier	6,400	SF	5.00	32,000
B16	HVAC Screen	1	LS	25,000.00	25,000
B17	- TS Supports Allowance	1	LS	-	NIC
B18	Canopies	1	LS	-	NIC
B19	Overhang w/ Wood Slats & Insulation	1	LS	-	NIC
B20	Doors - Alum/Glass Type/Double/Entry	3	PR	12,500.00	37,500
B21	- Double/Glass	4	PR	10,000.00	40,000
B22	- Automatic/Handicap	2	EA	2,500.00	5,000
B23	Fall Protection/Tie back Anchors	1	LS	-	NIC
B24	Exterior Signage (Hoboken Public Library)	1	LS	20,000.00	20,000
B25	Louvers - HVAC	1	LS	15,000.00	15,000
B26	Pergola	1	LS	50,000.00	50,000
B27	Cupola - Demolition Allowance	1	LS	5,000.00	5,000
B28	- Furr Out Walls	1,100	SF	5.00	5,500
B29	- Oval Wood Windows	3	EA	5,000.00	15,000
B30	- New Stair	30	R	5,000.00	152,140
B31	- Wood Bench	30	LF	350.00	10,500
B32	- Carpet	350	SF	6.50	2,280
B33	- DW Ceiling	350	SF	25.00	8,750
B34	- Cloud & Misc	1	LS	10,000.00	10,000
B35	- Structural Modifications	1	LS	50,000.00	50,000
B36					0
B37					0
B38					0
B39					0
B40					0
B41					0
B42					0
B43					0
B44					0
B45					0
Subtotal					2,181,420

ESTIMATE

Proj: Hoboken Public Library Addition

Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
C	Fitout				
C1	DW Partitions - Two DW/Studs/Insul	6,750	SF	12.50	84,380
C2	- Masonry	2,500	SF	25.00	62,500
C3	- Elev Shaft	3,300	SF	30.00	99,000
C4	- Party Walls	6,600	SF	25.00	165,000
C5	Interior Glazing - Not DIRT/Assume 10' H	680	SF	75.00	51,000
C6	- STC Rating Premium	1	LS	-	NIC
C7	Glass Railings - Interior Balconies	90	LF	500.00	45,000
C8	Doors/Hdw/Frames - Wood Single Flush	27	EA	1,500.00	40,500
C9	- Decorative Double	3	PR	5,000.00	15,000
C10	- Glass Wood Single Door	1	LS	-	NIC
C11	Floor Finishes - Terrazzo @ 1st Floor	1,650	SF	40.00	66,000
C12	- Warming Kitchen/Assume Tile	160	SF	25.00	4,000
C13	- CT	200	SF	25.00	5,000
C14	- Wood	9,830	SF	15.00	147,450
C15	- VCT @ Storage/Utility	400	SF	6.50	2,600
C16	- Rubber @ Stairs (84 R)	770	SF	-	NIC
C17	- Mat @ Vestibule	1	LS	-	NIC
C18	Base - Rubber	150	LF	3.50	530
C19	- CT	150	LF	20.00	3,000
C20	- Wood	2,000	LF	15.00	30,000
C21	Wall Finishes - Paint/Typical	27,600	SF	2.00	55,200
C22	- Ceramic Tile @ Toilets	800	SF	25.00	20,000
C23	- Wood Veneer Paneling/Not Shown/Allowance	1	LS	50,000.00	50,000
C24	Ceiling Finishes - DW	12,260	SF	15.00	183,900
C25	- ACT @ Storage/Utility/Toilets	750	SF	6.50	4,880
C26	- ACT @ Storage/Utility/Toilets	750	SF	6.50	4,880
C27	Soffits	1	LS	25,000.00	25,000
C28	Millwork - Base & Wall Cab w/ Quarts Counter @ I	20	LF	1,000.00	20,000
C29	- Vanity	20	LF	350.00	7,000
C30	- Security	4	LF	500.00	2,000
C31	- Circulation	30	LF	2,000.00	60,000
C32	- Stacks	250	LF	500.00	125,000
C33	- Base Cabinet/Epoxy Resin Counter/Marker Sp	10	LF	400.00	4,000
C34	Signage - Building	13,010	SF	0.50	6,510
C35	Accessories - Toilet Partitions/Stainless	4	EA	1,000.00	4,000
C36	- Per Restroom/Gang	2	EA	1,500.00	3,000
C37	- Writable Magnetic Glass Markerboard/Tackboa	1	LS	15,000.00	15,000
C38	- Fabric Wrapped Acoustical @ Meeting Rooms	1	LS	100,000.00	100,000
C39	Security Turnstiles	1	EA	-	w/ Security Budget
C40	Equipment - Warming Kitchen	1	LS	25,000.00	25,000
C41	AV Allowance	1	LS	150,000.00	150,000
C42	Furnishings - Roller Shades/Manual @ Windows	1,050	SF	15.00	15,750
C43	- Motorized @ Storefront	2,700	SF	25.00	67,500
C44	Seats @ Large Meeting Room/Conf/Small Meeting	1	LS	-	NIC
C45	Elevator - 7 Stops (Double Entry)	1	EA	250,000.00	250,000
C46	Artwork	1	LS	-	NIC
C47					0
C48					0
.	Subtotal				2,019,580

ESTIMATE

Proj: Hoboken Public Library Addition
 Date: November 04, 2019 Rev: 15 Nov 2019

CODE	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
D	Mechanical & Electrical				
D1	Sprinklers - Assume Wet	13,010	SF	5.00	65,050
D2	Plumbing - Demolition	1	LS	5,000.00	5,000
D3	- Eyewash & Shower @ Marker Space	1	LS	15,000.00	15,000
D4	- WC	4	EA	7,500.00	30,000
D5	- Lav	4	EA	7,500.00	30,000
D6	- Sink @ Marker Room	1	EA	7,500.00	7,500
D7	- Sink @ Kitchen	1	EA	7,500.00	7,500
D8	- EWC (Assume 1 Per Floor)	5	EA	10,000.00	50,000
D9	HVAC - Allowance	13,010	SF	75.00	975,750
D10	- Equip/AHU/Etc	1	LS	-	Included
D11	- Exhaust Fans	1	LS	-	Included
D12	- VAV	1	LS	-	Included
D13	- Fin Tube @ Glazing	1	LS	-	Included
D14	- Piping/Insulation & Valves	13,010	SF	-	Included
D15	- Ductwork & Insulation	13,010	SF	-	Included
D16	- Dampers	13,010	SF	-	Included
D17	- GRD's	13,010	SF	-	Included
D18	- Test & Balance	13,010	SF	-	Included
D19	- Controls	13,010	SF	-	Included
D20	Electrical - Branch Panel/30 KVA Xformer/Etc	13,010	SF	7.50	97,580
D21	- Wiring	13,010	SF	5.00	65,050
D22	- Lighting Allowance	13,010	SF	15.00	195,150
D23	- Lighting Controls	13,010	SF	5.00	65,050
D24	- Junction Box	13,010	SF	0.50	6,510
D25	- Outlet	13,010	SF	1.00	13,010
D26	- Floor Box	13,010	SF	1.00	13,010
D27	Fire Alarm Devices	13,010	SF	3.50	45,540
D28	Tele/Data - Conduit Only	13,010	SF	5.00	65,050
D29	Security Allowance - No Scope	1	LS	50,000.00	50,000
D30	AV Allowance - No Scope	1	LS	150,000.00	150,000
D31					0
D32					0
D33					0
D34					0
D35					0
D36					0
D37					0
D38					0
D39					0
D40					0
D41					0
D42					0
D43					0
D44					0
D45					0
Subtotal					1,951,750