



BEALS MEMORIAL LIBRARY PHASE 2 INFRASTRUCTURE PROJECT (FREQUENTLY ASKED QUESTIONS)

Q: WHY IS THIS PROJECT NECESSARY?

- The Library was not designed and built to accommodate today's technology, and the infrastructure project will help to bring our historic 109 year-old building into the 21st century.
- This project will bring the Library up to code by installing electrical outlets throughout the building where none currently exist, enabling our staff and patrons to better utilize the Library's limited space.
- The Library's antiquated electrical system is a dangerous fire hazard, with a portion of the building still carrying electricity through knob & tube wiring.
- The building has no fire suppression system in place that could potentially protect the lives of our staff, our patrons, and the contents of library. The work will also safeguard the 1.3 million dollars we have already invested in making the library accessible to everyone in the community.
- The project will further repair all of the cracked plaster and peeling paint found on walls and ceilings throughout the building.

Q: WILL THE PROJECT RAISE MY TAXES?

No, the project will be paid for with free cash, and will not have a direct impact on your tax bill or on the town's operating budget.

Q: HOW LONG WILL THE PROJECT LAST?

It is hoped the project will take no longer than 2 months to complete. We expect work to start in early October and finish by the end of November. This timeline is an estimate, and the work may take longer to complete.

Q: WILL THE LIBRARY HAVE TO CLOSE DOWN DURING THE PROJECT?

It is anticipated that the library may have to close on some days during construction. Notice of closures will be given in advance, and due dates on Library materials will be adjusted to reflect the closures.

Q: WILL THE COMPLETION OF THIS PROJECT BRING US CLOSER TO HAVING A NEW CHILDREN'S ROOM?

Yes, completing this Phase 2 infrastructure project will move us forward in our vision to convert the existing basement space into a Children's Room by updating the electrical system in preparation for future use in that area of the building. The Children's Room Project will be Phase 3 of our overall effort to bring the Library into the 21st Century.

Q: IF THIS IS PHASE 2, WHAT WAS PHASE 1?

Phase 1 was the completion in 2018 of the Library Accessibility Project. This \$1.3 million dollar investment brought our 109 year-old building into ADA compliance by installing a new elevator, and building a stairwell and two new accessible bathrooms. The work also included a beautiful new walkway up to our side entrance lobby.

PLEASE SUPPORT YOUR PUBLIC LIBRARY. VOTE YES ON WARRANT ARTICLE 12. THANK YOU!

THE SELECT BOARD, AND THE FINANCE
AND CAPITAL PLANNING COMMITTEES
UNANIMOUSLY SUPPORT THIS ARTICLE!



QUESTIONS ABOUT THE PROJECT?
PLEASE CALL LIBRARY DIRECTOR
MANUEL KING AT 978-207-0300.

BEALS MEMORIAL LIBRARY

PHASE 2 INFRASTRUCTURE PROJECT FACT SHEET

(PROPOSED START DATE OF FALL 2022)

SCOPE OF WORK

The Beals Memorial Library proposes to:

- Install fire suppression sprinkler and alarm detection systems
- Bring electrical service up to code by replacing antiquated knob and tube wiring where it currently exists and installing additional outlets and switches
- Repair and paint cracked and peeling plaster wall and ceiling surfaces

JUSTIFICATION

This project is necessary to:

- Bring the Library into the 21st century by providing staff and patron electrical outlets where needed
- Provide for future technological usage
- Ensure the safety of staff, patrons, the building, and its contents
- Protect the \$1.3 million we have invested in making the building accessible
- Repair the cracked plaster and peeling paint in our historic 109 year-old building

ESTIMATED PROJECT COST

(A detailed Design Cost Estimate developed by Abacus Architects is available upon request)

TOTAL OF ALL CONSTRUCTION:	\$788,966
(Includes removal of hazardous materials, site work, design & pricing contingency, general conditions & requirements, insurance, bond, permit, overhead & profit)	
SOFT COSTS: (Not included in the Schematic Design Cost Estimate)	\$195,034
(Includes fees for the Architect & Engineer, and construction contingency)	

TOTAL PROJECT COST \$984,000

FUNDING SOURCES:

• Robinson-Broadhurst Foundation:	\$200,000
• Library Funds:	\$ 75,000
(Amount remaining from Phase 1 Accessibility Project)	
• Town of Winchendon:	\$400,000
(Approved at May 2021 Town Meeting)	
• Town of Winchendon:	\$314,500
(Pending your approval at the May 2022 Town Meeting)	

TOTAL PROJECT FUNDING SOURCES \$989,500

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