Lynnfield Library
FEASIBILITY STUDY

Options for the Existing Library

- Priorities
- 3 Options
- Costs

03/01/24

Priorities

Library Programs/Group Meetings
- Create alternates for **additions** to building that would expand **programming and meeting** capabilities

Repairs
- Maintenance/Safety and Building Code issues Roof, Water in Basement, ADA compliant Bathrooms and Ramps, Electrical issues etc...

Mezzanine
- Noise abatement between second floor balcony meeting area and main reading room

Staff Space
- Improve staff work areas and service desks for efficiency and service

Site Accessibility
- Improve cross walks and handicap access to the building.

Children's
- Improve program space within children's reading area

Off-Site
- Consider whether any program can be located off-site to make space for other functions

Building Character
- Preservation of the facade to the extent it reflects the historic nature of the common.

Collections
- Storing DVD's and movies in other areas to open that shelf space.

Spatial Quality
- Keep/preserve the open space on the main floor.

Options

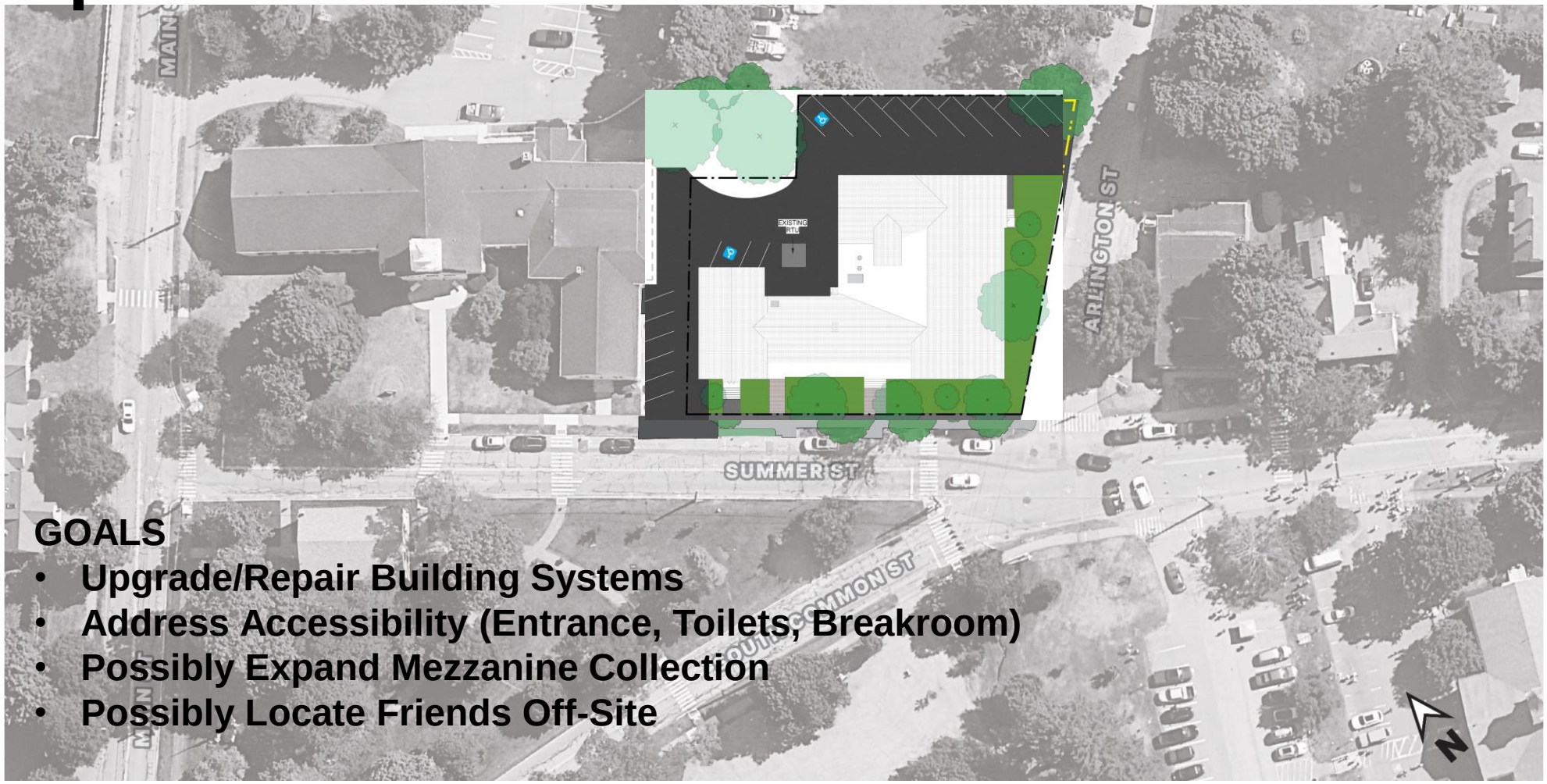
OPTION 1 **Repairs & Code Compliance**

OPTION 2 **Build on Option 1, Incorporating Several Library Service Enhancements**
Expand in Rear Courtyard
Reclaim Attic Space in Back

OPTION 3 **Build on 1 & 2, Incorporating More Library Service Enhancements**
Reclaim Additional Attic Space in Front

Lynnfield Library
FEASIBILITY STUDY

Option 1 – CODE COMPLIANCE

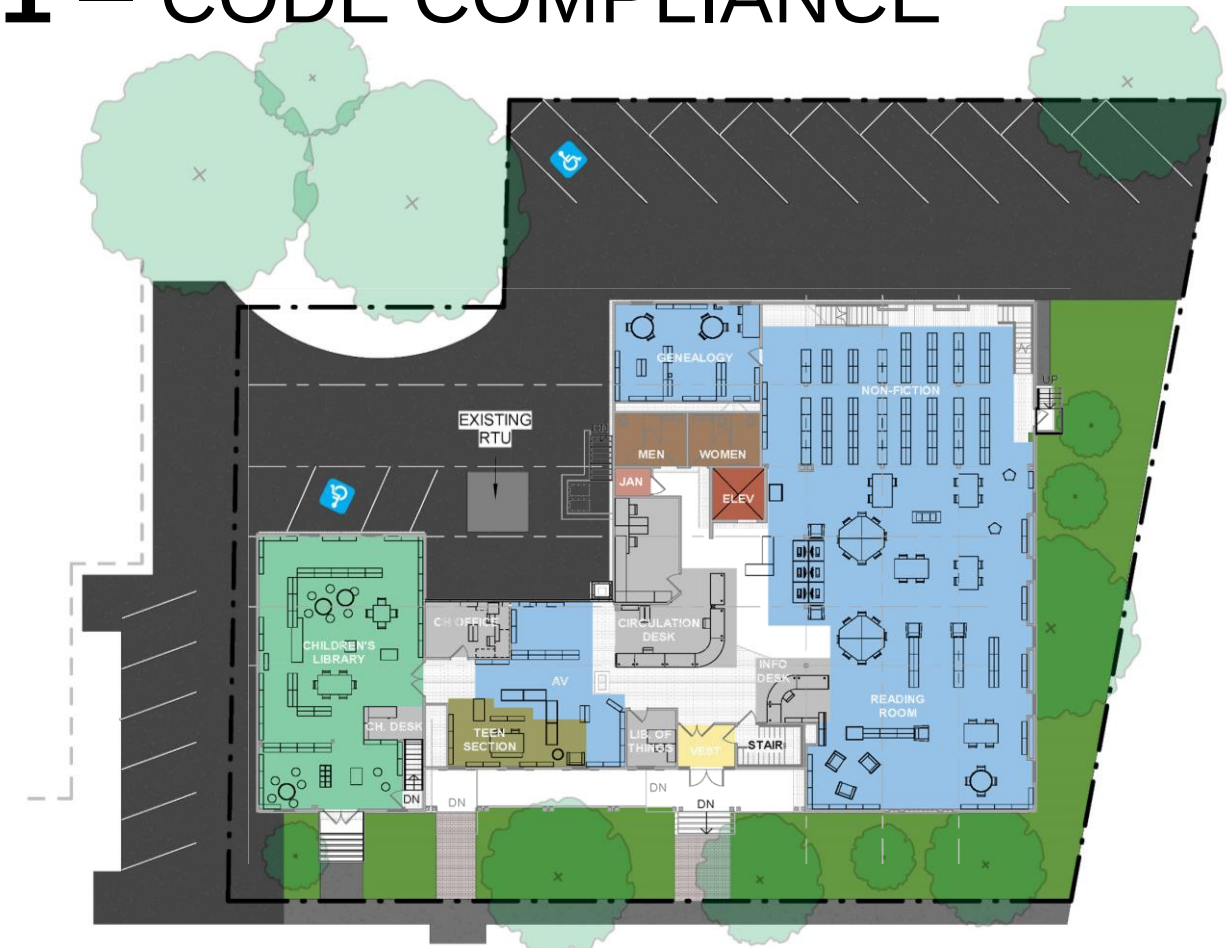


GOALS

- **Upgrade/Repair Building Systems**
- **Address Accessibility (Entrance, Toilets, Breakroom)**
- **Possibly Expand Mezzanine Collection**
- **Possibly Locate Friends Off-Site**

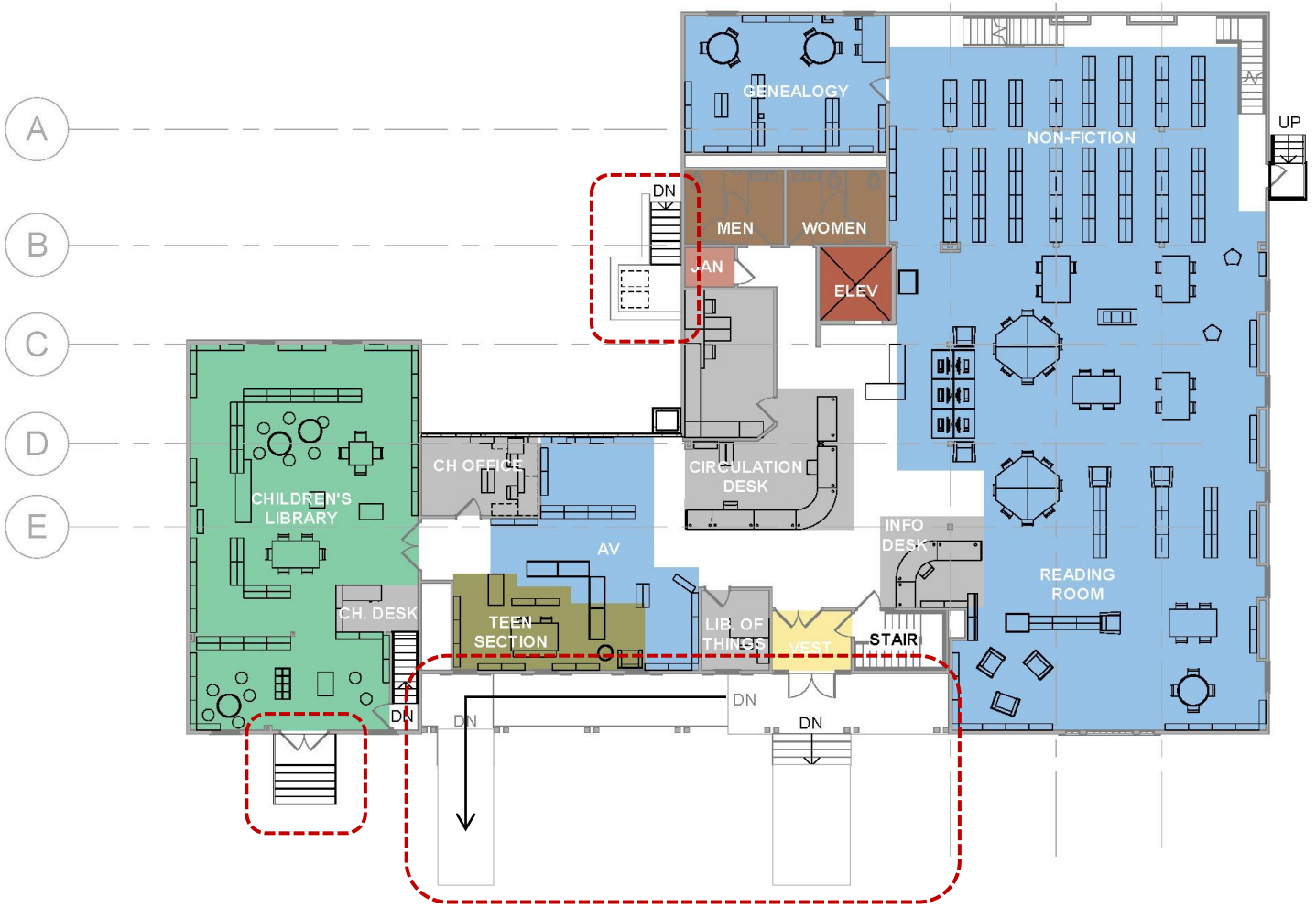
Lynnfield Library
FEASIBILITY STUDY

Option 1 – CODE COMPLIANCE



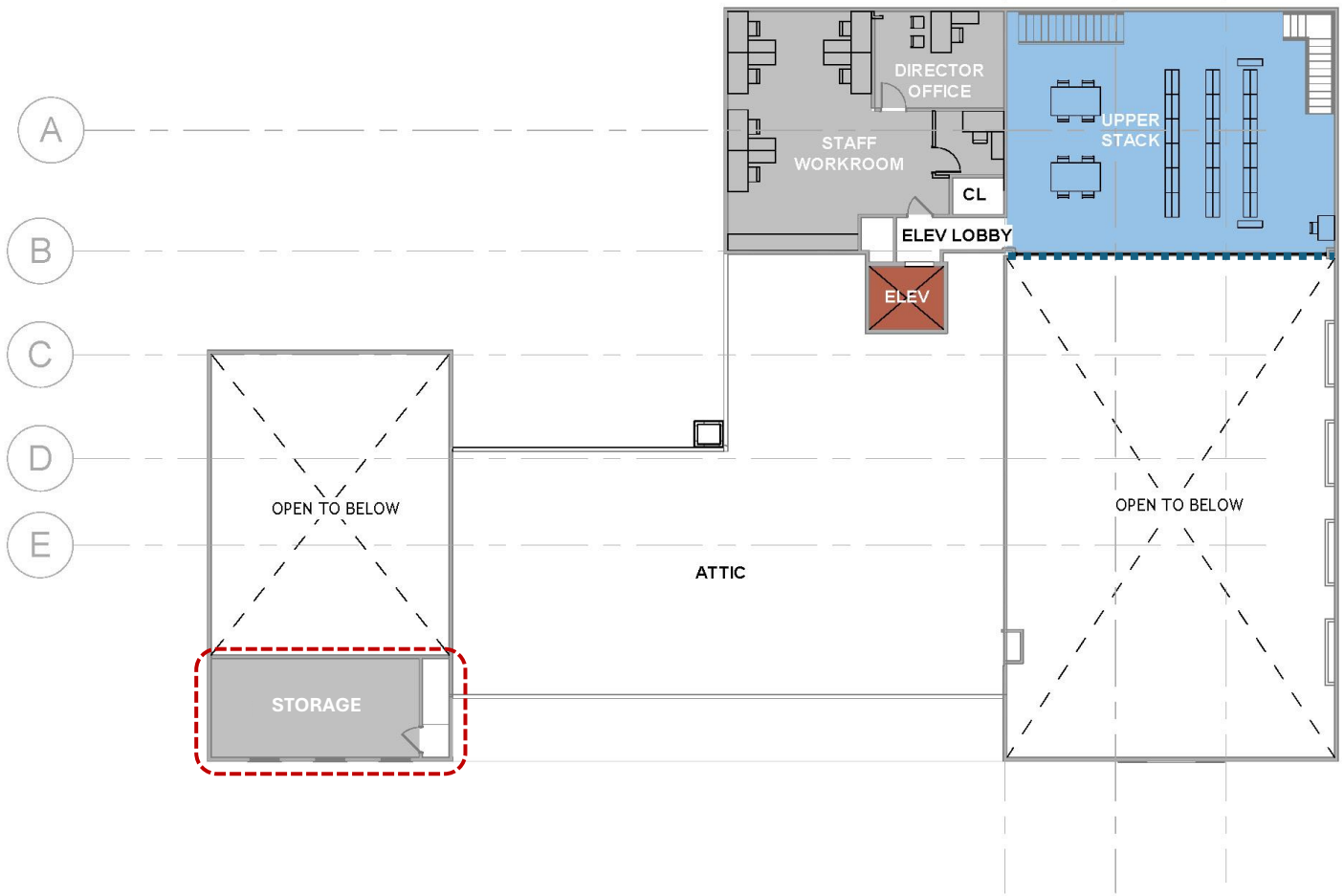
Lynnfield Library
FEASIBILITY STUDY

Option 1 – CODE COMPLIANCE



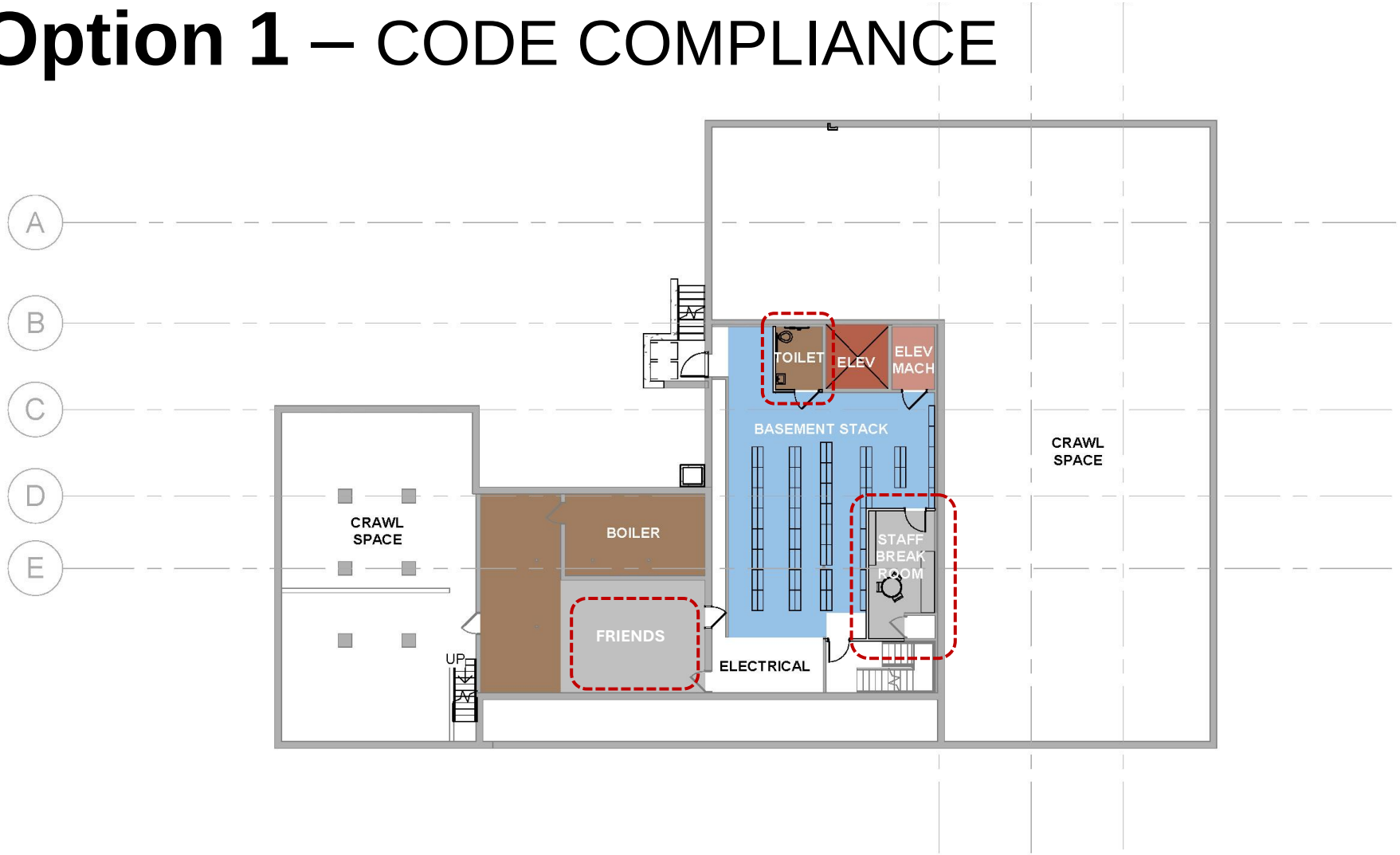
Lynnfield Library
FEASIBILITY STUDY

Option 1 – CODE COMPLIANCE



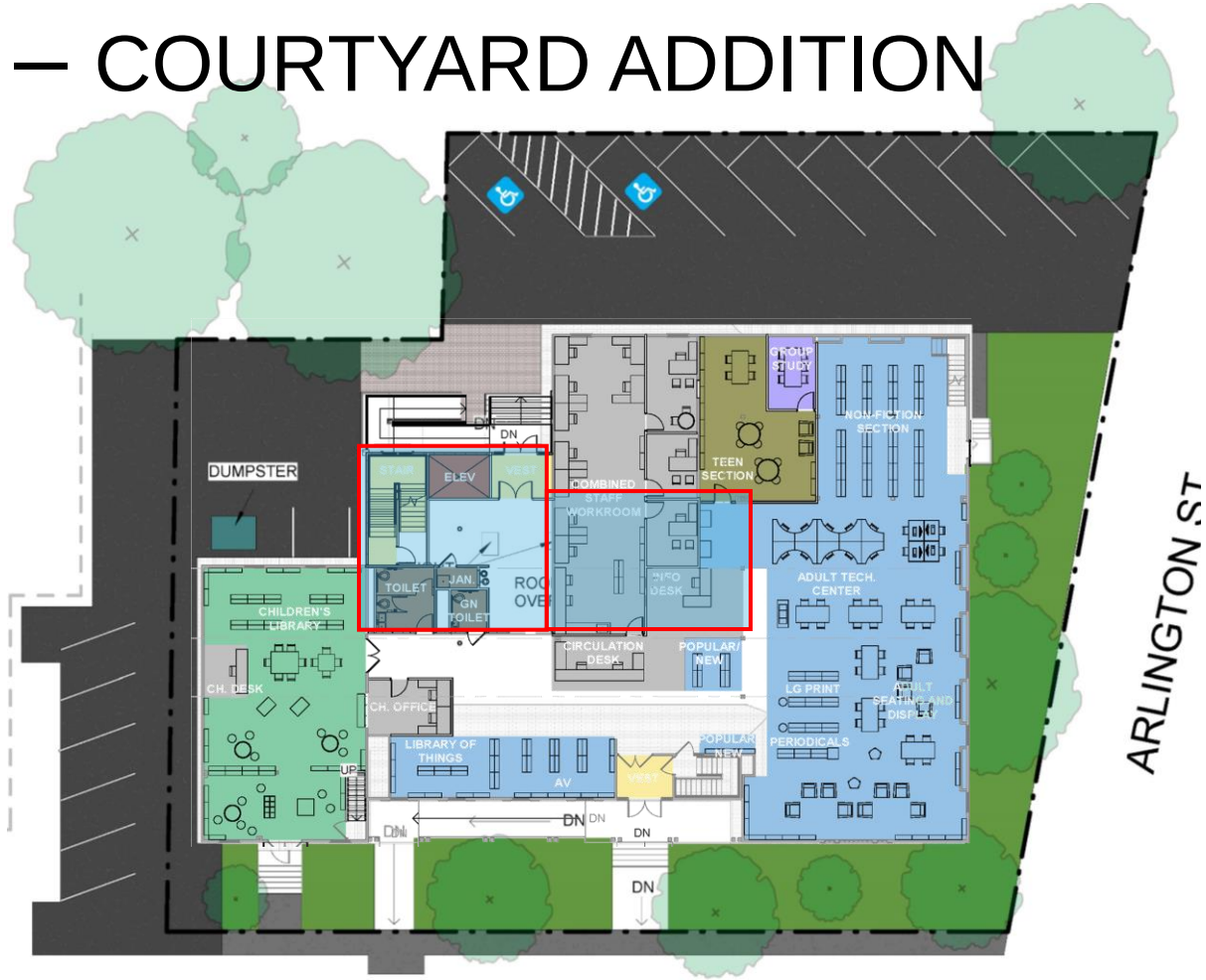
Lynnfield Library
FEASIBILITY STUDY

Option 1 – CODE COMPLIANCE



Lynnfield Library
FEASIBILITY STUDY

Option 2 – COURTYARD ADDITION



Lynnfield Library
FEASIBILITY STUDY

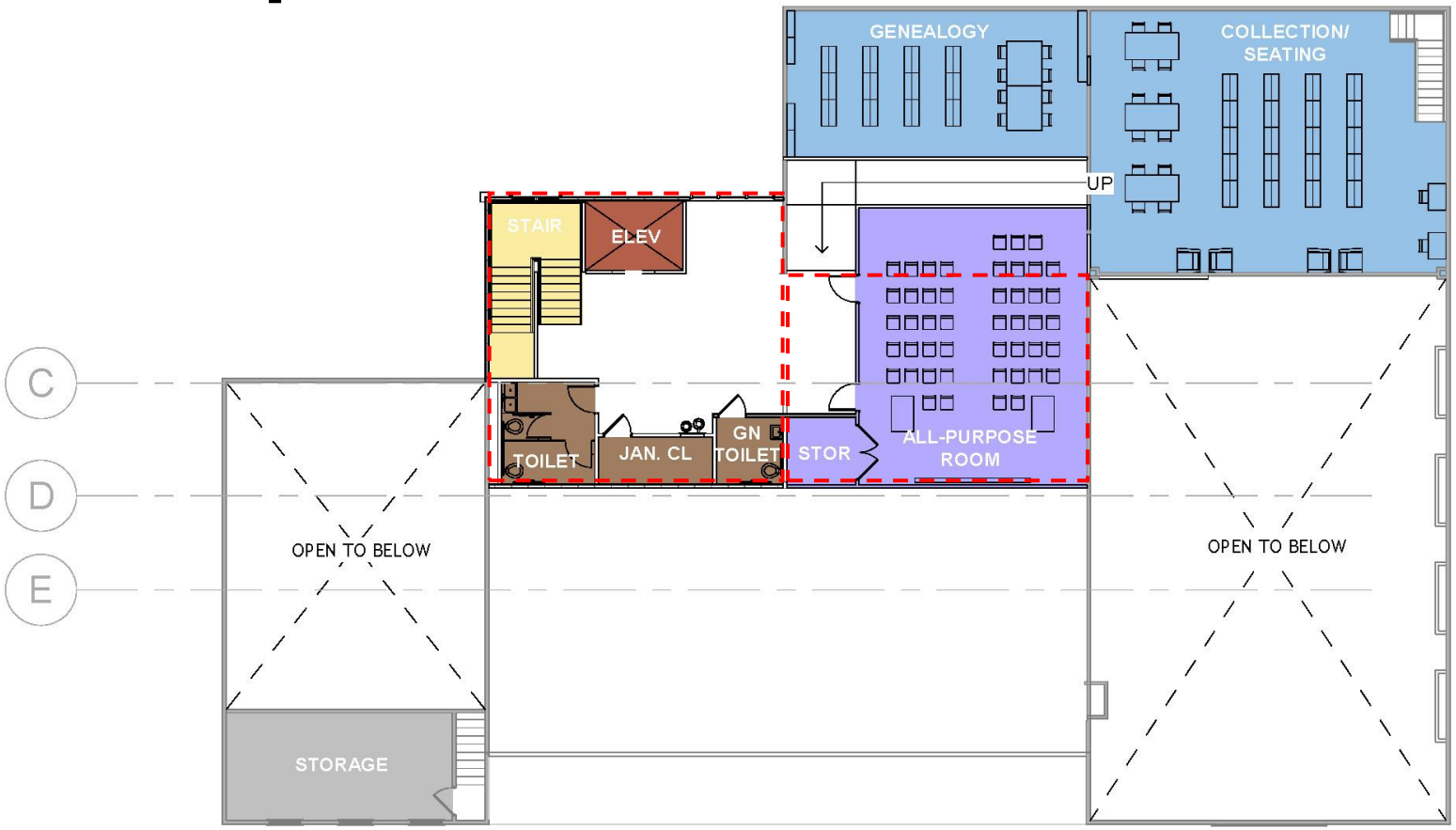
Option 2 – COURTYARD ADDITION

Lynnfield Library
FEASIBILITY STUDY

Option 2 – COURTYARD ADDITION

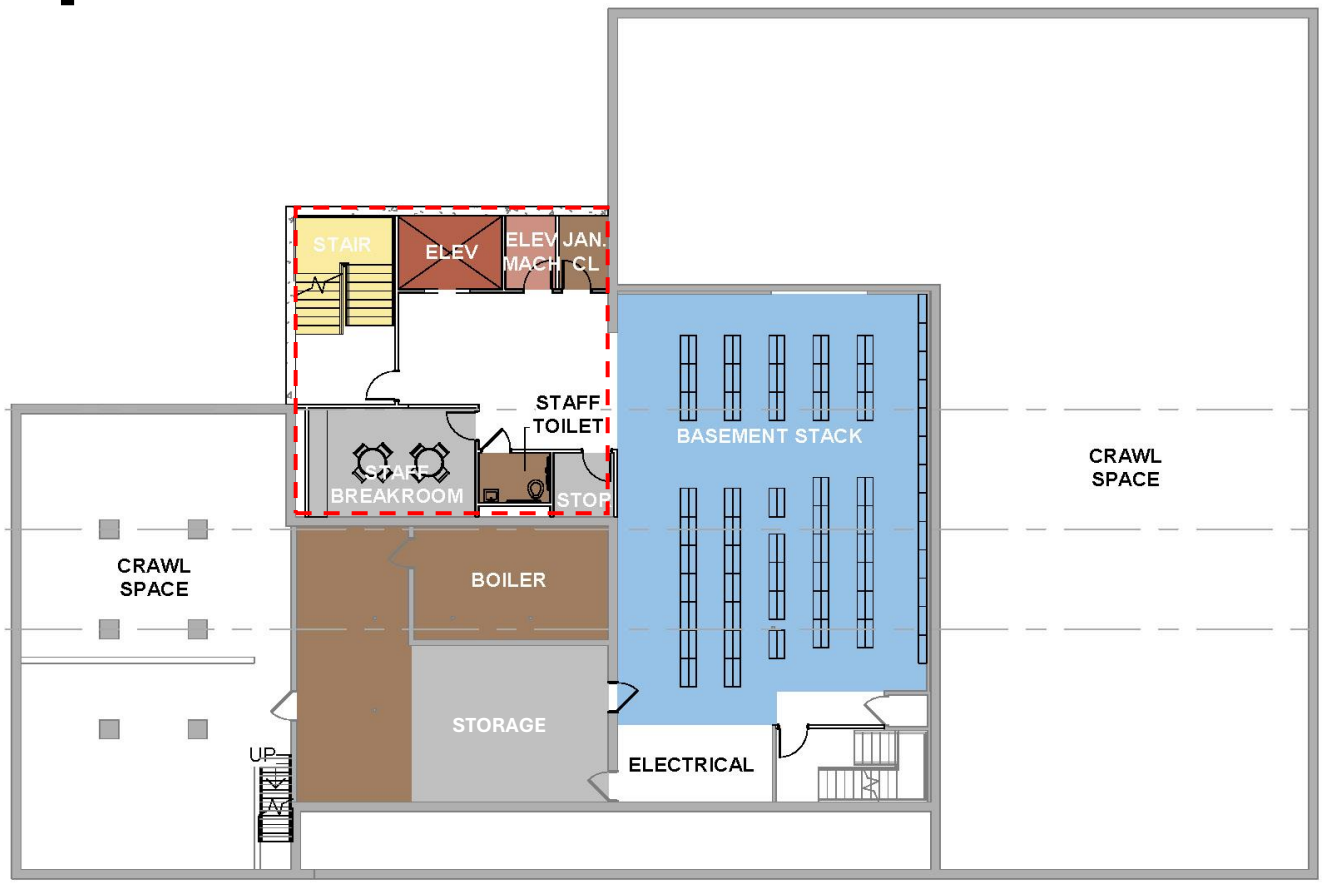
Lynnfield Library
FEASIBILITY STUDY

Option 2 – COURTYARD ADDITION



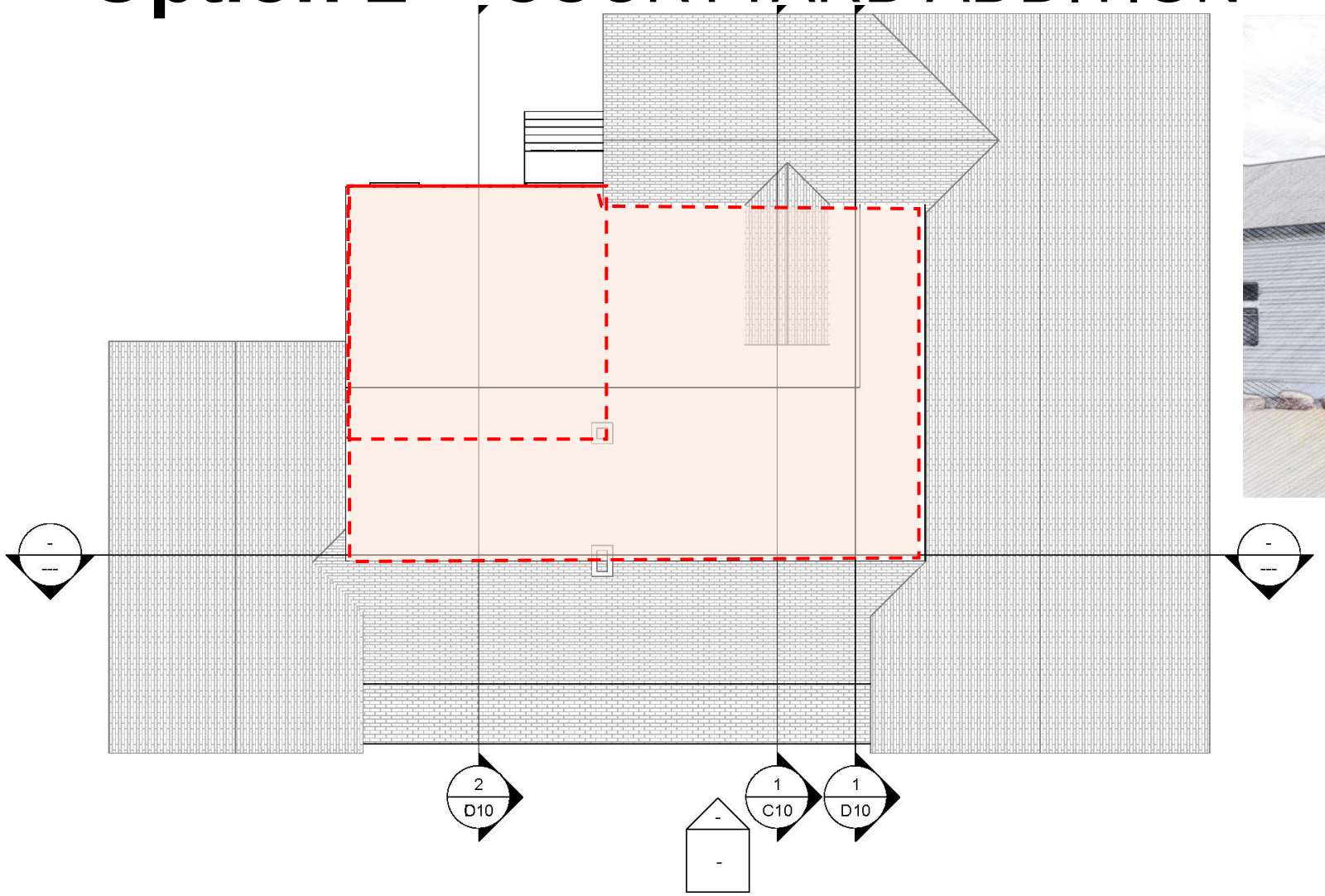
Lynnfield Library
FEASIBILITY STUDY

Option 2 – COURTYARD ADDITION



Lynnfield Library
FEASIBILITY STUDY

Option 2 – COURTYARD ADDITION



Lynnfield Library
FEASIBILITY STUDY

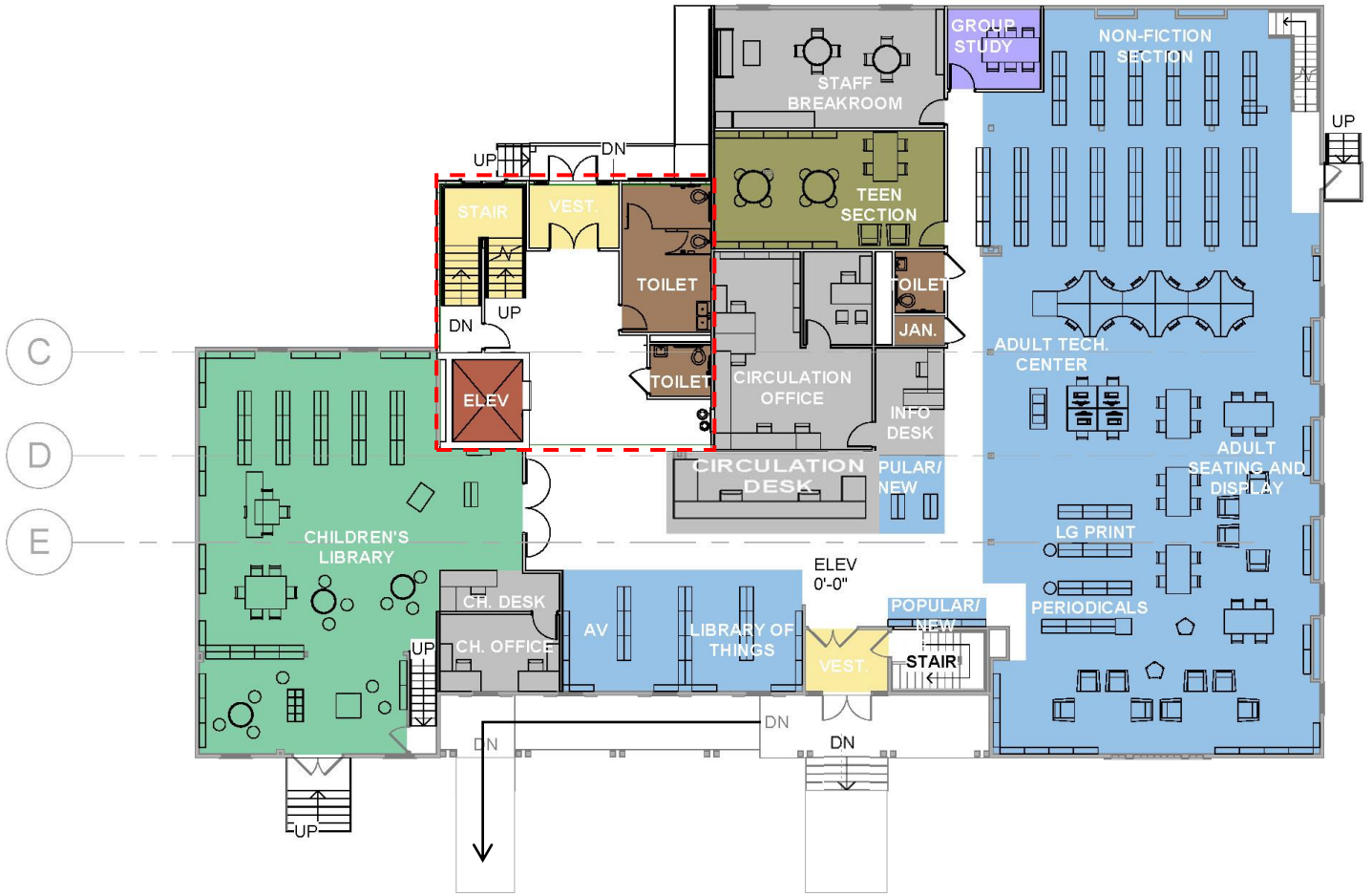
Option 3 – COURTYARD ADDITION/VERTICAL EXPANSION

Lynnfield Library
FEASIBILITY STUDY

Option 3 – COURTYARD ADDITION/VERTICAL EXPANSION

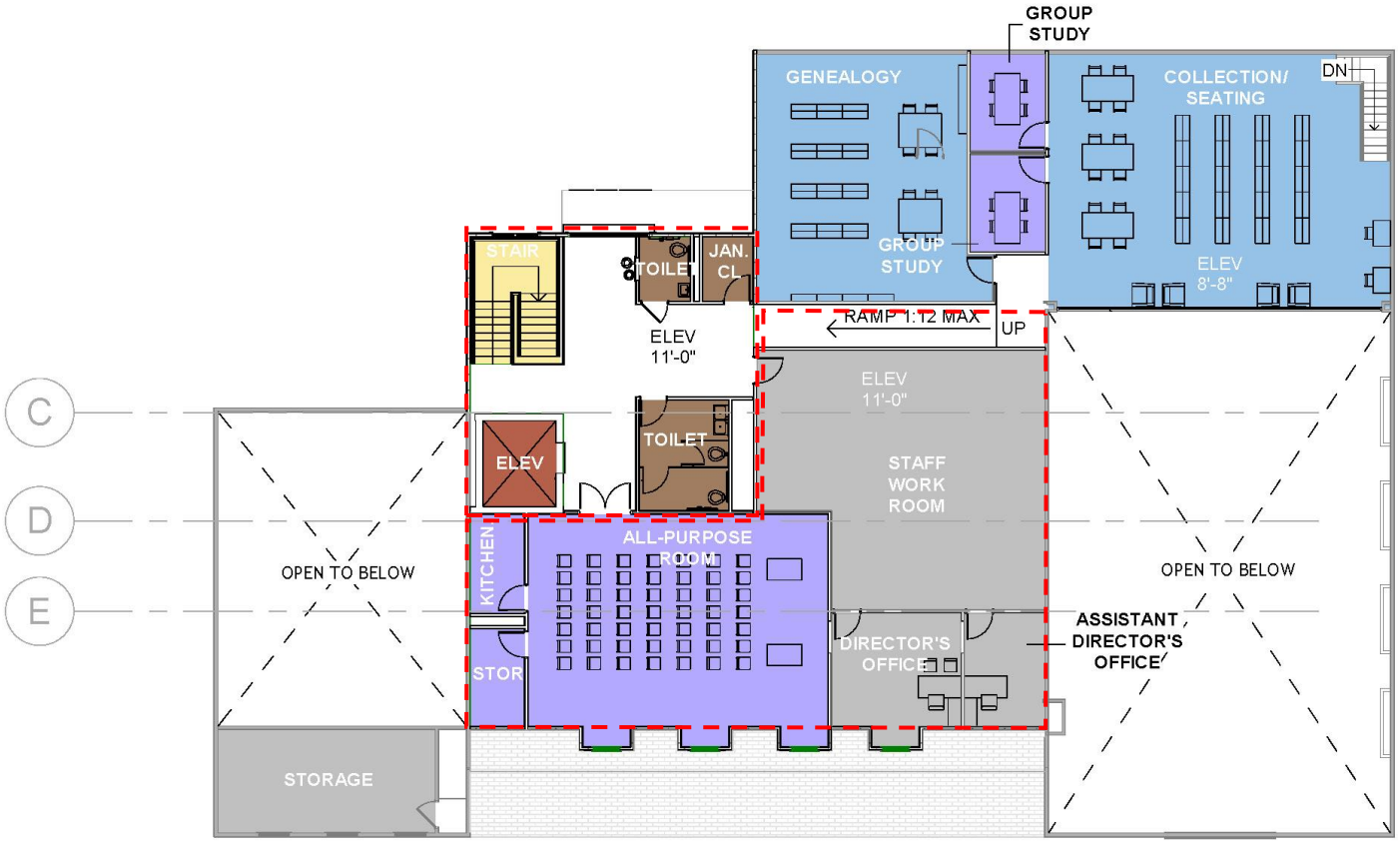
Lynnfield Library
FEASIBILITY STUDY

Option 3 – COURTYARD ADDITION/VERTICAL EXPANSION



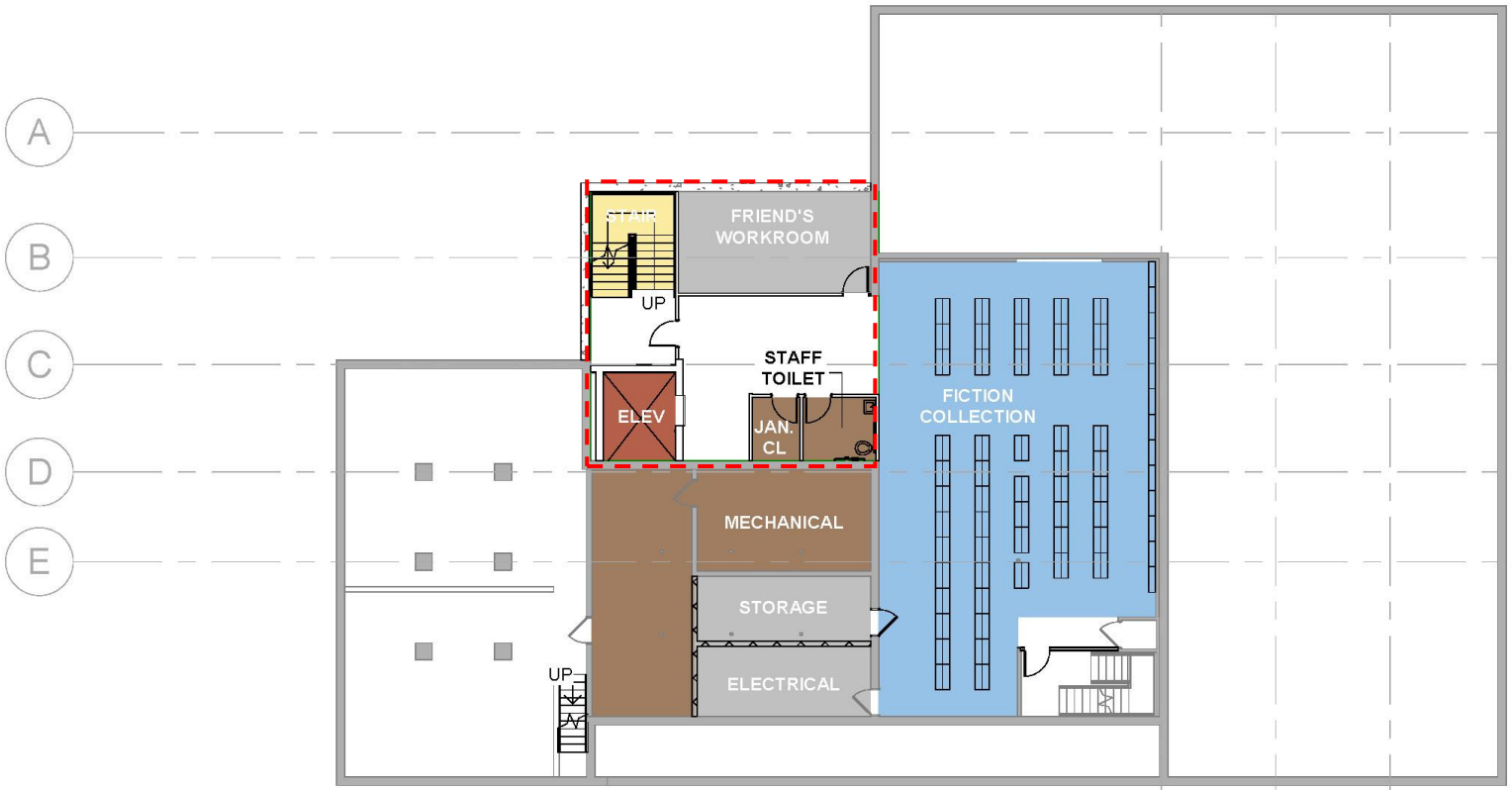
Lynnfield Library
FEASIBILITY STUDY

Option 3 – COURTYARD ADDITION/VERTICAL EXPANSION



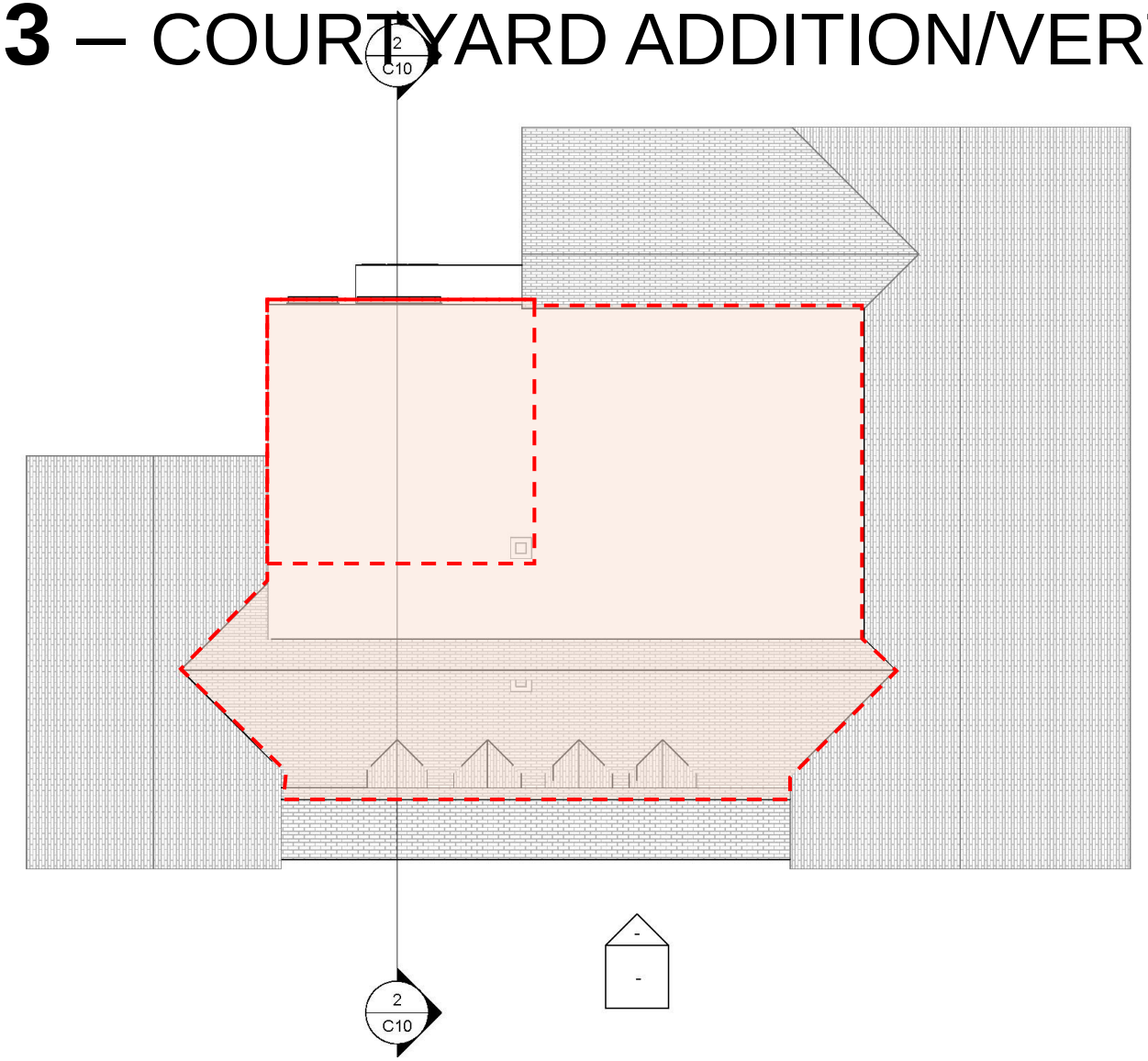
Lynnfield Library
FEASIBILITY STUDY

Option 3 – COURTYARD ADDITION/VERTICAL EXPANSION



Lynnfield Library
FEASIBILITY STUDY

Option 3 – COURTYARD ADDITION/VERTICAL EXPANSION



Lynnfield Library
FEASIBILITY STUDY

COMPARISON – All Options

		Area Size				Patron Seats				Collection			
		Existing	Option 1	Option 2	Option 3	Existing	Option 1	Option 2	Option 3	Existing	Option 1	Option 2	Option 3
Staff		1295	1402	1500	1777	15	15	15	15	0 Units	0 Units	0 Units	0 Units
Dir. Office		185	185	160	185	1	1	1	1	0 Units	0 Units	0 Units	0 Units
Asst. Dir. Office [alcove]		53	53	108	121	1	1	1	1	0 Units	0 Units	0 Units	0 Units
Circ. Office		88	88	110	95	2	2	2	2	0 Units	0 Units	0 Units	0 Units
Children's Offices		140	140	140	139	2	2	2	2	0 Units	0 Units	0 Units	0 Units
Staff Workroom		618	618	875	767	7	7	9	7	0 Units	0 Units	0 Units	0 Units
Circulation Workroom		211	211	0	363	2	2	0	2	0 Units	0 Units	0 Units	0 Units
Storage		0	107	107	107	0	0	0	0	0 Units	0 Units	0 Units	0 Units
Staff Break		310	180	125	410	NA	NA	NA	NA	0 Units	0 Units	0 Units	0 Units
Arrival Area		782	782	664	685	0	0	1	1	12 Units	12 Units	18 Units	13 Units
Vestibule		76	76	115	125	0	0	0	0	0 Units	0 Units	0 Units	0 Units
Service/Connection Points		536	536	375	325	0	0	0	0				
Main Desk	381					0	0	0	0				
Reference Desk	155					0	0	1	1	2 Units	2 Units	2 Units	2 Units
Popular New/Fiction		170	170	174	235	0	0	0	0	10 Units	10 Units	16 Units	11 Units
Adult Seating & Display		845	845	1043	875	27	27	36	32	2 Units	2 Units	2 Units	2 Units
Adult Collections		4817	4552	4941	4990	16	16	28	28	317 Units	305 Units	324 Units	362 Units
Library of Things		130	130	246	200	0	0	0	0	8 Units	8 Units	20 Units	13 Units
AV		115	115	213	200	0	0	0	0	5 Units	5 Units	21 Units	16 Units
Adult Non-Fiction [Main Fl.]		1532	1532	1098	1330	0	0	0	0	127 Units	127 Units	77 Units	121 Units
Adult Non-Fiction (Mezz.)		1000	1000	1005	1005	9	9	18	18	36 Units	48 Units	48 Units	48 Units
Adult Fiction [Basement]		1220	955	1435	1335	0	0	0	0	91 Units	70 Units	106 Units	112 Units
Geneology		445	445	569	550	6	6	8	8	26 Units	23 Units	28 Units	28 Units
Lg. Print		250	250	250	250	0	0	2	2	18 Units	18 Units	18 Units	18 Units
Periodicals		125	125	125	120	1	1	0	0	6 Units	6 Units	6 Units	6 Units
Adult Tech. Center		630	630	610	725	12	12	16	16	0 Units	0 Units	0 Units	0 Units
Friends		440	0	0	0	0	0	0	0	3 Units	0 Units	0 Units	0 Units
Teen		230	230	510	500	7	7	14	14	9 Units	9 Units	9 Units	9 Units
Children		1150	1150	1241	1515	23	23	23	23	62 Units	62 Units	62 Units	68 Units
Desk		50	50	75	75	0	0	0	0	0 Units	0 Units	0 Units	0 Units
General Collections		500	500	422	600	0	0	0	0	50 Units	50 Units	48 Units	56 Units
Seating/Programs		300	300	431	450	16	16	16	16	0 Units	0 Units	0 Units	0 Units
Story Hour		0	0	0	0	0	0	0	0				
Pre-School Collections/Activities		300	300	313	315	7	7	7	7	12 Units	12 Units	14 Units	12 Units
Meeting/Gathering		0	0	1019	1600	0	0	55	63				
Multi-Purpose Room		0	0	894	1370	0	0	49	49				
Group Study Room, 6 person		0	0	125	230	0	0	6	14				
TOTAL NASF		10499	9771	11528	12667	85	85	173	177	402	390 Units	415 Units	454 Units
TOTAL GSF		13731	13731	17814	19489								

RENOVATION ASSUMPTIONS

- **Envelope Upgrades**
  - Replacement Windows, Repaint siding, selective replacement of siding as required, Overall exterior restoration
- **Systems**
  - All replacement systems – mechanical, electrical, plumbing, fire protection, technology (existing boilers assumed to remain)
- **Finishes**
  - Replacement interior finishes assumed
  - Carpet, Tile, Ceilings, Paint
- **Site Work**
  - Limited site work includes top coat and restripe parking, new rear HC ramp phase 2&3, upgrades to front ramp all options, pedestrian paving options 2&3
- **Waterproofing/Damp proofing**
  - Assumed for basement walls and slab
- **Mezzanine partition**
  - New glass partition at existing mezzanine assumed for option 1
- **Furniture & Equipment**
  - Allowance carried for new furniture and select loose technology

COSTS – Conceptual Cost Model Assumptions

ESTIMATE

Completed by PM&C based on review of drawings and understanding of current market

- **Schedule**
  - Assumes design late 2024 – summer 2025
  - Assumes bidding fall 2025
  - Assumes construction early 2026 – Spring 2027
- **Bidding / Procurement**
  - Estimate assumes Design / Bid / Build procurement and construction
- **Phasing**
  - No phasing, empty building is assumed for estimate
- **Design Contingency**
  - Construction cost estimate includes a 20% design contingency typical at feasibility level design
- **Construction Contingency**
  - A 10% contingency is carried below the estimated construction cost for change orders and unforeseen construction scope – this is an industry standard

TOTAL PROJECT COST BUDGET

- **Soft costs for fees and administrative costs**
  - Carried as a typical percentage + allowance for related costs
- **Soft cost for FFE & Tech**
  - Based on SF estimate for new furniture and loose technology
- **Overall Contingency**
  - Contingency carried on overall project cost to cover changing market conditions and as a hedge against more scope clarity at later phases of development
- **Temporary Library**
  - Library moves out in the cost model assumption and costs should be carried for moving, possible lease, possible fit-out.

Lynnfield Library
FEASIBILITY STUDY

COSTS

	OPTION 1 Renovation Only 15,000 sf +/-	OPTION 2 Rear Addition 19,000 SF +/-	OPTION 3 Rear Addition + Expand 2nd Floor 20,500 SF +/-
Construction			
Estimate PM&C 3-1-24	$6,380,486.00	$9,680,200.00	$10,630,554.00
Owners Const Contingency	$638,048.60	$968,020.00	$1,063,055.40
Sub-total	$7,018,534.60	$10,648,220.00	$11,693,609.40
Soft Cost			
Design & Management Fees	$1,212,292.34	$1,839,238.00	$2,019,805.26
Reimbursable Misc Costs	$300,000.00	$300,000.00	$300,000.00
Furnishings + Tech/Equip	$900,000.00	$1,100,000.00	$1,200,000.00
Sub-Total	$2,412,292.34	$3,239,238.00	$3,519,805.26
Contingency	$241,229.23	$323,923.80	$351,980.53
Sub-Total	$2,653,521.57	$3,563,161.80	$3,871,785.79
Project Total	$9,672,056.17	$14,211,381.80	$15,565,395.19
Overall Contingency	$483,602.81	$710,569.09	$778,269.76
Total Project	**$10,155,658.98**	**$14,921,950.89**	**$16,343,664.95**
Temp Library Assumption			
Assume Lease / move / fit out	$1,000,000.00	$1,000,000.00	$1,000,000.00
Total	$11,155,658.98	$15,921,950.89	$17,343,664.95
BUDGET OPINION RANGE	**$10m to $12m**	**$15m to $17m**	**$16m to $18m**

Lynnfield Library
FEASIBILITY STUDY

THANKS!