



Town of Lexington - FY2025-29 CPA Project

Project Name: Cary Memorial Library Renovation Project

Date: 10/19/2023

Project ID: DPF-25-5 **Department:** Department of Public Facilities

Revised:

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Description of Project:

It has been nearly 20 years since the Cary Library's major renovation project in 2004. Over the course of the next ten years, the library will need significant capital investment due to wear and tear and to aging mechanical systems.

The library recognized the need to renovate its Children's Room and Large Meeting Room spaces in 2019 when it received an appropriation of \$100K to conduct a feasibility study for those spaces. The issue of the building's HVAC system reaching end of life prompted replacement of the system on the entire lower level, increasing the scope of the project.

Children's spaces in public libraries have changed significantly since the Cary Library was designed in the late 1990s. Several factors drive these changes - advances in technology, the need for more flexible programming spaces, evolving standards in accessibility/Universal Design, and an increasing urgency regarding the safety of children in public spaces. The renovation of the Children's Room will provide a larger programming space, updated restrooms (including one with a universal changing table), better sight lines, and adequate staff work space.

The Large Meeting Room adjacent to the Children's Room will also be renovated as part of this project. This space will receive a full technology update for hybrid programming, a new hearing loop, and better kitchen facilities designed for cooking, science, and craft programming.

Approximately half of the project cost will go toward installing a new green energy HVAC system for the lower level. The library's HVAC system is nearing end of life, and this project presents an opportunity to convert the lower level. This is an extensive project that will require replacement of ceilings throughout the lower level.

Additional capital needs that will be completed during this project include renovation of the lower level restrooms, new carpeting for the lower level hallway, and replacement of the stairway treads connecting the South Lobby and the Main Level.

Justification/Benefit:

The library is an important community resource, supporting early literacy, lifelong learning, and community connection. The Children's Room was designed in the late 1990s and has not been updated since the building opened in 2004. In addition to refreshing a well-worn space, this renovation will solve some safety issues in the space and make it more functional for students with disabilities (students from the LABBB Collaborative and the Cotting School visit the library weekly). Improvements to the Large Meeting Room will allow the library to meet in person and virtual programming needs and will bring this space inline with other Town meeting spaces.

The Library's HVAC system has become increasingly problematic and is nearing end of life. It's replacement and the conversion to clean energy is in line with the Town's priorities.

Impact if Not Completed:

Today's children's spaces put children at the center of the design process, and allow for a greater range of activities to be accommodated. After nearly 20 years of wear and tear, the room needs updates to furniture, shelving, lighting, technology, restrooms, and creative spaces. Building safety issues were not a significant part of the design process in the late 90s and there are several changes needed to improve safety in the space. Without this project, spaces will continue to degrade and the accessibility and safety issues will remain.

Timeframe:

The construction schedule should be for FY25 and have a 9-12 month construction schedule.

Replacement Frequency:

None.

Basis for Cost Projections:

Total estimate of projects from the 20 year capital plan.

Stakeholders: Lexington residents, parents, seniors. Students from the LABBB Collaborative and Cotting School. Library staff.

Operating Budget Impact:

No additional impact to budget.

Funding Source: General Fund, Prior Authorization, CPA, Grant/Gift/Trust

Prior Authorizations: Article 16J from the 2020ATM appropriated \$672,000 towards the mechanical system for the Children's Room and will be used in addition to the funds requested below.

Town Meeting	Description	Authorized	Expended*	Encumbered*	Remaining*	Returned
2019/20H	Cary Library Children's Room Renovation Design	\$ 100,000	\$ 65,148	\$ 2,932	\$ 31,920	—
Totals		\$ 100,000	\$ 65,148	\$ 2,932	\$ 31,920	—

Funding Request:

	FY2025	FY2026	FY2027	FY2028	FY2029
Site Acquisition	\$ —	\$ —	\$ —	\$ —	\$ —
Design/Engineer	\$ 500,000	\$ —	\$ —	\$ —	\$ —
Project Management	\$ 350,000	\$ —	\$ —	\$ —	\$ —
Construction	\$ 3,500,000	\$ —	\$ —	\$ —	\$ —
Equipment	\$ 650,000	\$ —	\$ —	\$ —	\$ —
Contingency	\$ 500,000	\$ —	\$ —	\$ —	\$ —
Totals	\$ 5,500,000	\$ —	\$ —	\$ —	\$ —
CPA Amount	TBD	\$ —	\$ —	\$ —	\$ —