

Falmouth Memorial Library - Cost Estimate for on-site second story expansion (“option E”)

Prepared by Associated Design Partners

February 8, 2011

The supplemental cost estimates for option E are attached. They range between \$4,184,254 and \$3,716,085.

These estimates include the range of costs anticipated to add a second floor to the existing library building, mainly over the newer section and partly over the old section. A total SF of 18,645SF was conceptually designed with reasonable consideration for existing building roof configurations, floor plan requirements, and existing structural limitations. Additional on-site parking was considered and a conceptual design concept was prepared.

I could attempt a more formal written explanation to go along with the revised budgets and concept site and building plans (plans to be mailed out or can be picked up tomorrow at my office)..... but likely couldn't get a formal written explanation done by Thursday..... much to much design effort has already overtaken the limited available budgetmy primary focus was to give due consideration to Hunt, and other concerned citizen commentary, in order to further investigate feasibility of staying on site.....For my own selfish reasons I would love to see the library stay put. But, as one can see, the second floor option was not pursued very far by our design team for good reason. The cost is too high, as well as the physical disruptions that would be imposed. Also, while reviewing this second story expansion option, I revisited the estimate used for the initial 4000 sf second story investigation and realized that I had also done a range of costs with that budget. The \$800,000 was the lower end, while the upper end was closer to 1.2M, and those estimates did nothing to reconfigure the other existing space that really should be considered in order to conform to either of the Library Consultant's space planning recommendations. Furthermore, that 4000SF option only gained about 2600SF of usable space and didn't include costs for several other considerations, such as; furnishings, architectural fees, and repairs to the existing building, which must also be included for a straight up apples to apples comparison. To date, this has not been done for the initial 4000sf scenario.

Some additional points to consider for the full second story expansion option...

- The second floor option requires temporary relocation of the library or shutting it down...you can't simply pull the roof off that building, add a second floor structure, walls, and new roof, without some significant weather considerations....
- This stay-put option and add a second story without expansion of the existing site does not allow for adequate parking. We really need the ordinance required **93 spaces minimum**. Assuming my *unique* site design would even be permitted (it would definitely need Town gifted permitting lenience) we could only get about 75 spaces.....leaving the library use short of what it really needs.
- Managing and operating a two story library space is less than ideal.
- This option leaves no opportunity for future expansion and ultimately costs more money

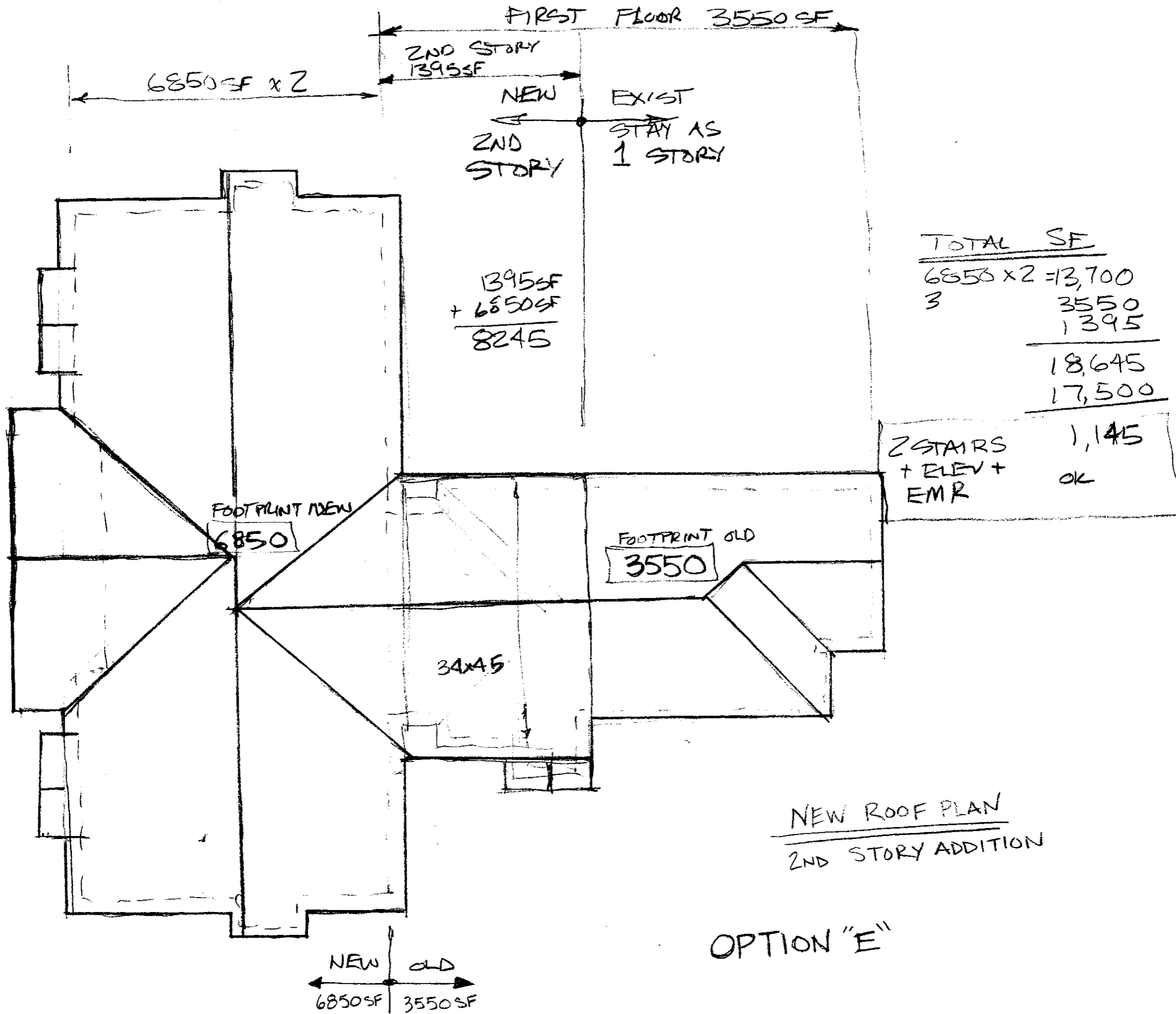
- The new second floor expansion should include about 8250sf total which includes a full second story over the newer section (6850SF) plus a small section (1395sf) over the older section yielding a net total SF of about 18,645sf. This total SF is about 1145 more than the Lushington recommendation of 17500, but is required in order to accommodate the two stair towers, elevator, and elevator machine room. These second floor extras take up about 1200SF of unusable space.
- Raising the roof causes a snow drift load problem on an already structurally compromised and substandard old roof structure, which then requires further upgrades.

Perhaps I could better address any further questions in person, if so requested.

James Thibodeau P.E.
President

Associated Design Partners, Inc.
80 Leighton Rd
Falmouth, ME 04105

Ph: 207-878-1751
Cell: 207-671-8333
Fx: 207-878-1788
e-mail; jthibodeau@adpengineering.com



THE DRAWING, DESIGN AND ELECTRONIC FILE ARE THE PROPERTY OF ASSOCIATED DESIGN PARTNERS, INC. THE REPRODUCTION, COPIES OR ANY OTHER USE OF THIS DOCUMENT WITHOUT WRITTEN CONSENT IS PROHIBITED.

ASSOCIATED DESIGN PARTNERS INC.

80 Leighton Road
Falmouth, Maine 04105
Office: (207) 878-1751
Fax: (207) 878-1788
E-Mail: adp@adpengineering.com

PROJECT: **FALMOUTH LIBRARY**
FALMOUTH, MAINE

FOR:

SHEET TITLE: **2nd FLOOR EXPANSION ROOF PLAN**

REVISONS	DATE
BY DESCRIPTION	
No. ▲▲▲▲	

DATE : 2/8/11
SCALE : NTS
DESIGN BY: JAT
DRAWN BY: RSC
FILE #:
PROJECT NUMBER:
10253
SHEET NO:
A1

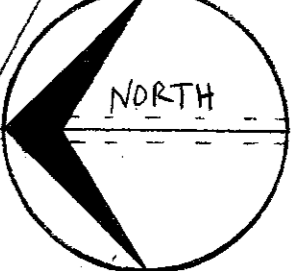
DEPOT ROAD

REMOVE

ADD RETAINING WALL

ADD AND TEAR DOWN WITH FORMS OF OLD SPACES (3)

REMOVE MATURE TREE/S
ADD RETAINING WALL



Existing S.F. = 10,000

- EXISTING LIBRARY - CAN NOT CONTINUE TO OPERATE DURING RENOVATIONS WITHOUT SIGNIFICANT ADDED COST.
- OPERATING LIBRARY ON ONE FLOOR IS INEFFICIENT.
- 50 EXISTING SPACES CAN ONLY ADD 25 AT BEST.

THIS DRAWING, DESIGN AND ELECTRONIC FILE ARE THE PROPERTY OF ASSOCIATED DESIGN PARTNERS, INC. THE REPRODUCTION, COPYING OR ANY OTHER USE OF THIS DOCUMENT WITHOUT WRITTEN CONSENT IS PROHIBITED.

ASSOCIATED DESIGN PARTNERS INC.
 80 Leighton Road
 Falmouth, Maine 04105
 Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@adpengineering.com

PROJECT: FALMOUTH LIBRARY
 FALMOUTH, MAINE
 FOR:
 SHEET TITLE: PROPOSED SITE PLAN

REVISIONS	DATE
BY DESCRIPTION	
No. 1	
2	
3	
4	

DATE: 2/8/11
 SCALE: NTS
 DESIGN BY: JAT
 DRAWN BY: RSC
 FILE #:
 PROJECT NUMBER: 10253
 SHEET NO: A2