

*Widening Westford's World*

# J.V. Fletcher Library

Project Quarterly Update

Westford Select Board

May 26, 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

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

**Target Contingency Budget:** \$3,662,245.00

**Current Contingency Balance:** \$3,392,790.00

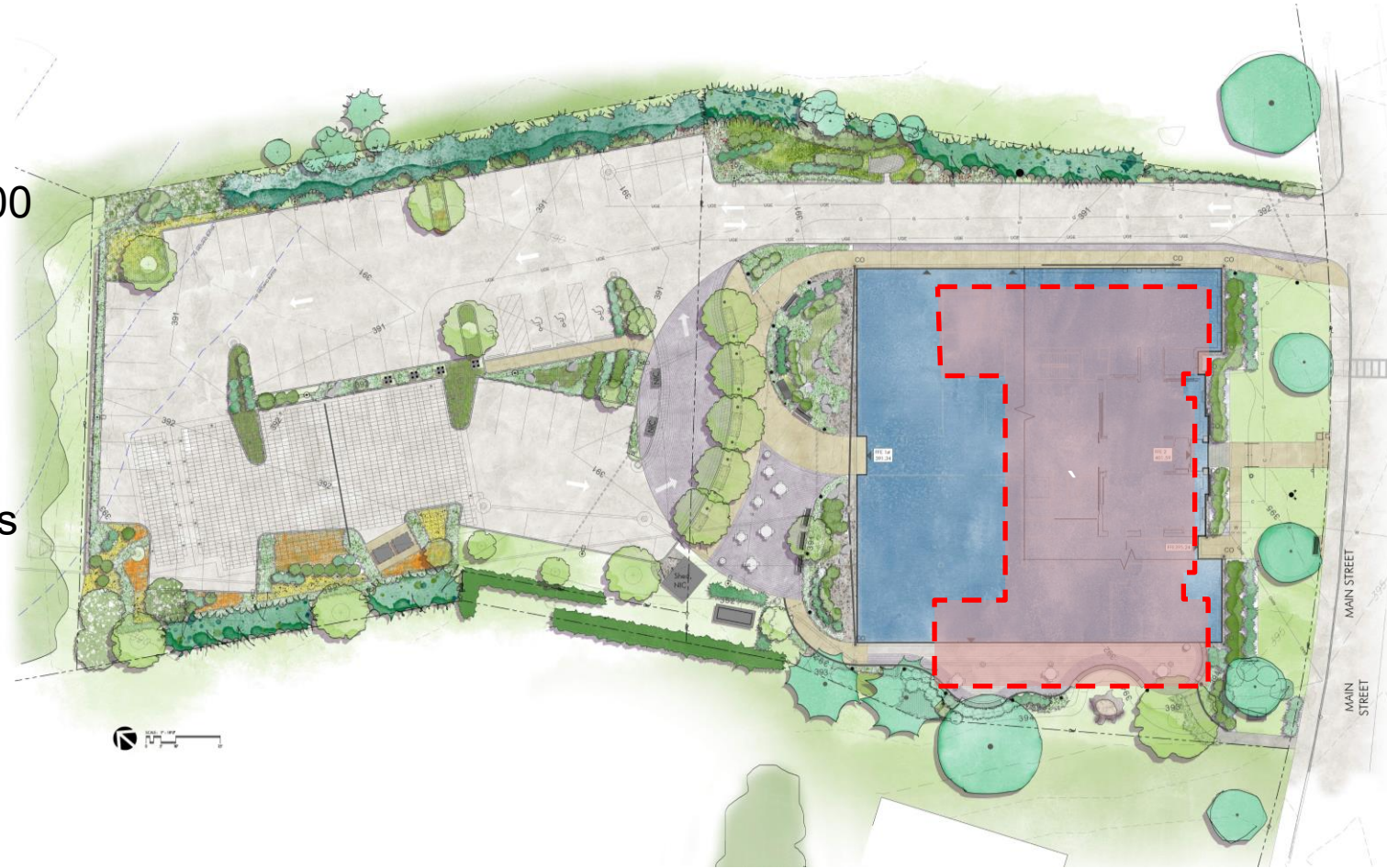
**Target Delivery Date:** January 2027

**Current Opening Date:** Late March 2027

(Delayed/Extended)

Unforeseen conditions of the 1800s and 1980s construction impacting schedule. Details on following slides.

While schedule is delayed, we remain **within Budget** with **no compromise to design**.



*Aerial View – the outline in red is the Existing Building  
Diagram of New Landscape and Expanded Library*

# Schedule Status

**Status:** The project experienced schedule delays and is now proceeding on an updated and extended timeline. Biggest schedule impact was due to unforeseen conditions.

**Target Substantial Completion Date:**  
February 15, 2027 (delay of 12.4 weeks)

**Target Opening Date:** Late March 2027

**Key Milestones Completed:**

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



*Construction Progress of New Facade, May 2026*

# Budget Status

**Summary:** This project remains within the Town's approved budget, with 92% of contingency remaining.

**Total Approved Budget: \$32,546,009.00 (unchanged)**

## Change Orders

- 29 approved PCO's to date
- Most changes due to unforeseen conditions post demolition.
- Largest cost to date: \$125,600 for uncovered structural deficiencies.

## Upcoming Procurement Packages

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

Item	Amount	%
Total Project Budget	\$32,546,009	
Total Expended to Date	\$9,512,386	29%
Balance Remaining	\$23,033,622	71%
Total Project Contingency	\$3,662,245	11%
Contingency Spent of Project Contingency	\$269,455	7%
Contingency Spent of total Project Cost		0.8%
Construction Contract Value	\$20,471,634	
Contractor Change Orders	\$221,705	0.5%
Revised Construction Contract Value	\$20,693,339	
MBLC Grant Total Offset	(\$8,681,257)	
Other Grants/Project Offsets	(\$1,658,004)	
Westford Taxpayer Total	\$22,207,048	

Project Budget Summary, Revised May 2026

# Construction Progress

## Major Activity

- Steel erection complete & interior concrete nearing completion (all major slab pours completed)
- Roof truss and sheathing in progress
- Exterior wall construction in progress
- Electrical, mechanical & plumbing installation underway
- Mock-up in progress

## Upcoming Activity (30-60 days)

- Exterior enclosure installation, roofing installation, interior wall construction

## Safety / Inspections

- No known safety issues
- Inspections & commissioning are ongoing with no identified issues
- Additional hazardous materials were uncovered and remediated



Construction Progress, Exterior Envelope, May 2026

# Risks & Mitigation

1. Concealed existing conditions  
*MM: daily communication, on-site walkthroughs & photos, weekly meetings, Full-scale mockup to validate envelope detailing, Drone surveys + pipe cameras for early risk detection (outside and in)*
2. Additional schedule delays due to future unforeseen conditions  
*MM: daily communication, additional architect on site presence. Standing weekly coordination 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 of Mockup, May 2025

# Community Impacts

Most significant community impact is the relocation of local library services. The Temporary Library is open at 515 Groton Road, but meeting room use and library programs are held off-site and collection browsing is restricted. Increased downloadable collections and ILL address this.

Due to Schedule delay, Library opening date will need to be revised. Services will remain in place at 515 Groton Road at the Temporary Library.

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



Audio Visual Equipment Funding from Westford Delegation, January 2026

# Next Steps

**Schedule Status:** Schedule Delayed by roughly 3 months.

**Budget Status:** On budget, tracking contingencies. Continuing to fundraise.

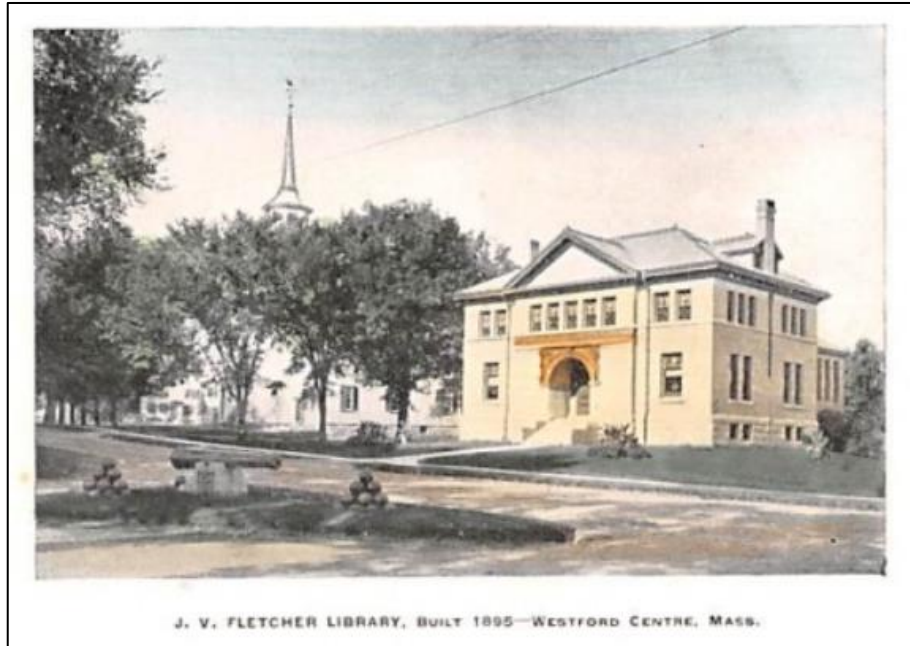
**What's Coming Next:** Construction continues with considerable parallel construction activities. Continuing to procure Town's contracts. Continuing routine MBLC Grant compliance.

**Summary:** The project remains on budget, with a revised schedule. No design or program elements have been compromised. No Select Board action is required currently.



*Construction Progress, On-site Walkthrough, May 2026*

# Thank you!



*Construction Progress at Main Street Elevation, May 2026*