

# Sherborn Library Renovation Project Frequently Asked Questions

(Updated 6/25/16)



## **What is the latest on the Library renovation project?**

The Sherborn Library renovation and expansion project is now moving at a rapid pace in the Design Development Phase. The Library Building Committee and subgroups (interior design, technology, etc.), along with Library Trustees and library staff are working closely with the owner's project manager, Design Technique Inc., led by John Sayre-Scibona, and the project designers, Beacon Architectural Associates and Richard Smith, to finish design details. The Massachusetts Board of Library Commissioners is also coordinating closely on the project to ensure the new library design meets requirements outlined in the original library grant application. Once the final design is approved, the designers will move ahead to create Construction Documents, proceed to the Public Municipal Bid Process and finally the Construction phase.

## **Will the Library relocate during construction?**

During construction, the library will be relocated to the first floor of the Sherborn Community Center. The Library Trustees are grateful to the Sherborn Community Center Foundation for making the space available. The Trustees anticipate relocation will take place in late September, and currently expect that the renovated and expanded library will be ready to open to the public in late 2017.

## **How will we get rid of all the ‘stuff’ in the current building?**

The library will be emptied to get ready for construction. A relocation team led by Library Building Committee member Libby Yon will be coordinating the cleanout of nearly 50 years of “stuff” from the attic eaves and the library basement. The Friends have already stopped accepting donations for the book bin. Local garden clubs and others will be notified about the timing for the cleanout so they can plan accordingly. Surplus library materials/items that will not be needed during the temporary relocation to the Sherborn Community Center will be disposed of according to municipal laws.

## **What can we expect during construction? Will the Town Campus be affected?**

There will be some disruption to the Town Campus during construction. Trustees are working diligently to coordinate with the Unitarian Universalist Area Church, Pilgrim Church and the Council On Aging to mitigate disruption. In addition, Town Administrator David Williams will leverage monies appropriated at Town Meeting to study/assess construction vehicle access and staging areas and to ensure others have adequate access during construction. Trustees recognize that the process will be a disruption to library patrons as well as users of town hall and the police station, and are committed to a gold standard for communication to keep residents informed. Trustees also recognize that safety is of paramount consideration.

## **What is the latest budget? Do we have enough money to move forward?**

The budget for the project is currently \$8.6 million – the construction marketplace in the northeast is extremely busy and has caused project estimates to rise. At this time, no additional money is being requested from taxpayers, as Trustees committed an additional \$1.2 million of endowment funds to cover the higher than estimated project cost when the increased cost was revealed back in December.

## **When will shovels go in the ground?**

The Trustees expect to publish Construction Documents in August. They anticipate that Bids will come in August and September and hope to award the project to a general contractor in September. The project is relatively straightforward, but the campus and related site issues make it a bit more difficult to locate all of the necessary systems that are required by code (such as the fire suppression tank, new generator, air conditioning compressor units, etc.). Designers are working closely with town officials to mitigate risk and to ensure that the aesthetics of the project remain close to the preliminary design presented to residents at Town Meeting when funding was approved.

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 this past September, Library Trustees and the Library Building Committee have been working diligently to move the project forward. Design Technique, Inc. has been hired as Owner’s Project Manager and helped facilitate selection of Beacon Architectural Associates and Richard Smith as project designers.

## **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 the 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
- **August/September 2016** – Construction Bid Phase
- **September 2016** – Library relocates to temporary location and Construction Phase begins
- **Late Fall 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 will 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. 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.

## **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](http://library.sherbornma.org).

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

- Visit the Library website at [library.sherbornma.org](http://library.sherbornma.org). to read updates, meeting minutes and news articles
- Attend Library Building Committee and Library Trustee meetings – all are public meetings and are posted with the Town Clerk
- Volunteer to assist with the library cleanout effort (contact Library Building Committee member Libby Yon)
- Participate in the Teen Advisory Board to help shape decisions about library technology, furnishings and services (contact Library Director Elizabeth Johnston or Young Adult librarian Cheryl Ouellette)
- Join the Communications & PR Committee (contact Jennifer Searle)