ehdd

San Mateo Public Library

Potential Interior Space Modifications

Volume 1











"The San Mateo Library is an architectural gem and the pride and joy of our residents."

Jan Epstein, Former San Mateo Mayor and City Council Member

Photography by Brandon Warren

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Identified Projects

Continuing the work initiated in the 2017 Master Plan, library staff once again identified several new and existing areas of the building that remain underutilized and would benefit from targeted reprogramming and, where appropriate, a cosmetic refresh. Over the past several months, EHDD has further evaluated these opportunities through a series of user sessions, staff conversations, and youth engagement activities.

The following is a revised list of existing spaces within the library in need of reprogramming and/or improvements:

Teen Lounge
Periodical Storage
Computer Lab
Business Library
Job Seekers
Cafe / Friends' Bookstore



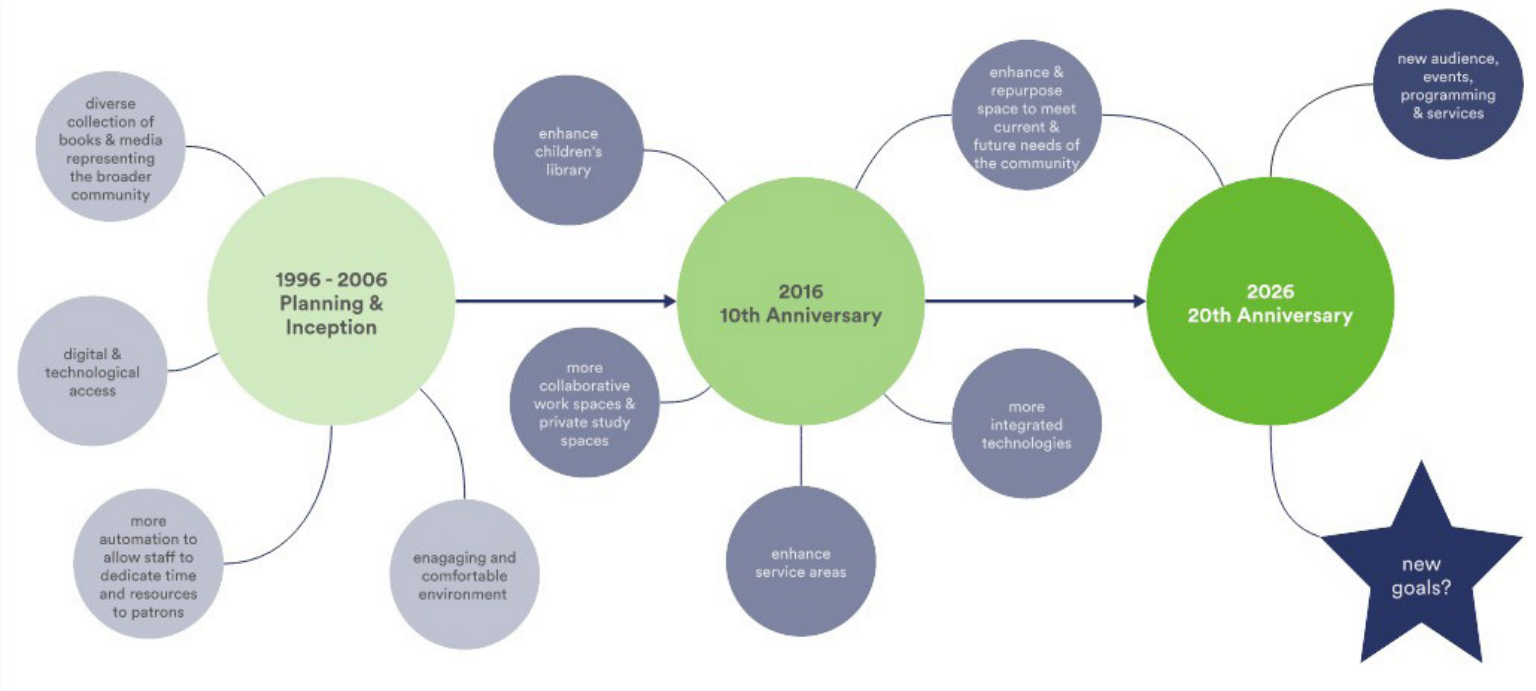
Process and Engagement

EHDD has engaged in a focused programming phase to assess the San Mateo Public Library's existing spaces and identify opportunities for improvement. This effort centered on gathering meaningful feedback from library users, staff, and targeted youth groups; understanding unmet needs within current spaces; and exploring how emerging library trends can best support the San Mateo community. Insights from this process informed a set of strategies and design concepts aimed at

- improving space efficiency
- enhancing user experience
- aligning the facility with the library's long-term vision.

The programming scope took place over a ten-week timeline, beginning with a virtual project kick-off meeting to establish goals, confirm the schedule, and refine user-engagement prompts. This was followed by a full-day, in-person session devoted to direct engagement with library leadership, staff, and user groups, supplemented by an online youth-focused survey. Using the insights gathered from these activities, the EHDD team synthesized all feedback and developed preliminary plan options and design concepts. These early concepts were then presented to library leadership for review and further direction, ultimately concluding the process with refined design options—including architectural, mechanical, electrical, and plumbing system considerations—outlined in the following document.

Additionally, during this process, EHDD had the opportunity to host a youth intern in the San Francisco office for one week, providing valuable firsthand insight into a teen's perspective on what makes libraries appealing. This experience also offered broader observations on current trends and interests related to interior environments, contributing an additional layer of user-centered understanding to the project.

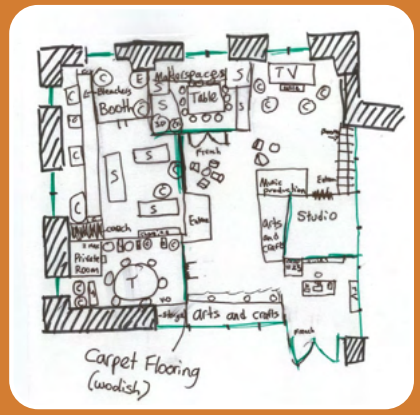


Youth Engagement



Name: Anja
Age: 13
School:
Millenium School SF
Library: SFPL
San Francisco Public





Interior Design Approach A



Interior Design Approach B

SURVEY RESULTS

Youth Engagement



Group 1



Group 2

What can you do there?

What would your ideal teen lounge look like?

What would make the space feel like it was made for you?

What would make you want to spend more time in the library?

Is there another library program you would want next to the teen lounge?

What does it look like?

How does it feel?













What would make you want to spend more time in the library?

- More activities and community puzzles
- If there were more isolated spaces
- Probably a space where we could make arts and crafts
- A private teen room for conferences or meetings.
- More fun space and just fun activities.
- If the thermostat was set a bit cooler, I'd spend more time here.
- More space and less bookshelves in the teen area
- I think it's fine as it is. I like that it's quiet and really peaceful at times. Maybe a little more desks for more places to work?
- allow me to have food inside
- more free desks
- Sweet moment being like right where the restroom is (this place already kinda goated)
- Better wifi
- **food...**
- Food and larger parking spaces(they are very tight)

What would your ideal space within the library look and feel like?

- Lots of cushy areas and corners where people can chat
- ISomewhere quiet and isolated where we dan sit with a group and eat
- I love the feel of the teen area with the nice chairs
- Quiet with not many distractions - peaceful.
- spacious and clean looking
- Lots of tables lots of chairs. Also an indoor seating area where people can eat food would be really nice.
- Something more cozy and comfortable
- it's fine like this
- More comfy and stuff we like ig (I guess)
- Comfy, cozy and filled with workspaces!
- Windows and a mix of 2 tops and 4 tops
- This exact environment but cooler.
- it's already good
- A fun and welcoming environment

What types of programs would you like to see offered at the library?

- Sewing
- Maybe a music course
- 3D printing sounds pretty cool.
- maybe like arts and crafts offered to ease stress!!
- a makers lab . 3d printers and lathes would definitely make me want to check out the library more.
- 3D printing would be cool
- I prefer the quietness of less machines
- Graphic Design and Scrapbooking
- Psychology in books, painting.
- Serging machines.
- 3D printing,
- Sewing or any other arts and crafts

LEVEL 3

Destinations of Belonging

Teen Lounge

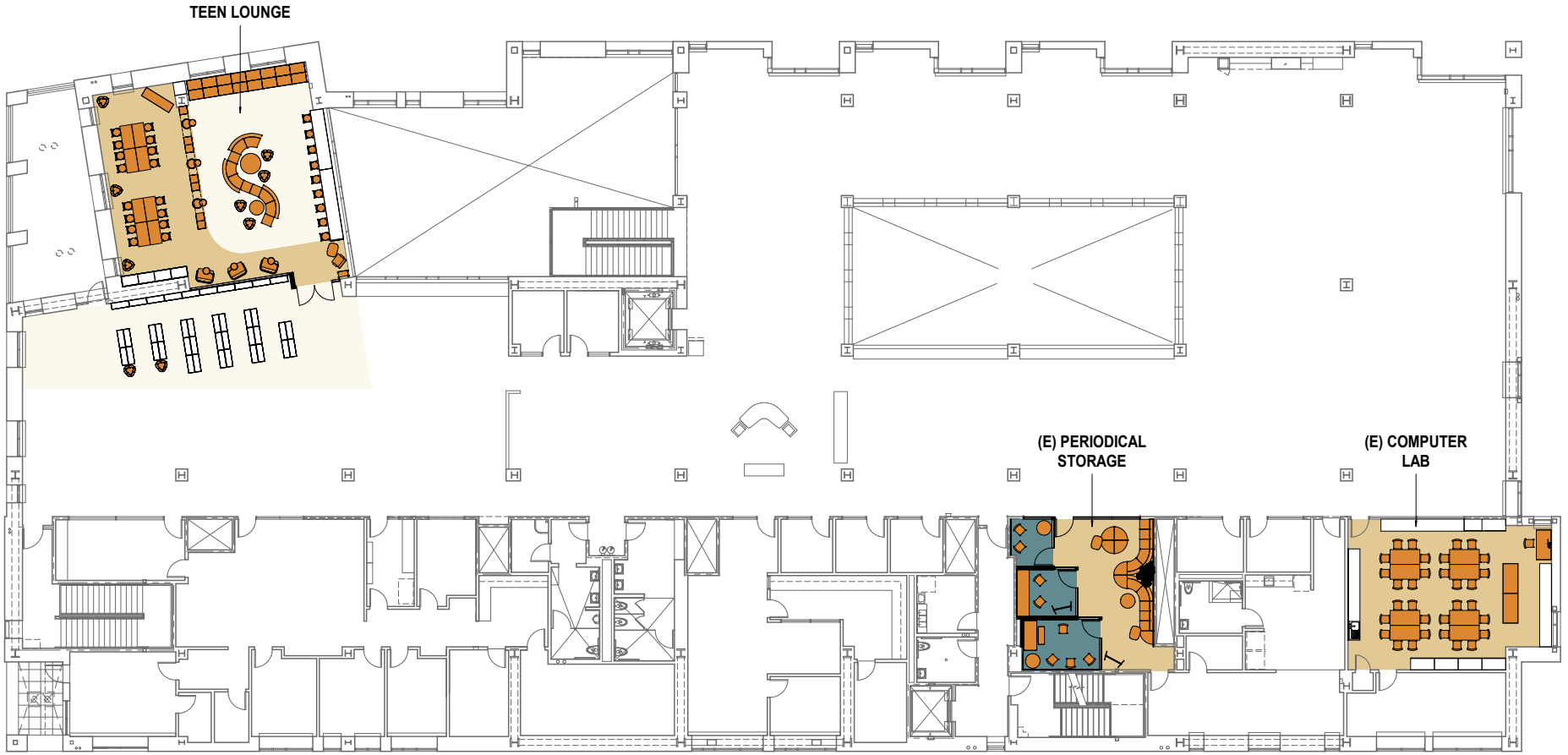
Periodical Storage Opt 1 - Tween Lounge

Periodical Storage Opt 2 - Study Rooms

Periodical Storage Opt 3 - Music Lounge

Computer Lab - Multi-Purpose Room

Level 3



Floor Plan - Third Level
Scale = NTS

TEEN LOUNGE

at Level 3

The youth survey feedback showed a strong desire for cozy spaces, private study areas, and hands-on creative activities. In response, proposed is a combined Creative Lab & Quiet Retreat that expands opportunities for making, collaborating, and relaxing—while preserving the quiet environment teens appreciate.

SYSTEMS CHANGES:

Mechanical:

- Relocate circular floor diffusers

Lighting:

- Remove linear fixture, replace with downlights

Plumbing:

- Demolish hose bibb and associated CW branch
- Demolish floor sink and associated trap, drain branch
- Abandon 2” vent riser in place

Electrical:

- Remove dual channel power & data raceway, sets of duplex recpetacles and single gang comm’s faceplates.
- Replace with similar but without data for new 2-tier counter

Low Voltage:

- Relocate (4) PA ceiling loudspeakers
- Remove data only outlet, 30” diagonal wall-mounted LCD panel, remove associated AV cabling

KEY FEATURES:

- Addition of glass walls and door to improve acoustics and definition of space
- Addition of signage element
- Supervisors desk at the entrance
- Consolidation of teen collection and relocation of YA Media outside the Teen Lounge
- New built-in “snooping counter”
- New reconfigurable ganging tables
- Lounge seating
- New modular storage units/space divider
- Addition of built-in full height cabinet storage.
- Combination of new resilient and carpet tile flooring
- New 3 dimensional ceiling tiles with enhanced acoustic performance
- Relocation of Cafe to Ground Level

TEEN LOUNGE

at Level 3



Modular Lounge Seating



Activity Table and Chair

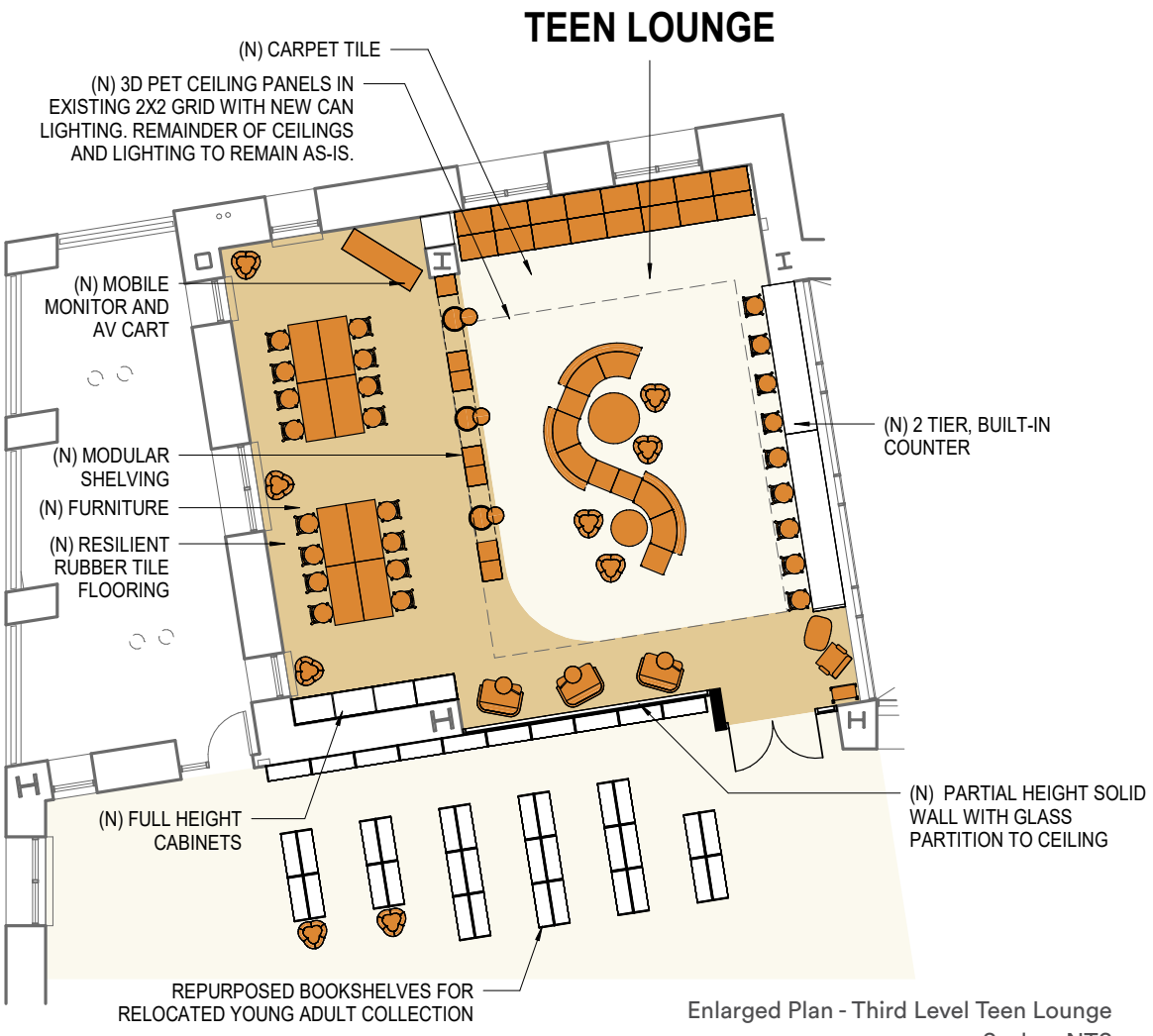




Modular Storage Divider



Individual Seating



Enlarged Plan - Third Level Teen Lounge
Scale = NTS

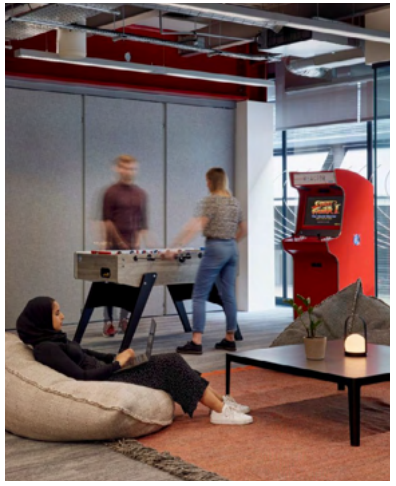






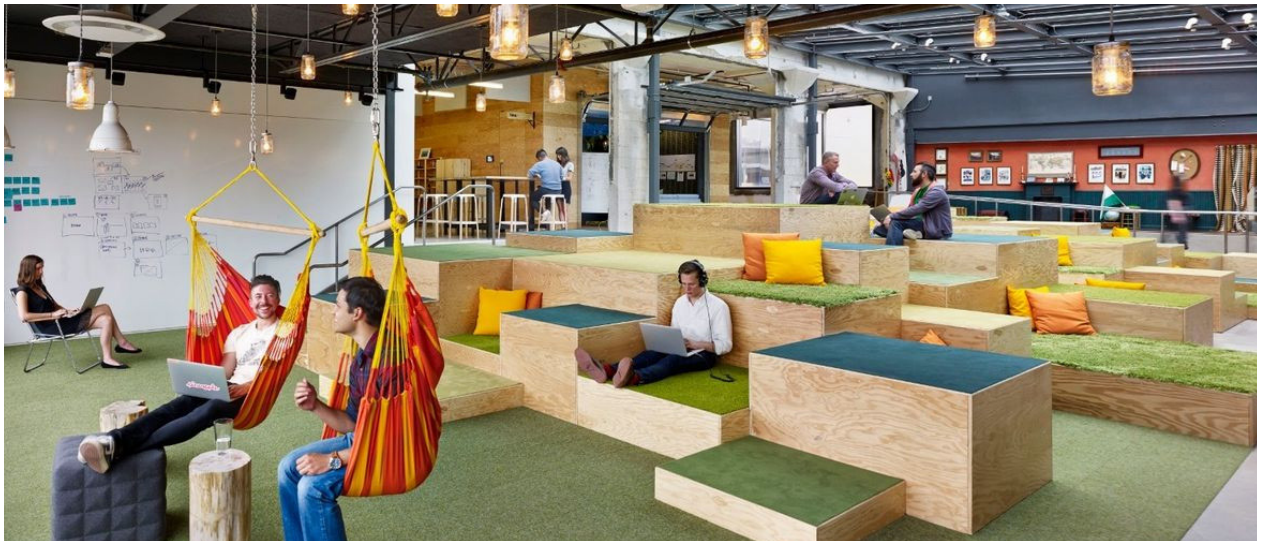














Teen Lounge precedent images



Perspective View - Teen Library

TWEEN LOUNGE

Periodical Storage

Option 1

The Library has long identified the need for a dedicated space tailored specifically to patrons ages 9 to 12—one that is distinct from the Children's Area and not simply a "not quite" Teen Room. To address this, one proposed option is to repurpose the existing Back Periodicals area as a new Tween Lounge, creating a more effective use of the current footprint. For both acoustic and supervision considerations, the Tween Lounge is recommended to be located on the same level as the Teen Lounge, while still maintaining its own visual identity and atmosphere.

SYSTEMS CHANGES:

Mechanical & Plumbing:

- Remove and replace all circular floor diffusers
- Relocate 2 existing ceiling return grilles
- Use combination T/CO2 sensors for Demand Controlled Ventilation

Lighting:

- Remove linear fixture, replace with new. Include emergency power

Electrical:

- Add floor receptacles and wall receptacles
- Add new circuit from panel 3L1

Low Voltage:

- Add data drop(s)
- Add 1-2 security cameras

KEY FEATURES:

- Addition of glass walls and door to improve acoustics and definition of space with signage element
- New supervisors desk.
- New overhead lighting in existing ceiling
- New built-in two tier activity counter
- New task and lounge furniture
- New built-in reading nook
- Addition of arched header to define the active zone vs. lounging zone
- New media zone with wall monitor
- Combination of new resilient and carpet tile flooring

TWEEN LOUNGE

Periodical Storage

Option 1



Modular Lounge Seating



Mobile Ottomans

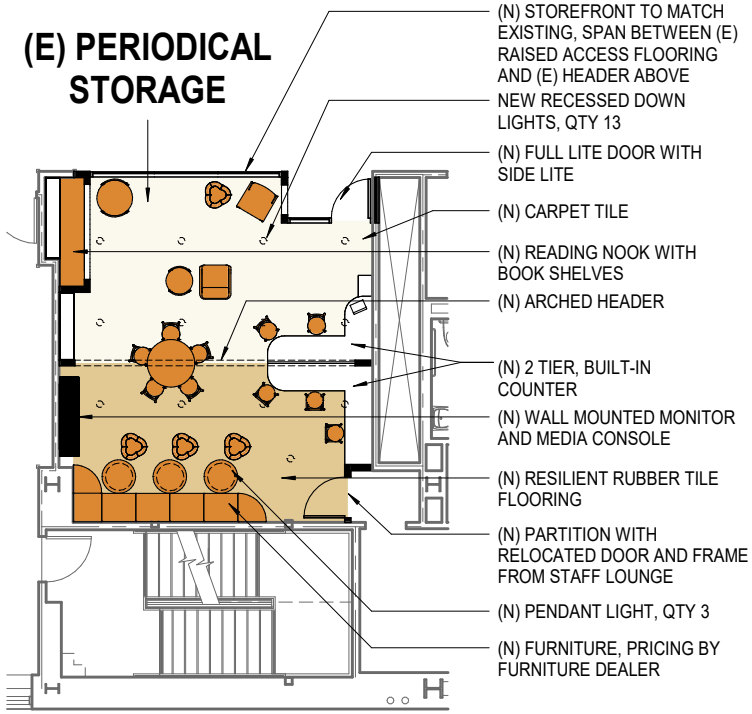


Arm Chair





Activity Table and Chair



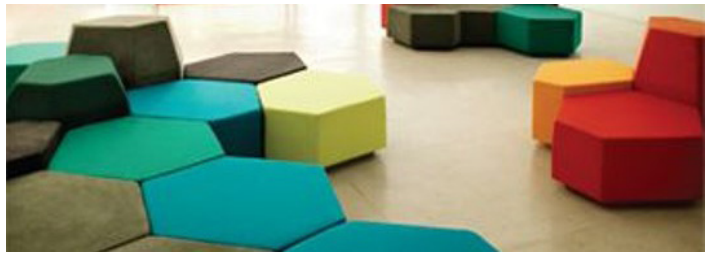
Enlarged Plan - Third Level Tween Lounge
Scale = NTS














Teen Lounge precedent images



Perspective View - New Entry to Tween Library

STUDY ROOMS

Periodical Storage Option 2

As a cost-saving measure, the Library has requested an alternative for the Music Lounge that preserves the overall design intent while removing the additional layers of acoustic isolation. In this option, the layout and furnishings remain the same as the music lounge, but the space would function as additional meeting and study rooms, constructed in a manner consistent with the existing study rooms within the building with improved acoustic performance.

SYSTEMS CHANGES:

Mechanical:

- Add UFT with EC motor and T-stat
- Relocate floor diffusers, add 8 actuated floor diffusers
- Add supply duct from UFT and return/transfer z-boots
- Add 5 new 2×2 ceiling grilles

Lighting:

- Remove linear fixture, replace with new. Include emergency power

Electrical:

- Add floor receptacle and wall receptacle
- Add new circuit from panel 3L1

Low Voltage:

- Add FA wall strobes, 3 new pairs of ceiling smoke detectors, speakers, security camera
- Relocate 2 pairs of FA ceiling smoke detectors/ speakers

KEY FEATURES:

- Small, medium and large sized meeting rooms accessed from a dedicated waiting area separated from the rest of the library
- New lounge furniture in wating area
- New mobile furniture with mobile white boards
- Tackable acoustic wall surfaces throughout
- New carpet tile
- New light fixtures

STUDY ROOMS

Periodical Storage

Option 2



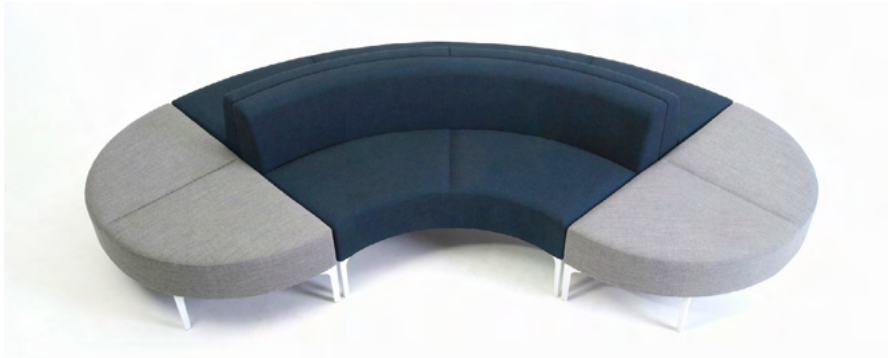
Mobile Seating



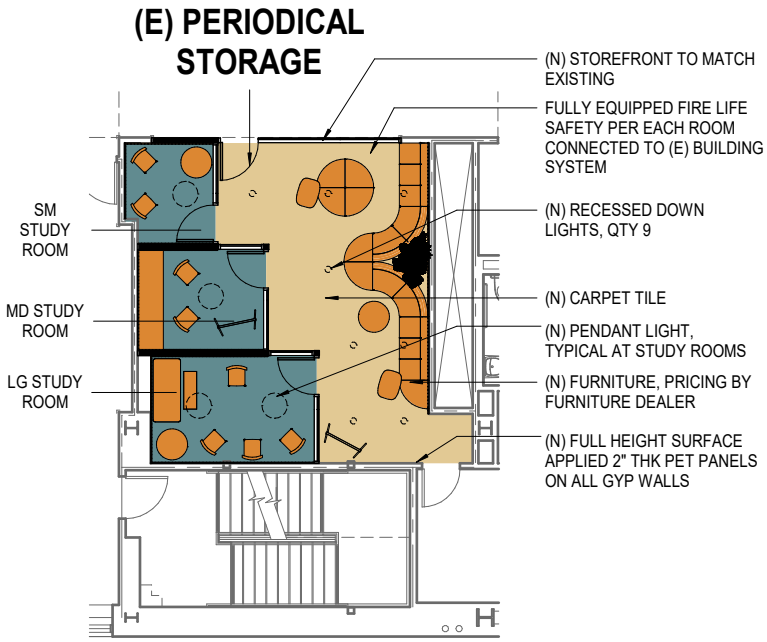
Mobile Tables



Mobile Whiteboards



Modular Lounge Seating



Enlarged Plan - Third Level Study Rooms
Scale = NTS

MUSIC LOUNGE

Periodical Storage Option 3

Through the engagement sessions and youth surveys, there was a strong desire for spaces with enhanced acoustic separation to support music practice, sound recording, podcasting, video editing, and similar activities. In response, proposed is a “Music Lounge” concept as a second option to better utilize the existing space for the Back Periodicals Collection. An acoustically isolated zone that includes a variety of room sizes and a dedicated waiting area. This area would be intentionally separated from the rest of the library to provide an additional layer of sound control while still maintaining visibility for staff supervision.

SYSTEMS CHANGES:

Mechanical:

- Add UFT with EC motor and T-stat
- Relocate floor diffusers, add 8 actuated floor diffusers
- Add supply duct from UFT and return/transfer z-boots
- Add 5 new 2×2 ceiling grilles

Lighting:

- Remove linear fixture, replace with new. Include emergency power

Electrical:

- Add floor receptacle and wall receptacle
- Add new circuit from panel 3L1

Low Voltage:

- Add FA wall strobes, 3 new pairs of ceiling smoke detectors, speakers, security camera
- Relocate 2 pairs of FA ceiling smoke detectors/ speakers

KEY FEATURES:

- Small, medium and large sized practice rooms accessed from a dedicated waiting area with acoustically enhanced glass and non-glass partitions
- New lounge furniture in wating area
- New mobile furniture for practice rooms with mobile white boards
- Tackable acoustic wall surfaces throughout
- New carpet tile
- New ceiling and light fixtures

MUSIC LOUNGE

Periodical Storage

Option 3



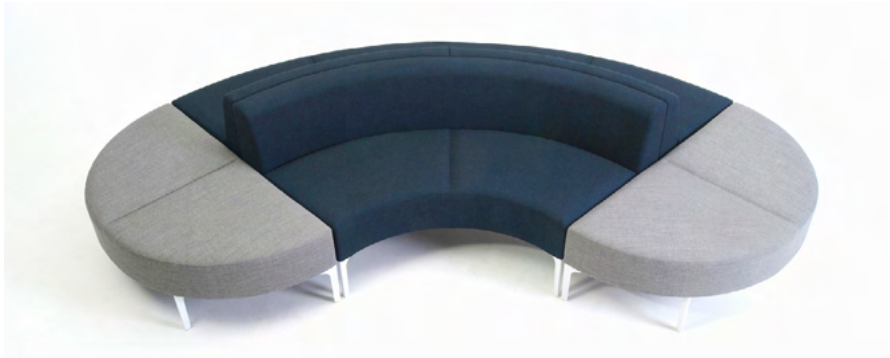
Mobile Seating



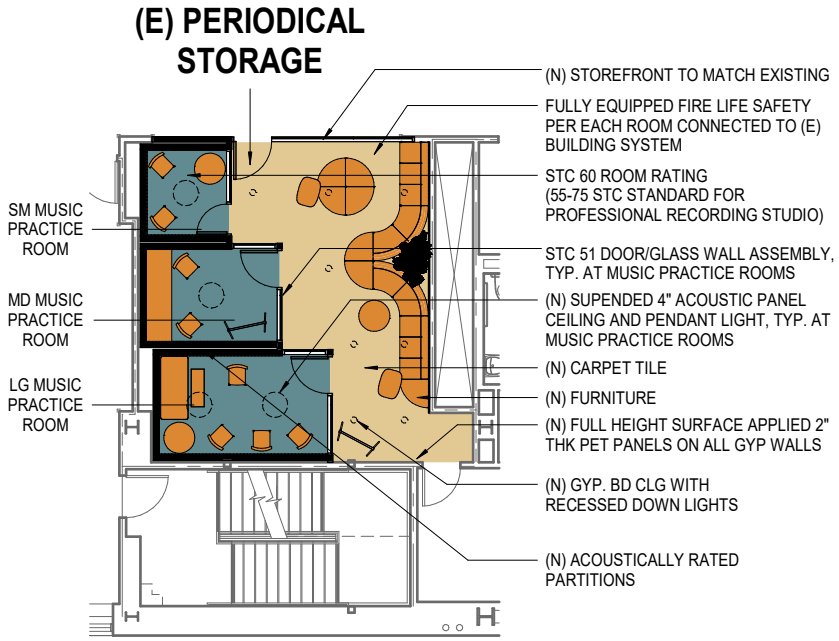
Mobile Tables



Mobile Whiteboards



Modular Lounge Seating



Enlarged Plan - Third Level Music Lounge
Scale = NTS



Perspective View - Study Rooms / Music Lounge

MULTI-PURPOSE ROOM

Computer Lab

In the 2017 visioning exercises EHDD and the library discussed the potential for a “Makers Space”, the programs that could be offered and the potential implications on library space. In 2025 the library identified the underutilized computer lab as a potential space to once again explore the potential of a makers space. However, through user engagement sessions and further conversations with library leadership it was decided that a “Multi - Purpose” room would be better suited for the space. Programs such as sewing, crafting and 3D printing could be offered here while at the same time the space could be reserved for meetings, lectures, etc.

SYSTEMS CHANGES:

Mechanical:

- Relocate and rotate UFT and recoonect to HHW. Extend outlet duct

Plumbing:

- New sink
- Tap into nearby DHW and DCW lines in L3 ceiling and waste line in L2 ceiling
- Extend new vent line to roof

Electrical:

- Add receptacles
- Add water heater for sink

Low Voltage:

- Relocate floor duplex receptacles

KEY FEATURES:

- Maximum built-in storage along the permiter of the room
- Flip top tables and chairs on casters for flexibility to reconfigure the space for different programs
- Computer station dedicated for connectivity to future machinery
- New resilient tile flooring
- New hand and supply washing sink

MULTI-PURPOSE ROOM

Computer Lab



Task Seating

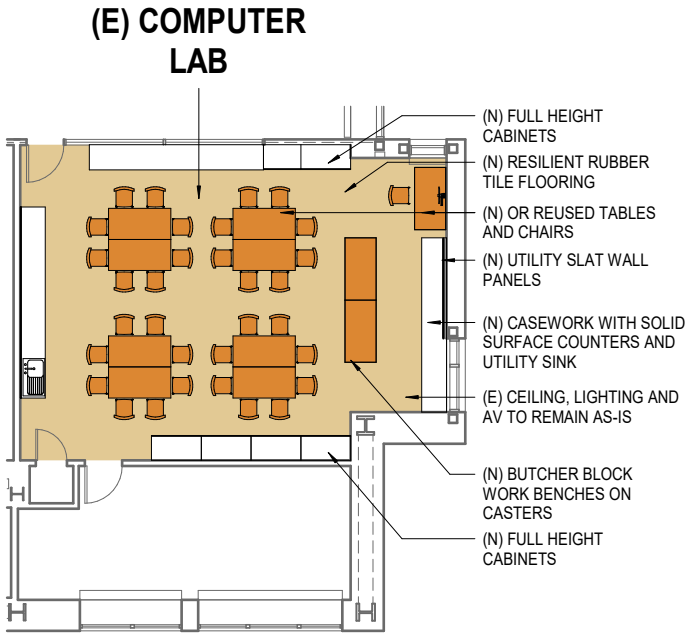


Work Bench
with Storage





Gangable
Flip-Top Tables



Enlarged Plan - Third Level Multi-Purpose
Scale = NTS



Perspective View - Multi-Purpose Room

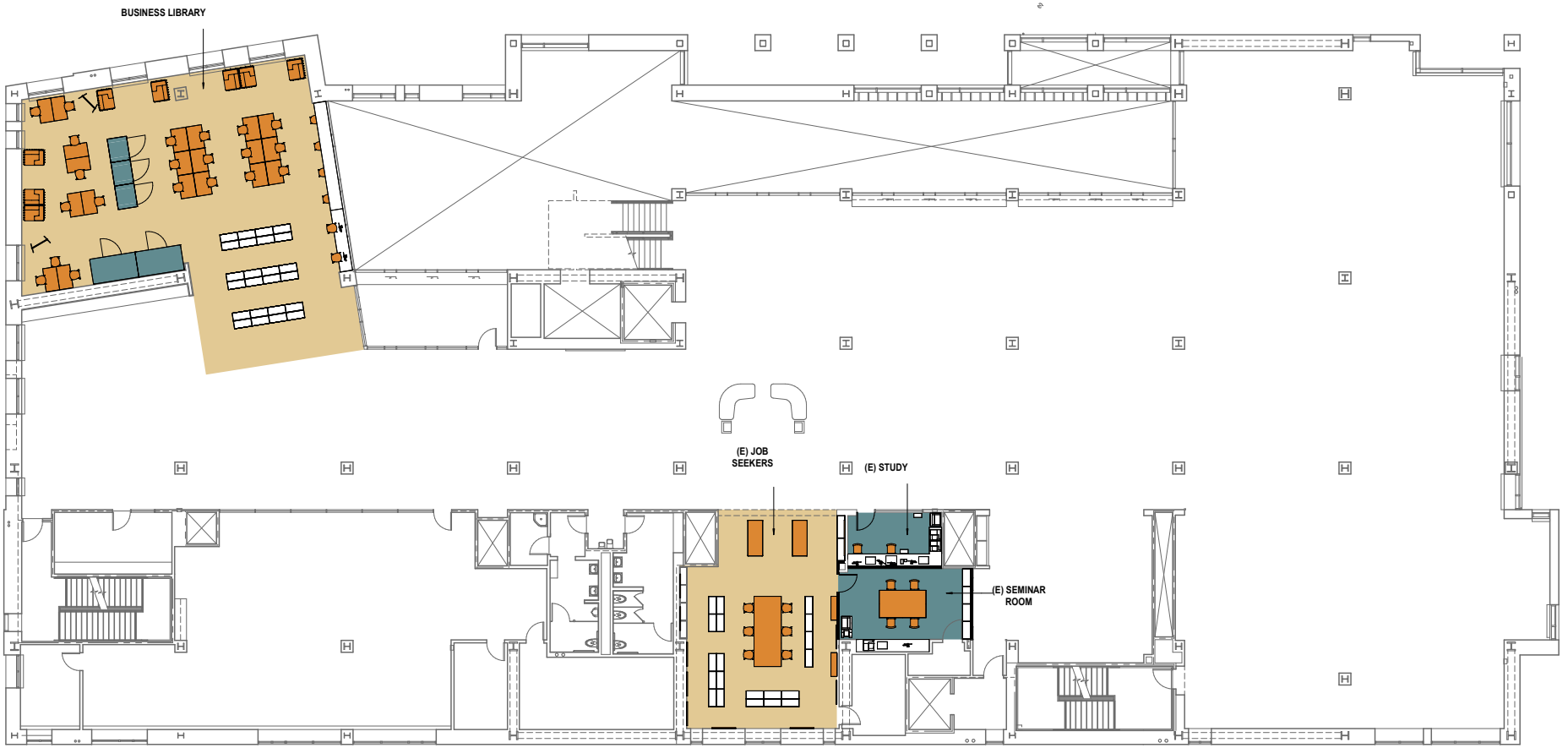
LEVEL 2

Destinations of Belonging

Business Library

Job Seekers - Local History Center

Level 2



Floor Plan - Ground Lev

Scale 1/32″ = 1′-0″

BUSINESS LIBRARY

at Level 2

Proposed are small changes to the popular Business library to better accommodate the needs of its users. Mainly the addition of phone booths at two different sizes. A single occupant phone booth and a 2-4 person meeting pod. A range of individual seating and varying sizes of group work tables.

SYSTEMS CHANGES:

Mechanical:

- Relocate floor supply diffusers
- No changes to ceiling return air grilles
- Reroute underfloor supply duct

Plumbing:

- Remove floor sink and cap associated waste branch
- Remove trap primer and associated CW branch
- Remove hose bibb, cap CW branch in wall

Electrical:

- Relocate 2 double duplex floor receptacles with data, 11 duplex floor receptacles without data
- Extend electrical circuits

Low Voltage:

- No changes

KEY FEATURES:

- Consolidate business collection
- Addition of individual and small group open seating
- Addition of pre-fab, plug and play, phone booths and studio pods
- New tackable acoustic panels around group meeting area
- New carpet tile

BUSINESS LIBRARY

at Level 2



Individual or Group Seating



Individual Seating



Mobile Whiteboards



Individual or Group Tables



Single-User Phone Booth



Multi-User Studio Pod



Enlarged Plan - Second Level Business Library
Scale = NTS



Perspective View - Business Library

LOCAL HISTORY CENTER

Job Seekers

The library has identified the existing Job Seekers space as a potential location for a new offering: the Local History Center. Envisioned as part rotating collection and part gallery/display space, the Center would be dedicated to preserving and showcasing the rich history of San Mateo County. Given the poor acoustics of the adjacent study and seminar room, that area could be repurposed to further support the Local History Center by providing dedicated storage and a workspace for conservators. Along with providing a new home for the printers, copiers and scanners.

SYSTEMS CHANGES:

Mechanical & Plumbing:

- Retain and relocate existing actuated floor diffusers
- Relocate 2 ceiling grilles in Job Seekers

Electrical:

- Relocate floor double duplex receptacles and floor duplex receptacles with data
- Remove type A floor receptacle in Study Room
- Add 5 duplex wall receptacles in Study Room

Low Voltage:

- Retain existing FA wall strobe, adjust mounting height
- Remove type A electrical/data floor box in Study Room

KEY FEATURES:

- Reused bookcases for rotating special collection
- Addition of display cases
- Addition of static wall displays and graphics
- New large table and chairs for viewing of special materials with library staff
- Dedicated workspace and storage for conservators
- New designed entrance/threshold into the center

LOCAL HISTORY CENTER

Job Seekers



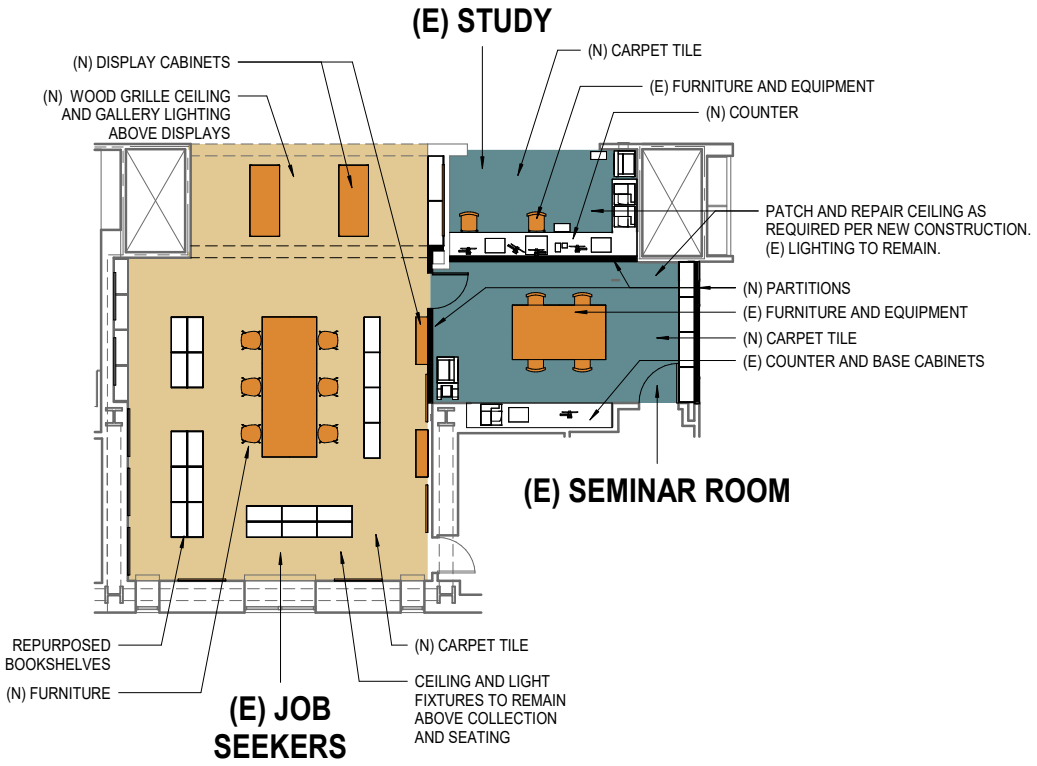
Viewing Seating



Viewing Table



Display Cases



Enlarged Plan - Second Level Local History Center
Scale = NTS



Perspective View - Local History Center

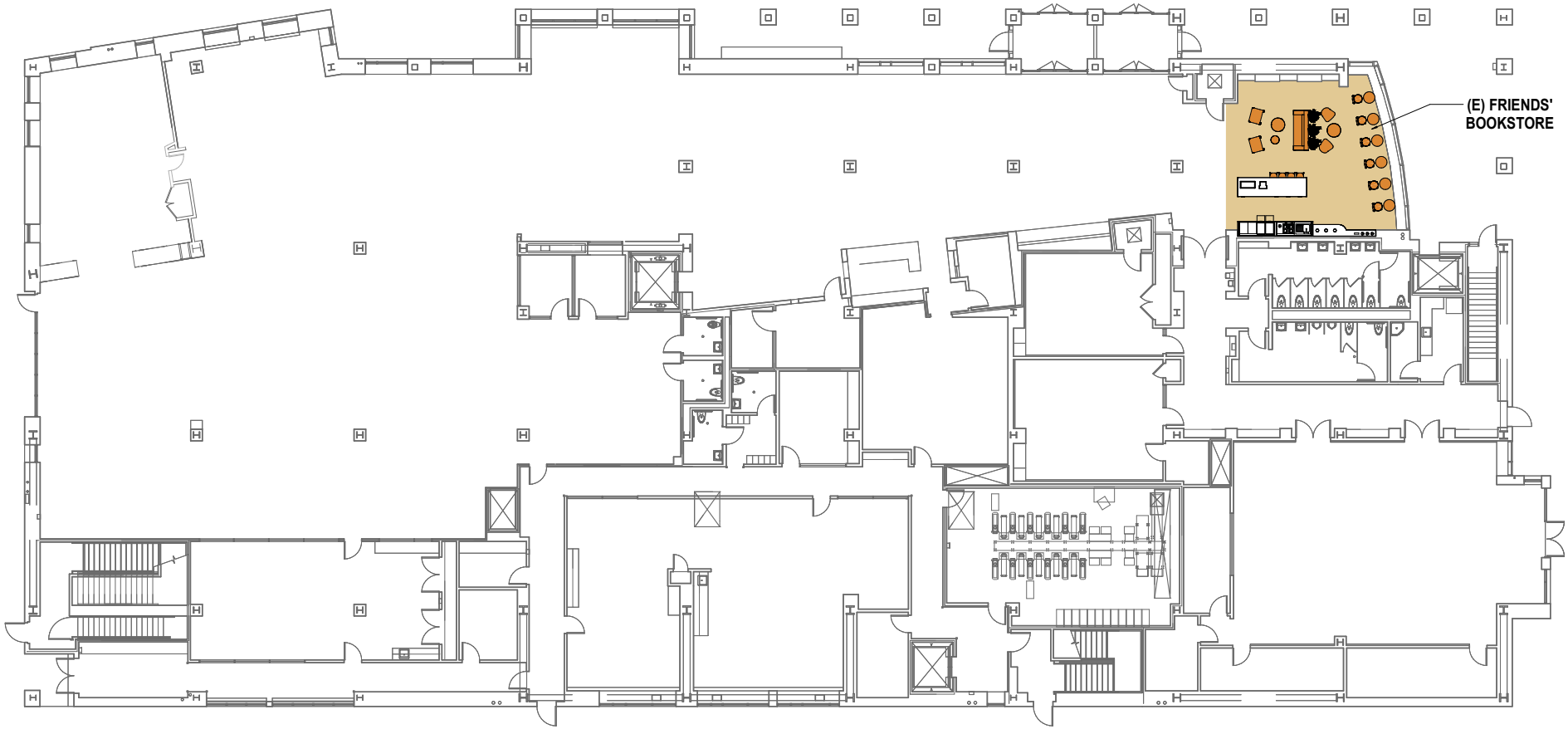
LEVEL 1

Destinations of Belonging

Friends' Bookstore & Cafe

Current Periodicals - Friends' Bookstore Extention

Level 1



Floor Plan - Third Level
Scale 1/32″ = 1′-0″

CAFE
Friends' Bookstore

Proposed is the relocation of the third-floor café to the ground level, where it will share space with the Friends' Bookstore. The library plans to seek a new vendor to provide a simplified menu focused on pre-made snacks and a small selection of beverages, ensuring convenient service with minimal operational needs.

A new large floating island and a compact service counter—designed to be fully concealed behind cabinet doors when not in use—will allow the space to flex between everyday café service and a functional kitchenette for library or patron events.

To create a welcoming and versatile environment, the area will incorporate a variety of seating typologies, including lounge seating, café tables, and counter-height options.

KEY FEATURES:

- Combo Friends' and Cafe program for a holistic "bookstore" feel
- New casework with ample storage
- New island to double duty as serving space for library events
- New resilient tile flooring
- New varying types of furniture
- New utility/handwashing sink

SYSTEMS CHANGES:

Mechanical:

- Extend nearby toilet exhaust systems to serve new coffee bar
- Add FSD
- Add (2) 2'x2' exhaust grilles

Plumbing:

- Run new CW & HW branches
- New floor sink
- New 2" vent lines and waste branches

Electrical:

- Power for new appliances and receptacles
- Move/add new floor receptacles
- New fire/smoke damper

Lighting & Low Voltage Systems:

- No changes

CAFE
Friends' Bookstore



Coffee and Side Tables



Lounge Sofa

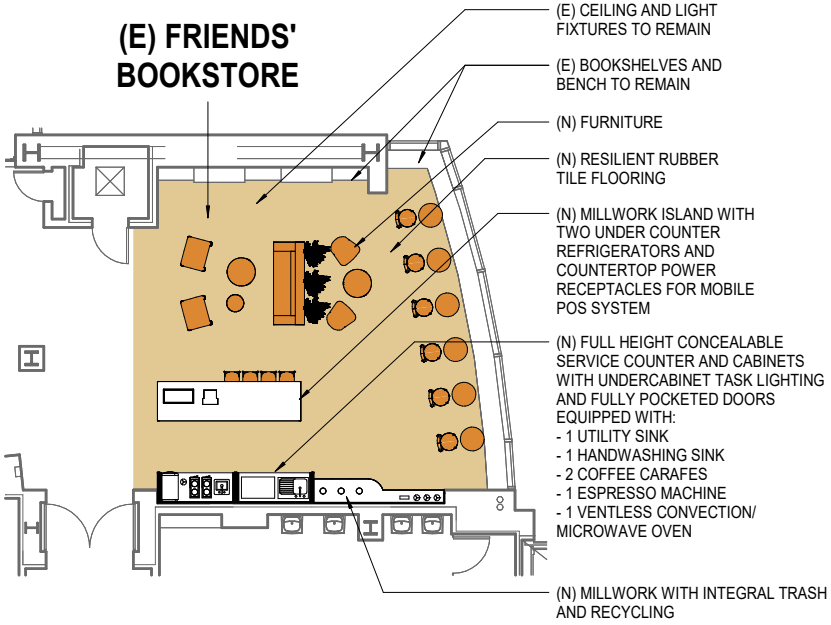


Cafe Table and Chair





Counter Stool



Enlarged Plan - First Level Cafe
Scale = NTS



Perspective View - Inside Cafe Open Cabinets



Perspective View - Inside Cafe Closed Cabinets

FRIENDS' BOOKSTORE EXTENSION

Current Periodicals

With the incorporation of the Cafe at level 1. The library has the option to extend the Friends' Bookstore collection to the mezzanine level with little to no impact on infrastructure. The proposed layout at the mezzanine limits the current periordicals collection to the shelves located along the south wall and utilizes the existing tables, seating and low bookshelves.

KEY FEATURES:

- All reused furniture
- Improved circulation around stairs and elevator vestibule
- Optional - replace flooring with new carpet tile

SYSTEMS CHANGES:

Mechanical & Plumbing:

- Adjust locations of existing floor grilles
- Existing ductwork to remain
- No plumbing

Lighting:

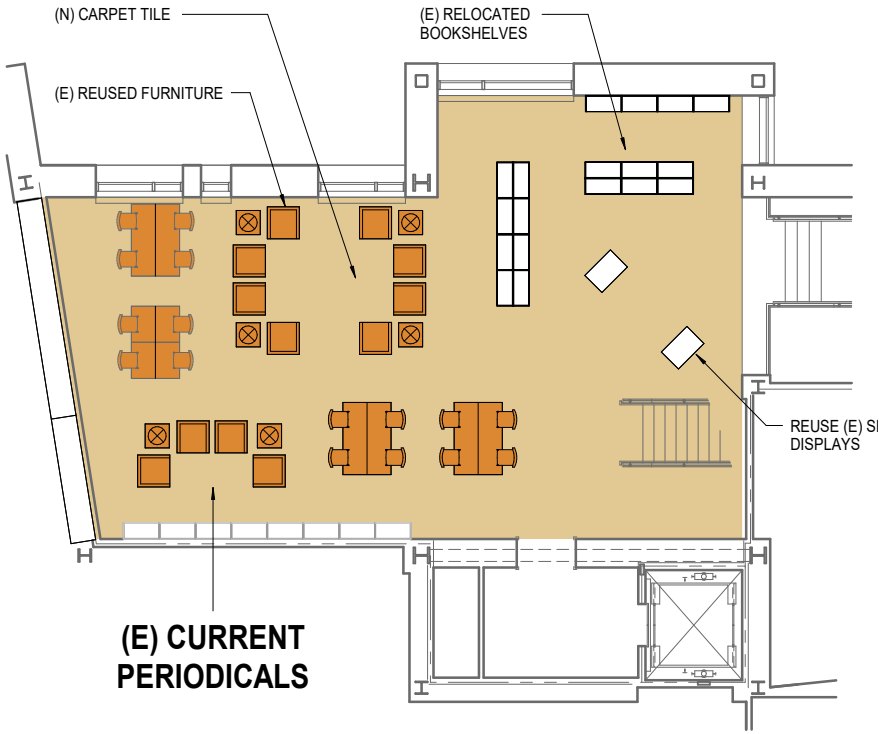
- Relocated with existing bookshelves

Electrical:

- Relocate wall and floor receptacles

Low Voltage:

- No changes



Cost Summary

*Construction cost estimate includes all contractor fees, overhead costs, insurance & bonding, and contingencies for design development and construction (unforeseen conditions)

** Furniture cost estimate includes sales tax and fees, installation, project management, and technical design.

*** Soft costs include permit fees, design fees, management fees, and owner contingency.

Cost estimate based on current construction costs for 2026. Cost escalation may occur for projects initiated further in the future. Refer to full cost estimate in Appendix for itemization and cost escalation.

	*Construction Estimates	**Furniture Estimates	***Soft Costs	Subtotal by Space
Teen Lounge (2,290 sq. ft.; 3rd floor)	$413,176	$185,528	$144,612	$743,315
Tween Lounge (615 sq. ft.; 3rd floor)	$340,111	$41,620	$119,309	$501,041
Multi-Purpose Room (840 sq. ft.; 3rd floor)	$208,381	$30,852	$72,933	$312,166
Business Library (2,210 sq. ft., 2nd floor)	$383,226	$197,560	$134,129	$714,916
Local History Center (1,290 sq. ft.; 2nd floor)	$287,183	$55,139	$100,514	$442,836
Entry Cafe (800 sq. ft.; 1st floor)	$315,974	$34,330	$100,591	$460,895
Friends Bookstore and Lounge (1,815 sq. ft., Mezzanine)	$195,526	N/A	$68,434	$263,960
Soundproof Existing Study Rooms	$495,171	N/A	$173,310	$668,481
Estimated Total Cost	**$2,638,749**	**$545,030**	**$923,832**	**$4,107,610**
Alternates to Tween Lounge:				
Study Room (615 sq. ft.; 3rd floor)	$577,794	$41,620	$202,228	$821,643
Music Lounge (615 sq. ft.; 3rd floor)	$752,555	$47,007	$263,394	$1,062,956