Article 10 a.
ATM 2024

Cary Memorial Library
Children’s Room Renovation

Annual Town Meeting 2024
Cary Memorial Library
Lower Level - Existing

PROJECT GOALS:

• Improve safety and oversight throughout the Children’s Room space.
• Space to be designed using inclusive, people-centered design principles.
• Space that's is culturally and linguistically representative of our community.
• Service desk and workroom space re-designed to better accommodate library work.
• Focus on analog, tactile, natural materials, and activities in the Children’s Room.
• Reimagine Children' space, make it colorful, creative, and fun for patrons.
• Create a joyous and welcoming space for children and families.
• The Large Meeting Room project to feature technology, making, cooking, innovation capabilities and built-in flexibility.
• HVAC system replacement for the whole floor.
• Design with Sustainability Goals in mind.
1. Reconfigure entrance to Children’s Library to provide more visibility and more efficient use of space.
2. Reconfigure stacks to allow for better accessibility and visibility, add patron-friendly book solutions for younger readers.
3. Use colors to identify different book collections.
4. Identify locations for hands-on learning areas.
5. Reconfigure Story and Craft area to improve efficiency and provide adequate craft space.
6. Provide accessible sinks in Craft area suited for different ages.
7. Add soft seating and study seating.
8. Relocate and improve restrooms.
9. Avoid creating permanent barriers within the space.
10. Reconfigure existing service desk and workroom space to better accommodate library work.
11. Improve functionality of the workroom for growing Children’s Library Staff and provide connection to adjoining Teen Room.
- Improved safety and accessibility throughout.
- Service desk with sightlines to entry and play areas.
- Larger Story/Craft Room.
- Lower shelving for early readers and picture book collections.
- Better reading and study space for older children.
- Improved restroom accessibility.
- Reconfigured staff work/storage space.
- Added display space.
Cary Memorial Library
Children’s Library - Entry View

Lexington, MA
March 2024
Meeting Room:
1. Reconfigure existing room to provide flexibility for a variety of uses
2. Increase kitchen space and open to the meeting room to allow for cooking and crafting demonstrations.
3. Provide opportunities for various room orientations and configurations.
4. Improve technology, including adaptive technology, within the space.
5. Improve storage space.

Other:
A. Update Common Lobby.
B. Renovate existing restrooms.
C. Replace worn out wood stair treads.
D. Replace entire lower level HVAC.
Cary Memorial Library
Meeting Room - Cooking Demo

Lexington, MA
March 2024
Cary Memorial Library

Existing View from Parking Lot

Proposed View from Parking Lot
## Sustainability Goals

This is a partial interior renovation project and not pursuing LEED certification.

- **Integrative Process**: Currently LEED certification is not planned for, but the project is proceeding with collaboration, coordination, efficiency, and sustainability in mind. The consultants are brought on in a timely manner to best meet the project requirements.
- **Resilience**: This is an interior renovation project, durable materials and adaptable design strategy contribute to resiliency of the existing Library building.
- **Location and Transportation**: This is interior renovation only, but the building is already in the Town Center, contributing to neighborhood development, with public transportation options available.
- **Sustainable Sites**: N/A – partial interior renovation only.
- **Water Efficiency**: The water efficient plumbing fixtures and fittings will be used as necessary to meet the needs of the occupants, within project boundary.
- **Energy and Atmosphere**: Any new systems and equipment will be energy efficient and should be commissioned and verified.

### Materials and Resources:
- Storage and collection of recyclables will be implemented within project boundary.
- Waste management will be implemented within project boundary.
- All new interior finishes and fixtures will be environmentally friendly, with a goal of reducing raw material usage – BPDs and EPDs to be required.

### Indoor Environmental Quality:
- LEED + LEX requirements will be implemented within project boundary.
- Low-emitting and non-toxic materials to be used within project boundary.
- Air Quality Management plan will be required during construction.
- Interior lighting to be designed to account for daylight and to reduce energy consumption while meeting project requirements within project boundary.
- Acoustic improvements to be implemented within project boundary.
- LEED accredited professional – available, but not applicable as this is a partial interior renovation.

### Regional Credits:
- N/A – partial interior renovation only.
Cary Memorial Library
Project Schedule

- **March**
  - Town Meeting
  - Go to Bid
- **June**
  - Bids Open
- **July**
  - Start Construction
- **June 2025**
  - Finish Construction

Project Timeline:
- Town Meeting
- Go to Bid (6 weeks)
- Bids Open
- Start Construction
- Finish Construction (June 2025)
Costs

- Estimated Cost of Construction: $4,650,000
- Professional Costs: $500,000
- FF&E, Moving, Legal, Proj. Mngmnt: $596,800
- Contingencies: $525,000
- Total Project Cost: $6,271,800

Annual Town Meeting 2024
Funding

Total Project Cost $6,271,800

Less prior appropriations & gifts

- Fundraising & Endowment Funds $1,500,000
- Mechanical Systems Funding $671,800
  (ATM 2020 Article 16j)
- Concept Study & Design $100,000
  (ATM 2019 Article 20h)

Balance of Funding Needed $4,000,000

($2,300,000 from Community Development Funds and $1,700,000 from Borrowing)

Annual Town Meeting 2024
Appropriation

• To appropriate the sum of $4,000,000 to be used for bidding, contract administration, and all appropriate project costs for the renovation of Cary Memorial Library Children’s Room