

## Athol Public Library



## Renovation and Expansion

### PROJECT TIMETABLE

This project will take approximately 12 months to prepare construction documents and conduct bidding phase and 12 months from the start of construction to completion barring any unforeseen complications.

#### Mass Board of Library Commissioner's (MBLC) Grant Award Announcement

July 14, 2011

### *So what happens then?*

#### Design Development Phase July 2011-December 2011

During this phase, we will be reviewing the design with the MBLC and the library staff, gathering input, negotiating contracts for the project manager and architectural services, and touching base with town inspection offices.

We will also update the project schedule and review the budget, apply for permits and draft full technical specifications. When Design Development is at 90% we need to get approval from Building Committee and the MBLC.

#### Construction Documents Phase January 2012-June 2012

Now we begin Construction Documents. One of the most important things our project manager has put into the schedule is the Document Review by an independent outside firm (one month). This is to make sure that change orders are kept to an absolute minimum by catching any 'loopholes' at this stage. Final approval for land use permits and building permits (ConCom, Planning, Zoning, etc.) will be secured.

#### Bidding Phase June 2012-July 2012

Massachusetts has many complicated building laws and a close eye will be kept to ensure that we are meeting all legal requirements while still getting the best value for your tax dollar. For our LEED green certifications and because it's the right thing to do, we will be encouraging local vendors to bid on our project following the requirements of Mass General Law.

#### Construction Phase August 2012-July 2013

The companies and individuals who have been awarded the bids will mobilize on Site and begin construction under the direction of the Owner's Project Manager and the Clerk of the Works with guidance from our local inspection departments.

#### Temporary Relocation Phase July 2012-July 2013

Of course we will need to move to a temporary location during construction. This is to protect the public and the staff from noise, unnecessary exposure to dust and any hazardous materials that may be removed; and the town from lawsuits relating to the aforementioned risks. In addition, the construction time will be much shorter without the crew having to work around the public and staff. We have not determined where we will be relocating but we will be investigating potential sites once the grant is announced.

**Grand Opening of Renovated and Expanded Athol Public Library**

**August 2013**

*SEE YOU THERE!*

