

STONE BUILDING PROJECT

2023 ANNUAL TOWN MEETING

ARTICLE 10(A)

THE STONE BUILDING HAS A DEED RESTRICTION HELD BY THE LIBRARY BOARD OF TRUSTEES, WHICH READS:

First, as a branch depository for the circulation and exchange of books for the Cary Library.

Second, as a public reading room.

Third, for a public art museum.

Fourth, For a meeting place for such classes (not schools) in special departments of literature, art and science as may be formed in East Lexington.

Fifth, For such public lectures as may be given under the auspices of, or authorized by said Trustees.

Sixth, For a meeting place for the youth and children of East Lexington, for games and social diversions under the supervision of said Trustees.

Seventh, And for such other purposes as in the judgement of said Trustees shall not be inconsistent with the realization of the main objects of the said Cary Library, said Trustees being hereby authorized and empowered to determine at any future time whether any proposed use is in conformity with such objects.

SELECT BOARD CREATED AN AD HOC STONE BUILDING FEASIBILITY/RE-USE COMMITTEE

The Committee filed their report dated May 19, 2022 with the Select Board which recommends the building could be used for several potential purposes, including:

- Intercultural Center
- Racial/Social/Environmental Justice Center
- History Museum
- 21st Century Lyceum
- Branch Library

Ad Hoc Stone Building Feasibility/Re-Use Committee Dissolved June 2022



ACTIONS LEADING TO ARTICLE 10(A)

- Library Board of Trustees/Select Board approve transferring the responsibility of the building from the Library Board to the Select Board, finalized in November 2022.
- July 2022 Town Manager and Director of Public Facilities met with CPC Chair to discuss potential CPA Funding. Director of Public Facilities estimates project to be approximately \$10M.
- December 2022 CPC asks Town Manager to break the project into phases over a period of years.
- Town Manager/Director of Public Facilities provides a four-phase approach to the project.

PROJECT COSTS IN FOUR PHASES:

- 2023: \$400,000 Initial design plus design documents
- 2024: \$200,000 contract administration
- 2024: \$4,500,000 plus \$450,000 contingency Construction of a 3 floor addition (includes basement and 2 upper floors, masonry shaft for elevator, foundation, storm water management system, fire alarm panel, power to the panel for the elevator, elevator cab purchased in year one so that it fits the shaft and meets current code, roof on addition and main roof to match, and exterior finish (clapboards, windows, gutters, doors).
- 2025: \$200,000 contract administration
- 2025: \$2,500,000 plus \$250,000 contingency Rough sprinkler-plumbing-electrical, window replacement, interior structural improvements, rough sub flooring, network tie in.
- 2026: \$200,000 Contract administration
- 2026: \$2,000,000 plus \$200,000 contingency End user fit up, final sprinkler-plumbing-electrical, HVAC, interior finishes, final site work, FFE and technology.

Total Design \$1,000,000
Construction \$9,000,000
Contingency \$900,000

PROPOSED USE:

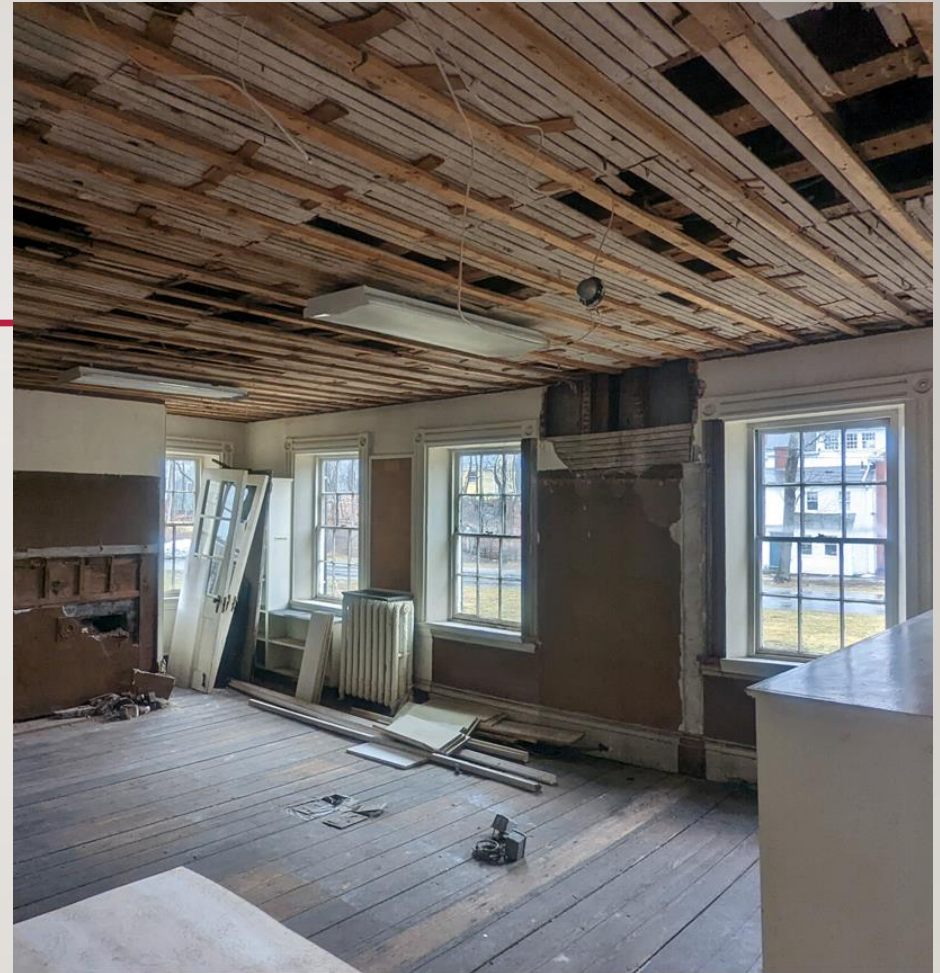
The Town owns this asset and has a responsibility to manage/maintain the structure. The criticism for renovating now is that there is no proposed use.

Initially this was proposed as a single project with design funding sought in 2023; construction funding sought in 2024 with a proposal to put out an RFP for an end user in December 2024. With the project being phased in this is not realistic as the building would not be ready for use for the end user for another 3 years. At this point, the recommendation is to undertake Phase 1-3 and during Phase 3 to put it out to bid to seek an end user for the building.



Exterior

Second Floor



First Floor

