

December 10, 2010

Message from Julie Rabinowitz, Vice President, Falmouth Memorial Library Board of Trustees:

Attached are updated cost estimates prepared by Associated Design Partners for four options for the Falmouth Memorial Library.

The Board of Trustees takes the attached cost estimates prepared by Associated Design Partners under advisement, but does not endorse these numbers as something to which the Trustees should be held. Rather, these are ballpark figures for discussion purposes. However, the figures do fall in line with the other estimates the Town and Library have received in the past for different designs for the various locations included in this discussion.

Also, the schematics for the existing library, a new library building design, or Lunt renovation, etc., are not necessarily the final vision of the Library. The Board of Trustees prefers that the bidding process, if there were to be one, indicate a preference for an architect/design firm with significant experience or specialization in libraries.

The plan schematics are not attached, as the Board of Trustees has those currently only in hard copy. These drawings will be distributed at the Council meeting on Monday, December 13.

Design Options for:									
Falmouth Memorial Library									
November 29, 2010									
Upper Range									
			Option A		Option B		Option C		Option D
Opinion of Estimated Probable Cost			Existing Site		Lunt Site		Plummer Site		New Site
Construction Cost									
Land Acquisition			\$410,000.00						
Site									
Site Upgrades (modify spaces and overlay)					\$ 40,000.00		\$ 55,000.00		
Parking Spaces (\$5k each)	76 spaces	\$ 380,000.00		45 spaces	\$225,000.00	43 spaces	\$215,000.00	93 spaces	\$ 465,000.00
Misc	Bldg demo	\$30,000							
	Total Site Cost		\$820,000.00		\$ 265,000.00		\$ 270,000.00		\$ 465,000.00
Building									
Building Demolition (\$7/sf)				7,200 sf	\$ 50,400.00				
Structural Upgrades							\$ 280,000.00		
Basement Water Entry							\$ 15,000.00		
Central Air Conditioning	9,590sf @ \$5/sf	\$ 47,950.00			\$ 80,000.00		\$ 95,000.00		
Exterior Upgrades					\$ 15,000.00		\$ 160,000.00		
Roofing Upgrades					\$ 5,000.00		\$ 25,000.00		
Chimney work					\$ 3,000.00		\$ 15,000.00		
ADA Upgrades							\$ 35,000.00		
Environmental Upgrades					\$ 20,000.00		\$ 20,000.00		
Extention of Elevator							\$ 25,000.00		
Misc upgrades						boiler	\$ 105,000.00		
Renovations to Existing Spaces	5,268sf @ \$20/sf	\$ 105,360.00		8,160sf @ \$70/sf	\$ 571,200.00	5,568sf@ \$110/sf	\$ 612,480.00		
Renovations to Existing Spaces	4,322sf @ \$110/sf	\$ 475,420.00		2,800sf @ \$50/sf	\$ 140,000.00	8,351sf@ \$65/sf	\$ 542,815.00		
New Construction	6,605sf @ \$190/sf	\$ 1,254,950.00		5,983sf @ \$200/sf	\$ 1,196,600.00	484sf@ \$200/sf	\$ 96,800.00	17,570 sf @ \$180/sf	\$ 3,250,450.00
New Exterior Canopies	660sf @ \$75/sf	\$ 49,500.00		1,004sf @ \$75/sf	\$ 75,300.00				
Furnishings (10% of average building cost)		\$200,000.00			\$200,000.00		\$200,000.00		\$200,000.00
Moving Cost \$2.50/sf	1.5\$/sf	\$ 26,355.00			\$43,925		\$43,925		\$43,925
	Total Building Cost		\$ 2,159,535.00		\$ 2,400,425.00		\$ 2,271,020.00		\$ 3,494,375.00
Administrative Cost									
A/E Fees, Legal, Accounting (20%)		\$ 431,907.00			\$ 480,085.00		\$ 454,204.00	18%	\$ 628,987.50
Construction Contingency (10%)		\$ 215,953.50			\$ 240,042.50		\$ 227,102.00	8%	\$ 279,550.00
	Total Administrative Cost		\$ 647,860.50		\$ 720,127.50		\$ 681,306.00		\$ 908,537.50
Total Project Cost			\$ 3,627,395.50		\$ 3,385,552.50		\$ 3,222,326.00		\$ 4,867,912.50

Design Options for:									
Falmouth Memorial Library									
November 29, 2010									
Lower Range									
			Option A		Option B		Option C		Option D
Opinion of Estimated Probable Cost			Existing Site		Lunt Site		Plummer Site		New Site
Construction Cost									
Land Acquisition			\$410,000.00						
Site									
Site Upgrades (modify spaces and overlay)					\$ 40,000.00		\$ 55,000.00		
Parking Spaces (\$5k each)	76 spaces	\$ 380,000.00		45 spaces	\$225,000.00	43 spaces	\$215,000.00	93 spaces	\$ 465,000.00
Misc	Bldg demo	\$30,000							
	Total Site Cost	\$820,000.00			\$ 265,000.00		\$ 270,000.00		\$ 465,000.00
Building									
Building Demolition (\$7/sf)				7,200 sf	\$ 50,400.00				
Structural Upgrades							\$ 280,000.00		
Basement Water Entry							\$ 15,000.00		
Central Air Conditioning	9,590sf @ \$5/sf	\$ 47,950.00			\$ 80,000.00		\$ 95,000.00		
Exterior Upgrades					\$ 15,000.00		\$ 160,000.00		
Roofing Upgrades					\$ 5,000.00		\$ 25,000.00		
Chimney work					\$ 3,000.00		\$ 15,000.00		
ADA Upgrades							\$ 35,000.00		
Environmental Upgrades					\$ 20,000.00		\$ 20,000.00		
Extention of Elevator							\$ 25,000.00		
Misc upgrades						new boiler	\$ 105,000.00		
Renovations to Existing Spaces	5,268sf @ \$15/sf	\$ 79,020.00		8,160sf @ \$65/sf	\$ 530,400.00	5,568sf@ \$110/sf	\$ 612,480.00		
Renovations to Existing Spaces	4,322sf @ \$90/sf	\$ 388,980.00		2,800sf @ \$40/sf	\$ 112,000.00	8,351sf@ \$55/sf	\$ 542,815.00		
New Construction	6,605sf @ \$160/sf	\$ 1,056,800.00		5,983sf @ \$165/sf	\$ 987,195.00	484sf@ \$180/sf	\$ 87,120.00	17,570 sf @ \$160/sf	\$ 2,811,200.00
New Exterior Canopies	660sf @ \$60/sf	\$ 39,600.00		1,004sf @ \$60/sf	\$ 60,240.00				
Furnishings (10% of average building cost)		\$200,000.00			\$200,000.00		\$200,000.00		\$200,000.00
Moving Cost \$2.50/sf	1.5/sf	\$ 26,355.00			\$43,925		\$43,925		\$43,925
	Total Building Cost	\$ 1,838,705.00			\$ 2,107,160.00		\$ 2,261,340.00		\$ 3,055,125.00
Administrative Cost									
A/E Fees, Legal, Accounting (20%)		\$ 367,741.00			\$ 421,432.00		\$ 452,268.00	18%	\$ 549,922.50
Construction Contingency (10%)		\$ 183,870.50			\$ 210,716.00		\$ 226,134.00	8%	\$ 244,410.00
	Total Administrative Cost	\$ 551,611.50			\$ 632,148.00		\$ 678,402.00		\$ 794,332.50
Total Project Cost		\$ 3,210,316.50			\$ 3,004,308.00		\$ 3,209,742.00		\$ 4,314,457.50