

Sherborn Library Renovation Project Frequently Asked Questions

(Updated 1/24/16)

What is the latest on the Library renovation project?

The current renovation project represents an exciting and very real chapter in the Library's history: a direct result of visionary and deliberate planning. Since formalizing the contract for the \$3.6 million construction grant from the Massachusetts Board of Library Commissioners (MBLC) this past September, Library Trustees and the Library Building Committee (LBC) have been working diligently to move the project forward. Design Technique, Inc. has been hired as Owner's Project Manager (OPM) and helped facilitate selection of Beacon Architectural Associates (BAA) and Richard Smith as project designers.



With funding in place, a revised cost estimate based on current market conditions completed, and a new budget approved, work has started on the Schematic Design Phase of the project. The designers, BAA and Richard Smith, will present updated sketches and estimates for approval. The LBC will review and determine if these sketches meet the Library's needs. If they do, the next step is the Design Development Phase – which will set out mechanical, electrical, plumbing, structural and architectural details – followed by creation of Construction Documents, Bid Process and finally Construction Administration. The LBC works closely with the OPM to move efficiently through these phases.

How will Sherborn benefit from a renovated and expanded Library?

A key vision for the project is to create inspiring and functional space at the Sherborn Library for the whole community. The centerpiece of the project is a new wing, which will house a dedicated children's room and adjacent outdoor garden and terrace. Below, a sun-filled community room with modern amenities will be available for groups in town to use for meetings, events and special functions. In addition, carefully designed exterior paths and walkways will provide easy access for all and will make the town campus more attractive and functional.

What is the overall project timeline?

- **April 2012** – MBLC places Sherborn on waitlist for \$3.6m grant
- **May 2012** – Trustees announce three-year capital campaign
- **September 2013** – Trustees launch public phase of capital campaign
- **October 2014** – Capital campaign raises \$3.8m in gifts and pledges
- **April 2015** – Town meeting votes to accept anticipated MBLC grant, to accept privately raised funds and to approve the municipal portion of funding for the project; Trustees appoint Library Building Committee members
- **July 2015** – MBLC announces approval of \$3.6m construction grant awarded to Sherborn
- **October 2015** – Trustees present town with \$2.8m in private donations
- **January 2016** – Schematic Design Phase begins
- **March 2016** – Design Development Phase begins
- **May/July 2016** – Construction Bid Phase
- **August 2016** – Library relocates to temporary location and Construction Phase begins
- **August 2017** – Renovated Library opens (*anticipated!*)

What is the scope of the project?

The current Library structure will remain largely intact with significant renovation “behind the scenes,” including up-to-date HVAC, code-required mechanical, electrical and emergency systems, a

fire suppression system and energy efficient windows, which will be installed to gain LEED certification.

The most obvious element will be a new children's room added to the rear of the building with a community hall, art gallery and conference room on the lower level accessible from the Town Hall parking lot. An elevator and separate egress will be situated between the original building and the new children's wing.

With the relocation of the children's section, the original Library will have greater space for new book displays, media and technology, adult-specific comfortable reading areas and improved staff workspace.

Upon completion of the renovation and expansion project, the entire Library building will meet ADA standards and be accessible to all.

How is the town paying for the project?

A combination of state, municipal and private money funds the project. In May 2012, Sherborn was placed on a wait list for a \$3.6 million grant from the MBLC. At that time, Trustees launched the quiet phase of the Campaign for the Sherborn Library to raise private funds to offset costs to the town. In fall 2013, the public phase of the campaign launched and successfully raised approximately \$3.8 million from more than 250 private donors. In July, 2015, the MBLC announced approval of the \$3.6 million construction grant for Sherborn. And in May 2015, the town voted to commit \$1.0 million to the project.

In late 2015, a revised cost estimate for the project based on current market conditions exceeded the original budget due to greater than expected construction costs for both materials and labor, \$7.5 million v. \$8.7 million. In response, Trustees conducted a thorough value engineering exercise to identify potential savings. Then, after careful consideration, Trustees voted unanimously to fund the necessary increases by contributing additional campaign funds and endowment monies.

This project is a model for Sherborn of a public-private partnership, with funding from state, municipal and private donor sources.

Will the Library relocate during construction?

Library patrons will need library services and materials during the construction phase. The Library expects to offer a limited portion of the collection throughout the construction phase of the project, and hopes to do so in a nearby building, convenient to all. Trustees have been talking with Sherborn Community Center (SCC) board members about the possibility of relocating to the first floor of the SCC during construction, with hopes of working out something in the next few months.

What will the Library look like after the project?

To view architectural renderings and preliminary design concepts of features within the proposed project, as well as computer generated projections of what the Library exterior will look like and some preliminary internal design schemes, please visit the Library website at library.sherbornma.org.

How can I stay informed and/or help with the project?

- Visit the Library website at library.sherbornma.org to read updates, meeting minutes and news articles
- Attend Library Building Committee (LBC) and Library Trustee meetings – all are public meetings and posted with the Town Clerk
- Join the Communications & PR Committee (contact Jennifer Searle)