

## **The Feasibility Study**

The feasibility study is a planning document that:

- Confirms and explains the library's needs and requirements
- Identifies and evaluates alternative solutions
- Recommends and defines a solution
- Summarizes the proposed scope of the work
- Provides a detailed cost estimate.

This study will determine if a renovation to the current library will make sense and meet Dighton's long-term needs and be cost-effective. It will also take into account other solutions that may be more efficient or cost-effective.

## **The Building Program**

The Dighton Public Library's Building Program addresses the specific functions and requirements that a public library must meet for a town of Dighton's size. Per the Massachusetts Board of Library Commissioners (MBLC), the funding agency for 75% of this Planning and Design Grant (the Community Preservation Committee was the other 25%), the program must address Dighton's needs 20 years into the future, as well as identify current and projected library trends and space needs.

The Building Program was written with the help of the Dighton Public Library's Strategic Plan for Fiscal Years 2014 – 2019 (itself a document crafted with community input); Dighton's new Master Plan, projections from SRPEDD, and other tools to identify space needs and measures for library service. The Building Program has been approved by the Dighton Board of Trustees and accepted by the MBLC. It is the document that will serve as a basis for the feasibility study.

## **Owner's Project Manager**

The MBLC requires the Dighton Library to hire an Owner's Project Manager (OPM) to assist with this pre-design feasibility study. M.G.L. c. 149 §44A ½ contains the following provision regarding the duties of the OPM:

The duties of the owner's project manager shall include, but need not be limited to, providing advice and consultation with respect to design, value engineering, scope of the work, cost estimating, general contractor and subcontractor prequalification, pursuant to section 44D½ or 44D¾ when applicable, scheduling, construction and the selection, negotiation with and oversight of a designer and a general contractor for the project, ensuring the preparation of time schedules which shall serve as control standards for monitoring performance of the building project, and assisting in project evaluation including, but not limited to, written evaluations of the performance of the design professional, contractors and subcontractors.

By law, the Dighton Public Library will be required to use a qualifications-based selection process, which means that the OPM must be competitively selected on the basis of qualifications, without price competition.

An OPM must be an individual or entity that is engaged in the practice of providing project management services for building construction and supervision. In addition, the OPM must either be:

- a registered architect or professional engineer with at least five years of experience in building construction and supervision, or
- possess at least seven years of experience in building construction and supervision