

Performance Contracting

Project: Public Library Renovation

How Pennsylvania's Guaranteed Energy Savings Act helped one township turn a 30-year-old building into a modern library and community meeting space.

Background

Upper Dublin Library in Montgomery County, Pennsylvania serves a resident population of +26,000.

Originally built in 1987, this 56,000 square foot, two-story building served as corporate headquarters prior to being purchased by the township in 2017 with the goal of relocating the then 15,000-square-foot library to this larger structure.

Empty for more than a year, the 30-year-old building was envisioned to have meeting rooms, comfortable furnishings, outdoor spaces and a café – in addition to housing the library's more than 110,000 materials - all with the intention of encouraging people to spend time, rather than simply running in to grab a book.



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Libraries, like all educational institutions, have been and continue to adapt to serve today's learners by offering not just the tools for learning, like books and computers, but also the kinds of spaces that encourage and enhance a variety of learning and collaborative experiences

Cheri Fiory, Library Director

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Performance Contract Benefits

- » A guaranteed level of performance from the chosen partner
- » Single-point accountability for the entire project
- » No referendum required
- » No change orders
- » An accelerated timeline for facility improvements
- » Minimal disruption to building schedules
- » Greater oversight regarding scope of renovations
- » Better control over final cost of the project
- » Enhanced management of renovation timeline
- » Greater flexibility on product selection

Project Summary

Partnering with architectural and engineering firms, CM3 served as the general contractor and project manager, as well as the HVAC and Building Controls provider, to deliver a comprehensive interior renovation project.

- » Lighting Renovation
- » HVAC Replacement
- » Building Controls System
- » Kitchen / Café Addition
- » Bathroom Renovation
- » Auditorium / Theatre Addition
- » Architectural Changes
- » Floorplan Reconfiguration
- » Interior Remodeling
- » Fire Sprinkler System Installation
- » ADA Compliance

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Working with CM3 as the lead contractor on this project simplified the construction process for us, freeing up our team to focus on other details of the project, such as furnishings and the relocation.

Cheri Fiory, Library Director

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Community Benefits

The \$7.9 million renovation enabled the library to significantly expand the services it offered to the Upper Dublin community including:

- » Expanded and browse-able book and media collections.
- » Flexible learning spaces, well-equipped for quiet individual use, group collaboration, meetings and events.
- » A children's library, with developmentally-appropriate spaces, collections and programs designed to inspire a love of reading and learning.
- » Expanded classes, lectures, performances, book groups and other opportunities for lifelong learners.
- » Improved and enhanced STEAM Lab (Science, Technology, Engineering, Art and Math) for engaging in the Maker movement and building 21st century skills.
- » Powerful virtual connections with a computer lab and robust Wi-Fi throughout the facility.
- » 240-seat auditorium available for lectures, musical performances, civic functions, business meetings, seminars and conferences.
- » A café and additional meeting spaces, also available for various public uses and events.

