



THE TUFTS LIBRARY

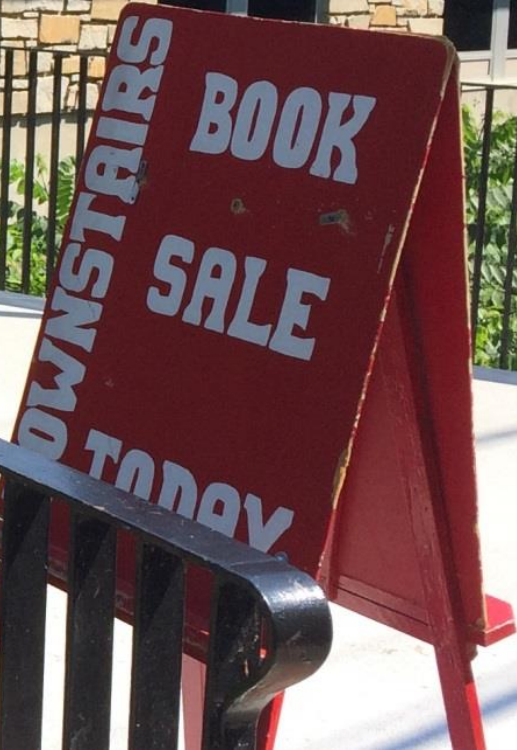
# NEW TUFTS LIBRARY

Town Council - Public Meeting

November 19, 2018

Prepared by:

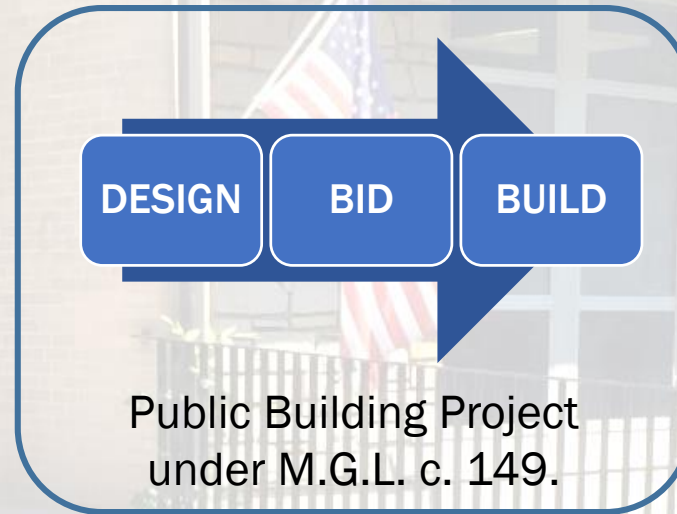
Library Construction Committee





# AGENDA

- Milestones
- Project Charter
- Final Design
- Schedule
- Budget





# MILESTONES

<b>Oct-2017:</b>	Town Council approves MPLCP grant and \$33 million borrowing authorization. <b>Building project is fully funded.</b>
<b>Dec-2017:</b>	Mayor Hedlund reestablishes Library Construction Committee (LCC) as 13-member public body. <b>OPM (Owner's Project Manager) selection begins.</b>
<b>Jan-2018:</b>	LCC selects Hill International of Boston as OPM. <b>Designer selection begins.</b>
<b>Feb-2018:</b>	LCC adopts Project Charter as tool to guide design and measure success.
<b>Mar-2018:</b>	LCC selects Tappé Architects of Boston as project designer. <b>Design stage begins.</b>
<b>Mar-2018:</b>	<b>Public Forum #1 is held.</b> Building schemes are presented for public comment.
<b>Apr-2018:</b>	LCC selects preferred building scheme for detailed design development. <b>Design development (DD) phase begins.</b>



# MILESTONES

<b>May-2018:</b>	LCC approves design development (DD) documents and associated on-budget cost estimate (DD Cost Estimate). <b>Construction documents (CD) phase begins.</b>
<b>Jun-2018:</b>	LCC establishes Prequalification Committee to prequalify general contractors and subcontractors for future bid stage.
<b>Sep-2018:</b>	<b>Public Forum #2 is held.</b> Final design is presented for public questions.
<b>Sep-2018:</b>	LCC approves 60% construction documents (CD) submittals and associated on-budget cost estimate (60% CD Cost Estimate).
<b>Oct-2018:</b>	LCC approves list of prequalified general contractors and subcontractors.
<b>Oct-2018:</b>	LCC approves 95% construction documents (CD) submittals and associated on-budget cost estimate (95% CD Cost Estimate). <b>Design stage ends.</b>
<b>Nov-2018:</b>	Invitation for Bids (IFB) is released to prequalified general contractors and subcontractors on November 1, 2018. <b>Bid stage begins!</b>





# PUBLIC PROCESS

## PLANNING STAGE

(Feb 2016 – Mar 2018)

1 Public Survey

(nearly 1,400 responses)

3 Public Forums

3 Stakeholder Meetings

4 Town Council Meetings

7 LCC Public Meetings

## DESIGN STAGE

(Mar 2018 – Oct 2018)

2 Public Forums

1 Stakeholder Meeting

13 LCC Public Meeting

**Public comment is taken at  
each and every LCC meeting.**



# PROJECT CHARTER

## Be a center of...

Browsing  
Gathering  
Technology  
Local History  
Life-Long Learning  
Opportunity

## Also be...

Accessible  
Flexible  
Engaging  
Context Sensitive  
LEED Certified  
Easy to Maintain

*The New Tufts Library will be a source of pride for Weymouth, a cultural and economic anchor for Weymouth Landing, and an example to the Commonwealth of what a library can and should be.*



THE TUFTS LIBRARY

FINAL DESIGN





# SITE PLAN



South Shore  
Christian Academy



# SITE PLAN





Weston Park



WASHINGTON STREET

ROUTE 53

Parking  
(40)

Sledding Hill

Rain  
Garden

Stormwater  
Mitigation

Lawn

Slope  
Play

Play  
Area

Parking  
(Approx. 34)

Amphitheater

Picnic  
Area

Butterfly  
Garden

Sensory  
Garden

Article 97 Line

Terraced  
Seat Walls

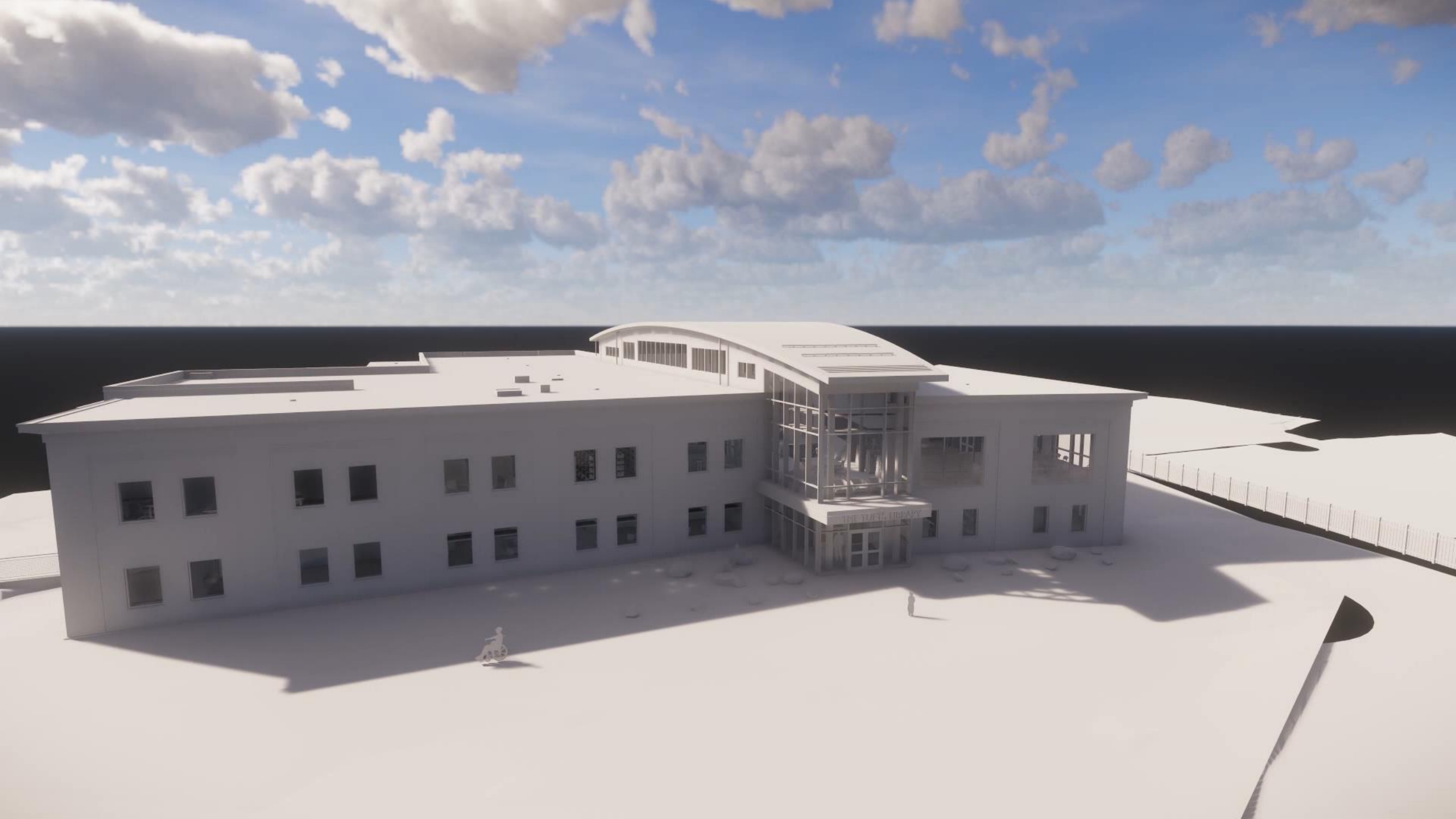
Terrace

Parking  
(87)

# SITE PLAN

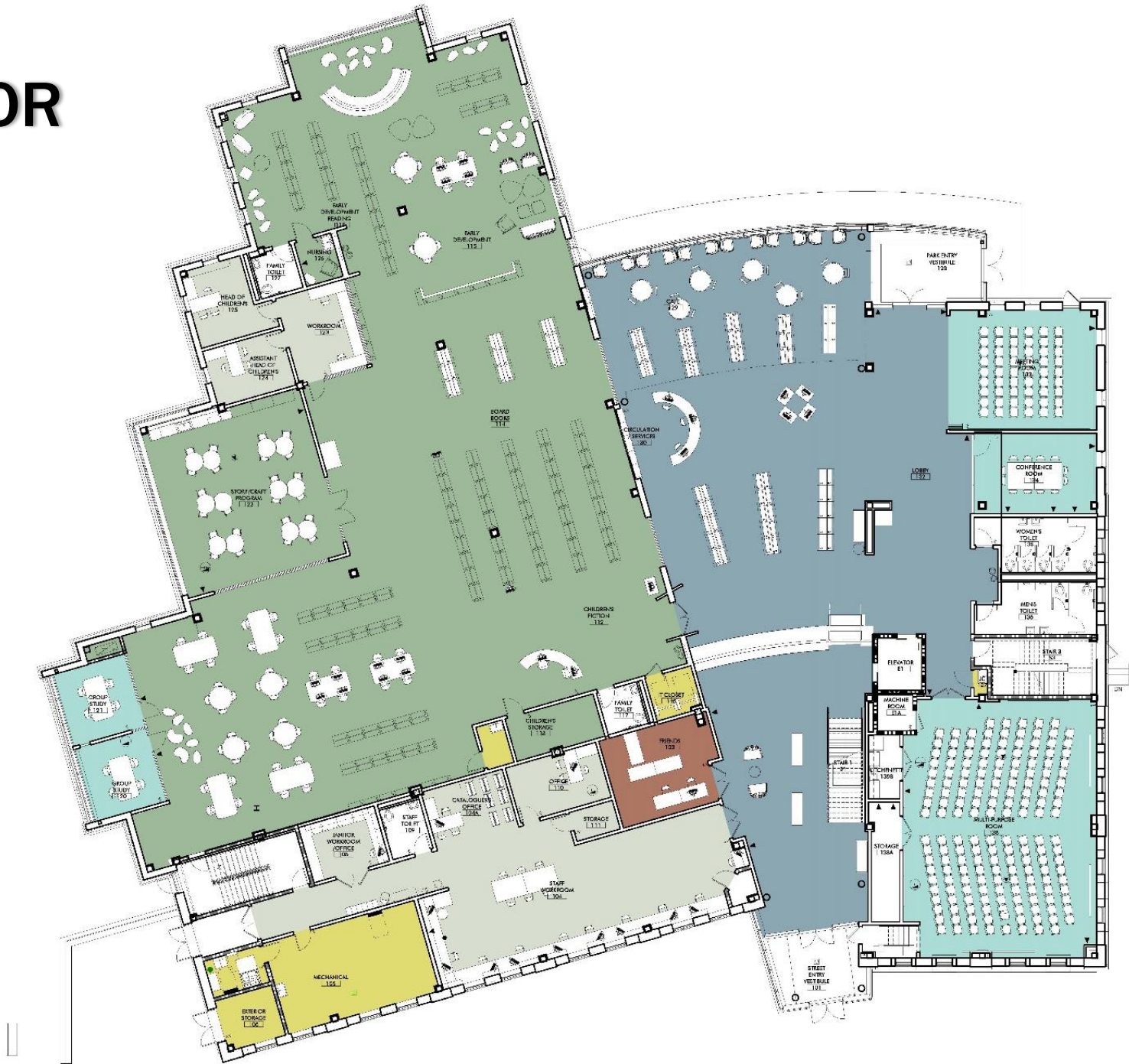








# FIRST FLOOR



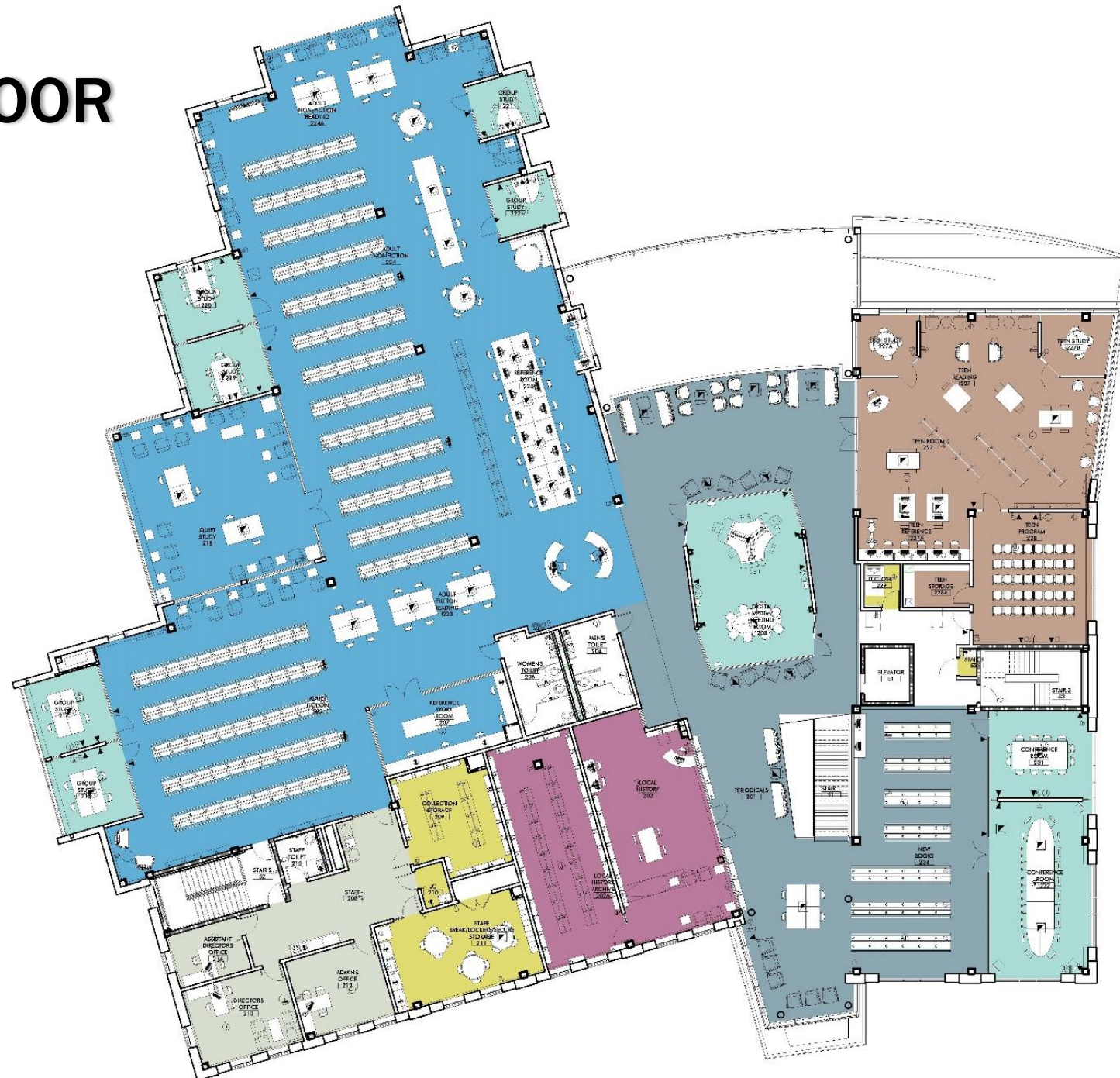
## SPACES

- BACK OF HOUSE
- CHILDREN'S
- FRIENDS
- MEETING SPACE
- OFFICES
- PUBLIC





# SECOND FLOOR



## SPACES

- ADULT
- BACK OF HOUSE
- LOCAL HISTORY
- MEETING SPACE
- OFFICES
- PUBLIC
- TEENS





CAFÉ







CHILDREN'S

“THE HUB”





# PERIODICALS





TEENS





# ADULT READING











# BROAD STREET ENTRANCE







PARK ENTRANCE







PROJECT SAMPLE







HOME OF THE PIONEERS

SOUTHBIDGE  
HIGH SCHOOL

SOUTHBIDGE  
MIDDLE SCHOOL

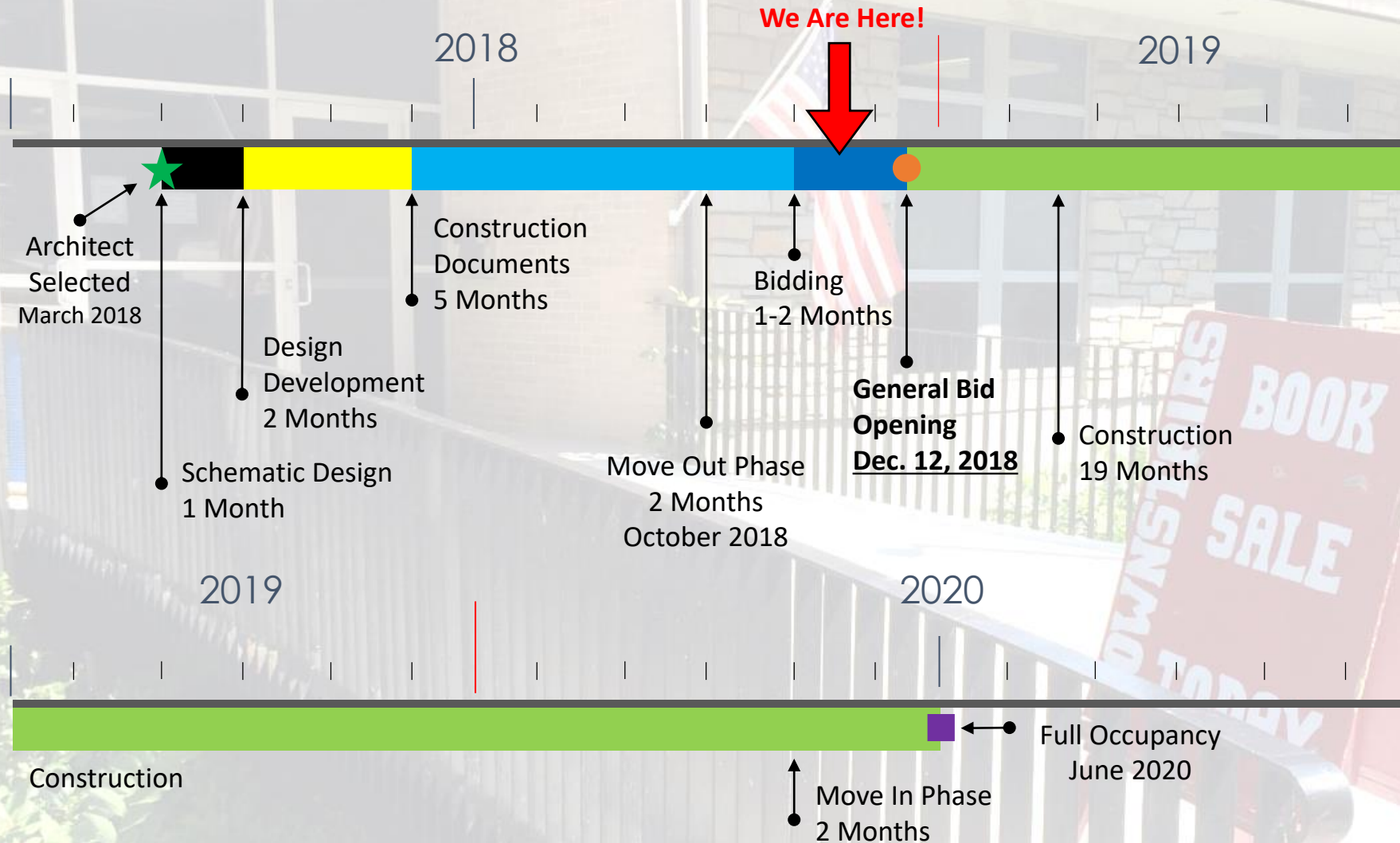
PROJECT SAMPLE







# SCHEDULE







# BUDGET



Description	BUDGET			COST		CASH FLOW	
	SD Apprvd Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Expenditures to Date	Balance To Spend
20 Construction							
Construction Budget	\$24,521,599	\$0	\$24,521,599	\$0	\$24,521,599	\$0	\$24,521,599
Permit Fees	\$380,000	\$0	\$380,000	\$0	\$380,000	\$0	\$380,000
Change Order Budget	\$1,500,000	\$0	\$1,500,000	\$0	\$1,500,000	\$0	\$1,500,000
Subtotal	\$26,401,599	\$0	\$26,401,599	Construction		\$0	\$26,401,599
30 Architectural & Engineering							
A&E Schematic Design - Closeout	\$1,950,000	\$0	\$1,950,000	\$1,950,000	\$0	\$936,000	\$1,014,000
HazMat Test & Monitor	\$52,000	\$0	\$52,000	\$51,040	\$960	\$3,630	\$48,370
Extra Services (Geotech, etc)	\$250,000	\$0	\$250,000	\$38,500	\$211,500	\$22,750	\$227,250
Reimbursable Expenses	\$68,000	\$0	\$68,000	\$1,500	\$66,500	\$1,500	\$66,500
Subtotal	\$2,320,000	\$0	\$2,320,000	Design		\$963,880	\$1,356,120
40 Administrative Costs							
OPM Basic Services	\$950,000	\$0	\$950,000	\$700,000	\$250,000	\$155,097	\$794,903
Temp Space/Move	\$500,000	\$0	\$500,000	\$57,816	\$442,184	\$8,272	\$491,729
Commissioning	\$30,000	\$80,000	\$110,000	\$110,000	\$0	\$550	\$109,450
Other Project Costs - Testing & Utility	\$230,000	-\$80,000	\$150,000	\$5,421	\$144,579	\$5,221	\$144,779
Subtotal	\$1,735,000	\$0	\$1,735,000	Administration		\$169,140	\$1,565,860
50 Furniture, Fixtures and Equipment							
Furniture, Fixtures and Equipment	\$1,320,000	\$0	\$1,320,000	\$0	\$1,320,000	\$0	\$1,320,000
Tech - AV/ Computers/ Telephones/ Data	\$95,000	\$645,000	\$740,000	\$0	\$740,000	\$0	\$740,000
Technology - Network, I-loop,	\$75,000	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000
Subtotal	\$1,490,000	\$645,000	\$2,135,000	FF&E		\$0	\$2,135,000
Project Sub-Total	\$31,946,599	\$645,000	\$32,591,599	\$2,918,292	\$29,673,307	\$1,133,020	\$31,458,579
70 Project Contingency							
Owner's Contingency	\$1,114,710	-\$645,000	\$469,710		\$469,710		\$469,710
Subtotal	\$1,114,710	-\$645,000	\$469,710		\$469,710		\$469,710
Project Total	\$33,061,309	\$0	\$33,061,309	Total Budget		\$1,133,020	\$31,928,289



An architectural rendering of a modern library building. The building features a large, multi-story glass facade that reflects the sky and surrounding environment. The interior is visible through the glass, showing multiple levels with bookshelves and study areas. In front of the building is an outdoor courtyard with several tables and chairs, suggesting a space for study and relaxation. The sky is filled with soft, white clouds. The overall tone of the image is bright and modern.

# THANK YOU!

Find us online at [www.weymouth.ma.us/library-construction-committee](http://www.weymouth.ma.us/library-construction-committee).

Follow us on Facebook @TuftsLibraryBuildingProject.

Email us at [tuftslibraryproject@weymouth.ma.us](mailto:tuftslibraryproject@weymouth.ma.us).