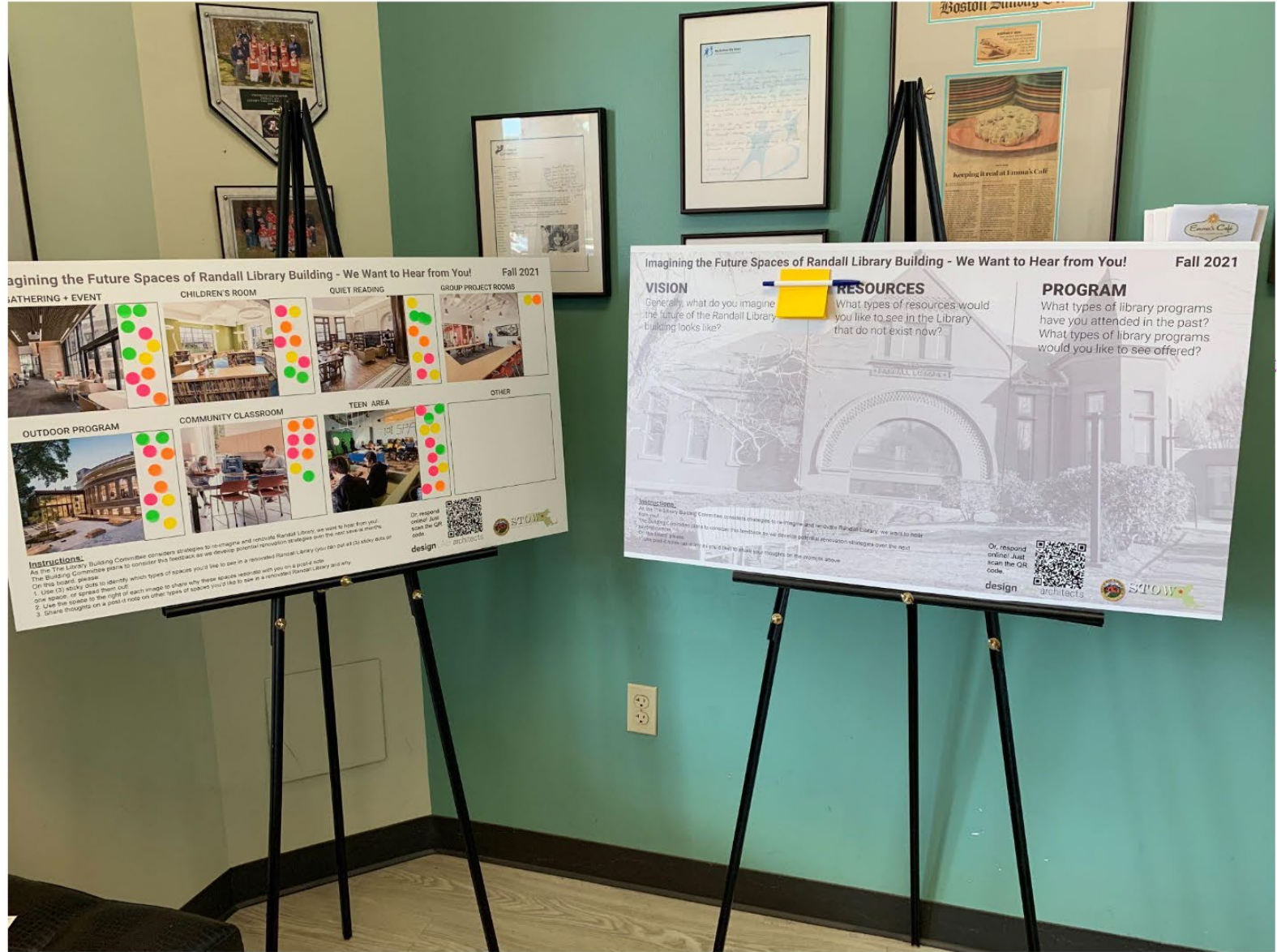


Revitalize Randall Presentation



Town of Stow
Capital Planning Committee
March 10, 2022

Feedback Boards



"A building that respects the historic building, but provides modern amenities, including meeting spaces, a focus on children's areas, and modern tech resources"



"More modernized technology, more private meeting space for small and large groups, more comfortable seating. "



"Most programs attended are related to children/kids programs, but many people would like to see more adult lectures and groups."



"Outdoor area for multiple programs. More staff space. Quiet study and work rooms."



"The historical area of the building, and the children's spaces. "

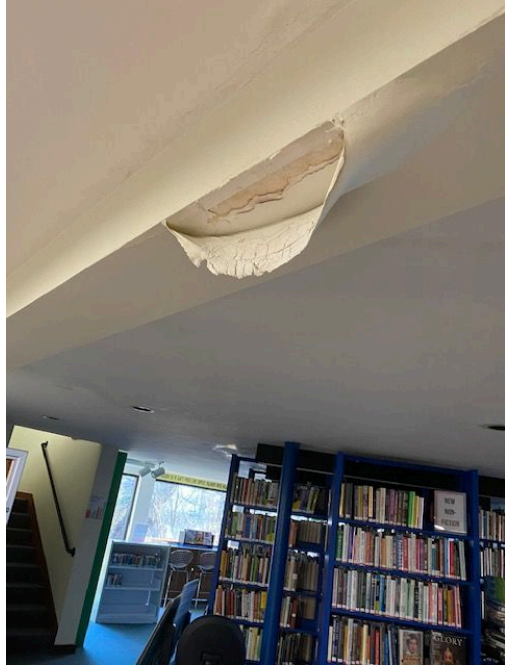


Building Systems (MEPFP) Fitzmeyer & Tocci Associates

- The building does not have a fire protection (sprinkler) system. Depending on the level of renovation, a fire protection system may or may not be required.
- Building HVAC is currently fed from miscellaneous split systems ranging in age from 2001 to 2017. The newer units (installed in 2017) are in good condition and could potentially be re-used depending on proposed renovation layouts.
- Much of the older equipment is beyond its useful life and will need to be replaced as part of future renovation plans
- Main electrical equipment (panelboards) are beyond useful life and main electrical room does not meet National Electrical Code (NEC) clearance requirements
- Existing septic tank and leaching field requires evaluation to determine if it could serve a renovated library or if replacement is required.
- Incomplete fire alarm notification coverage



Current structural issues



First floor water damage where the 1970's addition joins the original historic library



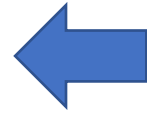
Window trim leaks and rot on the first floor



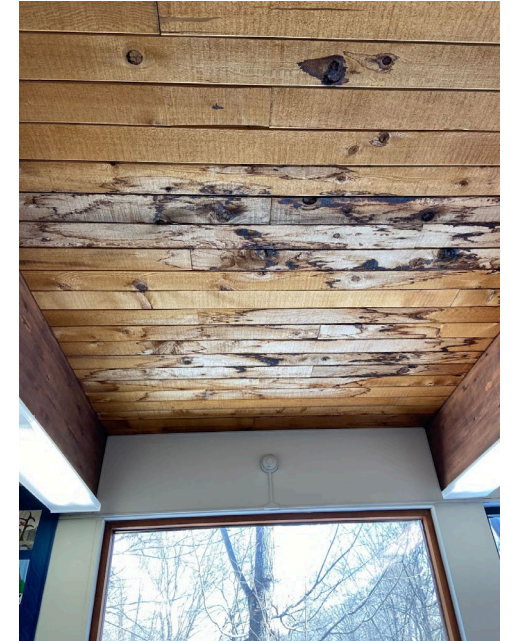
Current structural issues, continued



2021 leak on
slanting windows in
Children's Area on
Crescent Street side



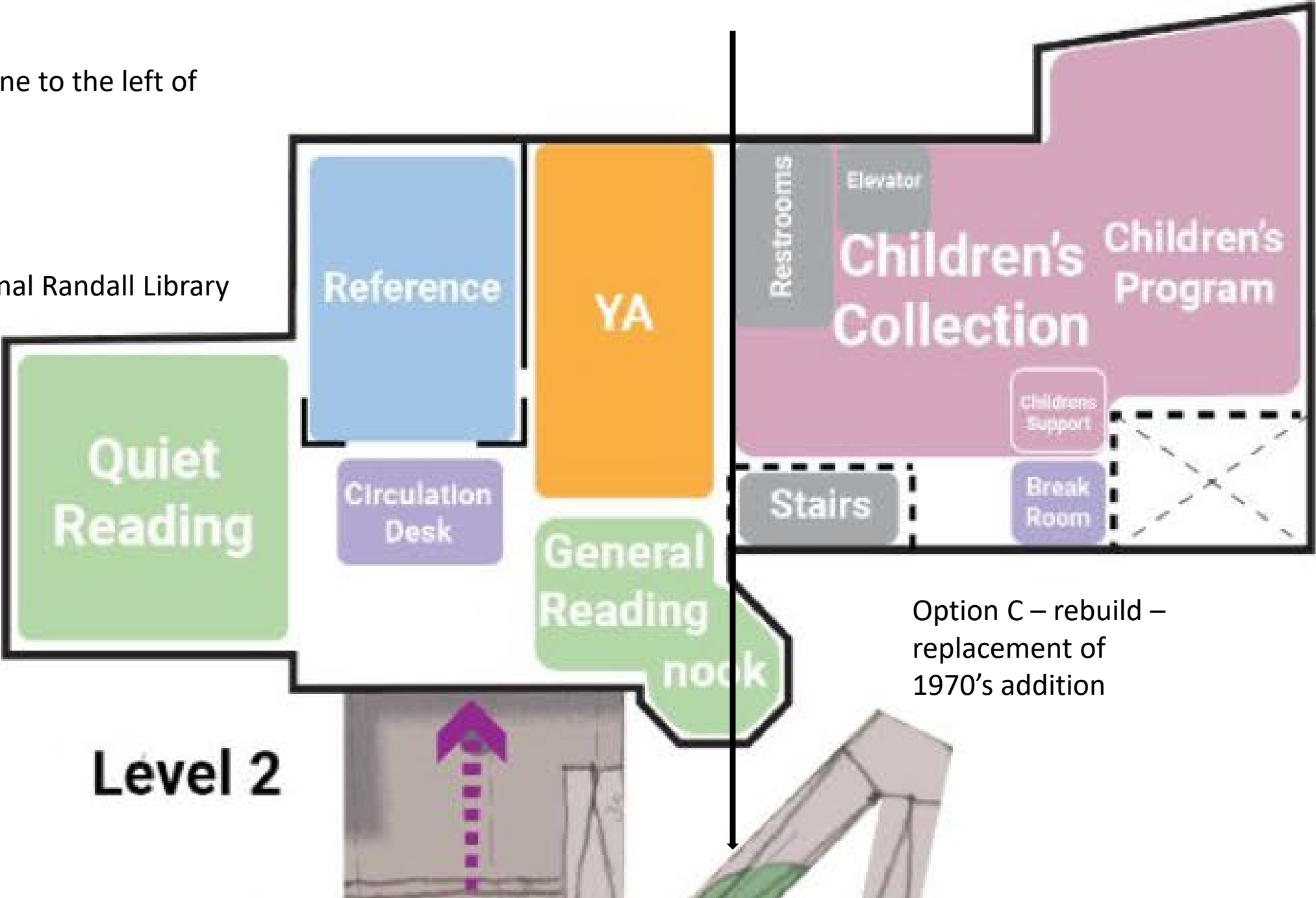
Building Department
installed a semi-permanent
tarp on the inside to funnel
the leaks into a bucket



Recurring roof leak
damage on the
second floor of the
1970's addition

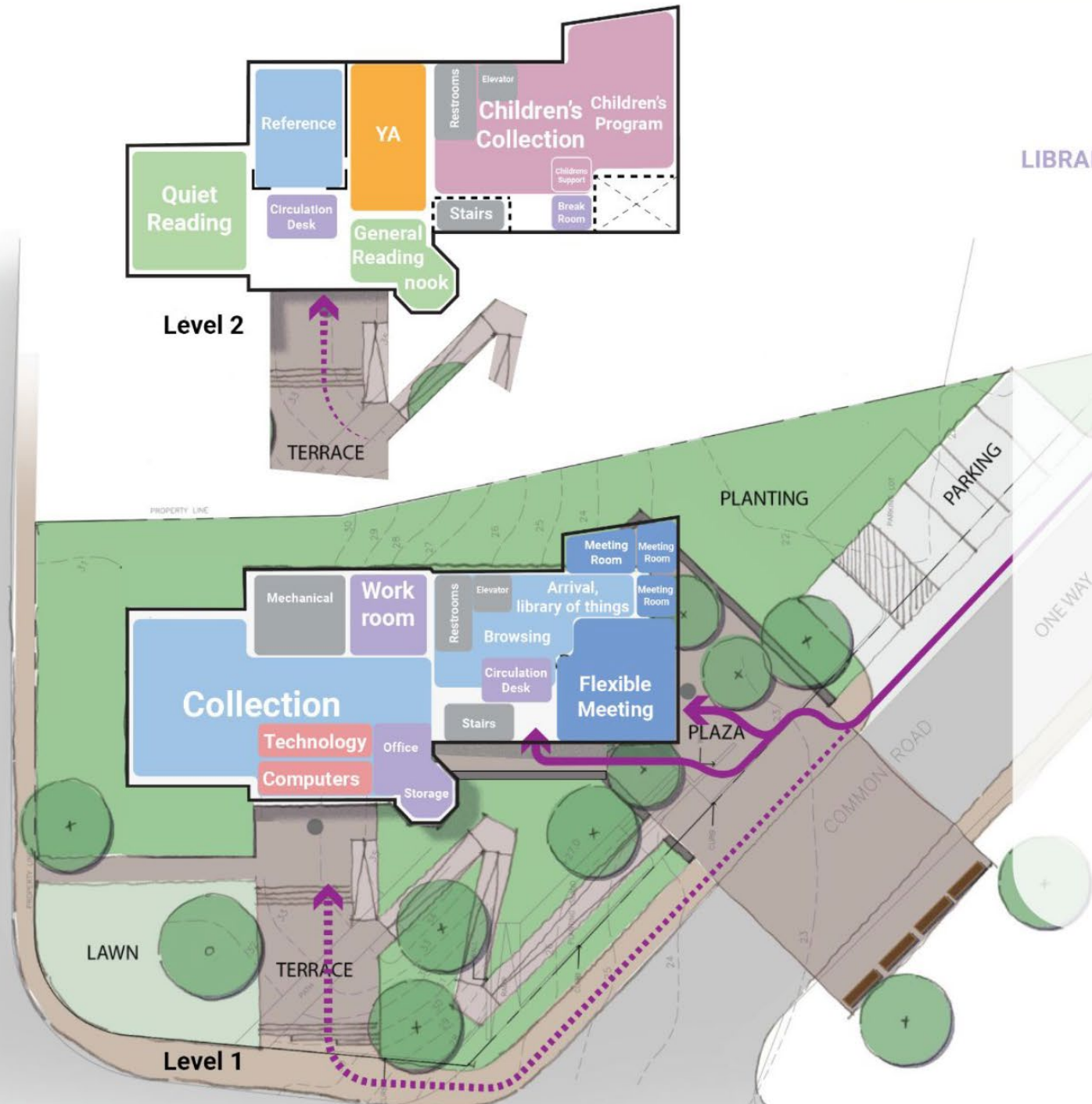
Previous work done to the left of the vertical line

Original Randall Library



Level 2

Option C – rebuild –
replacement of
1970's addition



LIBRARY SUPPORT SPACES

COLLECTION

READING

YOUNG ADULTS

CHILDREN'S

TECHNOLOGY

MEETING SPACE

BUILDING SUPPORT

EXTERIOR



Option C- Rebuild Addition



Preliminary Cost Estimate

Base Building Improvements + Building Code Requirements:

Sitework

- Enabling
- Accessibility Improvements
- Site Utilities
- Site Lighting
- New Septic System (B + C)

Architectural

- Accessibility Improvements
- Envelope Repairs + Replacement
- Masonry Restoration
- New Elevator
- Finish Replacement

MEPFP

- New mechanical systems
- New sprinkler system
- New lighting
- New Fire Alarm + Electrical Infrastructure

Soft Costs

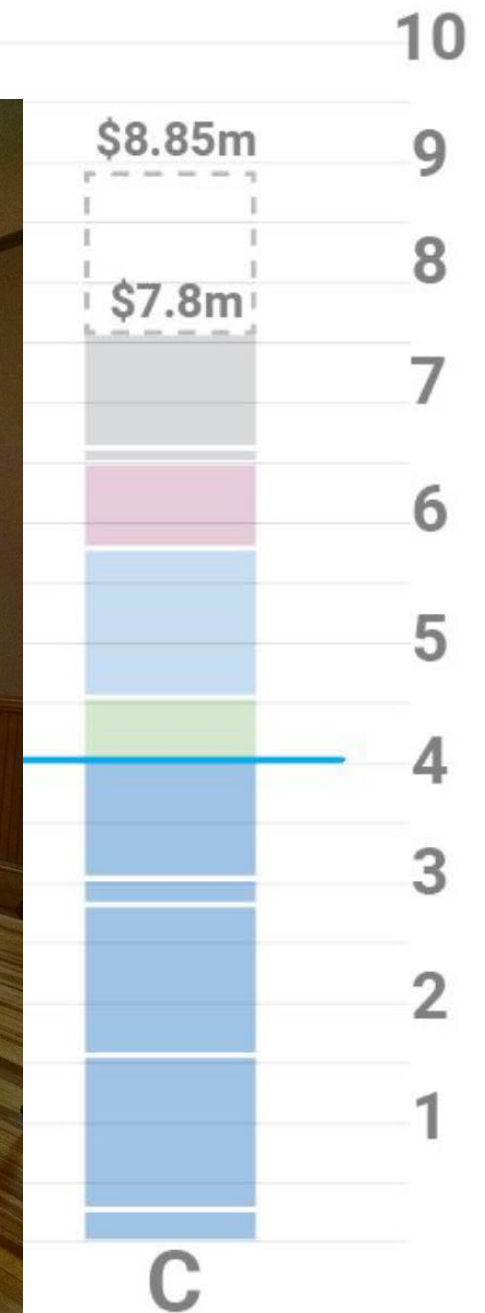
- Escalation to Spring 2023
- Moving & Storage Expenses
- Temporary Facilities Expenses
- Fixtures, Furnishings/Shelving & Equipment (A/V, Security, etc.)
- Owner's Project Management (OPM)
- Professional Services
- Architectural & Engineering Professional Services
- Construction Utility Services
- Building Commissioning Services
- Hazardous Material Assessment & Disposal Costs
- Permitting, Legal Expenses, Bonding
- Construction Material Testing
- Owner's Contingency
- Geotechnical Services

Preliminary Cost Estimate



Financial Commitments

- Randall Library Board of Trustees: \$500,000
- Hale High School Fund: \$400,000
- \$1,000,000 requested from the Community Preservation Committee to be approved at Town Meeting



Questions/Comments?

Tina McAndrew

978-897-8572

tmcandrew@minlib.net

Building Committee

Kat Copeland, Community Member

Morgan Hillman, Trustee Member

Lisa Lavina, Vice-Chair, Community Member

Tina McAndrew, Chair

Peter McManus, Capital Planning Member

Brian Patuto, Finance Member

Jim Salvie, Select Board Member