

Widening Westford's World

J.V. Fletcher Library

Project Quarterly Update

Westford Select Board

September 08, 2026



FINE GOLD
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 SF to 35,159 SF.

Total Approved Budget: \$32,546,009.00

Target Opening Date: Late March/Early April 2027

Current Phase: This project is currently in the Construction Phase and remains aligned with the Town's approved goals. 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 continues to track in accordance with the revised schedule presented at the last update.

Target Substantial Completion Date:

February 15, 2027

Target Opening Date:

Late March/April 2027

Key Milestones Completed:

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



Crane delivering Rooftop Equipment, August 2026

Budget Status

Summary: This project remains within the Town's approved budget, with 78% of Contingency remaining.

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

Change Orders

- 71 approved Proposed Change Orders to date
- Most changes due to Unforeseen Conditions post demolition.
- Largest cost to date: \$125,600 for uncovered structural deficiencies.

Current & Upcoming Procurement Packages

- Furniture (*furniture has been ordered*)
- Audio Visual, IT, Security Equipment
- Signage

Item	Amount	%
Total Project Budget	\$32,546,009	
Total Expended to Date	\$14,894,510	45.76%
Balance Remaining	\$17,651,498	54.24%
Total Project Contingency	\$3,662,245	11.25%
Contingency Spent of Project Contingency	\$814,841	22.25%
Contingency Spent of Total Project Cost		2.5%
Construction Contract Value	\$20,471,634	
Contractor Change Orders	\$755,091	3.56%
Revised Construction Contract Value	\$21,226,725	
MBLC Grant Total Offset	(\$8,681,257)	
Other Grants/Project Offsets	(\$1,816,712)	
Westford Taxpayer Total	\$22,048,040	

Project Budget Summary, Revised May 2026

Construction Progress

Major Activity

- Roof is weathertight. Exterior wall construction (Brick and windows) in progress. Glass Curtain Wall in progress.
- Interior walls, Electrical, Mechanical & Plumbing installation underway.
- Major equipment delivery is ongoing; Generator & Roof Top Units delivered.

Upcoming Activity (30-60 days)

- Building will be weathertight, interior wall and M/E/P/FP construction will continue.

Safety / Inspections

- No safety issues
- Inspections & Commissioning are ongoing with no identified issues. Window and Roof Testing being scheduled
- Additional Hazardous Materials were uncovered and remediated



Construction Progress, Exterior Envelope, August 2026

Construction Progress



Roof Top Equipment Installation



Mary Atwood Lay Light Inspection



Roof Installation Progress



Children's Reading Garden Progress



Roof Installation: Drone Footage, c/o Westford Police Dept



Generator Delivery

Construction Progress, July/August 2026

Risks & Mitigation

1. Concealed Existing Conditions
MM: Daily communication, on-site walkthroughs & photos, weekly meetings
2. Additional Schedule delays due to 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)

We remain on top of the risks and nothing new since last update.

No Select Board action needed at this time.



Interior Construction Progress, Stair C, August 2026

Community Impacts

Most significant community impact is the reduction of local library services. The Temporary Library is open at 515 Groton Road. Inter Library Loan program remains available to patrons and is being actively used.

Funds Received This Quarter:

- \$100,000 State Legislative Earmark was secured through the efforts of Rep. Arciero
- \$50,000 State Legislative Earmark was secured through the efforts of Senator Cronin
- \$60,000 CPA Grant

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



Construction Progress of New Facade, August 2026

Next Steps

Schedule Status: Schedule remains unchanged from the last reported update.

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

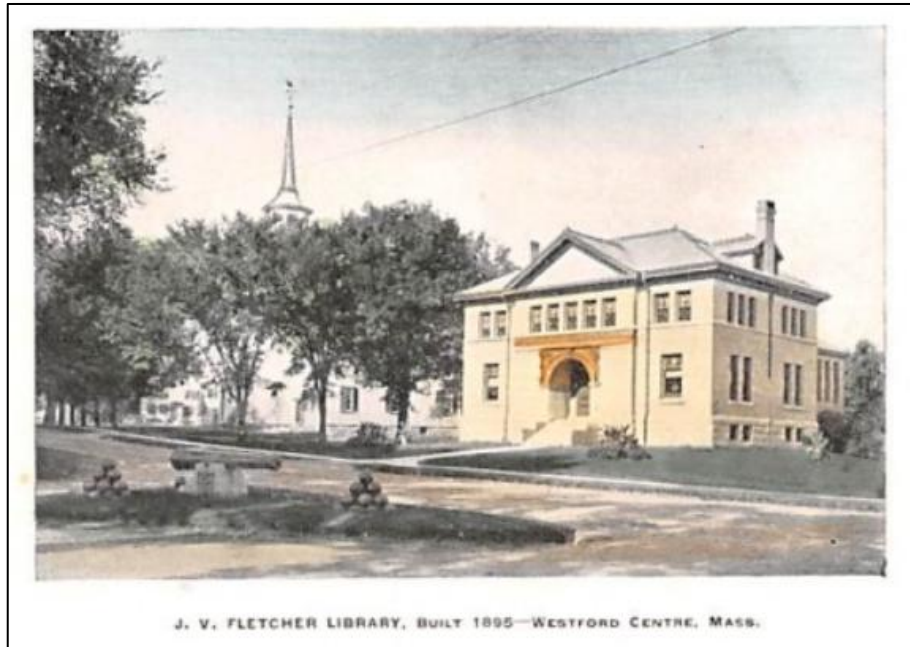
What's Coming Next: Construction is Ongoing. Continuing to procure Town's contracts. Continuing routine MBLC Grant compliance.

Summary: The project remains on budget and progressing against last schedule reported. No design or program elements have been compromised. No Select Board action is required currently. Next Anticipated Select Board action will be approving AV/IT/Security Contracts, anticipated late September 2026.



Construction Progress of Interior, August 2026

Thank you!



Construction Progress at Main Street Elevation, August 2026