

Sherborn Library Renovation and Expansion Project

ANTICIPATED PROJECT TIMELINE

(revised January 20, 2016)



PROJECT BACKGROUND

Trustees and town officials identified several needed improvements to ensure the Library will continue to serve all Sherborn residents for many years to come. In 2012, the cost of the project, with timing escalators, was estimated to be approximately \$7.5 million, and the plan was to fund the project through a combination of a Massachusetts Board of Library Commissioners (MBLC) construction grant of \$3.6 million, private gifts and municipal financing.

In July 2015, Sherborn was awarded a \$3.6 million construction grant from the MBLC, which is the third piece in the Library Trustees' three-pronged funding plan and – when combined with the approximately \$3.8 million raised by the Campaign for the Sherborn Library from over 250 private donors and the \$1.0 million committed by the Town of Sherborn – will pay for this exciting and ambitious project.

With funding in place, a revised cost estimate for the project, based on current market conditions, came in at \$8.7 million, due to greater than expected construction costs for both materials and labor. After careful consideration, Trustees voted unanimously to fund necessary increases in the project and construction costs by contributing additional campaign funds and endowment monies.

The project addresses three critical areas:

1. **Improved Space:** a new children's area accented by a whimsical tree house reading area will be the centerpiece of the project, along with exciting dedicated young adult study space, improved

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and quieter adult reading areas, a new community hall and art gallery, a conference room and a terraced outdoor garden area.

2. **ADA Compliance:** the building and the site will meet ADA standards and be accessible to all.
3. **Updated Systems:** all mechanical, electrical, fire and emergency systems, which are now obsolete and do not meet current codes, will be updated. The Sherborn Library is the only municipal building in town that has NOT been renovated or brought up to current code.

The following timeline reflects actions undertaken and completed in connection with the Sherborn Library Renovation and Expansion Project, as well as tasks to be undertaken to bring the project to fruition in 2017.

June 2010:

- ✓ MBLC Announces 2010-2011 Library Construction Grant Round.

January 2011:

- ✓ Sherborn submits Construction Grant Application to Massachusetts Board of Library Commissioners (MBLC).

April 2011:

- ✓ Annual Town Meeting votes to support Article 12 approving preliminary designs for proposed Library renovation and expansion project.

July 2011:

- ✓ MBLC awards \$27.5M in Construction Grants to eight libraries.
- ✓ MBLC asks Sherborn to resubmit Construction Grant Application.

January 2012:

- ✓ Sherborn resubmits Construction Grant Application to MBLC.

April 2012:

- ✓ Annual Town meeting votes to support accessible restroom and front door renovation projects to make Library more accessible pending implementation of Library renovation and expansion project.

May 2012:

- ✓ Sherborn is No. 18 on the MBLC waiting list for Construction Grant.
- ✓ Trustees launch \$3.5m Capital Campaign to raise private funds for the Sherborn Library Renovation and Expansion Project.

October 2012:

- ✓ MBLC Awards \$41.8M in Construction Grants to eight more libraries, moving Sherborn to No. 10 on the Construction Grant waiting list.

September 2013:

- ✓ Trustees launch 'public phase' of the Campaign for the Sherborn Library.

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August 2014:

- ✓ MBLC Awards \$44.6 Million in Construction Grants to five more libraries, moving Sherborn to No. 2 on the Construction Grant waiting list.

September 2014:

- ✓ Rosemary Waltos from MBLC attends September Trustees' meeting to review timeline of an anticipated grant announcement for Sherborn in summer of 2015.

November 2014:

- ✓ Trustees create nominating committee for Library Building Committee (LBC).

December 2014:

- ✓ Trustees create LBC job description.
- ✓ Spring Town meeting warrant article submitted.
- ✓ LBC nominating committee formed.

January 2015:

- ✓ Trustees meet with Advisory 1/6 and with Selectmen 1/15 to review warrant article.
- ✓ 'Openings' for LBC posted.
- ✓ Trustees begin discussions re: alternative space use during construction phase.

February 2015:

- ✓ Trustees meet with town department heads and committees.
- ✓ Public relations and community outreach in anticipation of Annual Town Meeting.

March 2015:

- ✓ Continued public relations and community outreach in anticipation of Annual Town Meeting.

April 2015:

- ✓ Trustees appoint and announce LBC members.
- ✓ "YES" Annual Town Meeting vote on Library Renovation and Expansion Project.

May 2015:

- ✓ "YES" Sherborn vote to approve Proposition 2 ½ override to fund, in part, Library Renovation and Expansion Project.

June 2015:

- ✓ LBC holds first meeting.

July 2015:

- ✓ MBLC announces approval of \$3.6 million Construction Grant for Sherborn (7/19).

August 2015:

- ✓ On advice of LBC, Trustees engage Owner's Project Manager (OPM).

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September 2015:

- ✓ Trustees execute MBLC's Construction Grant acceptance Letter (9/3).
- ✓ LBC and OPM coordinate on relocation strategy.

October 2015:

- ✓ Trustees present Town with \$2.8m private donations at Selectmen's meeting (10/1).
- ✓ Town-wide Campaign Newsletter with donor list and project update distributed.
- ✓ First payment from MBLC released.
- ✓ LBC and Trustees agree on design firm selection.

December 2015:

- ✓ LBC discusses new project estimate and evaluate value-engineering options.
- ✓ Trustees approve new project budget \$8.7m v. \$7.5m, with additional funding to come from Campaign funds & endowment monies; no town ask at this time.

January 2015:

- ✓ Trustees, with advice of LBC and OPM, engage Project Designers and begin Schematic Design Phase.
- ✓ Meetings with Town Committees as part of Schematic Design Phase.

February 2016:

- LBC to review Schematic Design and Estimate and vote.

March 2016:

- Presentation of Schematic Design and Estimate to the public.
- Trustees to vote on Schematic Design and Estimate.
- Begin Design Development Phase.

April 2016:

- LBC to review Design Development and Estimate.
- Presentation of Design Development and Estimate to the public.
- Trustees to vote on Design Development and Estimate.

May/June 2016:

- Preparation of Construction Documents and Bid Advertisement.
- Trustees go out to bid for general contractor.

August 2016:

- LBC to review Bids and vote and Award Construction Contract.
- Construction Begins.
- Library relocates to temporary location.

August 2016 through July 2017:

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- Construction period.

August 2017:

- **New Library Opens!** *(anticipated)*