

GROSSE
POINTE
PUBLIC
LIBRARY

CAPITAL PLANNING ASSESSMENT

April 28th, 2019

krM Architecture // Plante Moran Cresa



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GPPL GOALS:

Expand learning, inspire creativity, and connect our community to increase usership.

This study shall include solutions that provide sufficient flexibility to allow our libraries to meet community needs 15-20 years in to the future.

Preserve the historical value of the Central Branch while continuing to reimagine the space in all three branches to best meet the changing needs of our community.

PROJECT PROCESS:

The next few pages will outline the project process that we, as a team (GPPL Leadership, krM Architecture, Plante Moran Cresa, and livingLab Landscape Architecture) completed from April 2018 through January 2019. This document also outlines recommendations for each branch and the cost estimates for those recommended improvements.

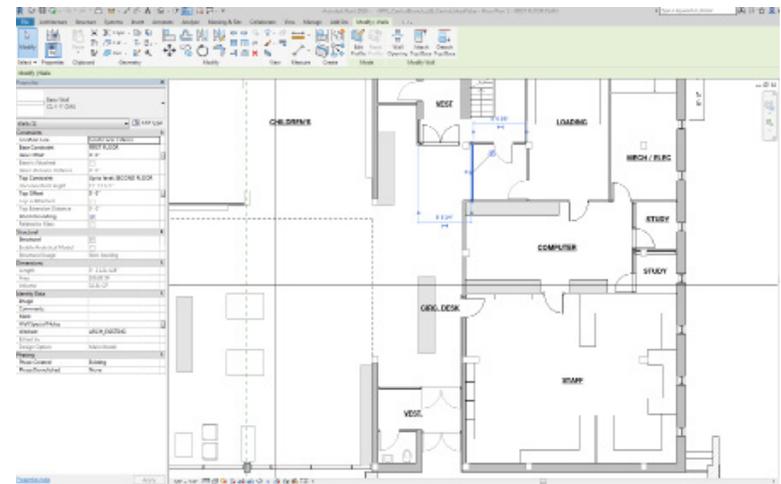
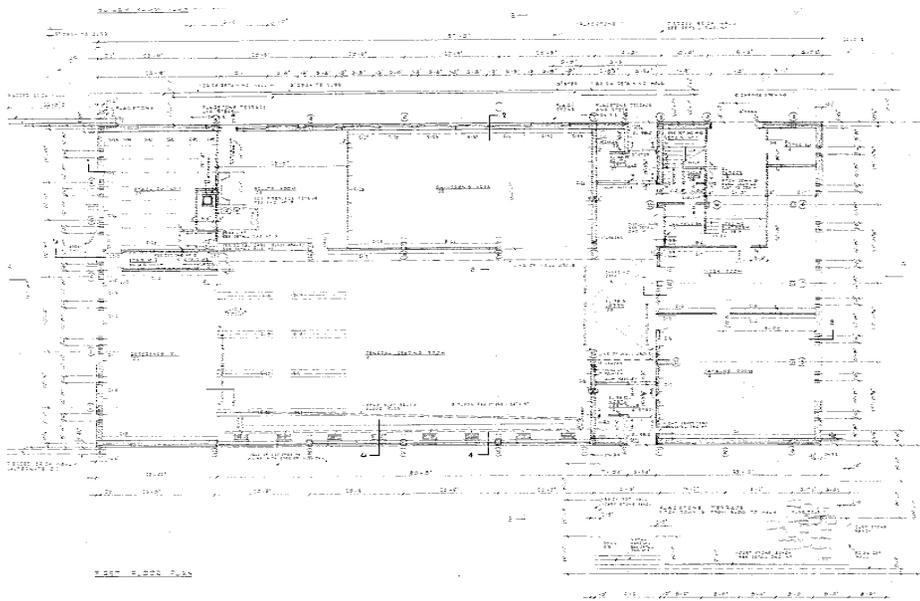
PLANNING + DISCOVERY:

We held initial meetings with Director Jessica Keyser and the core stakeholder group to review schedule, project steps and to gain further understanding of goals, challenges, previously gathered research. Your recently completed Strategic Plan was very robust and insightful; it provided a useful guide to helping understand short and long term goals while painting a clear benchmark for the high quality standards that the Grosse Pointe Public Library seeks to consistently deliver.

We planned trips to peer libraries within the Midwest and in Michigan that have similarities in community size, demographics, opportunities, and challenges.

ANALYSIS + ASSESSMENT:

We documented and analyzed your three buildings and their sites using existing architectural drawings and field measurements. We documented the (3) three branches in 3D BIM software; it provided value and visualization capability as we moved into the design and pricing portions of the study. Simultaneously, PMC conducted assessments on conditions, limitations, and critical needs of each building.



VISIONING + ENGAGEMENT:

krM and livingLab conducted (4) four different community engagement sessions to gather insights, ideas, hopes, wishes, and feedback on how the community (all ages) currently uses the library and how they could envision using the library in the future.

We held (1) one community engagement session at each branch and the 4th session was at the Central Branch during the summer reading kickoff event. At each session there were multiple ways patrons could provide feedback - there were writing, drawing, and interactive activities in addition to large and small group discussions.

We also held engagement sessions for all the staff at each branch. In addition to using the same activities as the community sessions, we also had small group discussions with the various departments (circulation, children's, teen, technology etc.) at these sessions and at different meetings throughout the process.



+1200 - POST-ITS PLACED

+150 - COMMUNITY DISCOVERY SURVEYS

64 - POST CARDS FROM THE FUTURE

POST CARDS FROM THE FUTURE

This library was amazing b/c of the variety of spaces.

Things I love:

- ① Interactive spaces
 - Makers space for creativity
 - recording area to promote sharing of talent/information
 - interactive play like the "pen walls" that are enjoyable for all.
- ② Comfortable reading/study areas
- ③ Inviting space for people who work from home, etc.
- ④ Drive up book drop

POSTCARD FROM THE FUTURE

BRANCH: Central Library

ADDITIONAL COMMENTS BELOW

I love the new library!

The space is warm and inviting. There is a ton of great seating options. Makes me want to sit down with a great book. There is a great area for tweens and teens so the kids want to spend time in the library.

POSTCARD FROM THE FUTURE

BRANCH: _____

ADDITIONAL COMMENTS BELOW

Bed

a place to sit

a fire place

many floors

a bigger book store

pillows inside

(different kinds of seating)

POSTCARD FROM THE FUTURE

BRANCH: Central

ADDITIONAL COMMENTS BELOW

COMMUNITY DISCOVERY SURVEY

COMMUNITY DISCOVERY

BRANCH YOU MOST OFTEN USE: Central & Encl

~~Central~~

- What are (3) three things you want to learn about / learn to do?
- If you could add one space or activity area to your library what would it be, and why?
 - Bigger kids space - more room to read & hang.
 - space
- What do you feel to be an inconvenience at the library and why?
 - we didn't feel like we were intruding on the adult space.
- I would use (or bring my family to use) the library more if _____
 - bike, foot, car
 - we ♥ the library! 😊
- How do you travel to the library?
 - Car, foot, bike, etc.

1 GROSSE POINTE PUBLIC LIBRARY

STAFF ACTIVITY SHEET

- 1 Mid size sedan / Family car SUV
- 2 welcoming family centered, space
- 3 Love the magazine room
- 4 Collaborative space! meet/talk / socialize

COMMUNITY LETTER

I hope we and expand functional but strengthen character of space. Modern functional but charming design that blends with Village and the Hill... an eclectic mix might make modernists and traditionalists happy. Natural light elements are important. If food is brought in it should be well separated from books. Perhaps find designated kitchen area (even in a separate community resource building) for health educational classes and healthy cooking would be sufficient. Maybe a more sunlit pool kids area so while they are having appropriate library manners, they still aren't disturbing the entire library.

IMAGERY ACTIVITY (POST-ITS)



VISIONING + ENGAGEMENT:

During this phase the GPPL and krM team went on benchmarking trips to peer libraries that have recently completed new renovation / addition projects and of are comparable size and scale to the GPPL branches. These trips helped our team see how these branches solved their long-lasting issues and created future flexibility was an important piece of the process for the entire team. The team heard first hand what worked and what they would do differently, and most importantly WHY the solutions were successful or not.

Together, we visited the Birmingham Public Library, West Bloomfield's Library, and we went to Oak Park Library in Chicago. The trip to Oak Park was also coupled with a trip to visit the showrooms of Knoll, Steelcase, and Herman Miller to study the new trends in creating flexible, inviting, spaces that utilize new research on the importance of having both collaborative and quiet / respite spaces within learning environments.



5 CONCEPTUAL DESIGN
+ EXPLORATION

6 BUDGET DEVELOPMENT /
COST ESTIMATES

7 FUNDRAISING
GRAPHICS

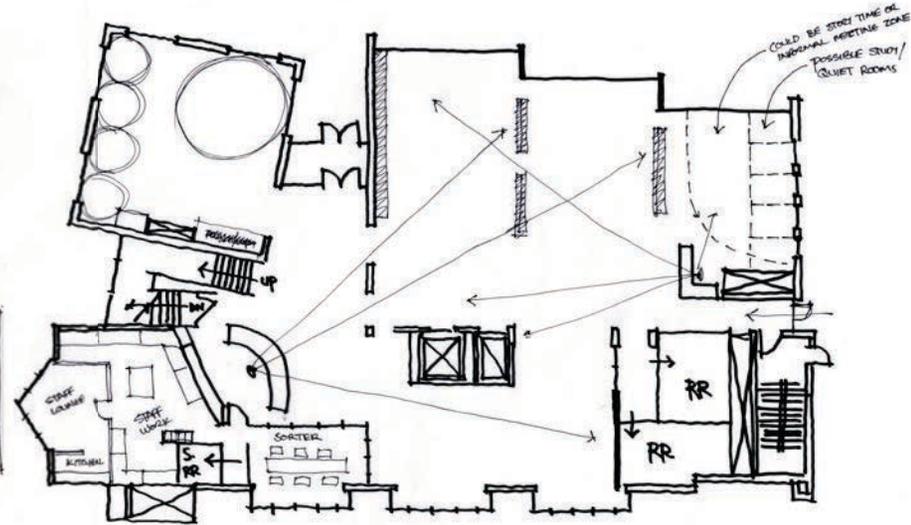
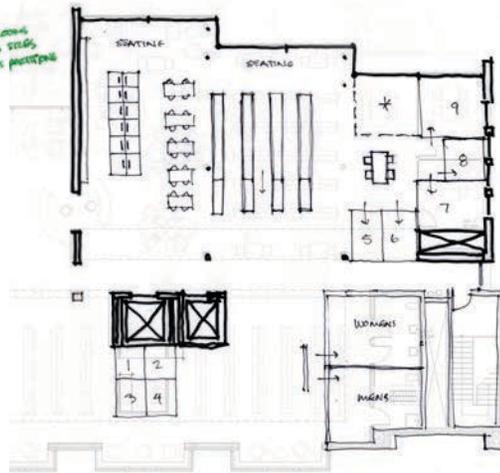
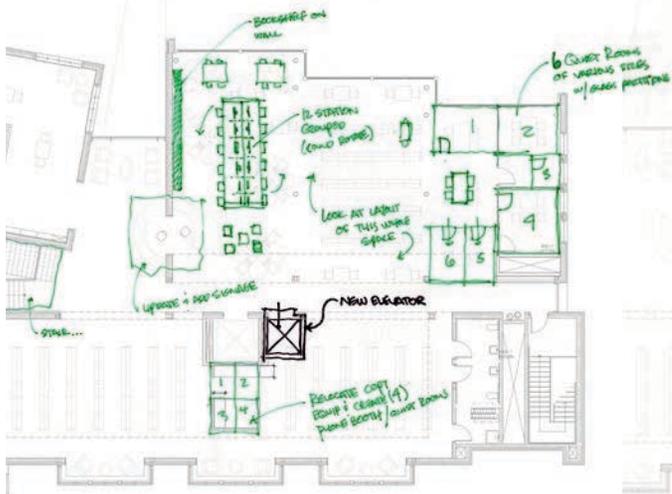
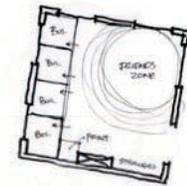
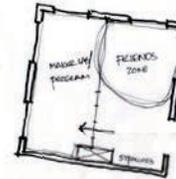
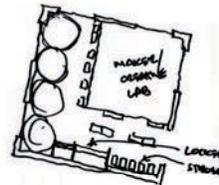
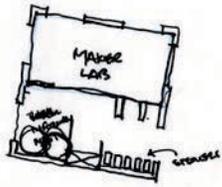
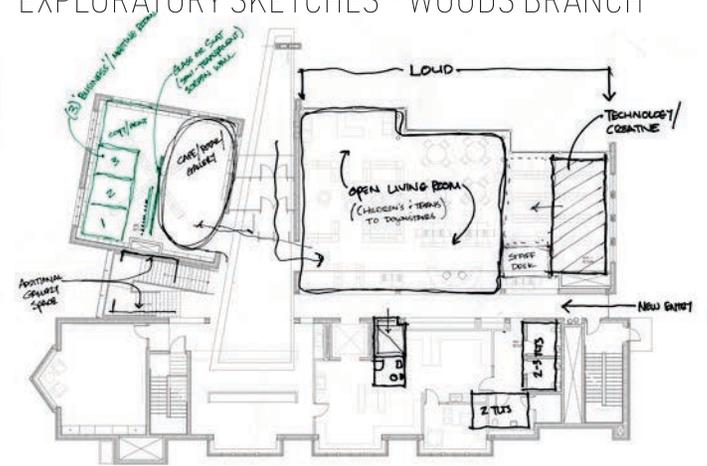
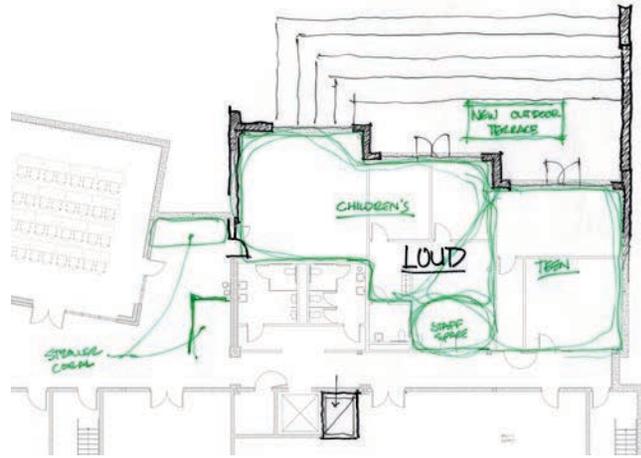
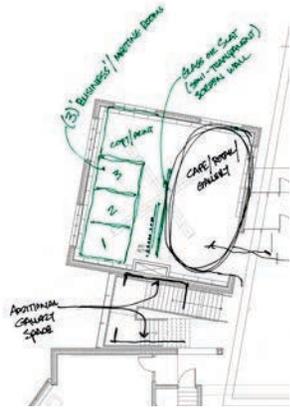
PROGRAMMING + SPACE PLANNING:

After gathering and prioritizing the input received during the engagement sessions we began to explore and develop the functions, activities, relationships, sizes, and adjacencies that support and energize the spaces at each site. In sketch format, we studied several concepts; the shifting interior spaces to maximize efficiency, solving any indentified issues or deficiencies, improving user-experience, as well as exploring potential for expansion. We began the process of weighing costs against priorities and space needs at each branch so we could refine the focus / scope moving into the conceptual design phase.

During this phase we began to create comprehensive site plans, for each location addressing the site issues of, building expansion(s) (where applicable), circulation strategies, landscape concepts, and potential phasing options, parking, wayfinding and site safety.

Before moving into the next phase each branch had a list of 'key issues' to solve, an 'exploratory' scope and space program list that will continued to be refined.

EXPLORATORY SKETCHES - WOODS BRANCH



5 CONCEPTUAL DESIGN + EXPLORATION

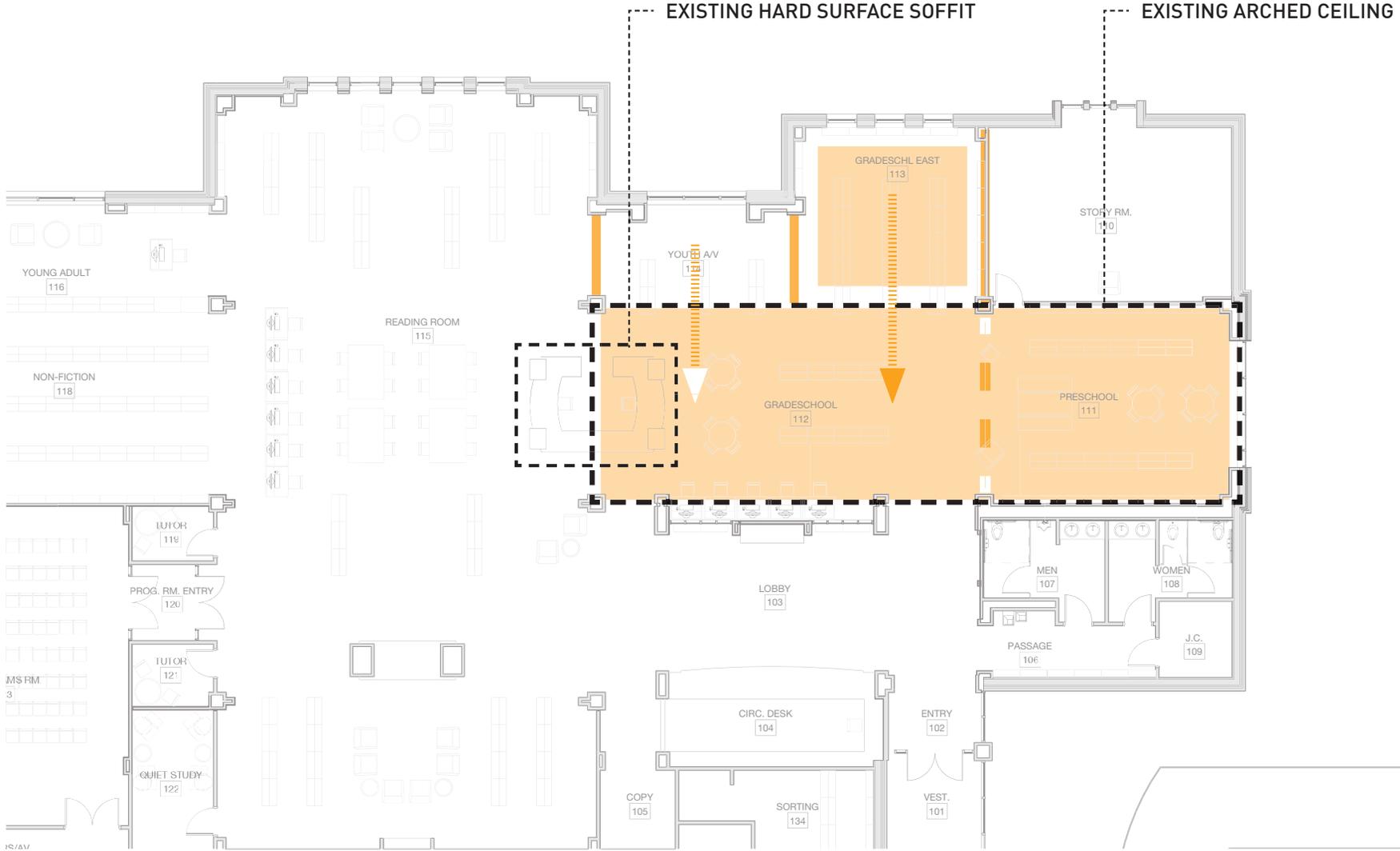
6 BUDGET DEVELOPMENT / COST ESTIMATES

7 FUNDRAISING GRAPHICS

CONCEPTUAL DESIGN + EXPLORATION:

In this phase, we further developed the floor plans, furniture layouts, spatial adjacencies, movement and flow, 3-D massing of program components, and the emerging character of the interior and exterior spaces. We reviewed the initial designs for each branch with the GPPL Leadership Team, Branch Manager and a few key staff members from their respective branches and provided a round of revisions for each branch.

Once the conceptual designs were signed off on they were reviewed with PMC to use in finalizing a summary of costs for each branch.



BUDGET DEVELOPMENT / COST ESTIMATES:

Plante Moran Cresa used the provided conceptual plans, supporting images, renderings and square footage takeoffs to provide a comprehensive Summary of Costs for each branch accounting for each program area.

The cost were broken down into (3) three categories - Critical Needs (1-3 years), Deferrable Maintenance (4-6 years), Property Enhancements (6-10 years) with associated escalation dollars included to account for likely inflation and rising construction costs.

PMC also included estimated project soft costs for each branch - ie Project Contingency, Permitting, Construction Manager Fees, and Professional Design Fees.

In combination with the Conceptual Designs, the Cost Estimates will help our teams to work collaboratively in providing final recommendations for the Capital Needs Assessment.

FINAL / FUNDRAISING GRAPHICS:

krM Architecture will (in progress) supply graphics and drawings necessary to help raise enthusiasm and capital for your project. We will develop evocative renderings and visualizations of the specific site and building elements, of your choosing, to help communicate future plans to the community and stakeholders.



BUILDING DEFICIENCIES: Central, Ewald, Woods



CENTRAL BRANCH



- Built in 1952
- 67 years old
- 18,850 s.f.
- Part of Grosse Pointe South High School's 23.8 acre site



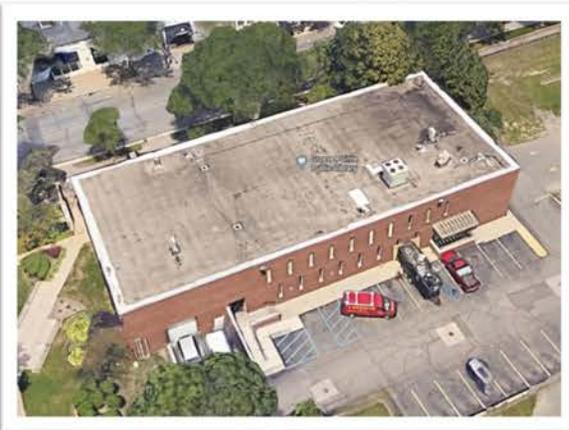
Parking Lot - 24 Spaces



Fire Alarm



Non ADA compliant restrooms



Roof - 14 years old



Roof leak



Janitor's closet - electrical panel

CENTRAL BRANCH



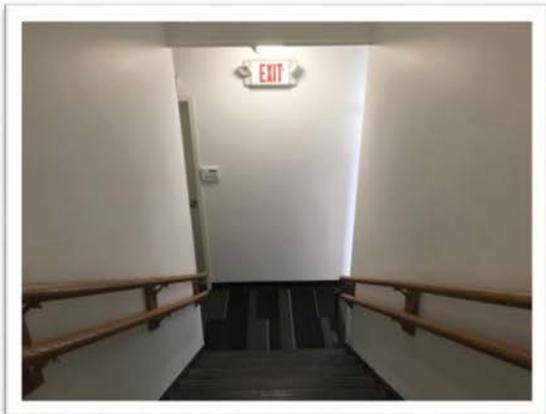
New mechanical system - 2017



Office lighting - fluorescent lamps



Staff lounge



Open stairwell

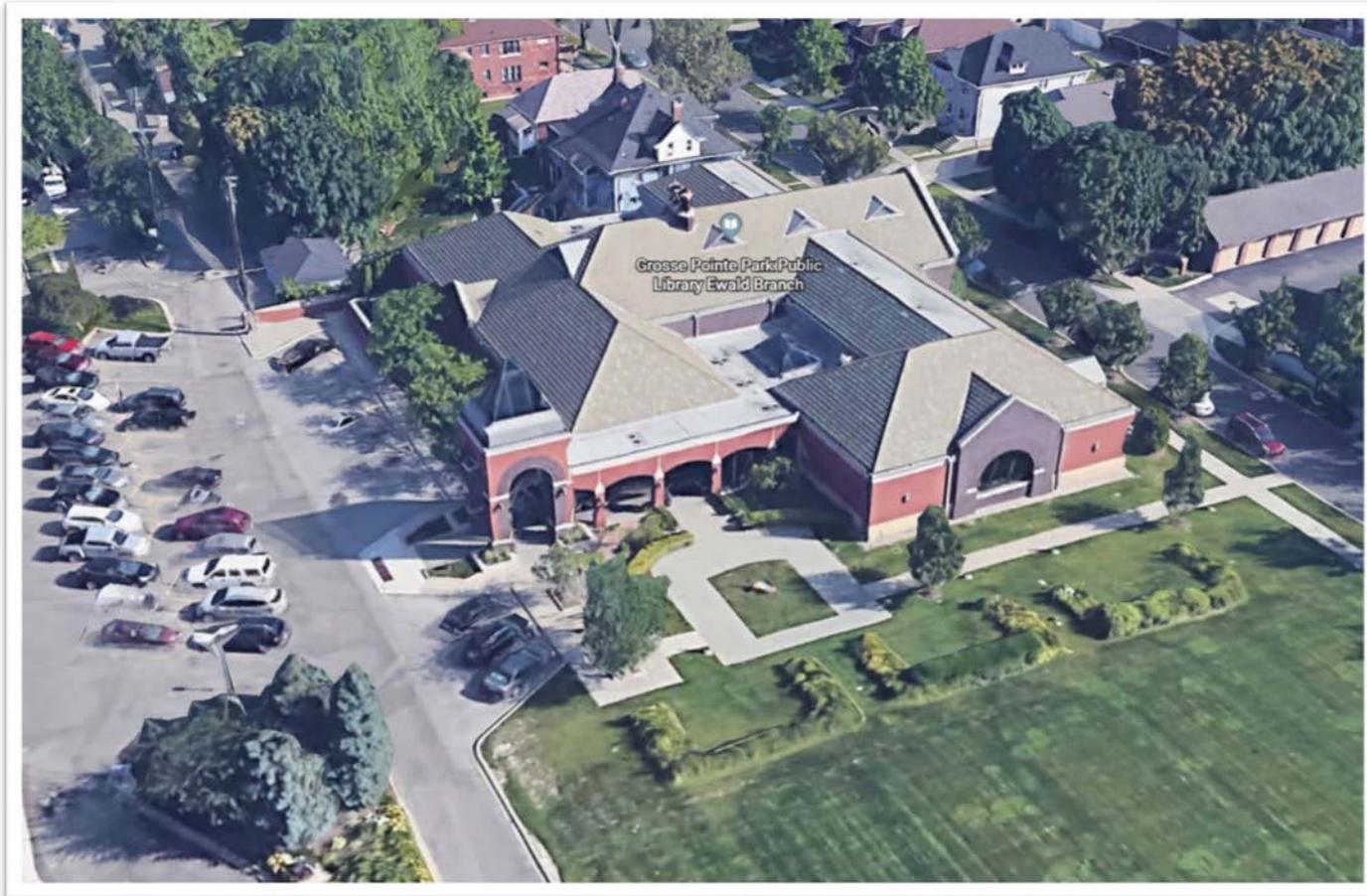


Stair nosings



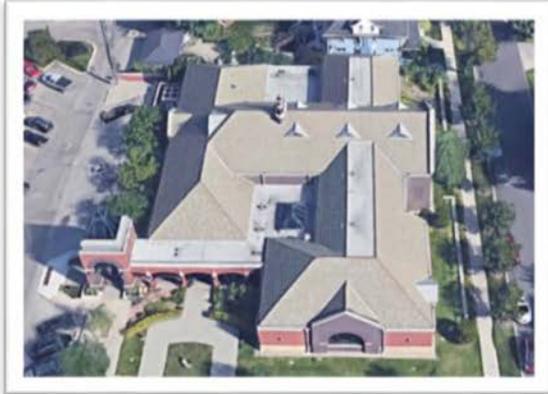
Knob hardware

EWALD BRANCH



- Built in 2004
- 15 years old
- 15,500 s.f.
- .71 acres

EWALD BRANCH



(4) Roofing systems



Parking lot - 10 spaces



Perimeter sidewalks



Paver settlement



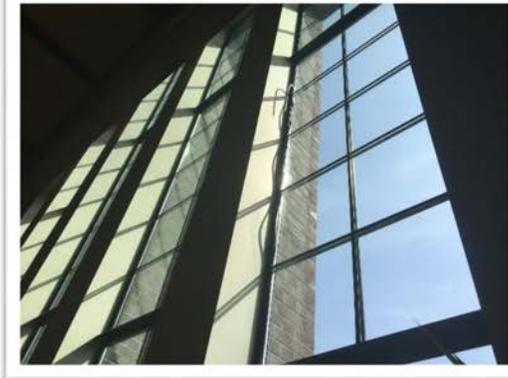
Missing mortar joints



Window caulk



Elect. Room floor leak



Missing window gasket



Water damaged window sill



Staff lounge ceiling leak



Main entry ceiling leak



15 year old boilers

WOODS BRANCH



- Built in 2006
- 13 years old
- 27,500 s.f.
- 14.8 acres - shared with GPPSS Parcels Middle School



Parking lot (Vernier) 29 spaces



Parking lot (Mack) 25 spaces



Building algae



South entry/exit door



East entry drop off

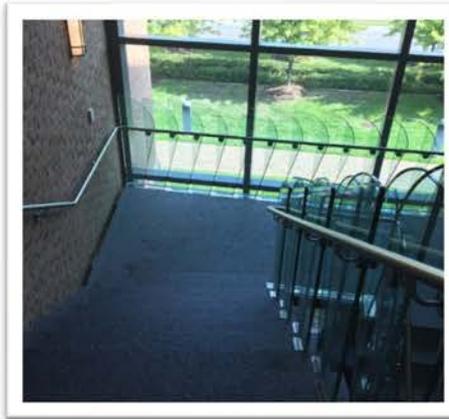


Boilers and pumps

WOODS BRANCH



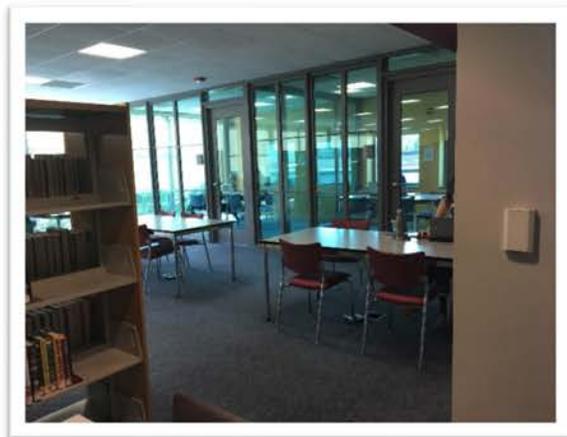
East courtyard



Main stairway



Circulation desk



Study rooms



Damaged furniture



Program room door hinge

Central | Ewald | Woods

Central Library 16,000 s.f. Two Story Building + 3,900 One Story Addition - 22,800 s.f. Built: 1992		Cost Data				Cost Evaluation			Ranked Capital Priorities				
		Specification Factor =	1.00	(Medium)	Cost Evaluation Factor =	1.04	1.22	1.37	1.04				
		Geographic Factor =	1.00	(U.S. Median)	Cost Evaluation Factor =	1.04	1.22	1.37	1.04				
		Cost Evaluation Factor =	1.04	Summer 2013									
Line No.	1/21/2019 - DRAFT Program Area	Area Required (in Sq. Ft.)	No. of Rm./Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	% of Total Cost	Critical Needs (1 - 3 years)	Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)	Other		
10 SITE													
2	Paving	11,300	1	11,300	\$4.00	\$47,000	0.98%						
4	Repave Asphalt Parking Lot (25 spaces)	11,300	1	11,300	\$9.50	\$107,350	2.24%						
5	Last replacement 2008 (walk)	3,500	1	3,500	\$5.00	\$17,500	0.36%						
6	Striping	3,500	1	3,500	\$5.00	\$17,500	0.36%						
7	New parking (6) spaces, pull-off area, drive	1	1	1	\$25,000.00	\$25,000.00	0.49%						
8	New retaining wall at reconfigured south parking lot	1	1	1	\$25,000.00	\$25,000.00	0.49%						
9	New H.C. Ramp at South Entry	1	1	1	\$25,000.00	\$25,000.00	0.49%						
10	Curb Basins	1	1	1	\$5,000.00	\$5,000.00	0.10%						
11	South Entry Plaza	2,000	1	2,000	\$20.00	\$41,000.00	0.86%						
12	New steps at South Plaza	1	1	1	\$7,000.00	\$7,000.00	0.15%						
13	Arterial drainage (east elevation)	1	1	1	\$5,000.00	\$5,000.00	0.10%						
14	French drain at loading dock	0	0	0	\$0.00	\$0.00	0.00%						
15	New North Paver Area	1,200	1	1,200	\$20.00	\$24,000.00	0.47%						
17	New H.C. Ramp at South Entry	1	1	1	\$25,000.00	\$25,000.00	0.49%						
18	Landscaping (allowance)	1	1	1	\$30,000.00	\$31,200.00	0.53%						
19	Street furniture (allowance)	1	1	1	\$10,000.00	\$10,400.00	0.20%						
20	Building lighting	3	1	3	\$7,500.00	\$23,400.00	0.44%						
21	Flag Pole Replacement	1	1	1	\$10,000.00	\$10,400.00	0.20%						
22													
23	New one story S.E. building addition - KM Architects	3,900	1	3,900	\$450.00	\$1,755,000.00	34.79%						
24	Children's Area, Meeting Room, Read/Calculation Area, Roof top patio	1	1	1	\$15,000.00	\$15,000.00	0.29%						
25	Signage	1	1	1	\$15,000.00	\$15,000.00	0.29%						
26													
27	SITE SUBTOTAL					\$2,124,444	48.90%	\$97,084	\$2,533,909	\$0	\$0		
20 BUILDING ENVELOPE													
31	Roofing Work												
32	Repave Roof (CPM installed 2006)	10,990	1	10,990	\$14.00	\$153,264.00	3.44%						
33	New roof mechanics at tubes (allowance)	1	1	1	\$5,000.00	\$5,000.00	0.10%						
34													
35	Loading Dock Overhead Door (x110" @ wide x 16' tall)	1	0	0	\$15,000.00	\$0.00	0.00%						
36													
37	Exterior Alum Doors & Frames	0	1	0	\$7,500.00	\$0.00	0.00%						
38	Loading area door & frame	0	0	0	\$2,500.00	\$0.00	0.00%						
39													
40													
41													
42	BUILDING ENVELOPE SUBTOTAL					\$188,074	3.54%	\$88,074	\$0	\$0	\$0		
44 INTERIORS/INFRA													
46	Abatement (Asbestos)	10,650	1	10,650	\$4.00	\$78,416.00	1.49%						
47													
48	New Elevator - within existing building envelope	1	1	1	\$200,000.00	\$200,000.00	3.91%						
49													
50	First Floor												
51	Restrooms	2	1	2	\$95,000.00	\$190,000.00	3.72%						
52	Study Rooms	80	5	400	\$75.00	\$30,000.00	0.54%						
53	Teach Space	440	1	440	\$75.00	\$33,000.00	0.65%						
54	Children's Area	600	1	600	\$75.00	\$45,000.00	0.73%						
55	Main Circulation Desk/Staff Area	1,500	1	1,500	\$75.00	\$112,500.00	2.20%						
56													
57	Guest Read/Study Space - South	800	1	800	\$60.00	\$48,000.00	0.87%						
58													
59	Second Floor												
60	Elevator Lobby	260	1	260	\$150.00	\$39,000.00	0.70%						
61	Staff Area - admin, support spaces	720	1	720	\$75.00	\$54,000.00	1.06%						
62	Staff Restrooms	205	1	205	\$250.00	\$51,250.00	0.93%						
63	Server Room	1	1	1	\$15,000.00	\$15,000.00	0.29%						
64													
65	Entry Level Flooring												
66	Reading Room & Stacks (CPT)	4,272	1	4,272	\$5.00	\$21,360.00	0.40%						
67	Program Room (PT)	540	0	0	\$4.50	\$0.00	0.00%						
68	Adult CPT	700	0	0	\$4.50	\$0.00	0.00%						
69	Children's CPT	1,300	0	0	\$4.50	\$0.00	0.00%						
70	Consultation Desk (CPT)	457	0	0	\$4.50	\$0.00	0.00%						
71	Entry Vestibule North (CPT)	98	0	0	\$4.50	\$0.00	0.00%						
72	ADA Restrooms North Entry (CT)	36	0	0	\$4.50	\$0.00	0.00%						
73	South Entry Restrooms (CT)	60	0	0	\$4.50	\$0.00	0.00%						
74	Computer Room (CPT)	392	0	0	\$4.50	\$0.00	0.00%						
75	Study Rooms (CPT)	532	0	0	\$4.50	\$0.00	0.00%						
76	Storage Room/Processing (CPT)	910	0	0	\$4.50	\$0.00	0.00%						
77	Entry Vestibule South (CPT)	77	0	0	\$4.50	\$0.00	0.00%						
78	Storage (Steel)	147	1	147	\$50.00	\$7,350.00	0.14%						
79	Storage (Concrete)	81	0	0	\$4.50	\$0.00	0.00%						
80	Storage (PT)	367	0	0	\$4.50	\$0.00	0.00%						
81	Loading Dock (Concrete)	361	0	0	\$4.50	\$0.00	0.00%						
82	Electric & Room (Concrete)	88	0	0	\$4.50	\$0.00	0.00%						
83													
84	Second Level Flooring												
85	Stairwell	998	0	0	\$4.50	\$0.00	0.00%						
86	Waiting Area (CPT)	837	0	0	\$4.50	\$0.00	0.00%						
87	Restrooms (CT)	360	0	0	\$4.50	\$0.00	0.00%						
88	Combiner (CPT)	80	0	0	\$4.50	\$0.00	0.00%						
89	Jan. Closet (Concrete)	25	0	0	\$4.50	\$0.00	0.00%						
90	Kitchen (CPT/PT)	265	0	0	\$4.50	\$0.00	0.00%						
91	Asset Overhead (CPT)	272	0	0	\$4.50	\$0.00	0.00%						
92	Director (CPT)	272	0	0	\$4.50	\$0.00	0.00%						
93	Conference Room (CPT)	304	0	0	\$4.50	\$0.00	0.00%						
94	Reception/Desks (CPT)	584	0	0	\$4.50	\$0.00	0.00%						
95	Storage (PT)	385	0	0	\$4.50	\$0.00	0.00%						
96	Open Offices (CPT)	1,844	0	0	\$4.50	\$0.00	0.00%						
97	Mechanical (Epoxy)	1,232	0	0	\$4.50	\$0.00	0.00%						
98	IT Room (CPT)	510	0	0	\$4.50	\$0.00	0.00%						
99	Service Desk	120	0	0	\$4.50	\$0.00	0.00%						
100	NE Storage Room (CPT)	876	0	0	\$4.50	\$0.00	0.00%						
101													
102	Paint Areas Disturbed by Construction	15,000	1	15,000	\$1.00	\$15,000.00	0.29%						
103													
104	Entry Level												
105	Doors and hardware	12	1	12	\$1,750.00	\$21,000.00	0.41%						
106	Second Level												

Cost Escalation Factors			
1.04	1.22	1.37	1.04
Ranked Capital Priorities			
Critical Needs	Deferrable Maintenance or Property Enhancement	Long Range Property Enhancement	Other
(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	



\$912,270



\$439,507



\$412,858

**CRITICAL NEEDS:
\$1,764,633**



\$6,341,430



\$2,314,899



\$3,236,854

**TOTAL COST FOR IMPROVEMENTS
OVER NEXT 10 YEARS:
\$10,128,551 (NET PRESENT VALUE)
INFLATION = 4% / YEAR
\$11,893,183 (w/ CRITICAL NEEDS)**



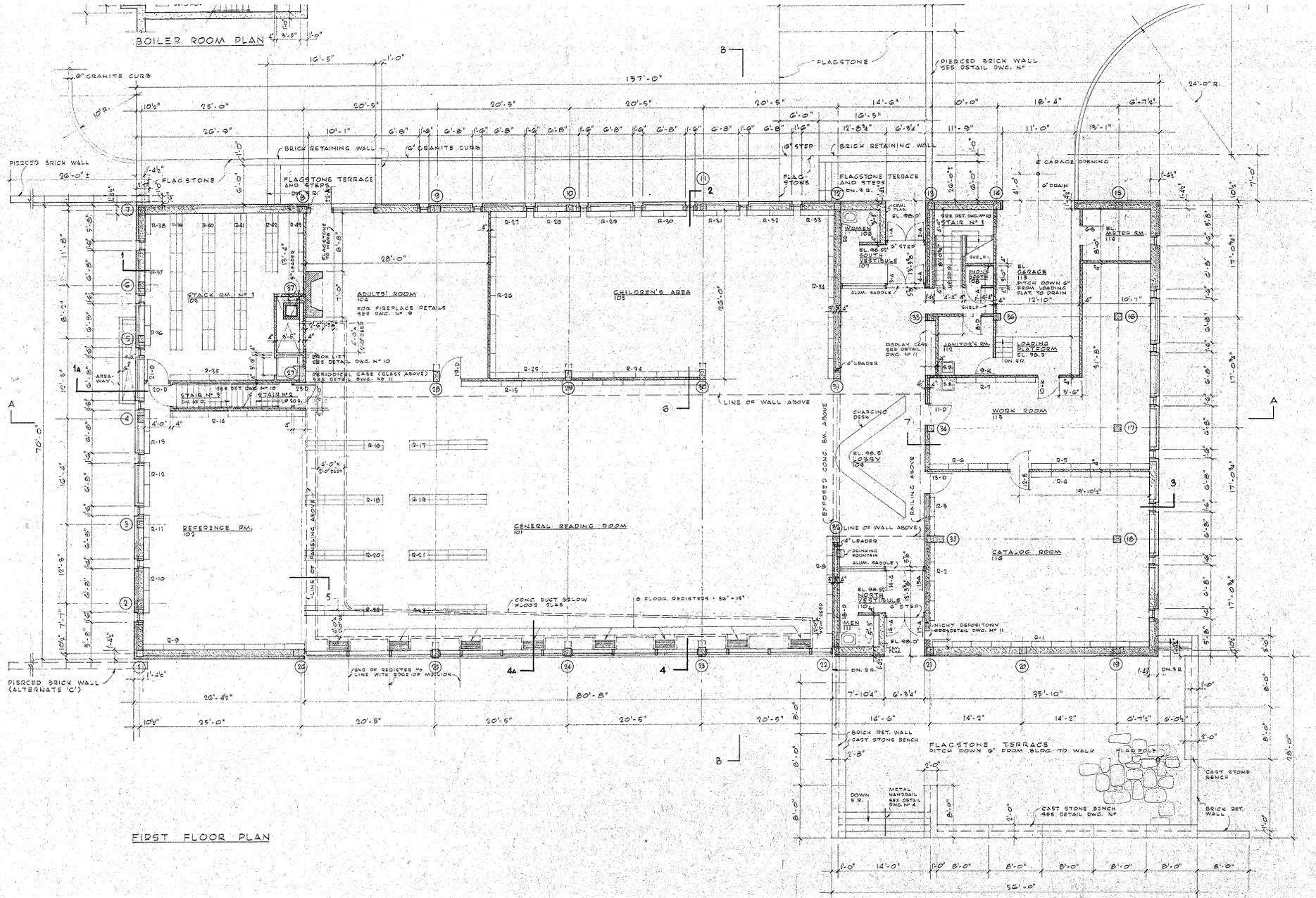
CENTRAL BRANCH - KEY RECOMMENDATIONS:

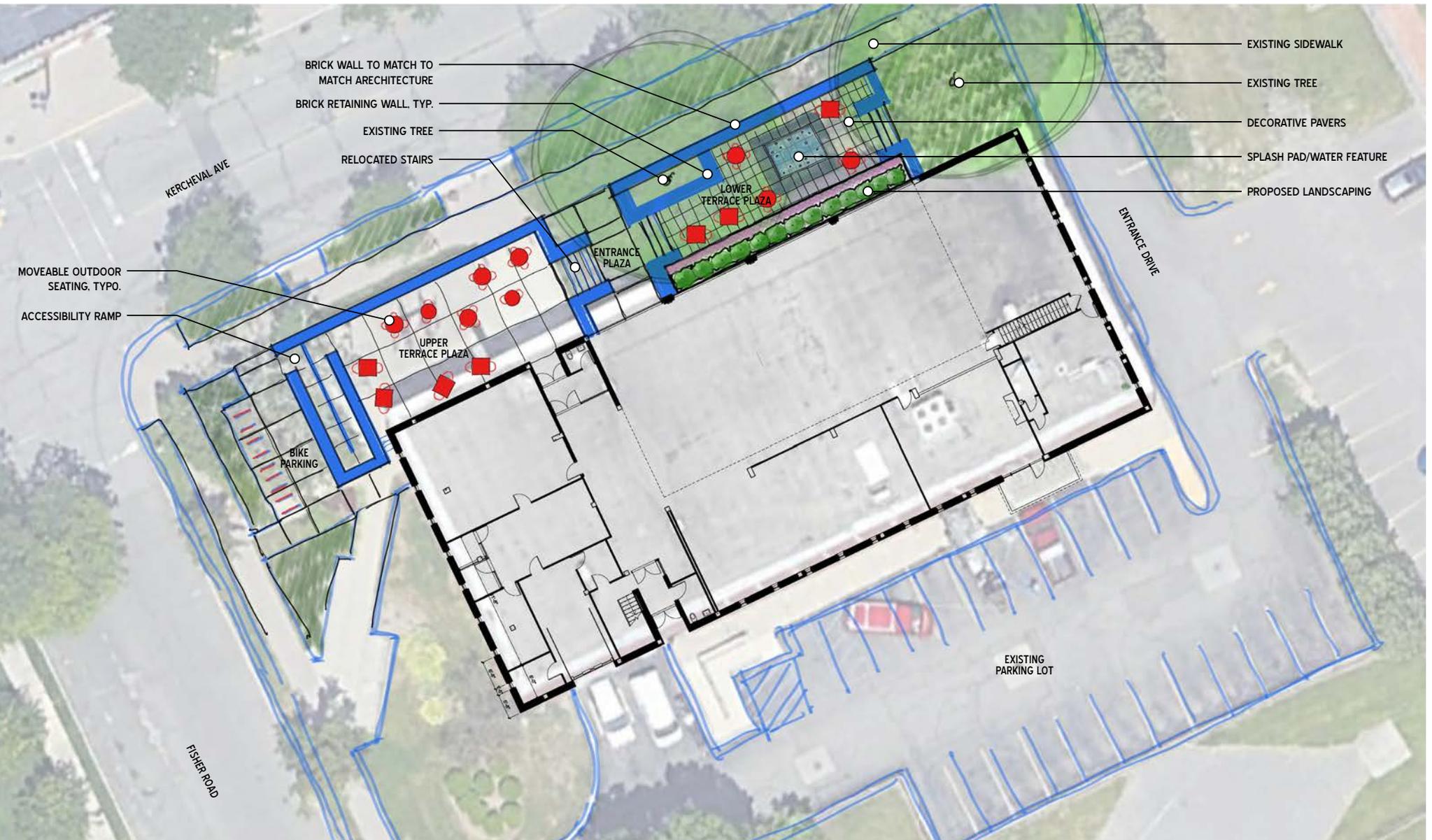
- #1 - "PRESERVE HISTORICAL VALUE OF CENTRAL BRANCH" - APPLY TO NATIONAL REGISTER OF HISTORIC PLACES**
- #2 - UTILIZE + IMPROVE OUTDOOR SPACES TO CREATE INVITING STREETFRONT**
- #3 - PROVIDE MORE QUIET READING SPACES / MORE 'LOUD' SPACES**
- #4 - PROVIDE MORE CHILDREN'S SPACE + CHILDREN'S PROGRAM SPACE**
- #5 - IMPROVE RESTROOMS - QUANTITY AND SAFETY**
- #6 - ADD ELEVATOR TO HELP STAFF AND TO BETTER UTILIZE SPACES ON 2ND FLOOR**
- #7 - PROVIDE MORE PROGRAMMING / MEETING SPACES FOR VARIETY OF USES**
- #8 - IMPROVE STAFF AREA EFFICIENCY AND PLAN FOR FUTURE GROWTH**

FILE TO BE ON NATIONAL REGISTER OF HISTORIC PLACES

- SUBMIT TO SHPO FOR NOMINATION
- DOCUMENT WITH DNR / PARKS DEPT.
- DIFFERENT FROM “NATIONAL LANDMARK”
- THERE IS A RECOMMENDED PROCESS FOR DESIGN AND CONSTRUCTION WITH REGISTERED HISTORIC PLACE







BRICK WALL TO MATCH TO
MATCH ARCHITECTURE
BRICK RETAINING WALL, TYP.
EXISTING TREE
RELOCATED STAIRS

EXISTING SIDEWALK
EXISTING TREE
DECORATIVE PAVERS
SPLASH PAD/WATER FEATURE
PROPOSED LANDSCAPING

MOVEABLE OUTDOOR
SEATING, TYPO.
ACCESSIBILITY RAMP

KERCHEVAL AVE

ENTRANCE DRIVE

FISHER ROAD

EXISTING
PARKING LOT

CENTRAL BRANCH - CONCEPT LANDSCAPE PLAN FOR NORTH SIDE



AREA FOR SPLASH
PAD OR SCULPTURE

MOVEABLE SEATING

NEW HARDSCAPE MATERIALS

ADA & STROLLER RAMP



NEW LOW BRICK
BOUNDARY WALL

NEW PLANTER BOXES

OUTDOOR VESTIBULE

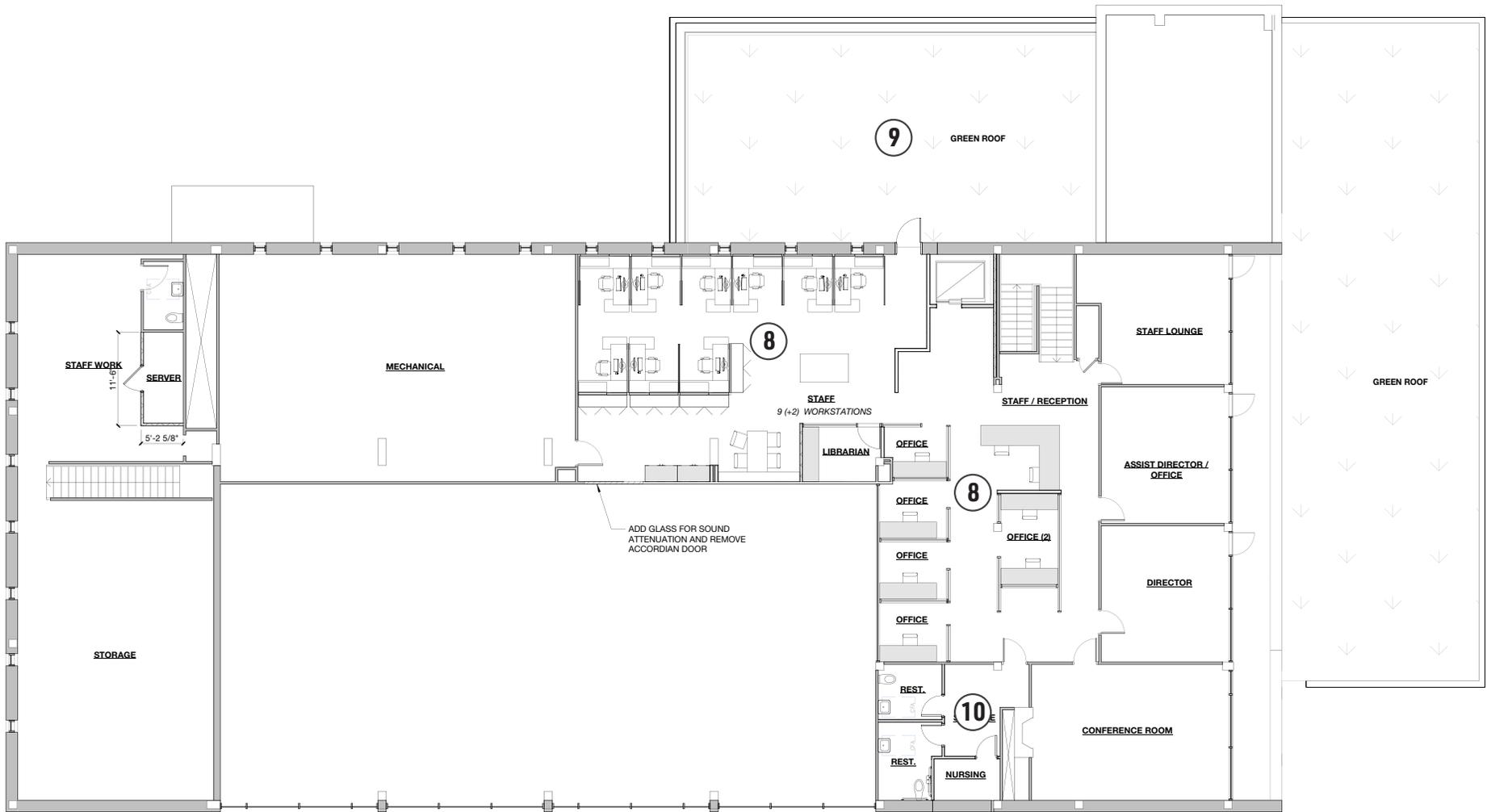


CHILDREN'S AREA - INSPIRATION



1 STORY ADDITION / RENOVATION - FIRST FLOOR

	1 STORY ADDITION / RENOVATION	EXISTING FACILITY
OVERALL SF + RENOVATION / ADDITION	22,325 SF - (3,950 SF ADD.)	18,375 SF
① QUIET READING SPACE - (DEDICATED)	940 SF	688 SF
② TEEN SPACE -	440 SF	N/A
③ CHILDREN'S AREA -	2,025 SF	1,361 SF
④ PROGRAMMING SPACE (CAPACITY) -	70-90 @ 2 ROOMS -1,360 SF	30-40 @ 1ROOM - 550 SF
⑤ READ / COLLABORATE / CONVERSE (NOISE ALLOWED)	2,016 SF	970 SF
⑥ STUDY ROOMS	4 ROOMS	2 ROOMS
⑦ COMPUTER STATIONS	8 STATIONS	8 STATIONS
⑧ STAFF SPACE (INTERIOR) ADMIN + STAFF	4,226 SF	4,876 SF
⑨ STAFF SPACE (EXTERIOR)	1,620 SF	360 SF
⑩ # OF RESTROOMS (FIXTURES)	9 TLT'S (6 PUBLIC)	5 TLT'S (2 PUBLIC)
⑪ ELEVATOR	1 NEW ADA ELEVATOR	N/A



1 STORY ADDITION / RENOVATION - SECOND FLOOR PLAN

CENTRAL BRANCH - COST SUMMARY NOTES:

#1 - ALL PRICING UNLESS INDICATED HAS 20% SOFT COSTS ADDED INTO THE \$ AMOUNT SHOWN ON THE PLANS

#2 - IT DOES NOT INCLUDE ESCALATION / INFLATION COSTS UNLESS SPECIFICALLY NOTED

#3 - FOR PLANNING PURPOSES - PROJECTS RANGING 1-3 YEARS IN ADVANCE ADD 4%-8% TO \$ AMOUNT SHOWN - PROJECTS PLANNED 4-6 YEARS IN THE FUTURE ADD 22% TO THE \$ AMOUNT SHOWN.

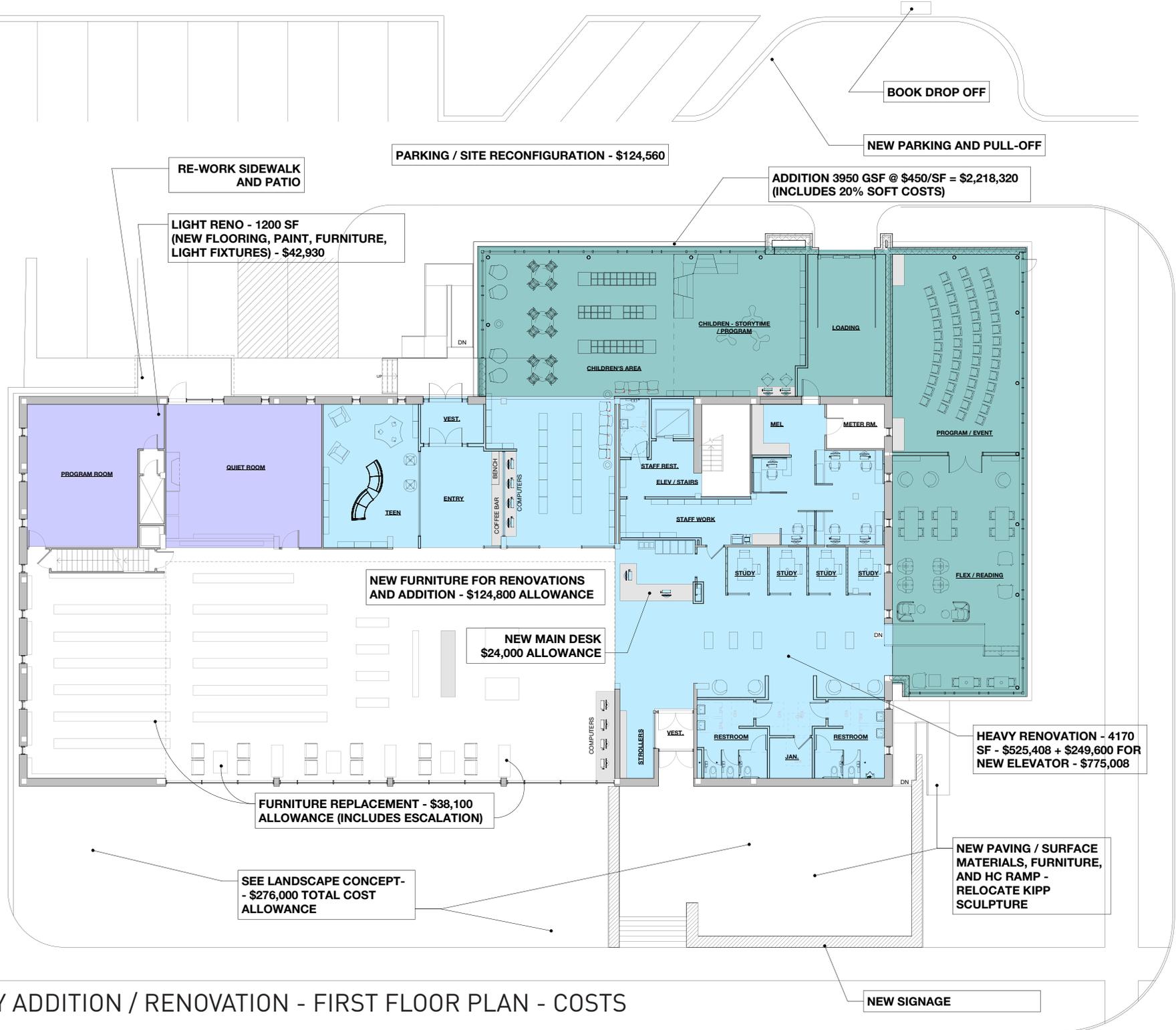
#4 - REFER TO PMC'S SUMMARY OF COSTS FOR ADDITIONAL INFORMATION

Central Library 18,850 s.f. Two Story Building + 3,950 One Story Addition - 22,800 s.f. Built: 1952		Cost Data				Cost Escalation Factors					
		Specification Factor =	1.00	(Medium)							
		Geographic Factor =	1.00	(US Median)							
		Cost Escalation Factor =	1.04	Summer 2018							
					1.04	1.22	1.37				
Line No.	2/18/2019 Program Area	Area Required (in Sq. Ft.)	No. of Rms./ Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Ranked Capital Priorities			
								Critical Needs (1 - 3 years)	Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)	
1	1.0 SITE										
2											
3	Paving										
4	Replace Asphalt Parking Lot (25 spaces)	11,300	1	11,300	\$4.00	\$47,008	0.88%	\$47,008			
5	Last replacement: 2008 (verify)										
6	Stripping	11,300	1	11,300	\$0.50	\$5,876	0.11%	\$5,876			
7	New parking (4) spaces, pull-off area, drive	3,500	1	3,500	\$5.00	\$18,200	0.34%		\$22,204		
8	New retaining wall at reconfigured south parking lot	1	1	1	\$25,000.00	\$26,000	0.48%		\$31,720		
9	New H.C. Ramp at South Entry	1	1	1	\$25,000.00	\$26,000	0.48%		\$31,720		
10	Catch Basins	1	1	1	\$5,000.00	\$5,200	0.19%	\$5,200			
11	North Entry Patio	2,000	1	2,000	\$20.00	\$41,600	0.78%		\$50,752		
12	New steps at North Plaza	1	1	1	\$7,500.00	\$7,800	0.15%		\$9,516		
13	Arterial drainage (east elevation)	1	1	1	\$5,000.00	\$5,200	0.10%	\$5,200			
14	Trench drain at loading dock	0	0	0	\$8,000.00	\$0	0.00%	\$0			
15	New North Plaza Water Feature (allowance)	1	1	1	\$25,000.00	\$26,000	0.48%		\$31,720		
16	New North Paver Area	1,200	1	1,200	\$20.00	\$24,960	0.47%		\$30,451		
17	New H.C. Ramp at North Entry	1	1	1	\$25,000.00	\$26,000	0.48%		\$31,720		
18	Relocate existing sculpture	1	1	1	\$10,000.00	\$10,400	0.19%		\$12,688		
19	Landscaping (allowance)	1	1	1	\$30,000.00	\$31,200	0.58%		\$38,064		
20	Street furniture (allowance)	1	1	1	\$10,000.00	\$10,400	0.19%		\$12,688		
21	Building lighting	3	3	3	\$7,500.00	\$23,400	0.44%	\$23,400			
22	Flag Pole Replacement	1	1	1	\$10,000.00	\$10,400	0.19%	\$10,400			
23											
24	New one story S.E. building addition - KRM Architects	3,950	1	3,950	\$450.00	\$1,848,600	34.47%		\$2,256,292		
25	Children's Area, Meeting Room, Read/Collaborate Area, Roof top patio										
26	Signage	1	1	1	\$15,000.00	\$15,600	0.29%		\$19,032		
27											
28	SITE SUBTOTAL										
29											
30	2.0 BUILDING ENVELOPE										
31											
32	Roofing Work -										
33	Replace Roof (EDPM, installed 2005)	10,990	1	10,990	\$16.00	\$182,874	3.41%	\$182,874			
34	New roof mechanical curbs (allowance)	1	1	1	\$5,000.00	\$5,200	0.10%	\$5,200			
35											
36	Loading Dock Overhead Door (+/-10'-8" wide x 16' tall)	1	0	0	\$15,000.00	\$0	0.00%	\$0			
37											
38	Exterior Alum Doors & Frames	0	0	0	\$7,500.00	\$0	0.00%	\$0			
39	Loading area door & frame	0	0	0	\$2,500.00	\$0	0.00%	\$0			
40											
41											
42											
43	BUILDING ENVELOPE SUBTOTAL										
44											
45	3.0 INTERIOR/FINISHES										
46											
47	Abatement (Allowance)	18,850	1	18,850	\$4.00	\$78,416	1.46%	\$78,416			
48											
49	New Elevator - within existing building envelope	1	1	1	\$200,000.00	\$208,000	3.88%		\$253,760		
50											
51	First Floor										
52	Restrooms	2	1	2	\$95,000.00	\$197,600	3.68%		\$241,072		
53	Study Rooms	80	5	400	\$120.00	\$49,920	0.93%		\$60,902		
54	Teen Space	440	1	440	\$75.00	\$34,320	0.64%		\$41,870		
55	Children's Area	500	1	500	\$75.00	\$39,000	0.73%		\$47,590		
56	Main Circulation Desk/Staff Area	1,500	1	1,500	\$75.00	\$117,000	2.18%		\$142,740		
57											
58	Quiet Read/Study Space - South	688	1	688	\$50.00	\$35,776	0.67%		\$43,647		
59											
60	Second Floor										
61	Elevator Lobby	260	1	260	\$150.00	\$40,560	0.76%		\$49,483		
62	Staff Area - admin, support spaces	720	1	720	\$75.00	\$56,160	1.05%		\$68,515		
63	Staff Restrooms	265	1	265	\$250.00	\$66,900	1.25%		\$84,058		
64	Server Room	1	1	1	\$15,000.00	\$15,600	0.29%		\$19,032		
65											
66	Entry Level Flooring:										
67	Reading Room & Stacks (CPT)	4,272	1	4,272	\$6.00	\$26,657	0.50%	\$26,657			
68	Program Room (VT)	548	0	0	\$4.50	\$0	0.00%	\$0			
69	Adult(CPT)	700	0	0	\$4.50	\$0	0.00%	\$0			
70	Children's (CPT)	1,300	0	0	\$4.50	\$0	0.00%	\$0			
71	Circulation Desk (CPT)	457	0	0	\$4.50	\$0	0.00%	\$0			
72	Entry Vestibule North (CPT)	98	0	0	\$4.50	\$0	0.00%	\$0			
73	ADA Restroom North Entry (CT)	36	0	0	\$4.50	\$0	0.00%	\$0			
74	South Entry Restroom (CT)	60	0	0	\$4.50	\$0	0.00%	\$0			
75	Computer Room (CPT)	392	0	0	\$4.50	\$0	0.00%	\$0			
76	Study Rooms (CPT)	102	0	0	\$4.50	\$0	0.00%	\$0			
77	Storage Room/Processing (CPT)	918	0	0	\$4.50	\$0	0.00%	\$0			
78	Entry Vestibule South (CPT)	77	0	0	\$4.50	\$0	0.00%	\$0			
79	Stairwell (Stone)	147	1	147	\$50.00	\$7,644	0.14%	\$7,644			
80	Storage (Concrete)	81	0	0	\$4.50	\$0	0.00%	\$0			
81	Storage (VT)	187	0	0	\$4.50	\$0	0.00%	\$0			
82	Loading Dock (Concrete)	351	0	0	\$4.50	\$0	0.00%	\$0			
83	Electrical Room (Concrete)	88	0	0	\$4.50	\$0	0.00%	\$0			
84											
85	Second Level Flooring:										
86	Stairwell	108	0	0	\$4.50	\$0	0.00%	\$0			
87	Waiting Area (CPT)	187	0	0	\$4.50	\$0	0.00%	\$0			
88	Restrooms (CT)	260	0	0	\$4.50	\$0	0.00%	\$0			
89	Corridor (CPT)	98	0	0	\$4.50	\$0	0.00%	\$0			
90	Jan. Closet (Concrete)	25	0	0	\$4.50	\$0	0.00%	\$0			
91	Kitchen (CPT/VT)	265	0	0	\$4.50	\$0	0.00%	\$0			
92	Assist. Director (CPT)	272	0	0	\$4.50	\$0	0.00%	\$0			
93	Director (CPT)	272	0	0	\$4.50	\$0	0.00%	\$0			
94	Conference Room (CPT)	374	0	0	\$4.50	\$0	0.00%	\$0			
95	Reception/Offices (CPT)	594	0	0	\$4.50	\$0	0.00%	\$0			
96	Storage (VT)	185	0	0	\$4.50	\$0	0.00%	\$0			
97	Open Offices (CPT)	1,084	0	0	\$4.50	\$0	0.00%	\$0			
98	Mechanical (Epoxy)	1,232	0	0	\$4.50	\$0	0.00%	\$0			
99	IT Room (CPT)	510	0	0	\$4.50	\$0	0.00%	\$0			
100	Service Stair	120	0	0	\$4.50	\$0	0.00%	\$0			
101	NE Storage Room (CPT)	876	0	0	\$4.50	\$0	0.00%	\$0			
102											
103	Paint Areas Disturbed by Construction	15,000	1	15,000	\$1.00	\$15,600	0.29%	\$15,600			
104											
105	Entry Level:										
106	Doors and hardware	12	1	12	\$1,750.00	\$21,840	0.41%	\$21,840			
107	Second Level:										

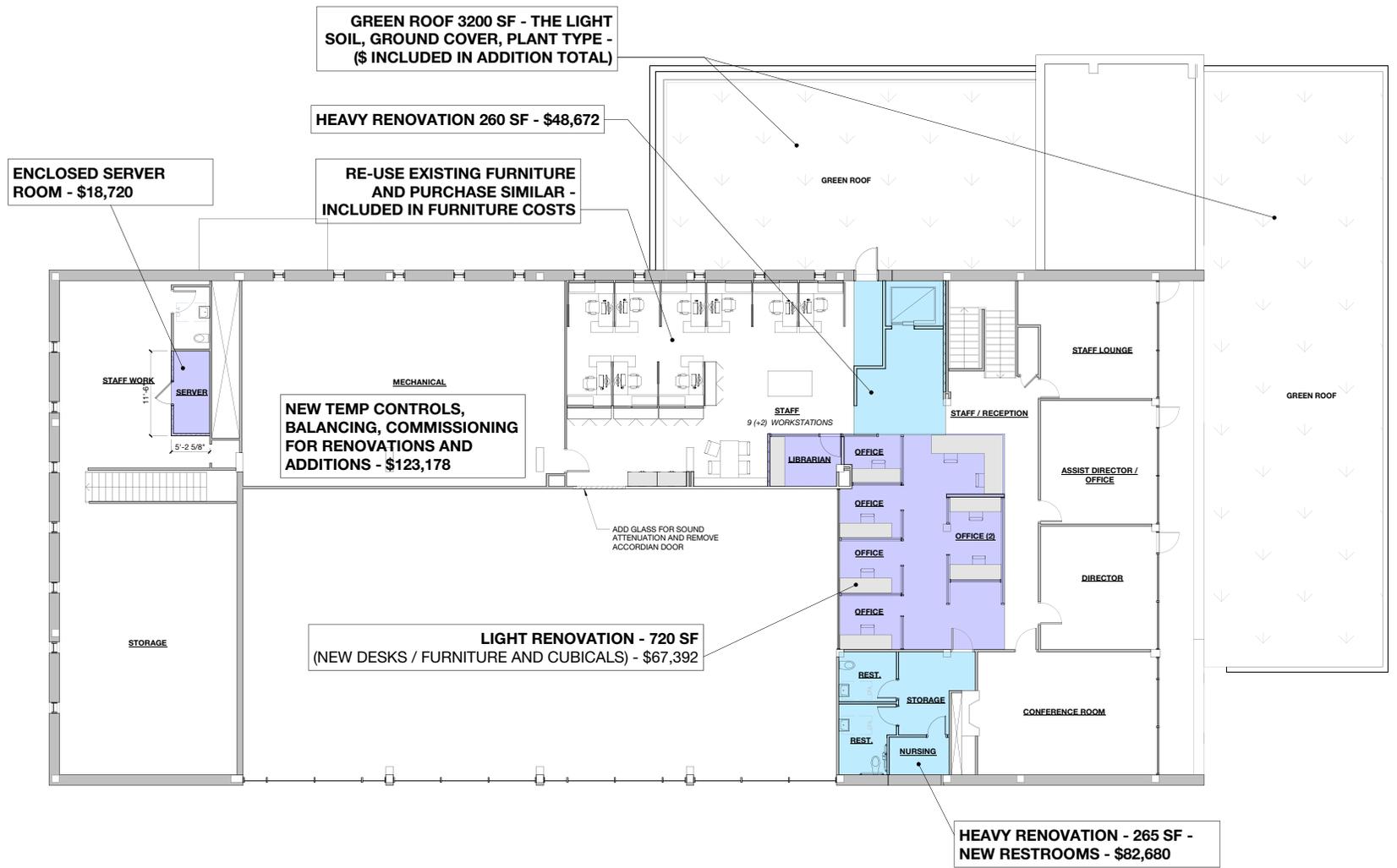
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		Specification Factor =	1.00	(Medium)							
		Geographic Factor =	1.00	(US Median)							
		Cost Escalation Factor =	1.04	Summer 2018							
					1.04	1.22	1.37				
Line No.	2/18/2019 Program Area	Area Required (in Sq. Ft.)	No. of Rms./ Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Ranked Capital Priorities			
								Critical Needs (1 - 3 years)	Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)	Other
108	Doors and hardware	10	1	10	\$1,750.00	\$18,200	0.34%	\$18,200			
109	Casework										
110	Main Circulation Desk - Allowance	1	1	1	\$20,000.00	\$20,800	0.39%		\$25,376		
111											
112	Kitchen appliances - DW, Refrig, Microwave	1	1	1	\$7,500.00	\$7,800	0.15%		\$7,800		
113	INTERIOR/FINISHES SUBTOTAL										
						\$1,059,793	19.76%	\$176,157	\$1,078,036	\$0	\$0

Summary of Costs
Central

Central Library		Cost Data						Cost Escalation Factors					
18,850 s.f. Two Story Building + 3,950 One Story Addition - 22,800 s.f.		Specification Factor = 1.00 (Medium)		Geographic Factor = 1.00 (US Median)		Cost Escalation Factor = 1.04 Summer 2018		1.04	1.22	1.37	1.04		
Line No.	2/18/2019 Program Area	Area Required (in Sq. Ft.)	No. of Rms./ Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Critical Needs (1 - 3 years)	Ranked Capital Priorities Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)	Other		
114	4.0 PLUMBING SYSTEMS												
116	Replace hot water heater	1	1	1	\$5,000.00	\$5,200	0.10%		\$5,200				
118	PLUMBING SYSTEMS SUBTOTAL					\$5,200	0.10%		\$5,200	\$0	\$0	\$0	\$0
120	5.0 HVAC SYSTEMS												
122	Heating												
124	New boilers and air handling units installed 2107												
125	Ventilation												
127	Replace Kitchen Exhaust Fan (No ansul or make up air or potential other code update requirements)	1	1	1	\$7,500.00	\$7,800	0.15%		\$7,800				
128	Air and Water Balance	22,800	1	22,800	\$0.50	\$11,856	0.22%			\$14,464			
130	Commissioning	22,800	1	22,800	\$1.00	\$23,712	0.44%			\$28,929			
131	Temperature Controls	22,800	1	22,800	\$2.50	\$59,280	1.11%			\$72,322			
133	HVAC SYSTEMS SUBTOTAL					\$102,648	1.91%		\$7,800	\$115,715	\$0	\$0	\$0
135	6.0 ELECTRICAL SYSTEMS												
137	Building electrical upgrades	1	1	1	\$75,000.00	\$78,000	0.00%		\$78,000				
138	Fire alarm system - horns and strobes (allowance)	1	1	1	\$35,000.00	\$36,400	0.00%		\$36,400				
139	Lighting												
140	Entry Level:												
141	Reading Room	3,360	0	0	\$3.00	\$0	0.00%		\$0				
142	Stacks	912	0	0	\$3.00	\$0	0.00%		\$0				
143	Program Room	548	0	0	\$3.00	\$0	0.00%		\$0				
144	Adult	700	0	0	\$3.00	\$0	0.00%		\$0				
145	Children's	1,300	0	0	\$3.00	\$0	0.00%		\$0				
146	Circulation Desk	457	0	0	\$3.00	\$0	0.00%		\$0				
147	Entry Vestibule North	98	0	0	\$3.00	\$0	0.00%		\$0				
148	ADA Restroom North Entry	36	0	0	\$3.00	\$0	0.00%		\$0				
149	South Entry Restroom	60	0	0	\$3.00	\$0	0.00%		\$0				
150	Computer Room	392	0	0	\$3.00	\$0	0.00%		\$0				
151	Study Rooms	102	0	0	\$3.00	\$0	0.00%		\$0				
152	Storage Room/Processing	918	0	0	\$3.00	\$0	0.00%		\$0				
153	Entry Vestibule South	77	0	0	\$3.00	\$0	0.00%		\$0				
154	Stairwell	147	0	0	\$3.00	\$0	0.00%		\$0				
155	Storage	81	0	0	\$3.00	\$0	0.00%		\$0				
156	Storage	187	0	0	\$3.00	\$0	0.00%		\$0				
157	Loading Dock	351	0	0	\$3.00	\$0	0.00%		\$0				
158	Electrical Room	88	0	0	\$3.00	\$0	0.00%		\$0				
159	Second Level:												
160	Stairwell	108	0	0	\$3.00	\$0	0.00%		\$0				
161	Walking Area	187	0	0	\$3.00	\$0	0.00%		\$0				
162	Restrooms	260	0	0	\$3.00	\$0	0.00%		\$0				
163	Corridor	98	0	0	\$3.00	\$0	0.00%		\$0				
164	Jan. Closet	25	0	0	\$3.00	\$0	0.00%		\$0				
165	Kitchen	265	0	0	\$3.00	\$0	0.00%		\$0				
166	Assist. Director	272	0	0	\$3.00	\$0	0.00%		\$0				
167	Director	272	0	0	\$3.00	\$0	0.00%		\$0				
168	Conference Room	374	0	0	\$3.00	\$0	0.00%		\$0				
169	Reception/offices	594	0	0	\$3.00	\$0	0.00%		\$0				
170	Storage	185	0	0	\$3.00	\$0	0.00%		\$0				
171	Open Offices	1,064	0	0	\$3.00	\$0	0.00%		\$0				
172	Mechanical	1,232	0	0	\$3.00	\$0	0.00%		\$0				
173	IT Room	510	0	0	\$3.00	\$0	0.00%		\$0				
174	Service Stair	120	0	0	\$3.00	\$0	0.00%		\$0				
175	NE Storage Room	876	0	0	\$3.00	\$0	0.00%		\$0				
176													
177	Add Occupancy Sensors	17	0	17	\$500.00	\$8,840	0.16%		\$8,840				
178	Add electrical upgrade for IT	1	1	1	\$35,000.00	\$36,400	0.68%		\$36,400				
179	ELECTRICAL SYSTEMS SUBTOTAL					\$159,640	2.98%		\$159,640	\$0	\$0	\$0	\$0
180	7.0 SECURITY												
181	Door Access System	3	1	3	\$7,500.00	\$23,400	0.44%		\$23,400				
184	Surveillance System	22,800	1	22,800	\$1.00	\$23,712	0.44%		\$23,712				
185	SECURITY SYSTEMS SUBTOTAL					\$47,112	0.88%		\$47,112	\$0	\$0	\$0	\$0
187	8.0 NOT USED												
188	OTHER SUBTOTAL					\$0	0.00%		\$0	\$0	\$0	\$0	\$0
189													
191	9.0 FURNITURE & EQUIPMENT												
192	Furniture addition and renovated areas (allowance)	1	1	1	\$100,000.00	\$104,000	1.94%		\$126,880				
193	Furniture replacement - existing (allowance)	1	1	1	\$30,000.00	\$31,200	0.58%		\$38,064				
194	FURNITURE & EQUIPMENT SUBTOTAL					\$135,200	2.52%		\$0	\$164,944	\$0	\$0	\$0
195													
196	10.0 TECHNOLOGY - proposed Rocket Fiber connection not part of probable cost estimate												
197	Computer Room Technology (Desktop, Laptops, Tablets)	8	1	8	\$1,000.00	\$8,320	0.16%		\$10,150				
199	Network Cabling	22,800	1	22,800	\$1.00	\$23,712	0.44%		\$28,929				
200	Network Wireless and Switches	22,800	1	22,800	\$4.00	\$94,948	1.77%		\$116,715				
201	Telephone System	22,800	1	22,800	\$1.00	\$23,712	0.44%		\$28,929				
202													
203	Fiber WAN	22,800	1	22,800	\$1.00	\$23,712	0.44%		\$0	\$28,929			
204	TECHNOLOGY SUBTOTAL					\$174,304	3.25%		\$0	\$212,651	\$0	\$0	\$0
205													
206	Building Infrastructure Improvement Total:			22,800	\$179.03	\$4,081,815	76.12%		\$681,067	\$4,148,913	\$0	\$0	\$0
207	Project Contingency	10.00%	Of Building & Site Budget			\$377,231	7.03%		\$68,107	\$377,132	\$0	\$0	\$0
208	Permits, Testing & Printing:	2.50%	Of Building & Site Budget			\$103,739	1.93%		\$18,729	\$103,711	\$0	\$0	\$0
209	Construction Manager Fee and Costs:	8.00%	Of Building & Site Budget			\$340,262	6.35%		\$61,432	\$340,173	\$0	\$0	\$0
210	Professional Fees & Costs:	10.00%	Of Building & Site Budget & Contingency			\$459,354	8.57%		\$22,934	\$459,233	\$0	\$0	\$0
211	PROJECT TOTAL					\$5,362,401	100.00%		\$912,269	\$5,429,162	\$0	\$0	\$0
212	Note: The current building does not have a fire suppression system and the provision for installing a fire suppression system was not provided as part of this budget per architects code review.												
													\$6,341,430



1 STORY ADDITION / RENOVATION - FIRST FLOOR PLAN - COSTS



1 STORY ADDITION / RENOVATION - SECOND FLOOR PLAN - COSTS



EXTERIOR INSPIRATION





EWALD BRANCH - KEY RECOMMENDATIONS:

- #1 - UTILIZE + IMPROVE OUTDOOR SPACES TO ACCOMODATE MORE USERS AND PROVIDE FLEXIBILITY**
- #2 - PROVIDE AN INTERIOR REFRESH - FINISHES + LIGHTING UPGRADES TO BE MORE TIMELESS, MORE FUNCTIONAL, MORE RESISTANT TO WEAR.**
- #3 - IMPROVE SITE LINES AND SAFETY AT THE MAIN ENTRANCE AND BOTH DESKS**
- #4 - REFRESH STAFF WORK AREA TO IMPROVE EFFICIENCY AND ATMOSPHERE**
- #5 - IMPROVE ACOUSTICS THROUGHOUT THE BUILDING**



PROGRAMMED COURTYARD

OUTDOOR SEATING UMBRELLAS & MOVEABLE TABLES. TYP.

DECORATIVE WALL TO MATCH

DECORATIVE WALL TO MATCH

QUIET COURTYARD W/ LANDSCAPING

OUTDOOR CONNECTIONS

COMMUNITY GARDENS PLOT

SIDEWALK CONNECTION

ENTRANCE DRIVE

PROPOSED PARKING LOT (BY OTHERS)

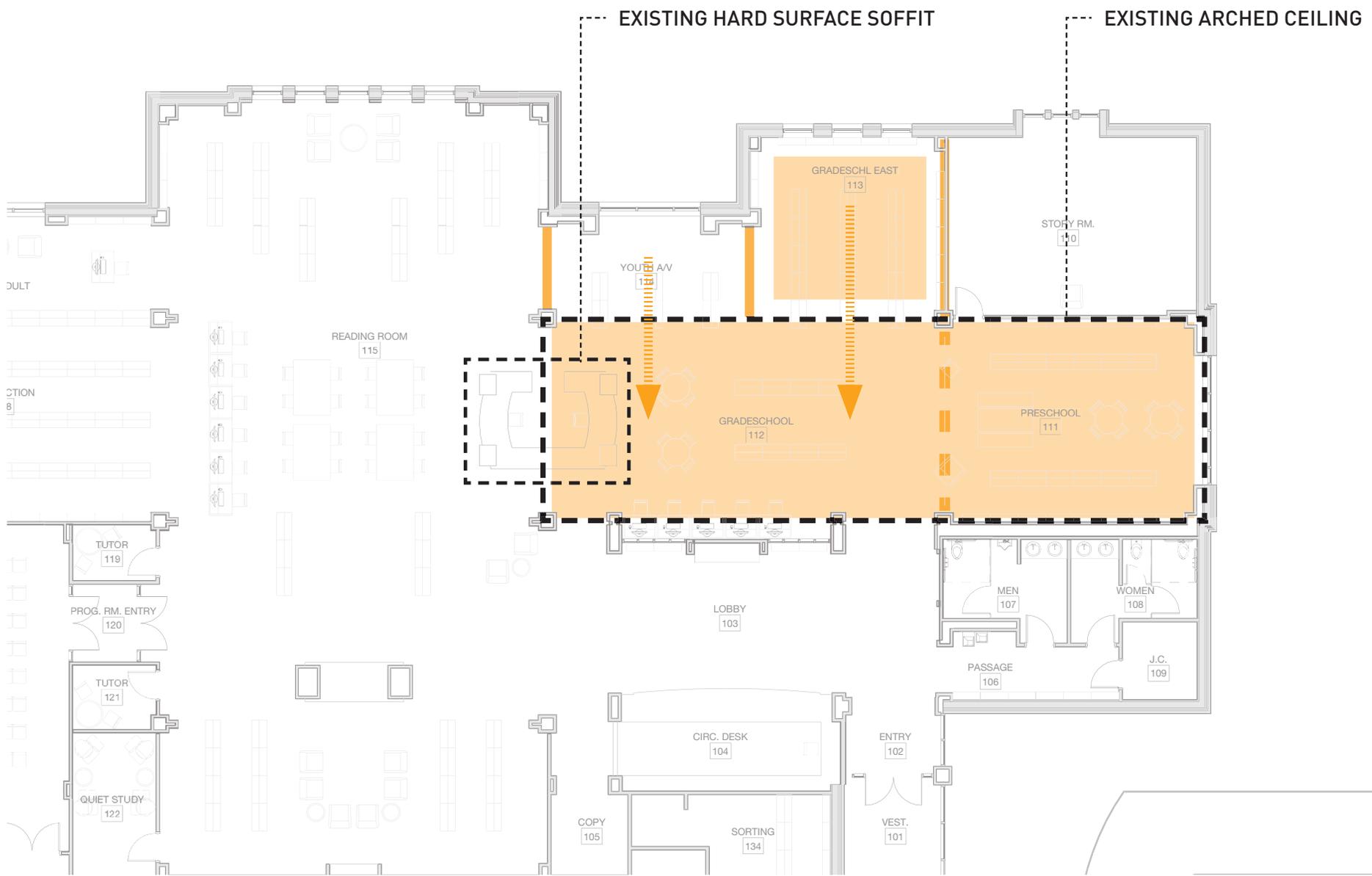
LAKE POINT ST.

JEFFERSON AVE.





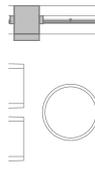
FINISH UPGRADES "FRESHEN UP" + NEW FURNITURE



CHILDREN'S AREA - NOISE / ACOUSTICS

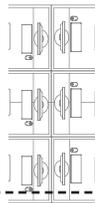


ACOUSTIC TREATMENTS - MOVEABLE AND CEILING MOUNTED



GLASS PARTITION -----

FISH TANK -----



REFERENCE DESK -----

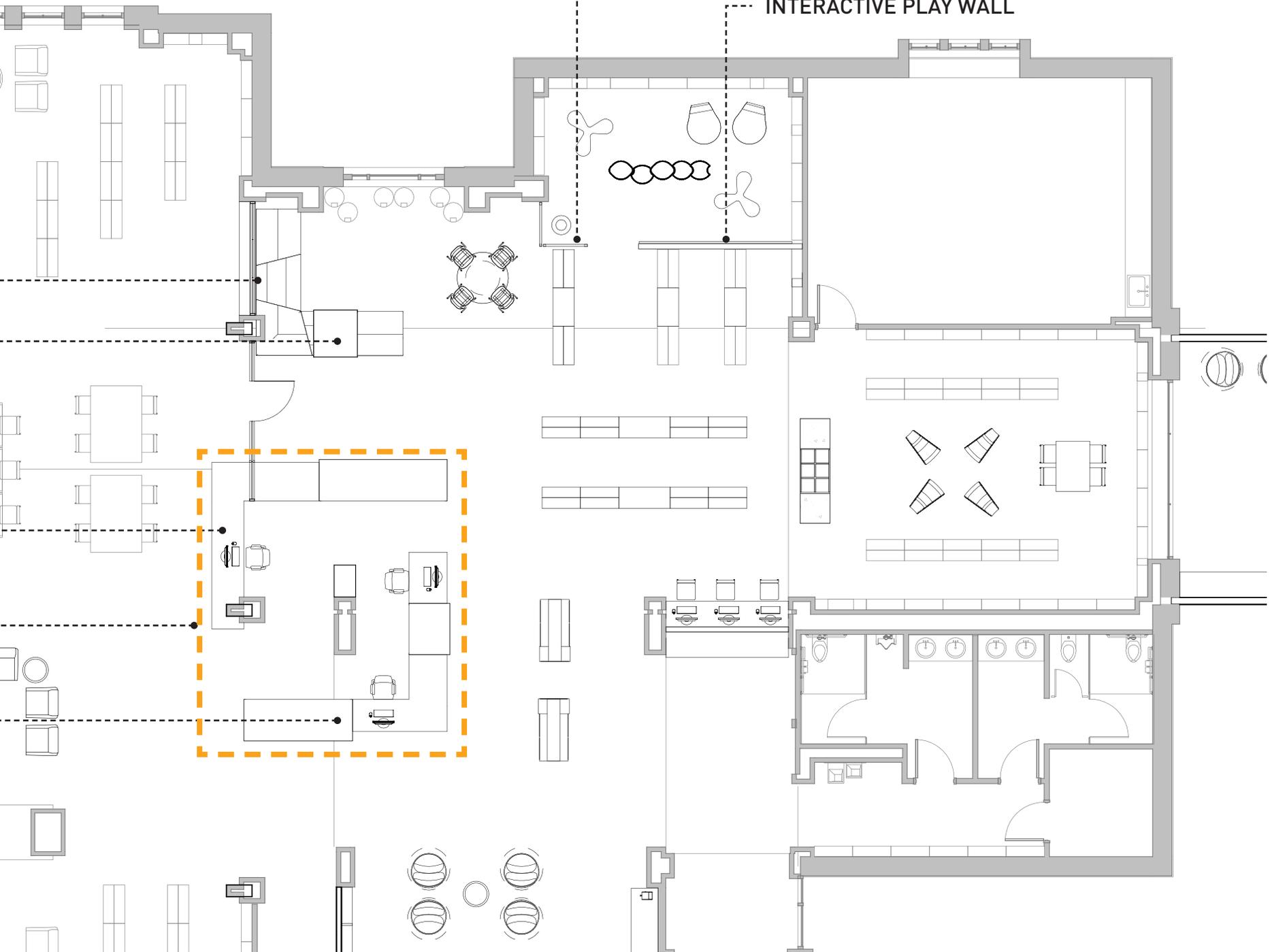
SOUND ABSORPTIVE SOFFIT -----

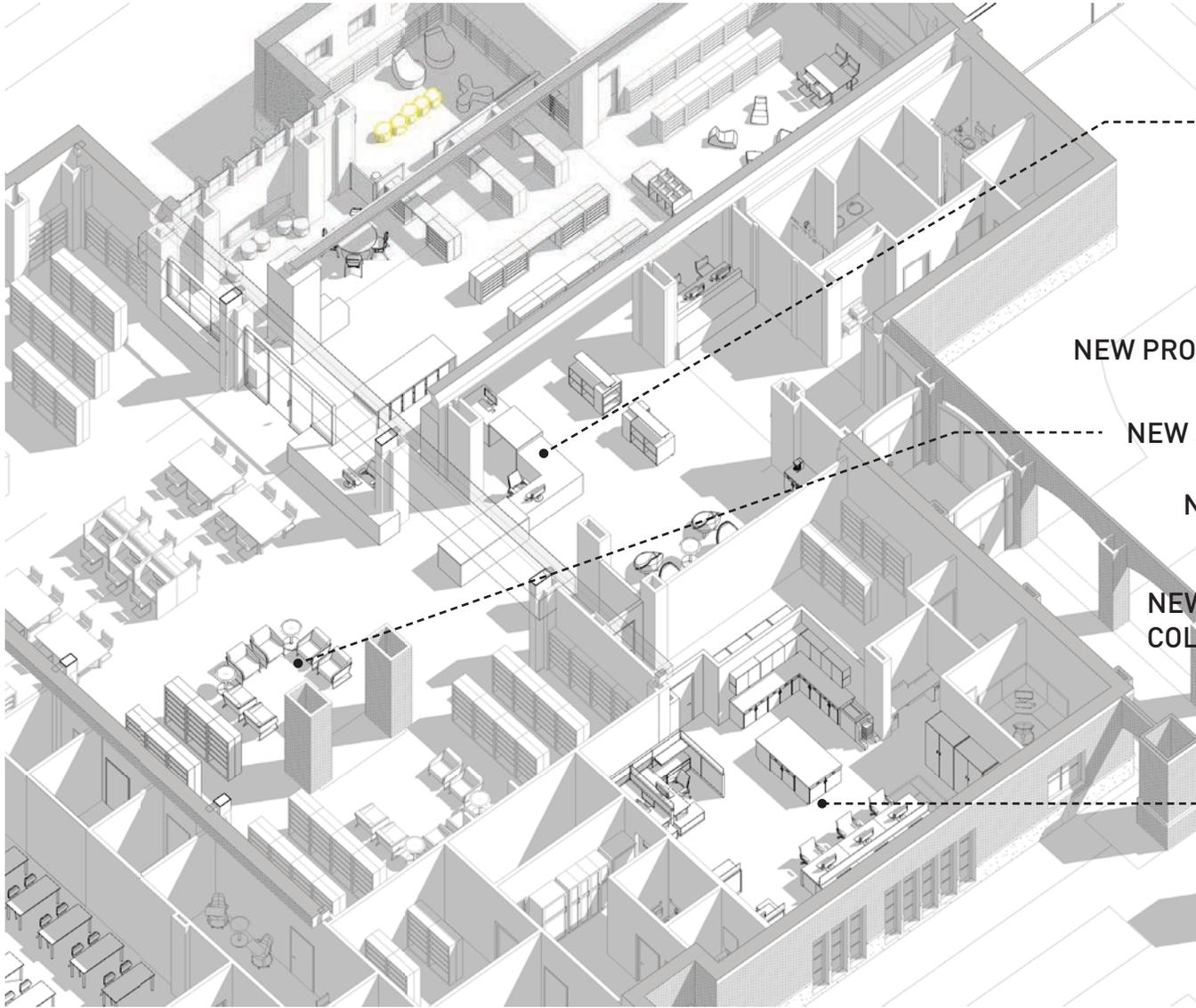


CIRCULATION DESK -----

--- ACOUSTIC PANELS AND ABSORPTIVE SURFACES

--- INTERACTIVE PLAY WALL





NEW CIRCULATION +
REFERENCE DESK

NEW DESK LOCATION +
GLASS PARTITION

NEW PROGRAM ROOM ENTRY

NEW SITTING AREA BY FIREPLACE

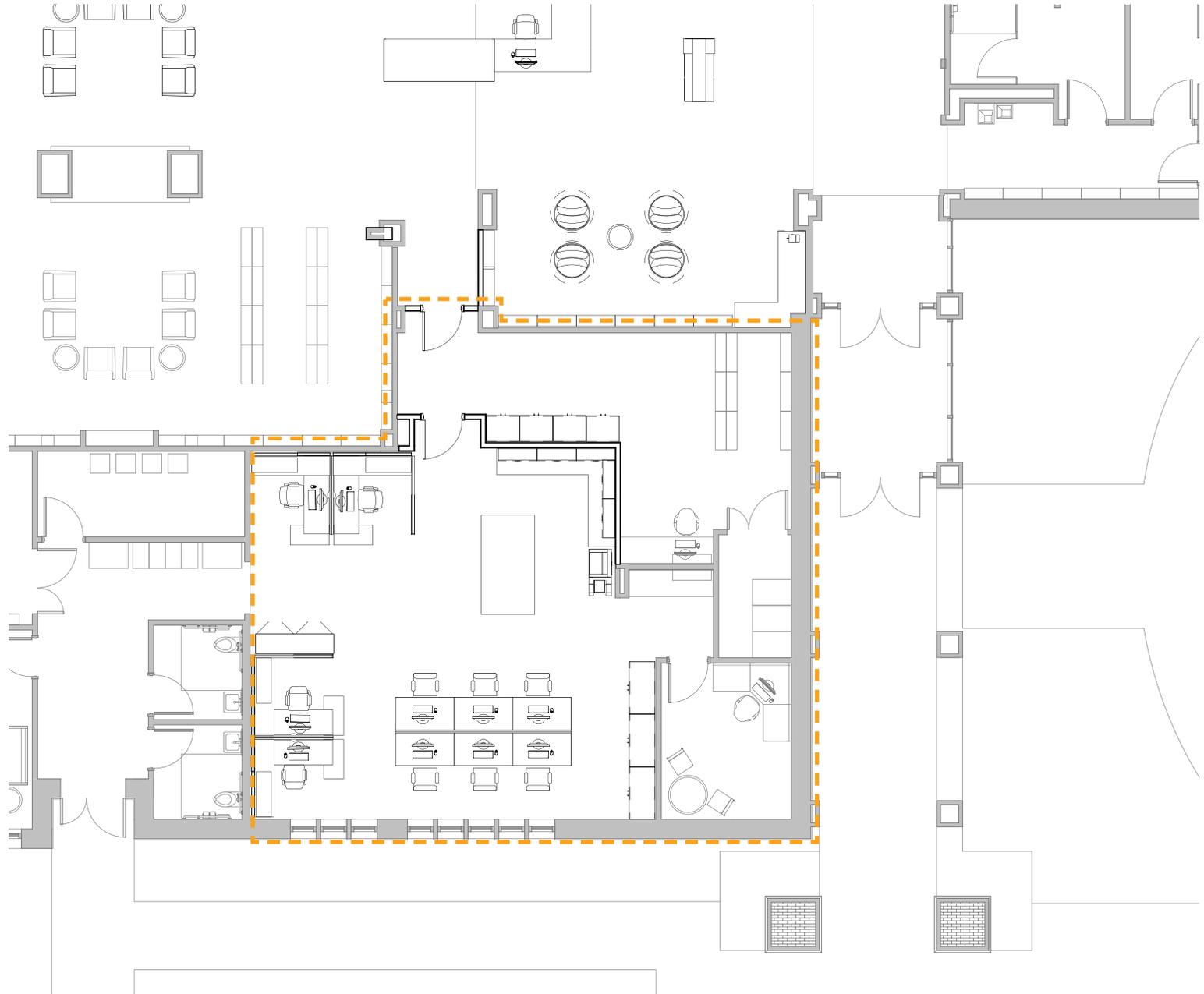
NEW STUDY ROOM

NEW READING AREA w/ SPECIAL
COLLECTION AND A/V COLLECTION

RENOVATED STAFF
WORK AREA

EWALD PLAN IMPROVEMENTS - PUBLIC AREA

- 4 CUBICALS (TALL)
- 6 FLEX STATIONS
- LARGE WORK / COUNTER W/ STORAGE
- MORE ACCESSIBLE COPIER + COUNTER
- NEW FINISHES



EWALD PLAN IMPROVEMENTS - STAFF AREA

EWALD BRANCH - COST SUMMARY NOTES:

#1 - ALL PRICING UNLESS INDICATED HAS 20% SOFT COSTS ADDED INTO THE \$ AMOUNT SHOWN ON THE PLANS

#2 - IT DOES NOT INCLUDE ESCALATION / INFLATION COSTS UNLESS SPECIFICALLY NOTED

#3 - FOR PLANNING PURPOSES - PROJECTS RANGING 1-3 YEARS IN ADVANCE ADD 4%-8% TO \$ AMOUNT SHOWN - PROJECTS PLANNED 4-6 YEARS IN THE FUTURE ADD 22% TO THE \$ AMOUNT SHOWN.

#4 - REFER TO PMC'S SUMMARY OF COSTS FOR ADDITIONAL INFORMATION

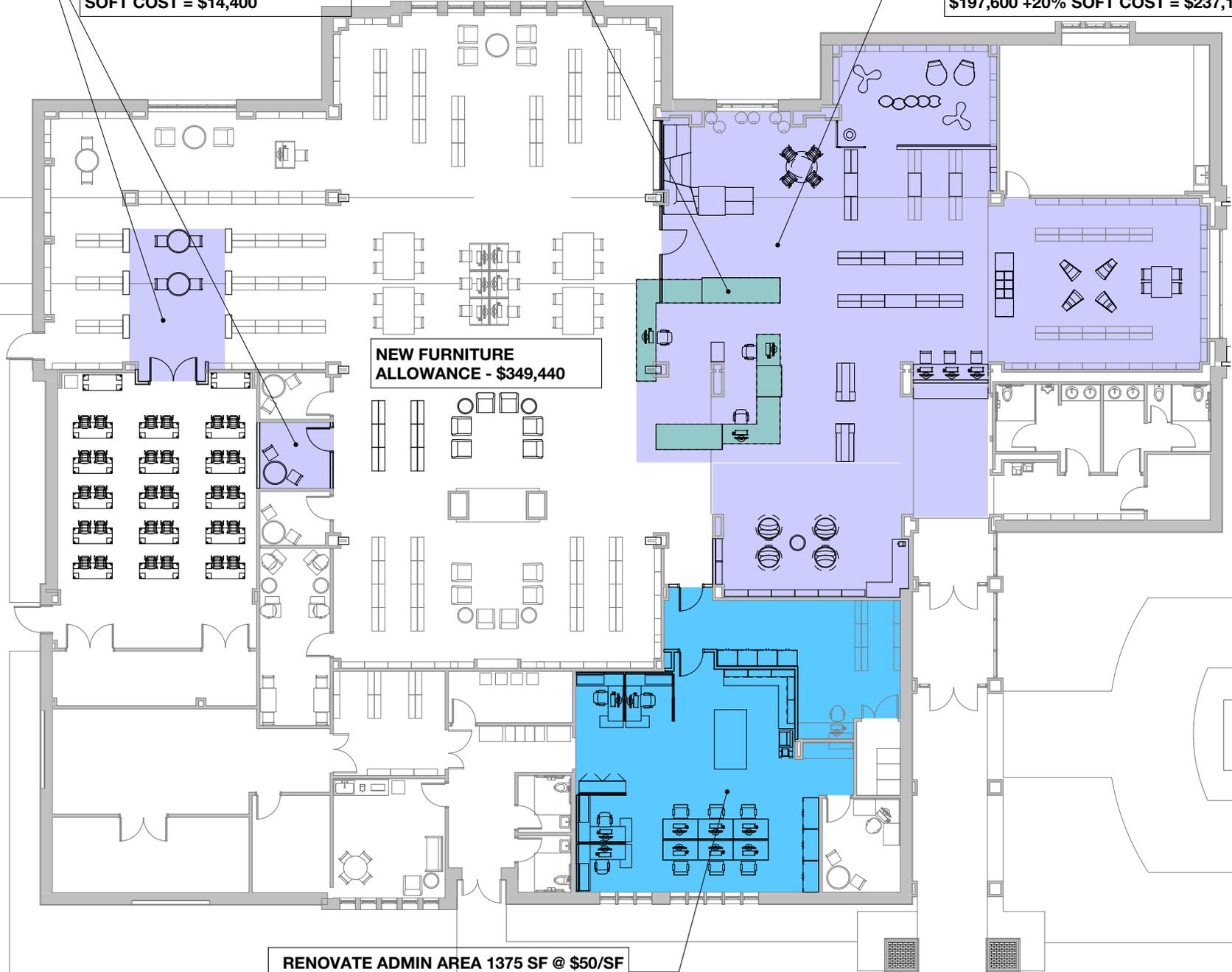
**NEW STUDY ROOM AND NEW
ENTRANCE TO PROGRAM
ROOM - 240 SF @ \$50/SF + 20%
SOFT COST = \$14,400**

**NEW CIRC AND REFERENCE
DESK - \$49,920**

**RENOVATE CIRC DESK AREA &
SOFFIT, CHILDREN'S AREA, AV AREA,
SELF-CHECKOUT - 3800 SF @ \$50/SF =
\$197,600 +20% SOFT COST = \$237,120**

**NEW FURNITURE
ALLOWANCE - \$349,440**

**RENOVATE ADMIN AREA 1375 SF @ \$50/SF
= \$71,500 +20% SOFT COST = \$85,800**



Summary of Costs
Ewald

Ewald Library 15,500 s.f. Single Story Building Built: 2004		Cost Data						Cost Escalation Factors		
		Specification Factor =	1.00	(Medium)				1.04	1.22	1.37
		Geographic Factor =	1.00	(US Median)						
		Cost Escalation Factor =	1.04	Summer 2018						
Line No.	4/19/2019 Program Area	Area Required (In Sq. Ft.)	No. of Rms. / Units Required	Total Area (In Sq. Ft.)	Base Unit Cost (\$)	Effective Program Cost (\$)	As % of Total Cost	Critical Needs (1 - 3 years)	Ranked Capital Priorities Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)
1	1.0 SITE									
3	Paving - New Jefferson parking lot provided by others									
4	Replace Asphalt Parking Lot (13 spaces only)	5,000	1	5,000	\$4.00	\$20,800	1.06%	\$20,800		
5	Last replacement: 2004									
6	Stripping	5,000	1	5,000	\$0.50	\$2,600	0.13%	\$2,600		
7										
8	Catch Basins	0	1	0	\$7,500.00	\$0	0.00%	\$0		
9	Sidewalks - West entry	2,500	1	2,000	\$10.00	\$20,800	1.06%	\$20,800		
10	Paver restoration	1,000	1	1,000	\$6.00	\$6,240	0.32%	\$6,240		
11	Landscaping	1	1	1	\$20,000.00	\$20,800	1.06%		\$25,376	
12										
13	Pavers- SW entry	500	1	500	\$25.00	\$13,000	0.66%	\$13,000		
14	Street furniture	1	1	1	\$5,000.00	\$5,200	0.26%	\$1,560	\$6,344	
15	Building lighting	1	1	1	\$1,500.00	\$1,560	0.08%			\$3,172
16	Rallings - paint	1	1	1	\$2,500.00	\$2,600	0.13%			
17										
18	Entry Signage	1	1	1	\$25,000.00	\$26,000	1.32%		\$31,720	
19										
20	SITE SUBTOTAL					\$119,600	6.08%	\$65,000	\$31,720	\$66,612
21										
22	2.0 BUILDING ENVELOPE									
23										
24	Roofing Work -									
25	Restore/repair roof (allowance)	1	1	1	\$75,000.00	\$78,000	3.97%	\$78,000		
26	New roof mechanical curbs (allowance)	1	1	1	\$5,000.00	\$5,200	0.26%	\$5,200		
27										
28	Cauk Windows - (allowance)	1	1	1	\$15,000.00	\$15,600	0.79%	\$15,600		
29	Tuck-pointing - (allowance)	1	1	1	\$10,000.00	\$10,400	0.53%	\$10,400		
30										
31	BUILDING ENVELOPE SUBTOTAL					\$109,200	5.55%	\$109,200	\$0	\$0
32										
33	3.0 INTERIOR/FINISHES									
34										
35	Abatement (Allowance)	0	1	0	\$2.00	\$0	0.00%	\$0		
36										
37	Renovate Circ. Desk Area, Children's Reading, Self Check Out	3,800	1	3,800	\$50.00	\$197,600	10.05%	\$241,072		
38	Renovate Admin Area	1,375	1	1,375	\$50.00	\$71,500	3.63%	\$87,230		
39	New Circulation Desks	2	1	2	\$20,000.00	\$41,600	2.11%	\$50,752		
40										
41	Entry Level Flooring:									
42	Vestibule (Tile/Mat)	165	1	165	\$4.50	\$772	0.44%		\$1,058	
43	Lobby (Tile)	1,490	0	0	\$4.50	\$0	0.00%	\$0		
44	Public Restrooms(Tile)	210	1	210	\$4.50	\$983	0.05%		\$1,346	
45	Janitor Closet (Tile)	100	1	100	\$4.50	\$468	0.02%		\$641	
46	Staff Office Area (CPT)	1,215	0	0	\$0.00	\$0	0.00%	\$0		
47	Private Office (CPT)	156	0	0	\$0.00	\$0	0.00%	\$0		
48	Staff Restrooms (VT)	134	1	134	\$4.50	\$627	0.03%		\$859	
49	Staff Entry (VT)	164	1	164	\$4.50	\$861	0.04%		\$1,180	
50	Staff Lounge (VT)	240	1	240	\$4.50	\$1,123	0.06%		\$1,539	
51	Server Room (VT)	112	1	112	\$4.50	\$524	0.03%		\$718	
52	Storage Room (VT)	202	1	202	\$4.50	\$945	0.05%		\$1,295	
53	Mechanical Room (Conc.)	454	1	454	\$4.50	\$2,125	0.11%		\$2,911	
54	Electrical Room (VT)	140	1	140	\$4.50	\$665	0.03%		\$908	
55	Boiler Room (Conc.)	308	1	308	\$4.50	\$1,441	0.07%		\$1,975	
56	Youth Area (CPT)	3,037	1	3,037	\$0.00	\$0	0.00%	\$0		
57	Reading Area (CPT)	5,000	1	5,000	\$4.50	\$22,400	1.19%		\$32,058	
58	Tutor 1 (CPT)	60	1	60	\$4.50	\$281	0.01%		\$385	
59	Tutor 1 (CPT)	80	1	80	\$4.50	\$374	0.02%		\$513	
60	Quiet Study (CPT)	230	1	230	\$4.50	\$1,076	0.05%		\$1,475	
61	Large Meeting Room (CPT)	1,040	1	1,040	\$4.50	\$4,867	0.25%		\$6,568	
62	Large Meeting Room Storage (CPT)	210	1	210	\$4.50	\$983	0.05%		\$1,346	
63	Quiet Study (CPT)	230	1	230	\$4.50	\$1,076	0.05%		\$1,475	
64										
65	Paint Areas Disturbed by Construction	7,500	1	7,500	\$1.00	\$7,800	0.40%	\$7,800		
66										
67	Window Sills - (allowance)	1	1	1	\$12,500.00	\$13,000	0.68%	\$13,000		
68	Interior wall repair (allowance)	1	1	1	\$7,500.00	\$7,800	0.40%	\$7,800		
69										
70	Ceiling repair (allowance)	1	1	1	\$15,000.00	\$15,600	0.79%	\$15,600		
71										
72										
73	INTERIOR/FINISHES SUBTOTAL					\$397,483	20.21%	\$44,200	\$379,054	\$58,339
74										
75	4.0 PLUMBING SYSTEMS									
76										
77	Replace hot water heater (2004)	1	1	1	\$2,500.00	\$2,600	0.13%	\$2,600		
78										
79	Vestibule drain - Allowance	1	1	1	\$5,000.00	\$5,200	0.26%	\$5,200		
80	Staff Restroom drain - Allowance	1	1	1	\$5,000.00	\$5,200	0.26%	\$5,200		
81										
82	PLUMBING SYSTEMS SUBTOTAL					\$13,000	0.66%	\$13,000	\$0	\$0

Summary of Costs
Ewald

Ewald Library 15,500 s.f. Single Story Building Built: 2004		Cost Data						Cost Escalation Factors			
		Specification Factor =	1.00	(Medium)				1.04	1.22	1.37	
		Geographic Factor =	1.00	(US Median)							
		Cost Escalation Factor =	1.04	Summer 2018							
Line No.	4/19/2019 Program Area	Area Required (In Sq. Ft.)	No. of Rms. / Units Required	Total Area (In Sq. Ft.)	Base Unit Cost (\$)	Effective Program Cost (\$)	As % of Total Cost	Critical Needs (1 - 3 years)	Ranked Capital Priorities Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)	Other
83	5.0 HVAC SYSTEMS										
84											
85	Heating										
87	Replace Steam Boiler (Brand: Bryant , 2004) 645 MBH	1	1	1	\$125,000.00	\$130,000	6.61%		\$158,600		
88	Replace Hot Water Boiler (Brand:Lochinvar , 2004) 650 MBH	2	1	2	\$125,000.00	\$260,000	13.22%		\$317,200		
89											
90	Ventilation										
91	Replace Public Toilet Room Fan (600 CFM Belt Drive)	1	1	1	\$7,500.00	\$7,800	0.40%			\$10,686	
92	Replace Staff Exhaust Fan (300 CFM Direct Drive)	1	1	1	\$7,500.00	\$7,800	0.40%			\$10,686	
93	Air and Water Balance	15,500	1	15,500	\$0.50	\$8,060	0.41%		\$9,833		
94	Commissioning	15,500	1	15,500	\$1.00	\$16,120	0.82%		\$19,666		
95											
96	HVAC SYSTEMS SUBTOTAL					\$429,780	21.85%	\$0	\$505,300	\$21,372	\$0
97											
98	6.0 ELECTRICAL SYSTEMS										
99	Building electrical upgrades	1	1	1	\$40,000.00	\$41,600	0.00%		\$41,600		
100											
101	Add electrical upgrade for IT	1	1	1	\$15,000.00	\$15,600	0.79%		\$15,600		
102											
103	ELECTRICAL SYSTEMS SUBTOTAL					\$57,200	2.91%	\$57,200	\$0	\$0	\$0
104											
105	7.0 SECURITY										
106	Door Access System	3	1	3	\$7,500.00	\$23,400	1.19%		\$23,400		
107	Surveillance System	15,500	1	15,500	\$1.00	\$16,120	0.82%		\$16,120		
108											
109	SECURITY SYSTEMS SUBTOTAL					\$39,520	2.01%	\$39,520	\$0	\$0	\$0
110											
111	8.0 NOT USED										
112											
113	OTHER SUBTOTAL					\$0	0.00%	\$0	\$0	\$0	\$0
114											
115	9.0 FURNITURE & EQUIPMENT										
116	Furniture (allowance)	14,000	1	14,000	\$20.00	\$291,200	14.80%		\$355,264		
117											
118	FURNITURE & EQUIPMENT SUBTOTAL					\$291,200	14.80%	\$0	\$355,264	\$0	\$0
119											
120	10.0 TECHNOLOGY - proposed Rocket Fiber connection not part of probable cost estimate										
121											
122	Computer Room Technology (Desktop, Laptops, Tablets)	12	1	12	\$1,000.00	\$12,480	0.63%		\$15,226		
123	Network Cabling	14,000	1								



WOODS BRANCH - KEY RECOMMENDATIONS:

#1 - IMPROVE ENTRY + FIRST IMPRESSION (INCLUDING PARKING + 2ND ENTRY)

#2 - UTILIZE + IMPROVE OUTDOOR SPACES

#3 - PROVIDE A MORE COHESIVE AND TIMELESS FEEL ON THE INTERIOR - REFRESH FINISHES + INCLUDE LIGHTING UPGRADES w/ LEDs + DAYLIGHT SENSORS

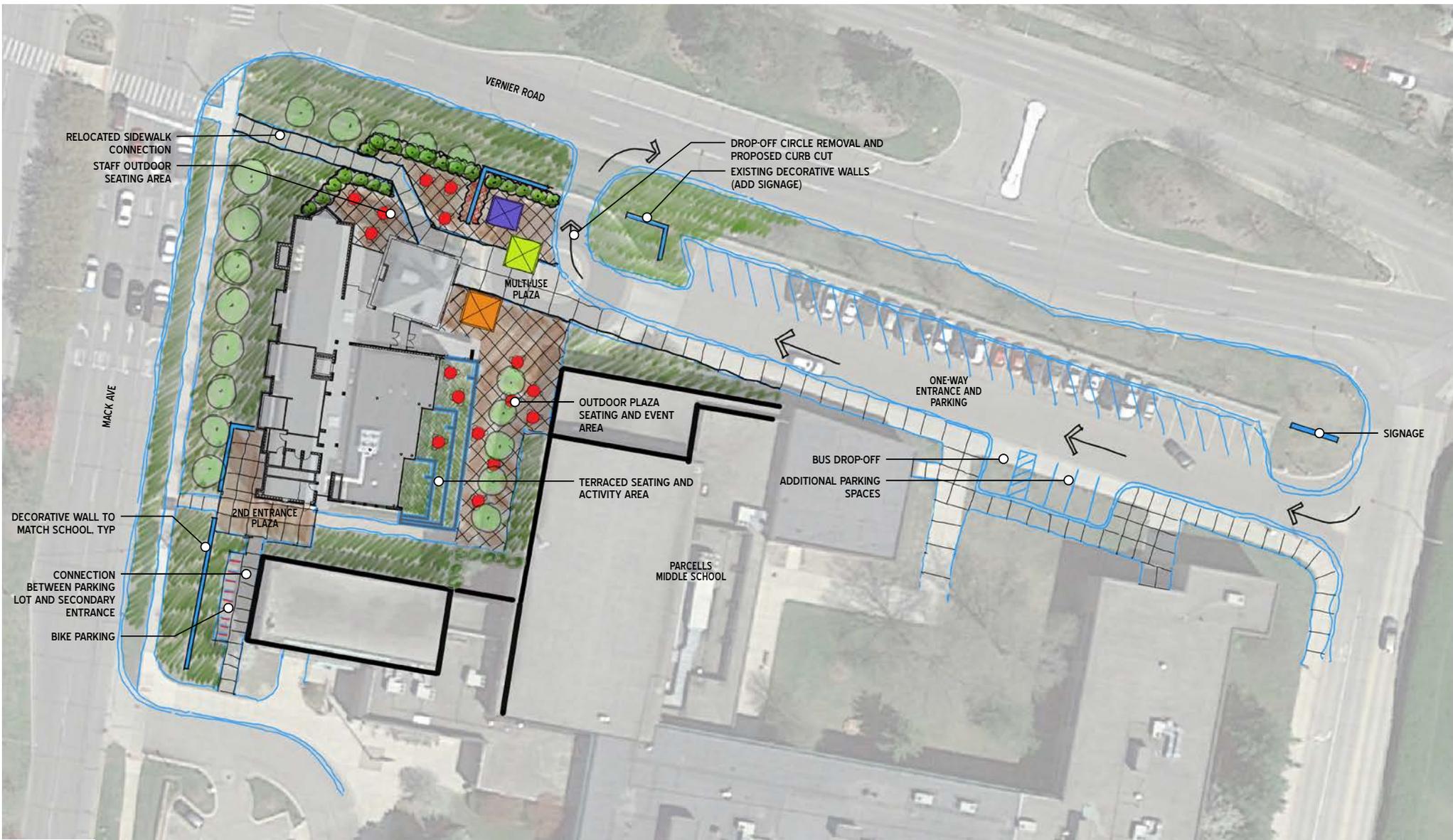
#4 - IMPROVE SAFETY @ STAIR + UPSTAIRS DESK AREA

#5 - IMPROVE STAFF WORK AREAS TO PROVIDE BETTER EFFICIENCY - REFRESH THE LOOK + FEEL

#6 - PROVIDE MORE LOUD SPACES FOR COLLABORATION AND PROVIDE MORE SPACES FOR QUIET / STUDY / READING.

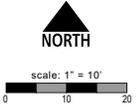
#7 - ADD MORE INFORMAL PROGRAMMING AND SEATING SPACES

#8 - ADD SPACE FOR SOME ADULT COLLECTION + SEATING NEAR CHILDREN'S AREA

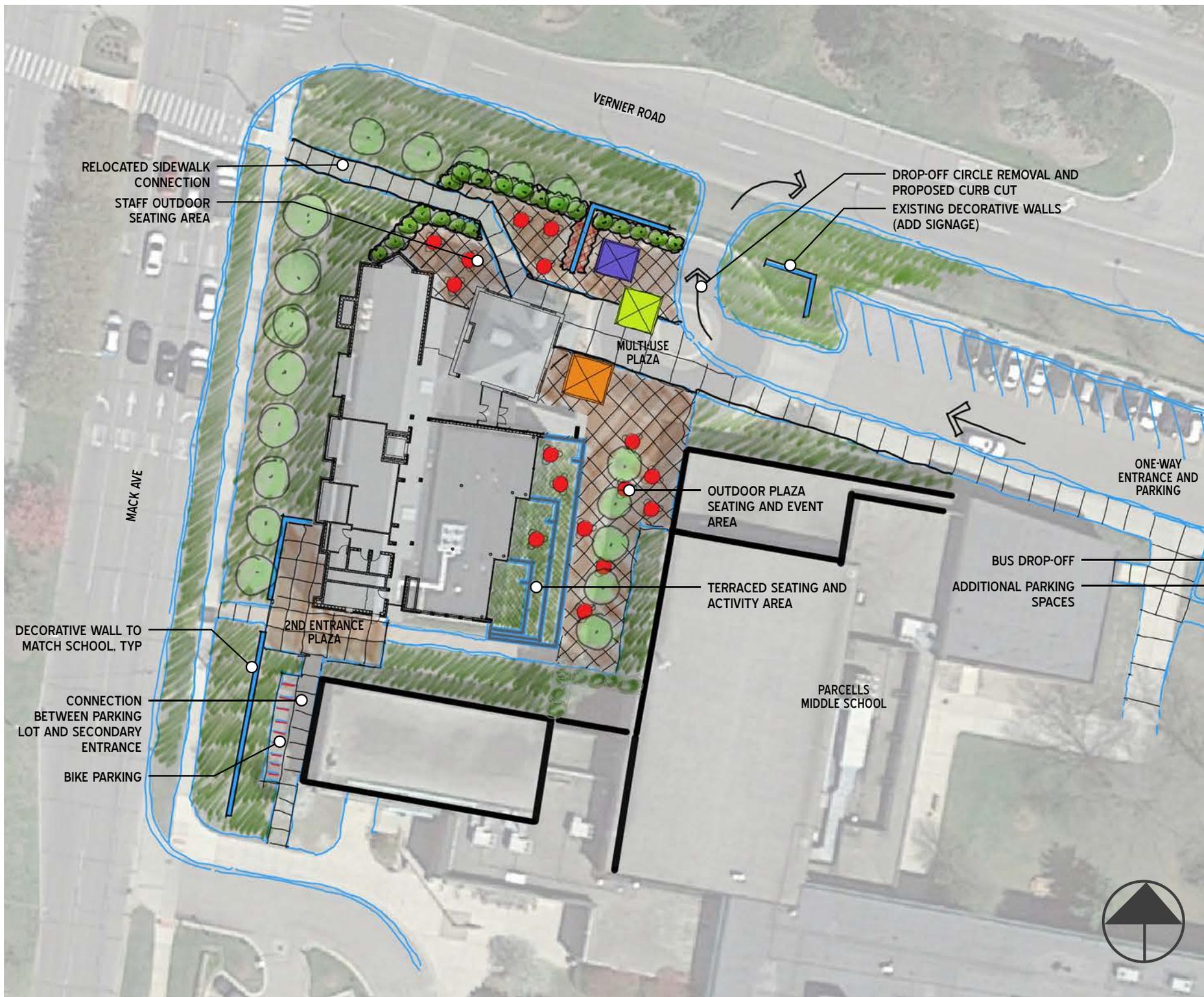


Woods Branch

Grosse Pointe Public Library - Feasibility Study
 Conceptual Outdoor Spaces Study
 1.21.2019



WOODS BRANCH - SITE PLAN



VERNIER ROAD

RELOCATED SIDEWALK CONNECTION
STAFF OUTDOOR SEATING AREA

DROP-OFF CIRCLE REMOVAL AND PROPOSED CURB CUT
EXISTING DECORATIVE WALLS (ADD SIGNAGE)

MULTIUSE PLAZA

MACK AVE

OUTDOOR PLAZA SEATING AND EVENT AREA

ONE-WAY ENTRANCE AND PARKING

BUS DROP-OFF
ADDITIONAL PARKING SPACES

DECORATIVE WALL TO MATCH SCHOOL TYP

2ND ENTRANCE PLAZA

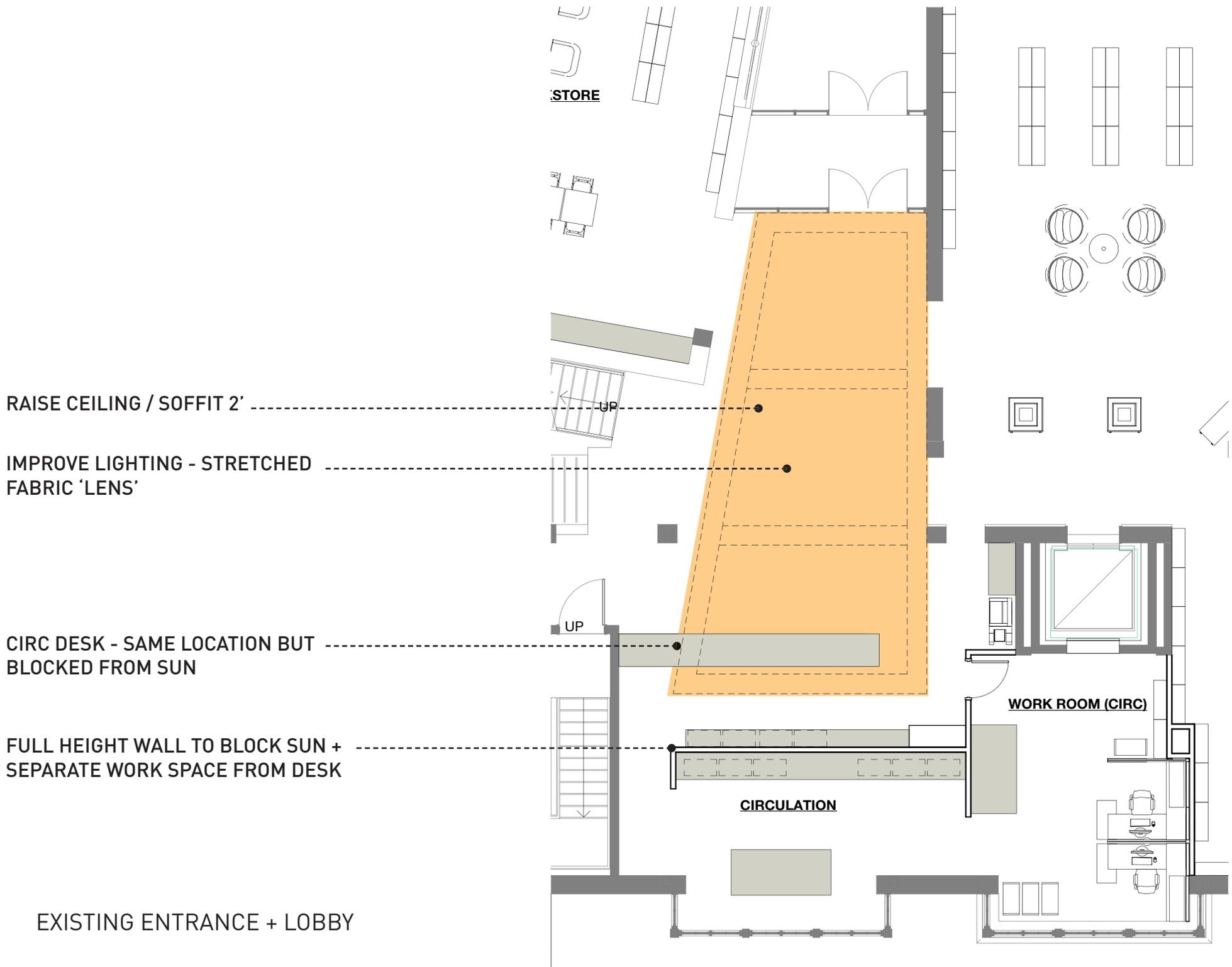
TERRACED SEATING AND ACTIVITY AREA

PARCELLS MIDDLE SCHOOL

CONNECTION BETWEEN PARKING LOT AND SECONDARY ENTRANCE

BIKE PARKING





STORE

RAISE CEILING / SOFFIT 2'

IMPROVE LIGHTING - STRETCHED FABRIC 'LENS'

CIRC DESK - SAME LOCATION BUT BLOCKED FROM SUN

FULL HEIGHT WALL TO BLOCK SUN + SEPARATE WORK SPACE FROM DESK

EXISTING ENTRANCE + LOBBY

UP

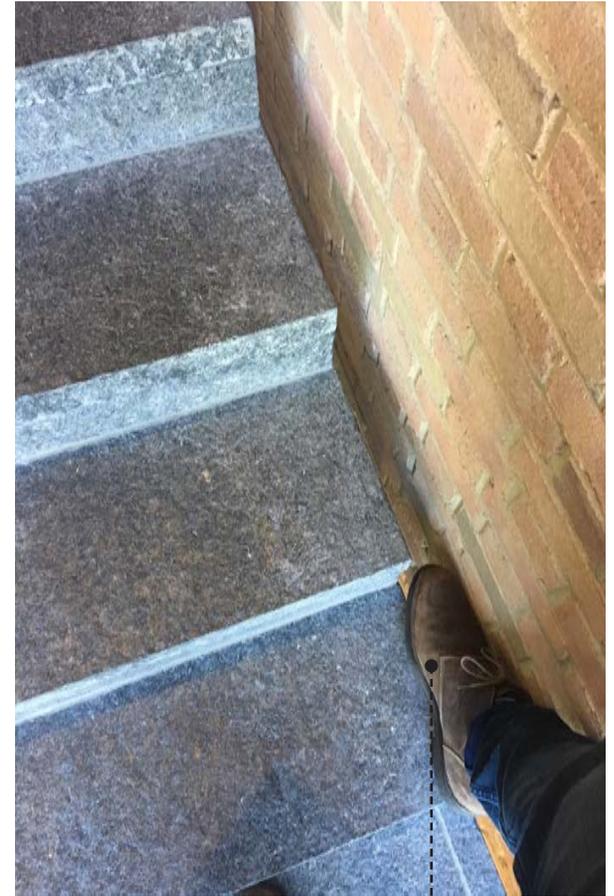
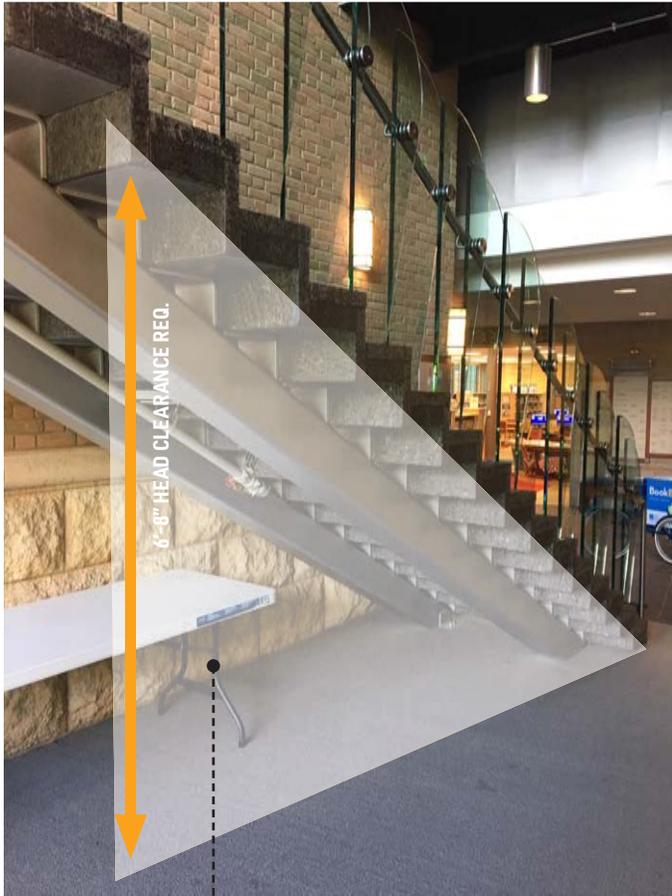
UP

WORK ROOM (CIRC)

CIRCULATION



STRETCHED FABRIC - LOBBY CEILING EXAMPLES

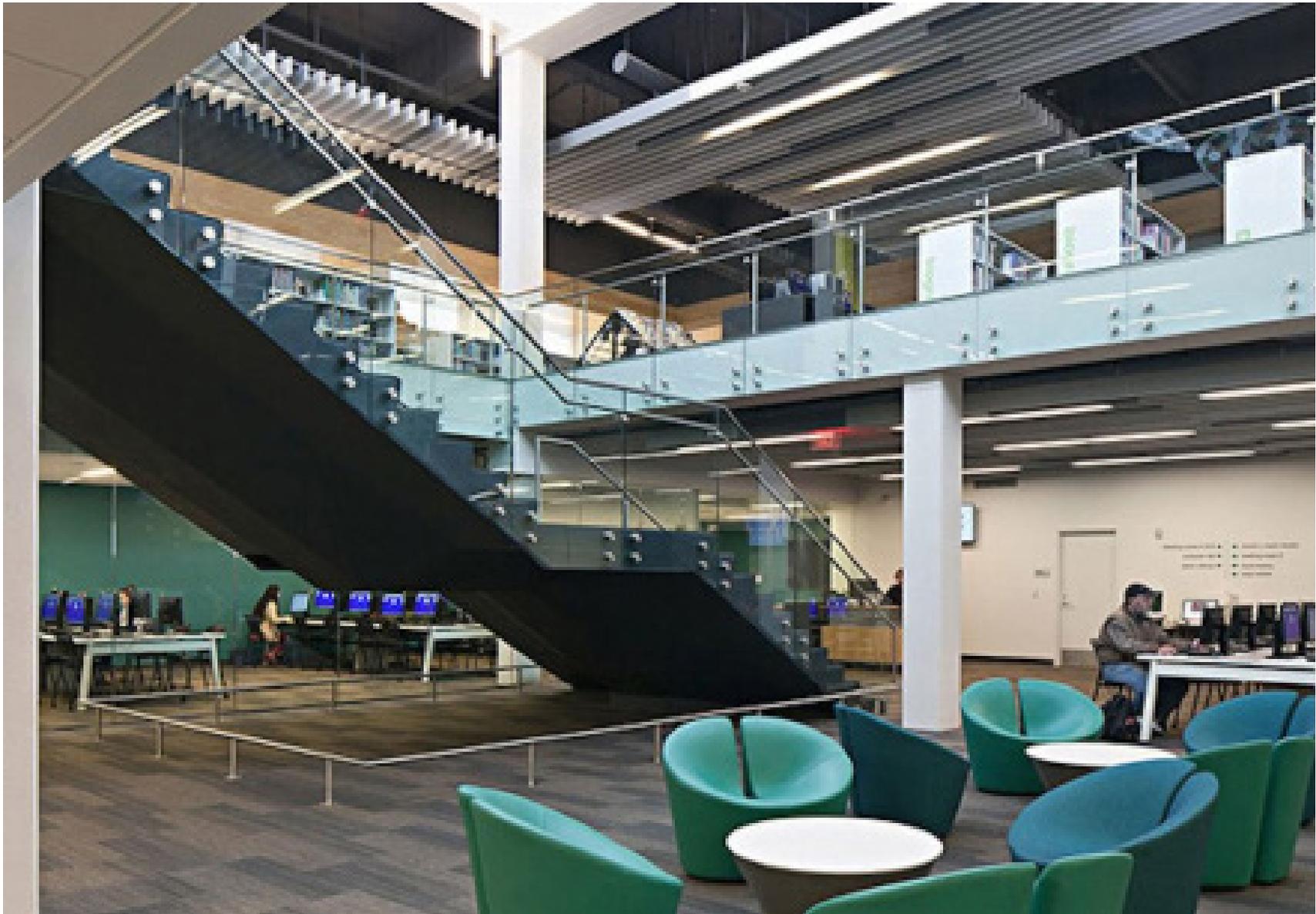


ADA CODE VIOLATION + SAFETY HAZARD

SOLUTION:

- ADD BUILT-IN SHELVING AT STAIRS
- STONE / GRANITE CAP AT GAPS
- PROVIDE ADDITIONAL LIGHTING OVERHEAD AND AT STAIR EDGE OR WALL

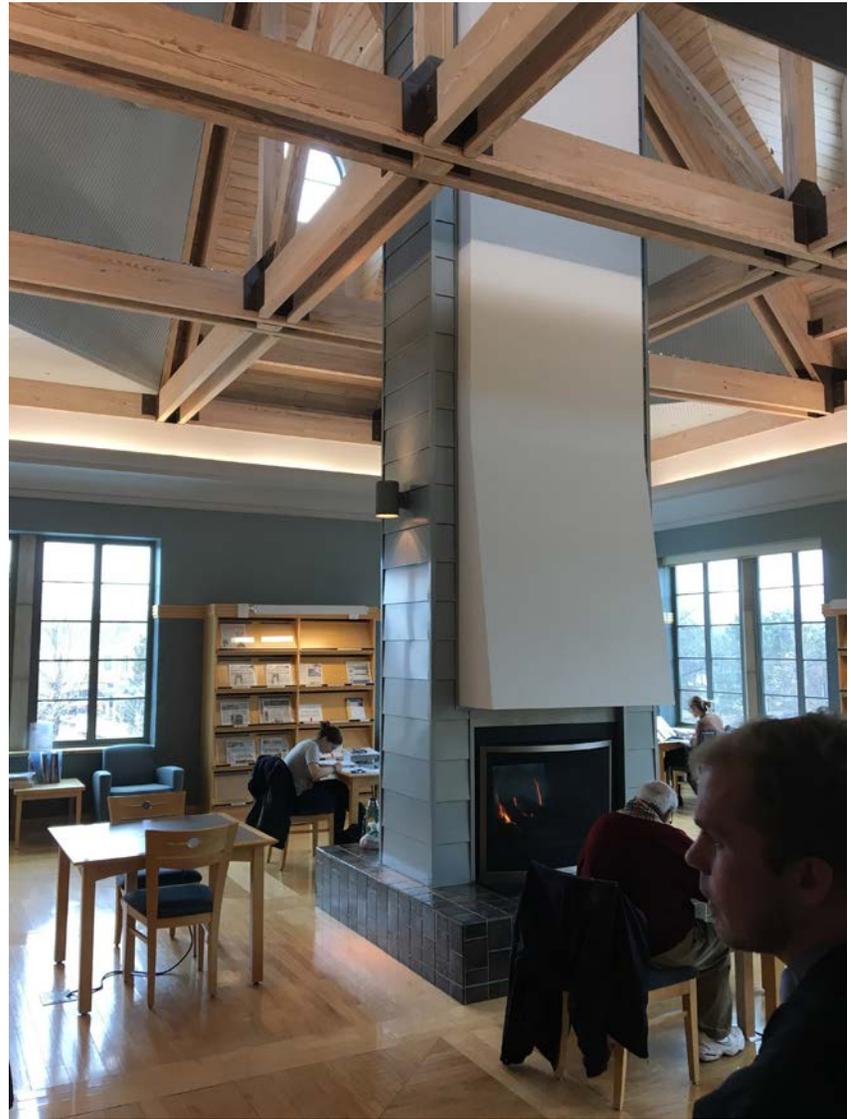
MAIN STAIR - SAFETY CONCERNS + ALTERATIONS



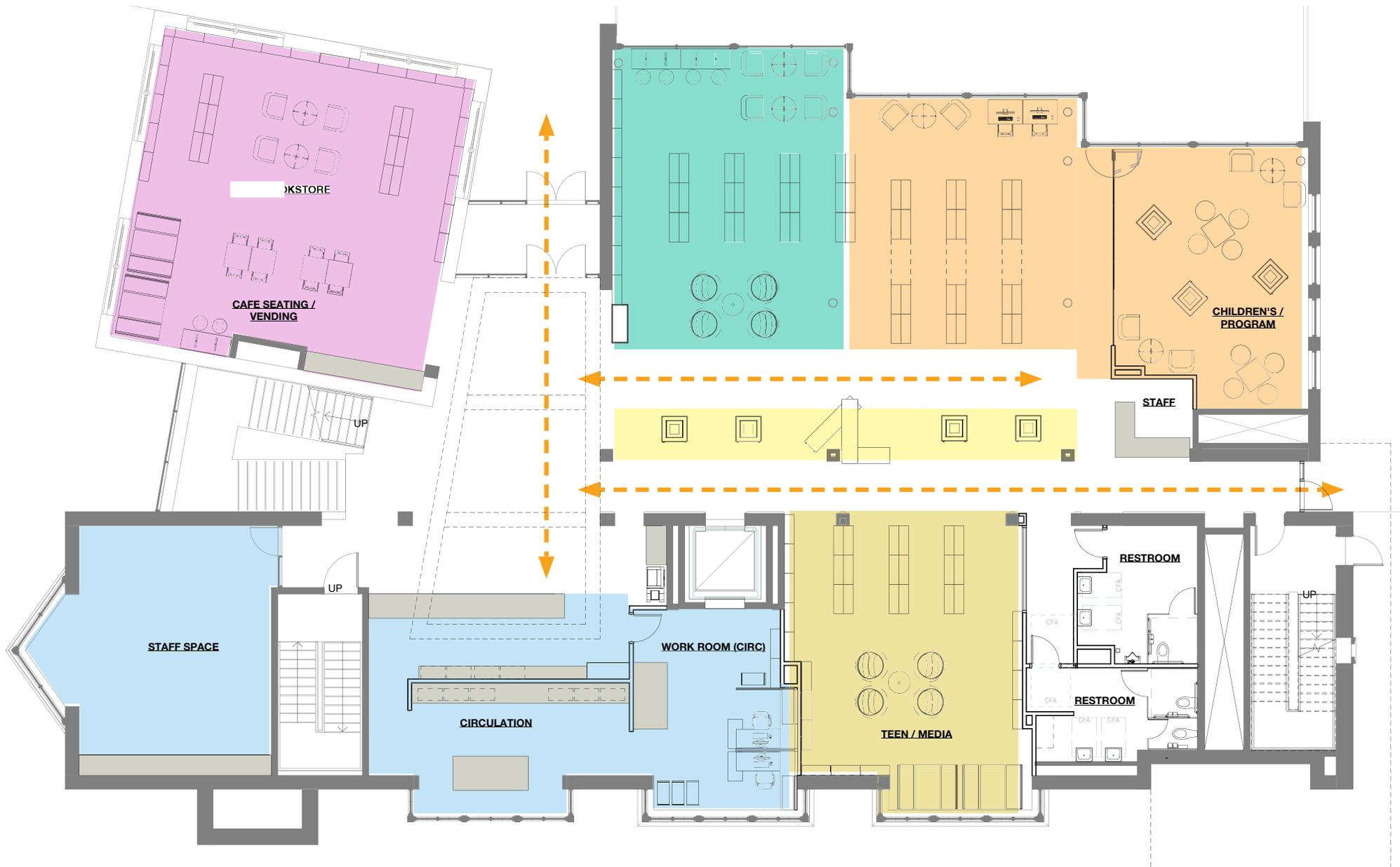
STAIR EXAMPLE - ADA COMPLIANT w/ MODERN RAILING



NEW FLOORING, FURNITURE + LIGHTING FOR CONSISTENCY

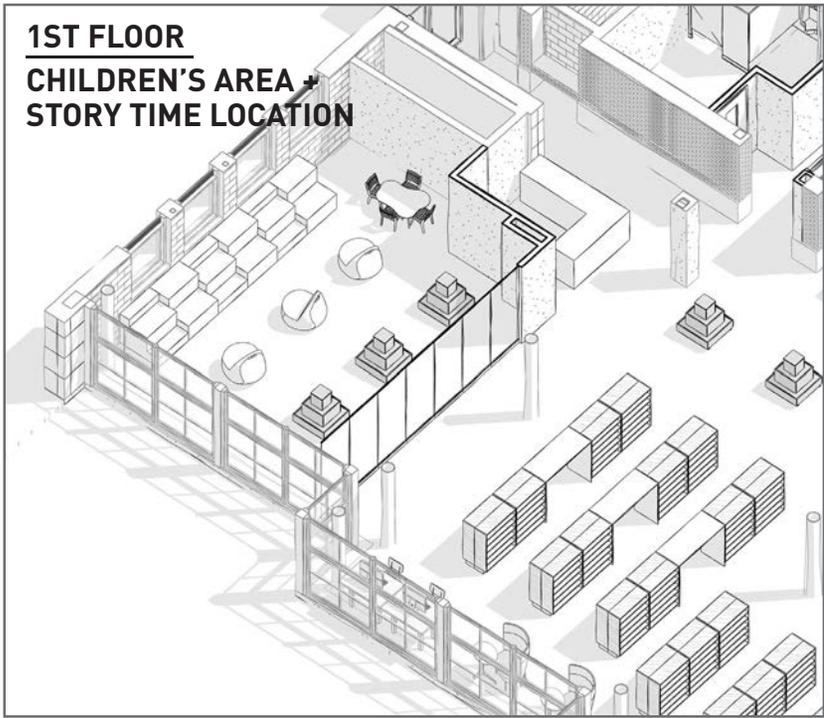


AESTHETIC TARGETS



1ST FLOOR - IMPROVEMENTS

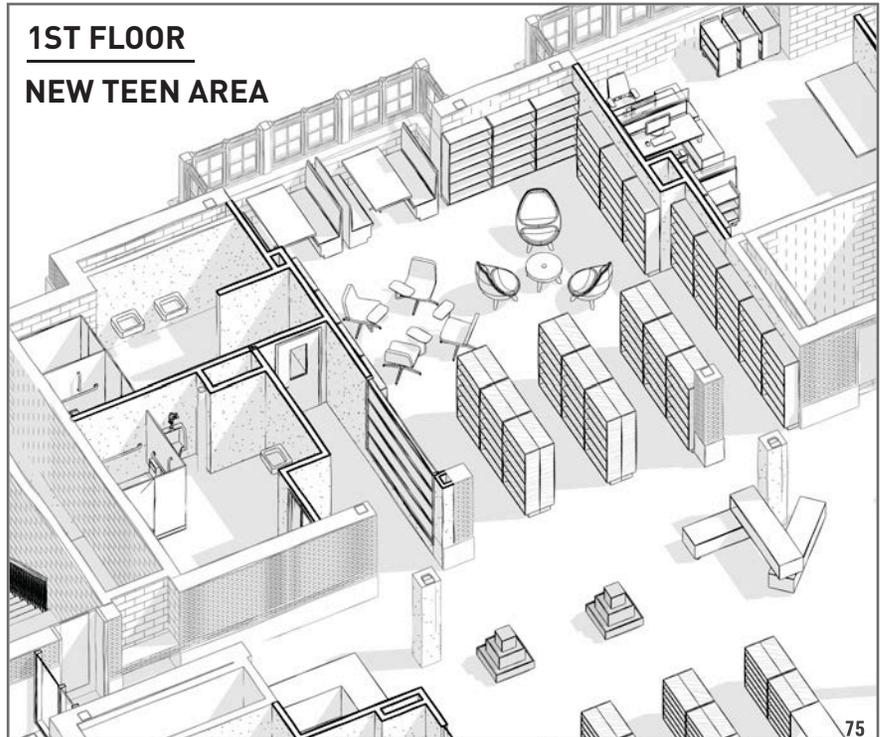
1ST FLOOR
CHILDREN'S AREA +
STORY TIME LOCATION

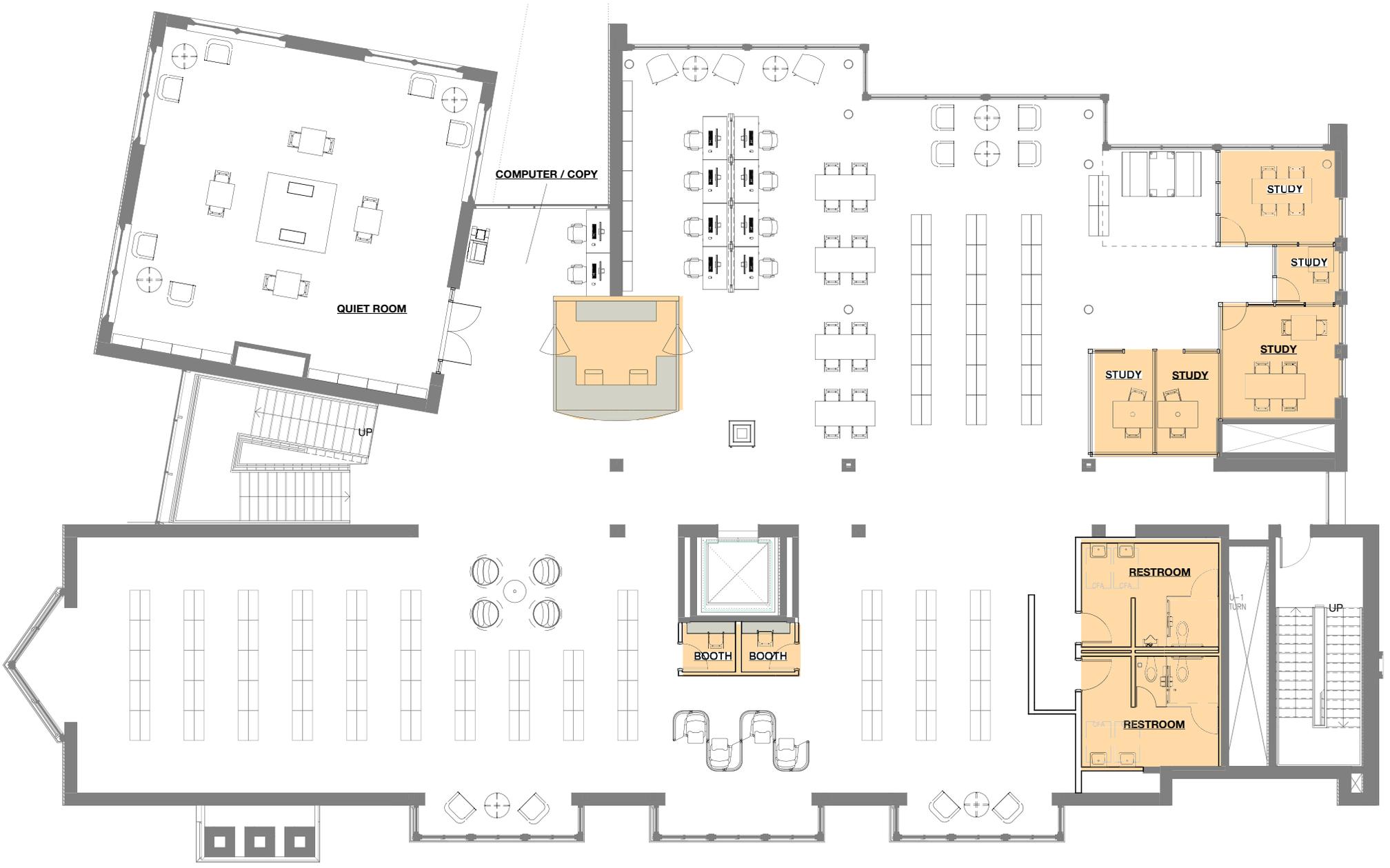


1ST FLOOR
NEW BOOKSTORE
CAFE FEEL - NEAR
MAIN ENTRY



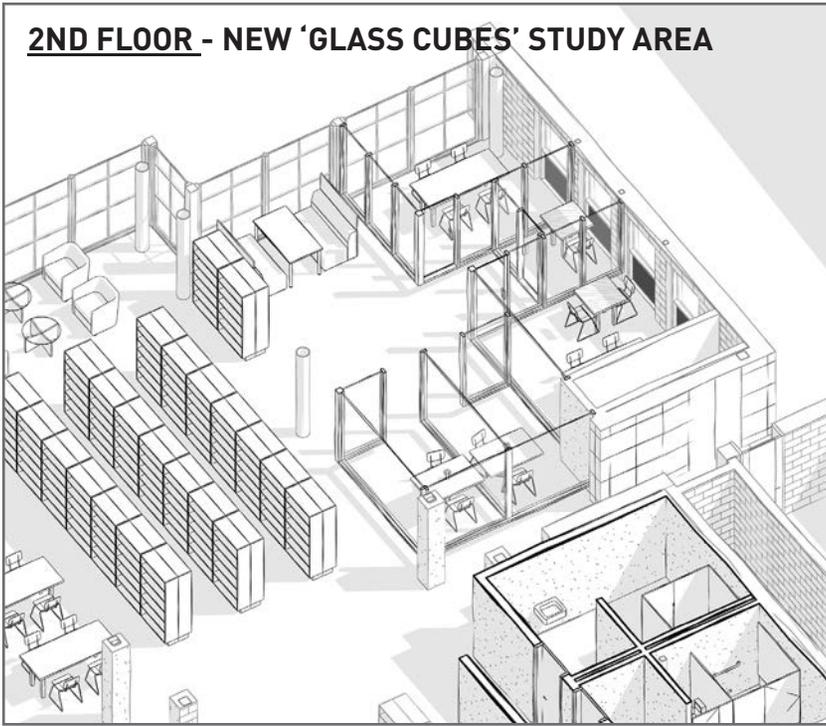
1ST FLOOR
NEW TEEN AREA



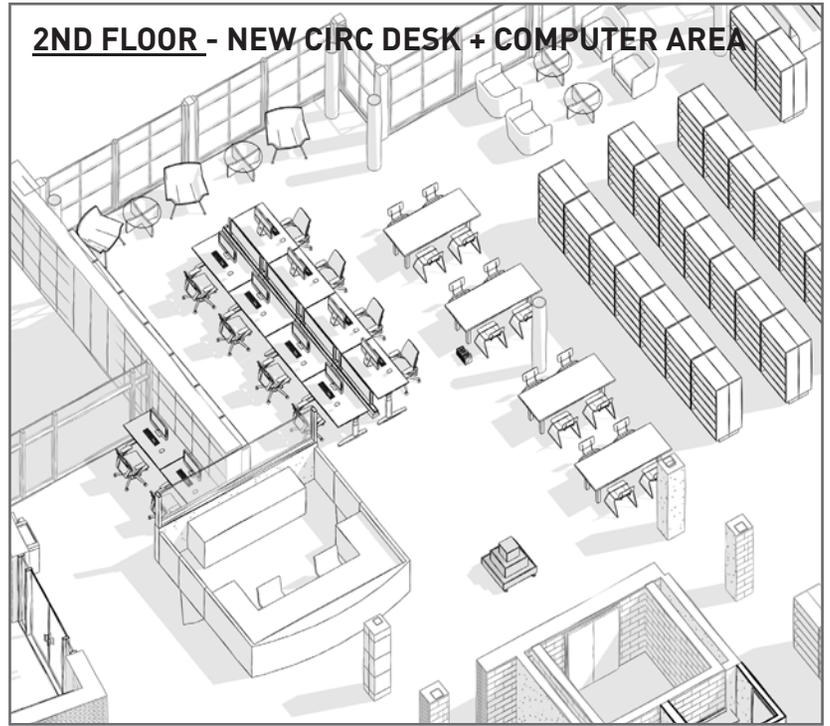


2ND FLOOR - IMPROVEMENTS

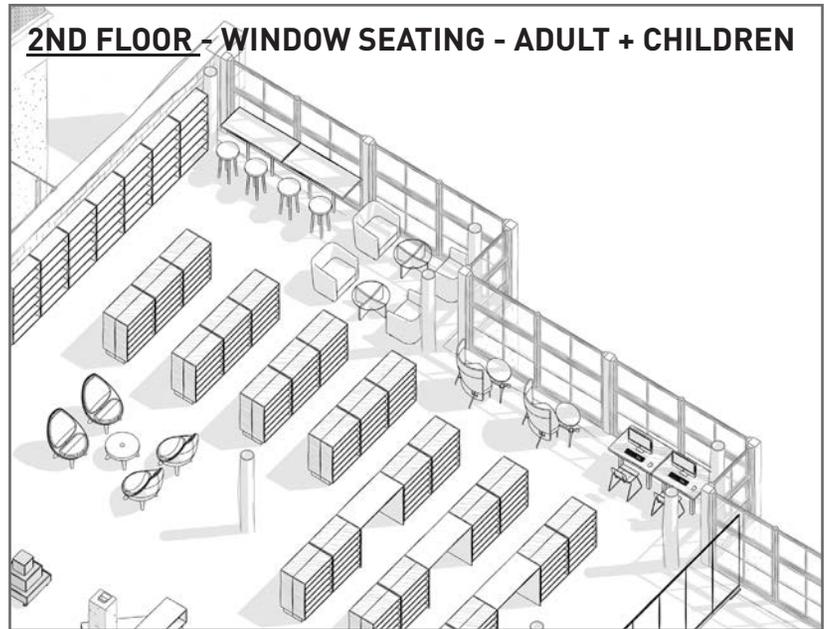
2ND FLOOR - NEW 'GLASS CUBES' STUDY AREA



2ND FLOOR - NEW CIRC DESK + COMPUTER AREA



2ND FLOOR - WINDOW SEATING - ADULT + CHILDREN



Summary of Costs
Woods

Woods Library - 20680 Mack Avenue, Grosse Pointe Woods		Cost Data				Cost Escalation Factors				
27,500 s.f. Two Story Building		Specification Factor =	1.00	(Medium)	Escalation Factors	1.04	1.22	1.37		
Built: 2006		Geographic Factor =	1.00	(US Median)						
		Cost Escalation Factor =	1.04	Spring 2017						
Line No.	Program Area	Area (in Sq. Ft.)	No. of Rms./Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Critical Needs (1-3 years)	Ranked Capital Priorities: Deferrable Maintenance or Property Enhancement (4-6 years)	Long Range Property Enhancement (7-10 years)
1	1.0 SITE									
2										
3	Paving									
4	Replace Asphalt Parking Lot (Verrier 29 spaces.)	13,300	1	13,300	\$4.00	\$55,328	2.03%		\$55,328	
5	Replace Asphalt Parking Lot (Mack 25 spaces.)	8,950	1	8,950	\$4.00	\$37,232	1.37%		\$37,232	
6	New curb cut on Verrier - (allowance)	1	1	1	\$45,000.00	\$46,800	1.72%			\$57,096
7	Remove existing turn-around	2,500	1	2,500	\$5.00	\$13,000	0.48%			\$15,860
8	Bus drop off/parking area (allowance)	1	1	1	\$25,000.00	\$26,000	0.96%			\$31,720
9	Parking lot catch basins	5	1	5	\$5,000.00	\$26,000	0.95%		\$26,000	
10	Replace street lamps with LED fixtures	15	1	15	\$500.00	\$7,800	0.29%		\$7,800	
11	Handicap sidewalk ramp at Mack parking lot	1	1	1	\$5,000.00	\$5,200	0.19%		\$5,200	
12										
13	Landscaping (allowance)	1	1	1	\$40,000.00	\$41,600	1.53%			\$50,752
14										
15	New terraced seating and event space - SE corner	2,000	1	2,000	\$75.00	\$156,000	5.72%			\$190,320
16	New SW 2nd entry plaza	1,000	1	1,000	\$30.00	\$31,200	1.14%			\$38,064
17	New North multi-use plaza (Verrier)	1,500	1	1,500	\$30.00	\$46,800	1.72%			\$57,096
18										
19	SITE SUBTOTAL					\$492,960	18.07%		\$131,560	\$440,908
20										
21	2.0 BUILDING ENVELOPE									
22										
23	Roofing Work									
24	Replace roof at west bay projections	1,000	1	1,000	\$16.00	\$16,640	0.61%	\$16,640		
25	New SW Entry Canopy (allowance)	350	1	350	\$75.00	\$27,300	1.00%			\$33,306
26	Replace Building Masonry (allowance - Grunwell-Cashero)	1	1	1	\$4,500.00	\$4,680	0.17%	\$4,680		
27	Northeast corner of building									
28	Install slate tiles (allowance - Grunwell-Cashero)	1	1	1	\$3,000.00	\$3,120	0.11%	\$3,120		
29	East side of building									
30	BUILDING ENVELOPE SUBTOTAL					\$51,740	1.90%		\$24,440	\$33,306
31										
32	3.0 INTERIOR/FINISHES									
33										
34	Wayfinding (allowance)	1	1	1	\$20,000.00	\$20,800	0.76%		\$25,376	
35	Lower Level:									
36										
37	Main Level:									
38	Convert AV Room into Cafe/Bookstore	1,020	1	1,020	\$125.00	\$132,600	4.86%		\$161,772	
39	New Main Lobby ceiling/lighting	500	1	500	\$50.00	\$26,000	0.95%		\$31,720	
40	Convert Story time Room to Staff Offices	550	1	550	\$50.00	\$28,600	1.05%		\$34,892	
41	Add Kitchen to new Staff Office location	1	1	1	\$15,000.00	\$15,600	0.57%		\$19,032	
42	Renovate Circulation Area and Work Room	870	1	870	\$50.00	\$45,240	1.66%		\$55,193	
43	Renovate Reading Area and New Teen/Media Area	2,900	1	2,900	\$35.00	\$105,560	3.87%		\$128,793	
44	New Men's & Women's Restrooms	420	1	420	\$250.00	\$109,200	4.00%		\$133,224	
45	New Children's Program Room	600	1	600	\$100.00	\$62,400	2.29%		\$76,128	
46	New Children's Program Room glass partition and support	1	1	1	\$35,000.00	\$36,400	1.33%		\$44,408	
47	New South Entry	1	1	1	\$20,000.00	\$20,800	0.76%		\$25,376	
48	Main Stair modifications (allowance)	1	1	1	\$30,000.00	\$31,200	1.14%		\$38,064	
49	Second Level:									
50	Renovated Reading and Computer/Copier Area	2,325	1	2,325	\$35.00	\$84,630	3.10%		\$103,249	
51	Add (8) Glass Study Rooms	450	1	450	\$175.00	\$81,900	3.00%		\$99,918	
52	New Men's & Women's Restrooms	340	1	340	\$250.00	\$88,400	3.24%		\$107,848	
53	Add (2) Soundproof rooms	2	1	2	\$5,000.00	\$10,400	0.38%		\$12,888	
54										
55	New Floor Finishes - Main and Upper Levels	16,000	1	16,000	\$6.00	\$99,840	3.66%		\$121,805	
56										
57	Refurbish wood doors and frames - Basement Dbl	3	1	3	\$500.00	\$1,560	0.06%	\$1,560		
58	Refurbish wood doors and frames - Basement Single	12	1	12	\$500.00	\$6,240	0.23%	\$6,240		
59	Refurbish wood doors and frames - 1st Level Dbl	2	1	2	\$500.00	\$1,040	0.04%	\$1,040		
60	Refurbish wood doors and frames - 1st Level Single	10	1	10	\$500.00	\$5,200	0.19%	\$5,200		
61										
62	Refurbish wood doors and frames - 2nd Level Single	6	1	6	\$500.00	\$3,120	0.11%	\$3,120		
63										
64										
65	INTERIOR/FINISHES SUBTOTAL					\$1,016,730	37.28%		\$17,160	\$1,219,475
66										
67	4.0 PLUMBING SYSTEMS									
68										
69	Hot water heater - 12 years old	1	1	1	\$5,000.00	\$5,200	0.19%	\$6,344		
70	Heating									
71	Replace Hot Water Boilers (Raypak 335,160 BTU/HR 2007)	3	1	3	\$0.00	\$0	0.00%	\$0		
72	Replace Hot Water Pumps	2	1	2	\$0.00	\$0	0.00%	\$0		
73										
74	PLUMBING SYSTEMS SUBTOTAL					\$5,200	0.19%		\$0	\$6,344

Summary of Costs
Woods

Woods Library - 20680 Mack Avenue, Grosse Pointe Woods		Cost Data				Cost Escalation Factors					
27,500 s.f. Two Story Building		Specification Factor =	1.00	(Medium)	Escalation Factors	1.04	1.22	1.37			
Built: 2006		Geographic Factor =	1.00	(US Median)							
		Cost Escalation Factor =	1.04	Spring 2017							
Line No.	Program Area	Area (in Sq. Ft.)	No. of Rms./Units Required	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	As % of Total Cost	Critical Needs (1-3 years)	Ranked Capital Priorities: Deferrable Maintenance or Property Enhancement (4-6 years)	Long Range Property Enhancement (7-10 years)	Other
75											
76	5.0 HVAC SYSTEMS										
77	Condenser cooling (allowance)		1	1	\$30,000.00	\$31,200	1.14%		\$31,200		
78	Air and Water Balance	27,500	1	27,500	\$0.50	\$14,300	0.52%		\$14,300		
79	Commissioning	27,500	1	27,500	\$1.00	\$28,600	1.05%		\$28,600		
80	HVAC SYSTEMS SUBTOTAL					\$74,100	2.72%		\$74,100	\$0	\$0
81											
82	6.0 ELECTRICAL SYSTEMS										
83											
84	Lighting										
85	Upgrade lighting at adult reading room and stacks (allowance)		1	1	\$10,000.00	\$10,400	0.38%	\$10,400			
86	Upgrade lighting at Lower Level Community Room, Bookstore,	2,040	1	2,040	\$3.00	\$6,365	0.23%	\$6,365			
87	ELECTRICAL SYSTEMS SUBTOTAL					\$16,765	0.61%		\$16,765	\$0	\$0
88											
89	7.0 SECURITY										
90											
91	Door Access System		2	1	2	\$7,500.00	\$15,600	0.57%	\$15,600		
92	Surveillance System	27,500	1	27,500	\$1.00	\$28,600	1.05%	\$28,600			
93	SECURITY SYSTEMS SUBTOTAL					\$44,200	1.62%		\$44,200	\$0	\$0
94											
95	8.0 NOT USED										
96											
97											
98	OTHER SUBTOTAL					\$0	0.00%		\$0	\$0	\$0
99											
100	9.0 FURNITURE & EQUIPMENT										
101	Furniture (allowance)	16,000	1	16,000	\$20.00	\$332,800	12.20%		\$406,016		
102											
103	FURNITURE & EQUIPMENT SUBTOTAL					\$332,800	12.20%		\$0	\$406,016	\$0
104											
105											
106	10.0 TECHNOLOGY - proposed Rocket Fiber connection not part of probable cost estimate										
107											
108	Technology (Desktop, Laptops)	15	1	15	\$1,000.00	\$15,600	0.57%		\$19,032		
109	Network Cabling	16,000	1	16,000	\$1.00	\$16,640	0.61%		\$20,301		
110	Network Wireless and Switches	16,000	1	16,000	\$4.00	\$66,560	2.44%		\$81,203		
111	Telephone System	16,000	1	16,000	\$0.50	\$8,320	0.31%		\$10,150		
112	Fiber WAN	16,000	1	16,000	\$0.50	\$8,320	0.31%		\$10,150		
113	TECHNOLOGY SUBTOTAL					\$115,440	4.23%		\$0	\$140,837	\$0
114											
115	Building Infrastructure Improvement Total:			27,500	\$78.18	\$2,149,935	78.82%	\$308,225	\$2,246,886	\$0	\$0
116	Project Contingency:	10.00%				\$170,169	6.24%	\$30,822	\$170,003	\$0	\$0
117	Permits, Testing & Printing:	2.50%				\$46,797	1.72%	\$8,476	\$46,751	\$0	\$0
118	Construction Manager Fee and Costs:	8.00%				\$153,493	5.63%	\$27,802	\$153,343	\$0	\$0
119	Professional Fees & Costs:	10.00%				\$207,215	7.60%	\$37,533	\$2		

WOODS BRANCH - COST SUMMARY NOTES:

#1 - ALL PRICING UNLESS INDICATED HAS 20% SOFT COSTS ADDED INTO THE \$ AMOUNT SHOWN ON THE PLANS

#2 - IT DOES NOT INCLUDE ESCALATION / INFLATION COSTS UNLESS SPECIFICALLY NOTED

#3 - FOR PLANNING PURPOSES - PROJECTS RANGING 1-3 YEARS IN ADVANCE ADD 4%-8% TO \$ AMOUNT SHOWN - PROJECTS PLANNED 4-6 YEARS IN THE FUTURE ADD 22% TO THE \$ AMOUNT SHOWN.

#4 - ALLOWANCE FOR NEW FURNITURE IS \$332,800 + 20% SOFT COST = \$399,360

#5 - WAYFINDING SIGNAGE ALLOWANCE OF \$15,000 + 20% SOFT COST = \$18,000

#6 - REFER TO PMC'S SUMMARY OF COSTS FOR ADDITIONAL INFORMATION

NEW FLOORING FINISHES ON MAIN AND UPPER LEVEL - ~8000 SF/ FLOOR @ \$6/SF = \$99,840 (THIS AMOUNT IS ALREADY INCLUDED WITH COSTS FOR AREA RENOVATIONS)

NEW WALL, CEILING FINISHES, AND LIGHTING NEW MOVEABLE FURNITURE, SMALL VENDING AREA - 1020 SF - \$132,600

NEW TERRACED SEATING AREA - \$156,000

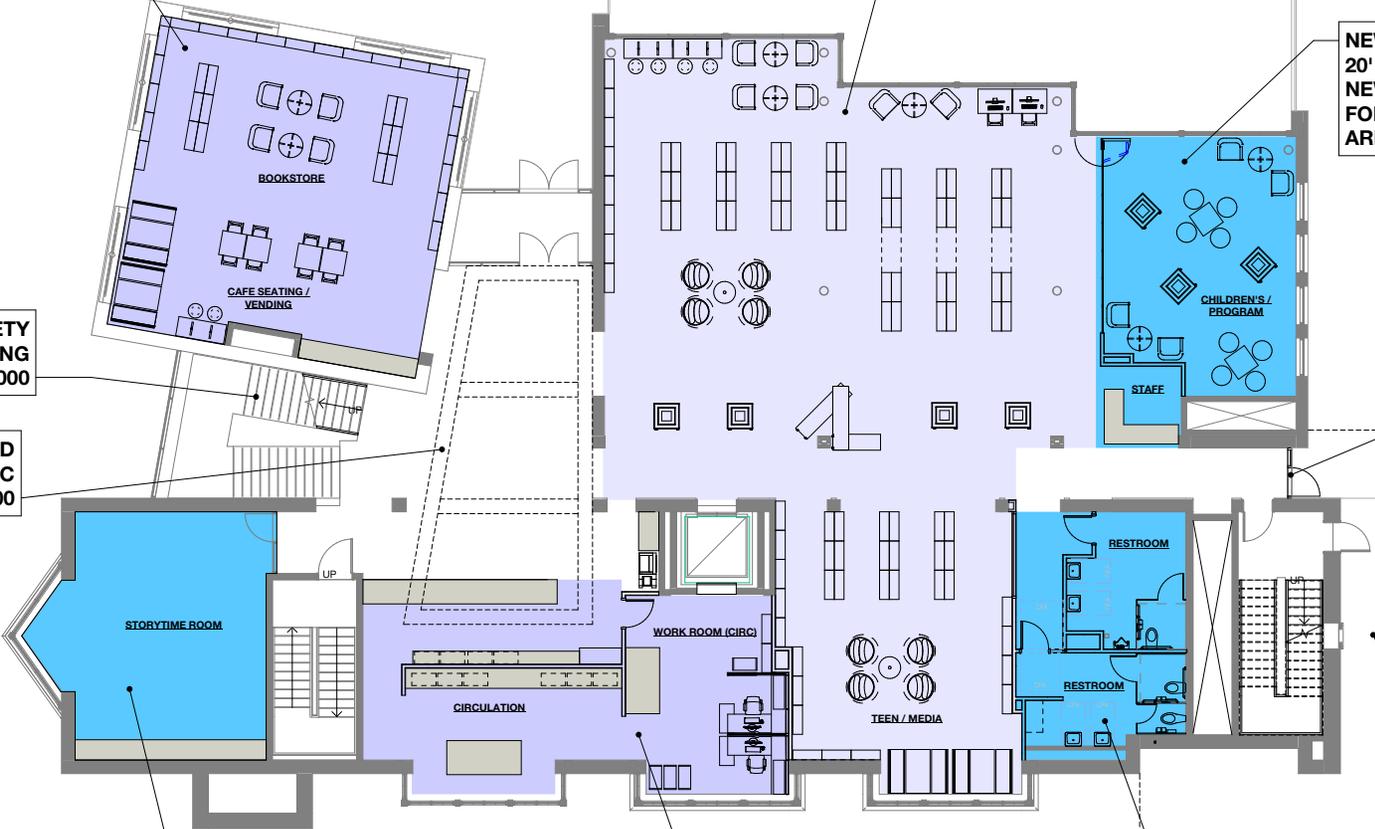
NEW LED LIGHTING (w/ DAYLIGHT SENSORS) NEW FURNITURE, SOME NEW ELECTRICAL FOR MOBILE TECHNOLOGY, TEEN MEDIA SPACE - 2900 SF - \$105,560

NEW FURNITURE, LIGHTING, NEW 20' FOLDABLE GLASS PARTITION, NEW BULKHEAD w/ MISC STEEL FOR SUPPORT, NEW STAFF DESK / AREA - 600 SF - \$98,800

NEW RAILING AND SAFETY ADDITIONS TO EXISTING STAIR - \$26,000

NEW CEILING ELEMENT AND STRETCHED FABRIC LIGHTING - \$26,000

NEW ENTRY - \$20,000



CONVERT STORYTIME ROOM INTO NEW STAFF SPACE w/ SMALL LOUNGE AND KITCHENETTE - 550 SF - \$44,200

NEW CASEWORK, LIGHTING, CEILING, NEW MAIN DESK AND

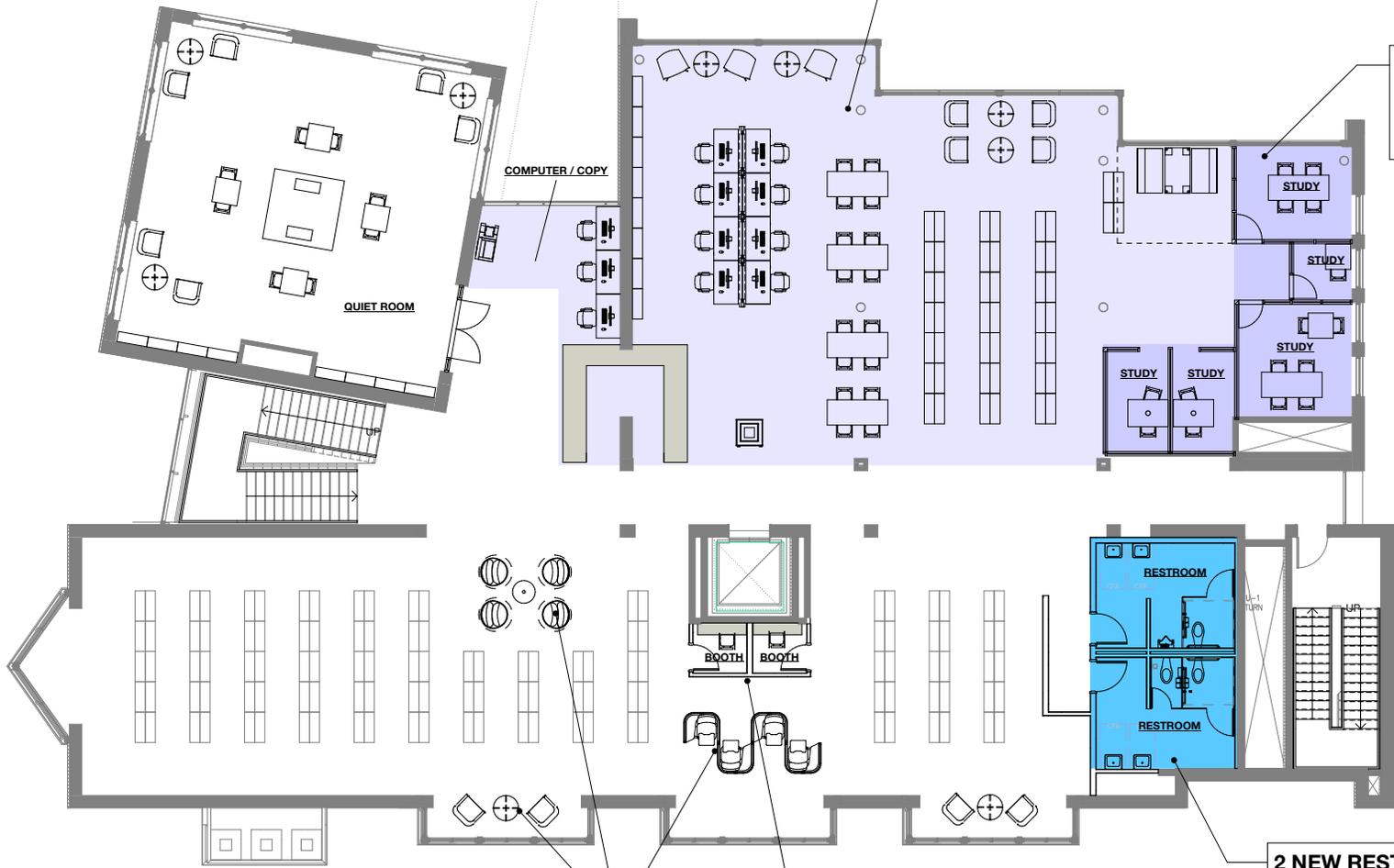
NEW RESTROOMS - 420 SF - \$109,200

NEW ENTRANCE CANOPY - \$27,300

NEW FLOORING FINISHES ON MAIN AND UPPER LEVEL - ~8000 SF/ FLOOR @ \$6/SF = \$99,840 (THIS AMOUNT IS ALREADY INCLUDED WITH COSTS FOR AREA RENOVATIONS)

NEW LED LIGHTING (w/ DAYLIGHT SENSORS) NEW FURNITURE, SOME NEW ELECTRICAL FOR MOBILE TECHNOLOGY, NEW STAFF DESK - 2325 SF - \$84,630

(5) GLASS STUDY ROOMS (STOREFRONT) WITH ACOUSTIC TREATMENT ON THE CEILINGS AND NEW LIGHTING - 450 SF - \$81,900

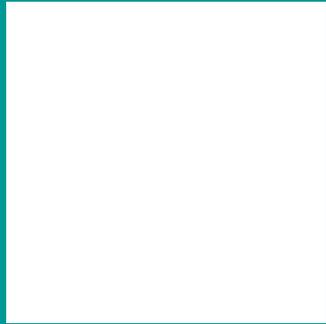


NEW SEATING

2 NEW SOUND PROOF ROOMS - PURCHASED UNIT - \$10,400

2 NEW RESTROOMS - 340 SF \$88,400





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