



Lynnfield Library

FEASIBILITY STUDY


18

Schematic Design Update

09/30/24



Lynnfield Public Library

An aerial photograph of the Lynnfield Public Library. The library is a large, multi-story building with a grey roof, situated at the corner of two streets. A red location pin with the letter 'A' is placed on the roof of the library. The surrounding area includes parking lots with several cars, green trees, and a paved road with crosswalks. The text "Lynnfield Public Library" is overlaid on the image in white font with a black outline.

Lynnfield Public Library

SITE PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN

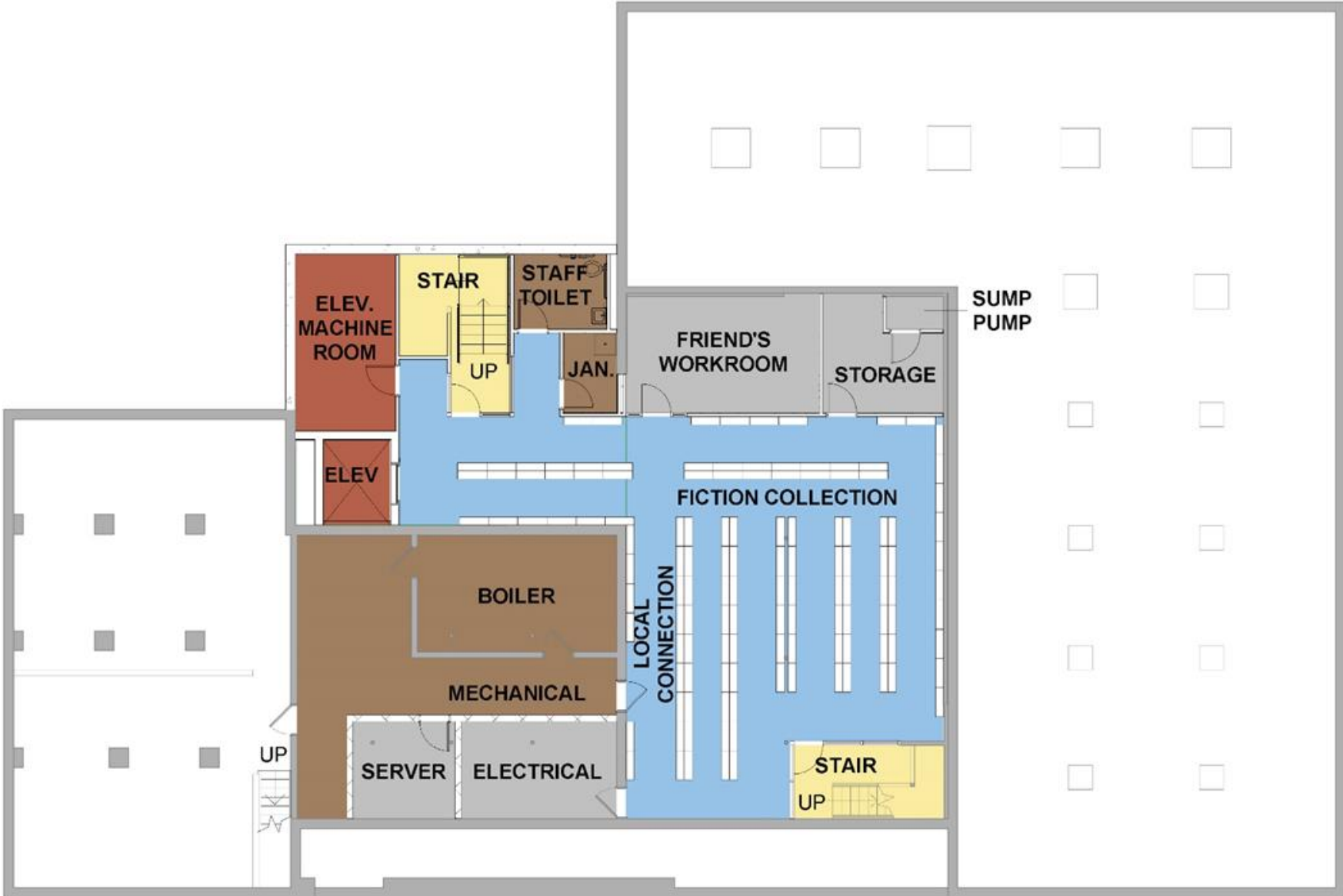


ARLINGTON STREET

UPPER FLOOR PLAN



LOWER FLOOR PLAN



VIEW OF NEW REAR ENTRY



LYNNFIELD PUBLIC LIBRARY

VIEW FROM COMMON



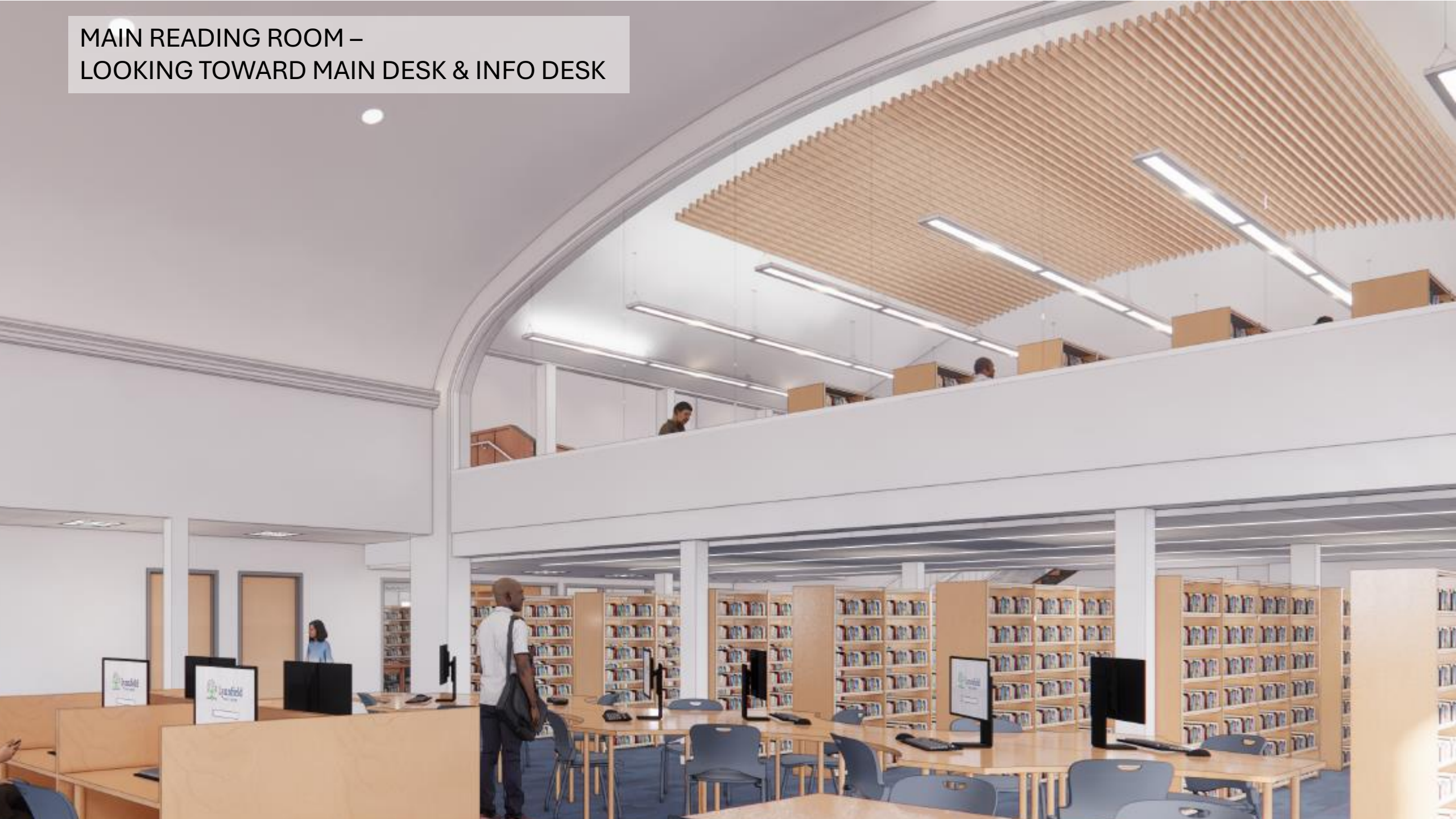
VIEW OF ARRIVAL AREA –
LOOKING TOWARD CHILDREN’S LIBRARY



MAIN READING ROOM –
LOOKING TOWARD MAIN DESK & INFO DESK



MAIN READING ROOM –
LOOKING TOWARD MAIN DESK & INFO DESK



MEZZANINE
LOOKING TOWARD RENOVATED & EXPANDED 2ND LEVEL



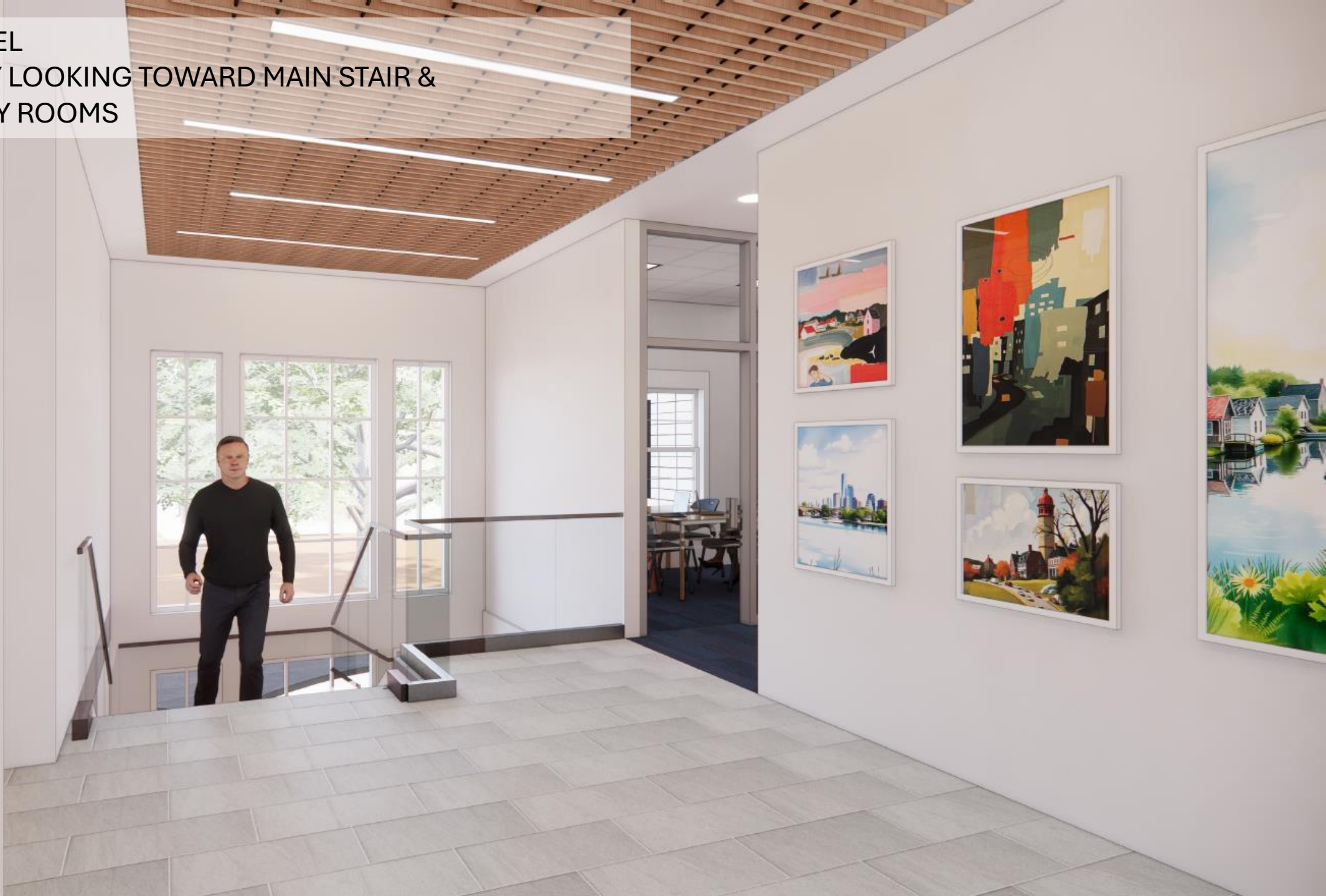
SECOND LEVEL
WALKING TOWARD GROUP STUDY ROOMS & UPPER LOBBY



SECOND LEVEL
VIEW FROM GROUP STUDY TOWARD UPPER LOBBY



SECOND LEVEL
UPPER LOBBY LOOKING TOWARD MAIN STAIR &
GROUP STUDY ROOMS



SECOND LEVEL MULTIPURPOSE ROOM



MAIN LEVEL
ARRIVAL AREA COMING FROM PARKING



CHILDREN'S LIBRARY
LOOKING FROM TODDLER AREA TOWARD OLDER KID SPACE &
ACTIVITY AREA





Lynnfield Library

FEASIBILITY STUDY - Cost Projection

Construction Cost Assumptions:

- Bid date of fall 25
- Construction duration winter 26 through spring 27
- Empty building non-phased construction
- Design-Bid-Build procurement
- Estimated SF 20,500 Gross

Soft Costs typically include:

- ** Geo-tech, Survey, ACM testing & Monitoring, fees for tech & FFE procure.
- *** Misc costs such as printing, legal, testing, commissioning, utility back charges
- **** Furniture + loose equipment not in base contract
- ***** Technology not in base contract
- ***** Temp library includes lease, upgrades, moving costs, temp book storage

Construction

Estimate PM&C 10-8-24	\$13,006,000.00
Owners Const Contingency	\$1,300,600.00
Construction Sub-total	\$14,306,600.00

Soft Cost

Design & Management Fees - allowance	\$1,950,900.00	
Reimbursable Misc Design Costs	\$175,000	**
Reimbursable Misc Project Costs	\$150,000	***
Loose Furnishings & Equip	\$750,000.00	****
Loose Technology Equipment	\$360,000.00	*****
Soft Cost Sub-Total	\$3,385,900.00	
Contingency	\$135,436.00	
Total Sub-Total	\$3,521,336.00	

Project Total

Construction + Soft Costs	
Total Project	\$17,827,936.00

Temp Library Assumption

Assume Lease / move / fit out	\$450,000.00	*****
Total	\$18,277,936.00	

BUDGET OPINION

\$18.3m



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THANKS!

