

*Widening Westford's World*

# J.V. Fletcher Library

Project Update

Westford Select Board

January 27, 2026



FINEGOLD  
ALEXANDER  
ARCHITECTS



# Agenda

- Project Snapshot
- Schedule Status
- Budget Status
- Construction Progress
- Risks and Mitigation
- Community Impacts & Communication
- Next Steps



*Rendering of New Rear Entry*

# Project Snapshot

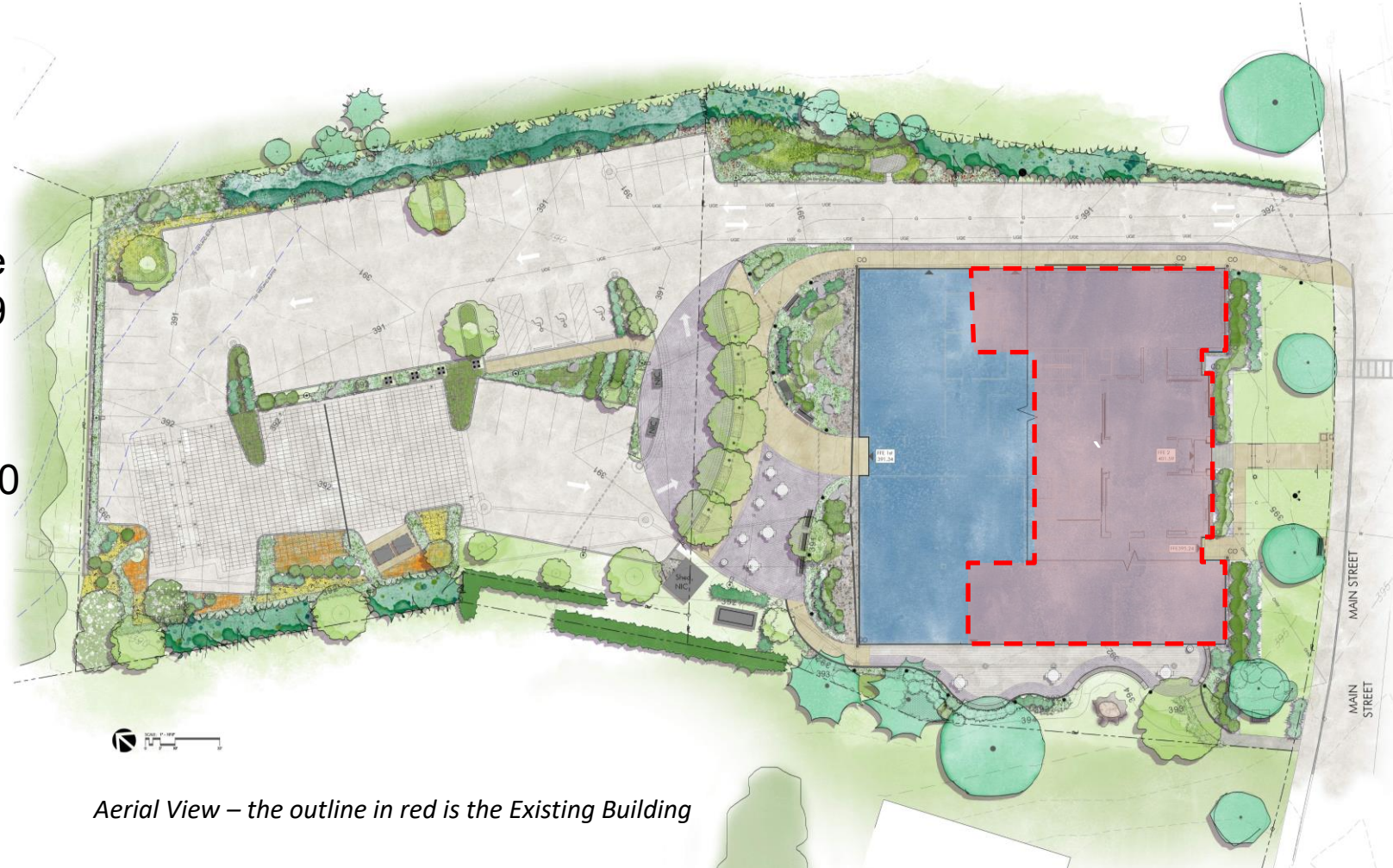
## J.V. Fletcher Library Addition & Renovation Project

Upon completion, the library will increase in size from 22,456 square feet to 35,159 square feet.

**Total Approved Budget: \$32,546,009.00**

**Target Opening Date: January 2027**

**Current Phase:** This project is currently in the Construction Phase and remains aligned with the Town's approved goals.



*Aerial View – the outline in red is the Existing Building*

*Diagram of New Landscape and Expanded Library*

# Schedule Status

**Status:** Project Remains on Schedule

**Target Substantial Completion Date:**  
November 21, 2026

**Target Opening Date:** January 2027

**Key Milestones Completed:**

- Hutter Construction Notice to Proceed:  
May 20, 2025
- Temporary Library Opened:  
April 22, 2025



*Construction Progress of Steel Erection, January 2026*

# Budget Status

**Summary:** This project remains within the Town's approved budget, with 96% of Contingency remaining.

**Total Approved Budget: \$32,546,009.00**

## Change Orders

- 11 approved PCO's to date
- Most changes due to Unforeseen Conditions post demolition.
- Largest cost to date: \$22k for uncovered structural foundation deficiencies.

## Upcoming Procurement Packages

- Furniture
- Audio Visual & IT Equipment
- Security Equipment
- Signage

Item	Amount	%
Total Project Budget	\$32,546,009	
Total Expended to Date	\$7,151,503	21.97%
Balance Remaining	\$25,394,505	78.03%
Total Project Contingency	\$3,931,700	12.08%
Contingency Spent of Project Contingency	\$151,718	3.86%
Contingency Spent of total Project Cost		0.4%
Construction Contract Value	\$20,471,634	
Contractor Change Orders	\$104,718.09	0.51%
Revised Construction Contract Value	\$20,576,352	
MBLC Grant Total Offset	-\$8,681,257	
Other Grants/Project Offsets	-\$1,507,252	
Westford Taxpayer Total	\$22,357,499	

Project Budget Summary

# Construction Progress

## Major Activity

- Demolition complete & Historic Areas protected
- Stormwater Chamber installed
- Steel Erection & Concrete underway
- CMU Stair & Elevator Shafts complete
- Electrical, Mechanical & Plumbing layout underway
- Mock-up in progress

## Upcoming Activity (30-60 days)

- Steel decking, Masonry Infills, Exterior Stud framing & enclosure installation

## Safety / Inspections

- No known safety issues
- Crane is mobilized on site with safety protocols and training
- Inspections & Commissioning are ongoing with no identified issues



*Construction Progress, Steel Erection, January 2026*

# Risks & Mitigation

1. Winter Weather Delays  
*Mitigation Measures (MM): fully anticipated and mitigated through temporary heat, enclosures, and protection measures included in the construction approach*
2. Concealed Existing Conditions:  
*MM: Daily communication, on-site walkthroughs & photos, weekly meetings*
3. Lead Times: delivery of equipment  
*MM: Released and tracking all major equipment with monthly review including Elevator, Generator & Transformer*
4. Tarriff Costs  
*MM: Revised bid language & released major equipment (Steel, Electrical, Mechanical)*

All known risks are being managed.  
No Select Board action needed at this time.



Construction Progress, On-site Walkthrough, January 2026

# Community Impacts

Most significant community impact is the reduction of local library services. The Temporary Library is open at 515 Groton Road.

Library programs have been relocated within other venues, and the Inter Library Loan program is helping to supplement collection availability. Certification allows Westford Residents to use any library in the Commonwealth.

Project information can be found at: Town and Library websites, Westford CAT Recordings and Monthly Building Committee Meetings & Minutes.



*Project Groundbreaking, June 2025*

# Next Steps

**Schedule Status:** On Schedule

**Budget Status:** On Budget, tracking contingencies. Continuing to Fundraise.

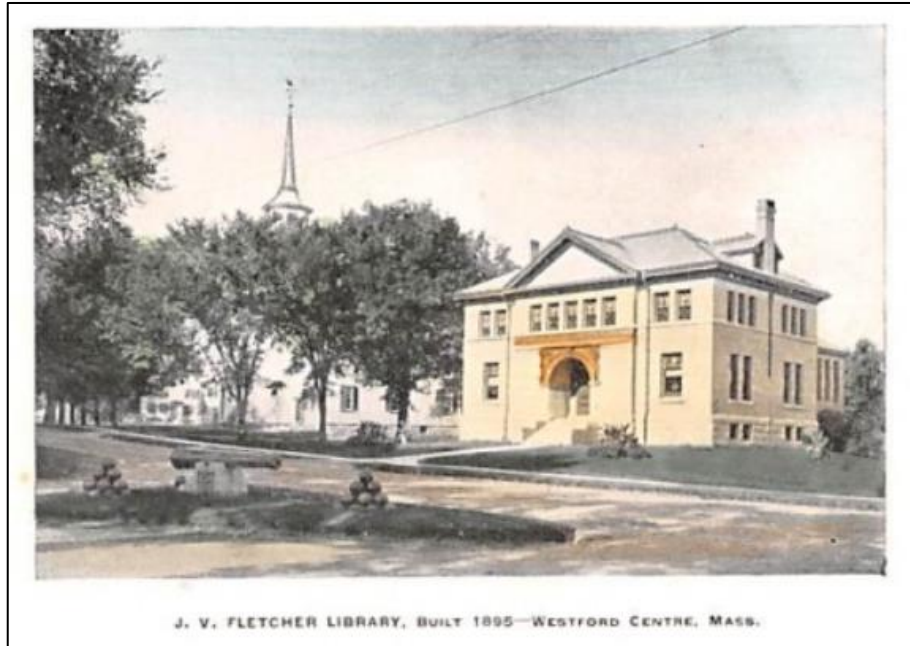
**What's Coming Next:** Construction is Ongoing. Completing the Town's directly procured materials within the next 60 days. Continuing routine MBLC Grant compliance.

**Summary:** The project remains on schedule and within budget. Work to enclose the new addition begins this month. No Select Board action is required currently.



*Construction Progress of Mockup, January 2025*

# Thank you!



*Construction Progress at Main Street Elevation, January 2026*