

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.

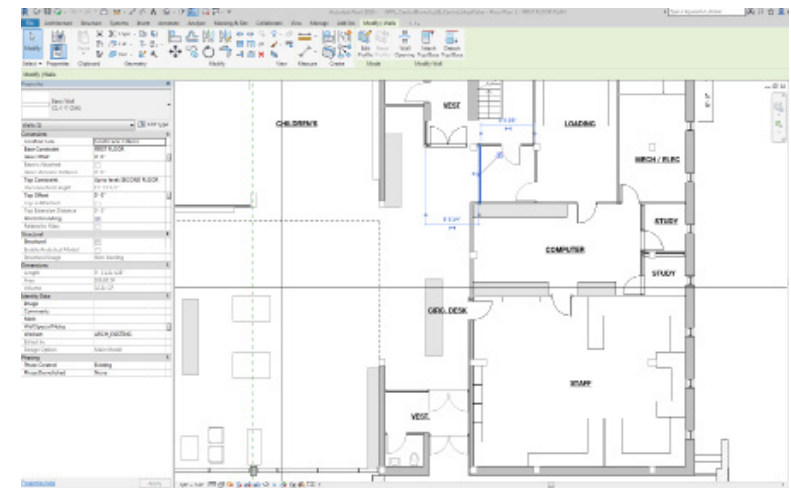
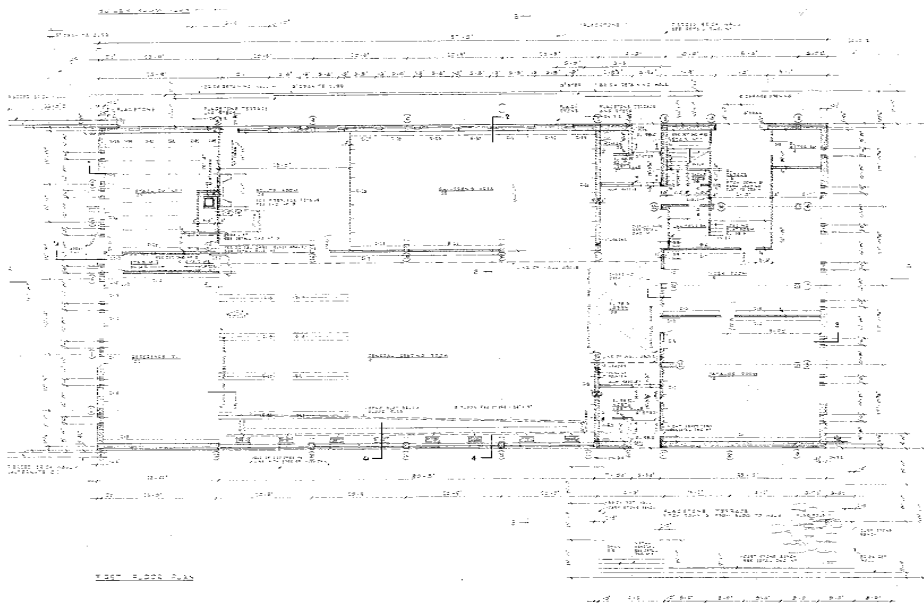
PLANNING + DISCOVERY:

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 "play 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
- ⑤ OPEN/VENT/BRIGHT AREAS

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.

BRANCH: _____

ADDITIONAL COMMENTS BELOW

Bed a place to sit a fire place

many floors

a BIGGER BOOK STORE

pillows inside

(different kinds of seating)

BRANCH: Central

ADDITIONAL COMMENTS BELOW

COMMUNITY DISCOVERY SURVEY

COMMUNITY DISCOVERY

BRANCH YOU MOST OFTEN USE Central & Encl

- 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?
- What do you feel to be an inconvenience at the library and why?
- I would use (or bring my family to use) the library more if _____
- How do you travel to the library? Car, foot, bike, etc.

BRANCH: Central

- Bigger kids space - more room to read & hang.
- space
- we didn't feel like we were intruding on the adult space.
- bike, foot, car
- we ♥ the library! (11)

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 function but strengthen character of space. Modern function 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 stand outside. Seems like one special designated kitchen area (even in a separate community resource building) for health educational classes and healthy cooking would be sufficient. Maybe a more soundproof kids area so while they are having appropriate library noises, 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.



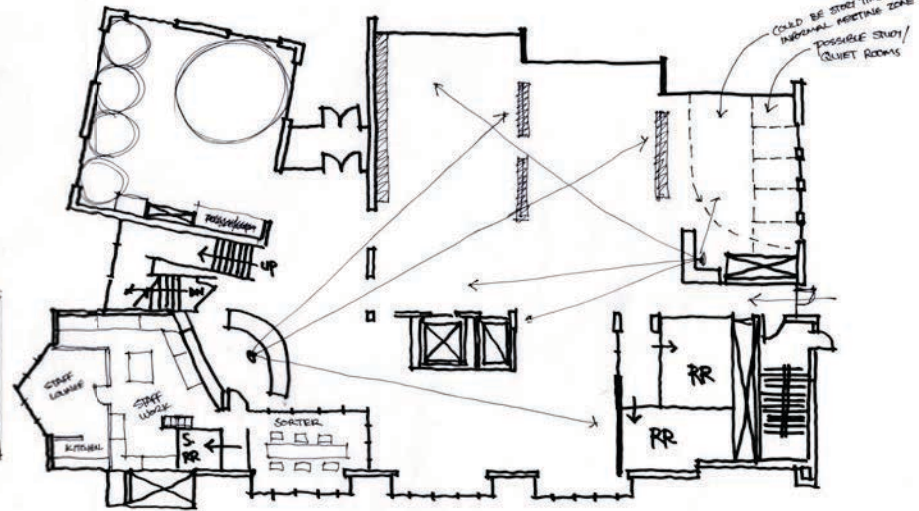
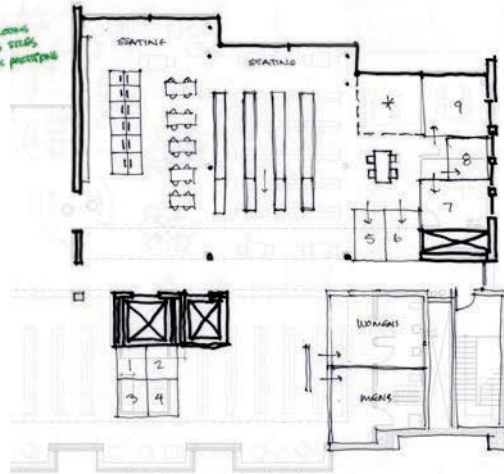
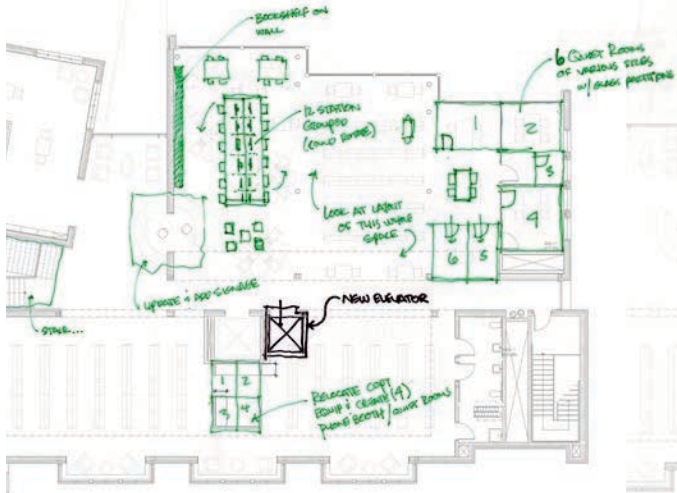
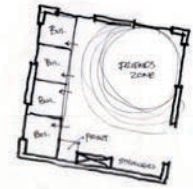
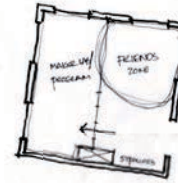
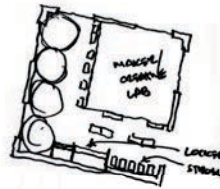
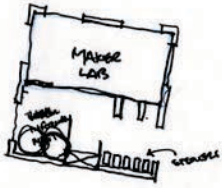
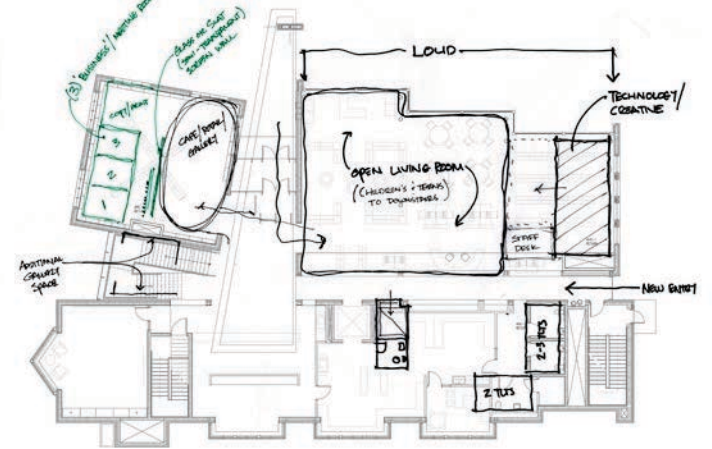
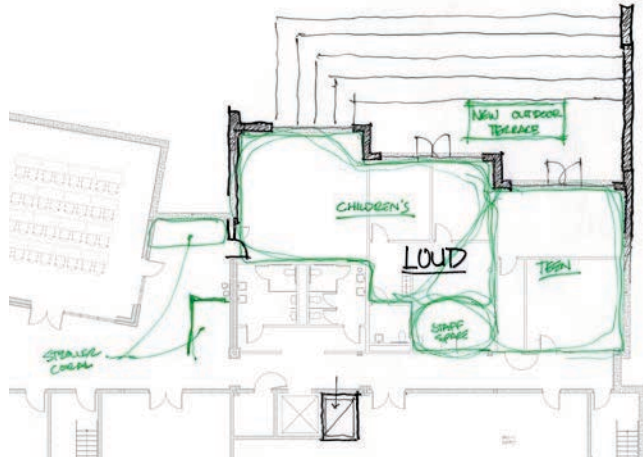
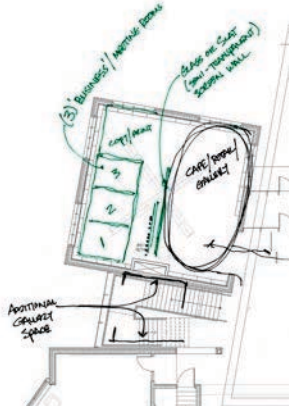
PROGRAMMING + SPACE PLANNING:

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.

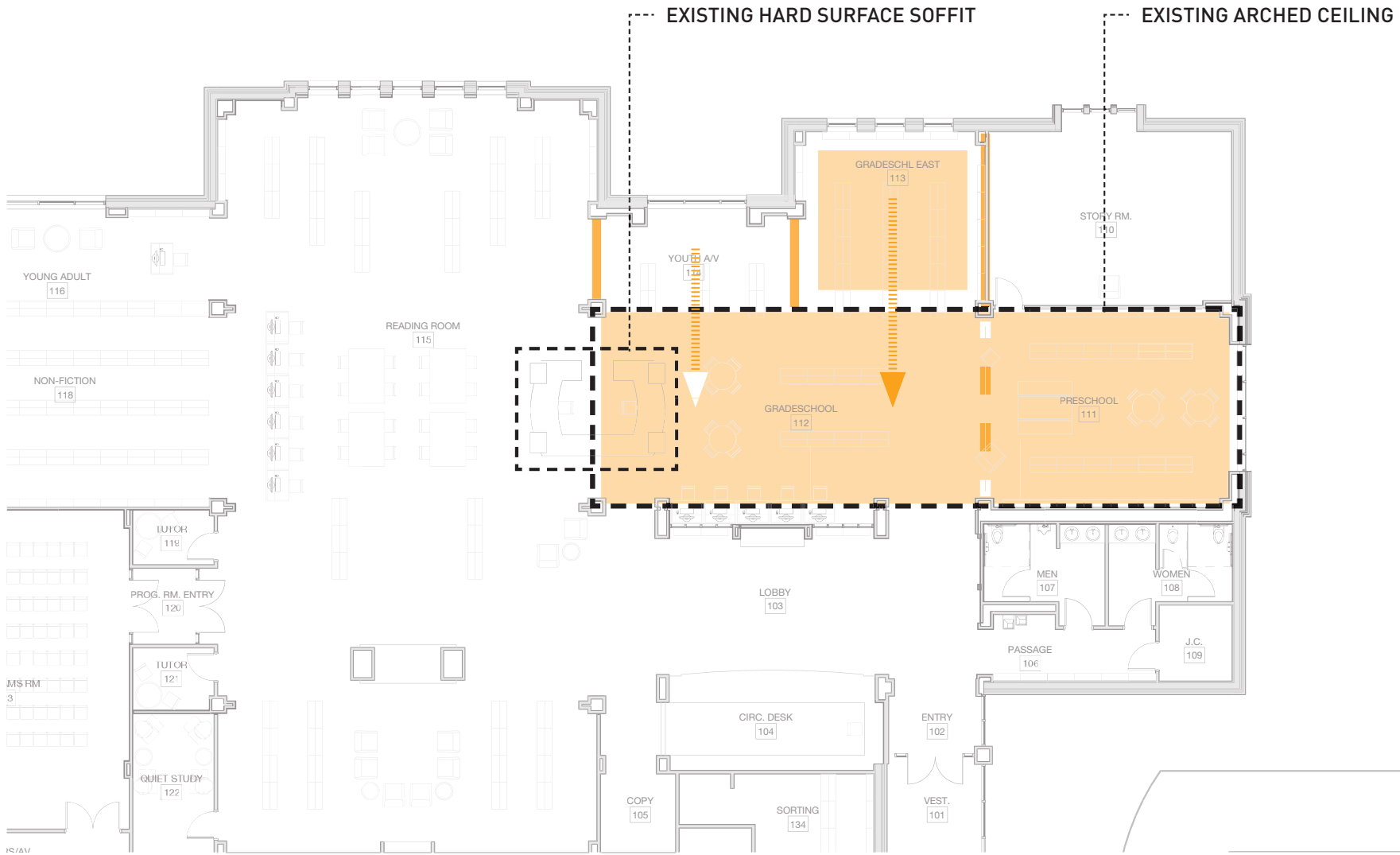
EXPLORATORY SKETCHES - WOODS BRANCH



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



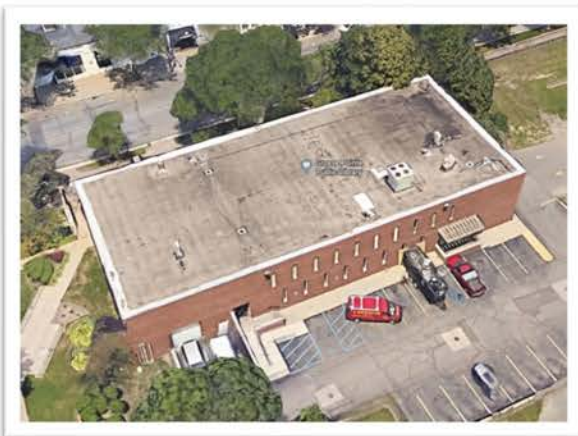
Parking Lot - 24 Spaces



Fire Alarm



Non ADA compliant restrooms



Roof - 14 years old



Roof leak



Janitor's closet - electrical panel

CENTRAL BRANCH



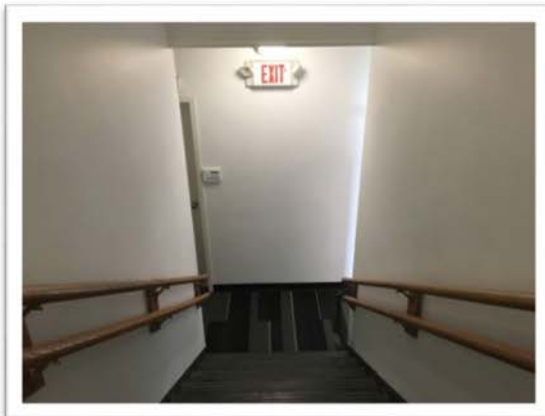
New mechanical system - 2017



Office lighting - fluorescent lamps



Staff lounge



Open stairwell

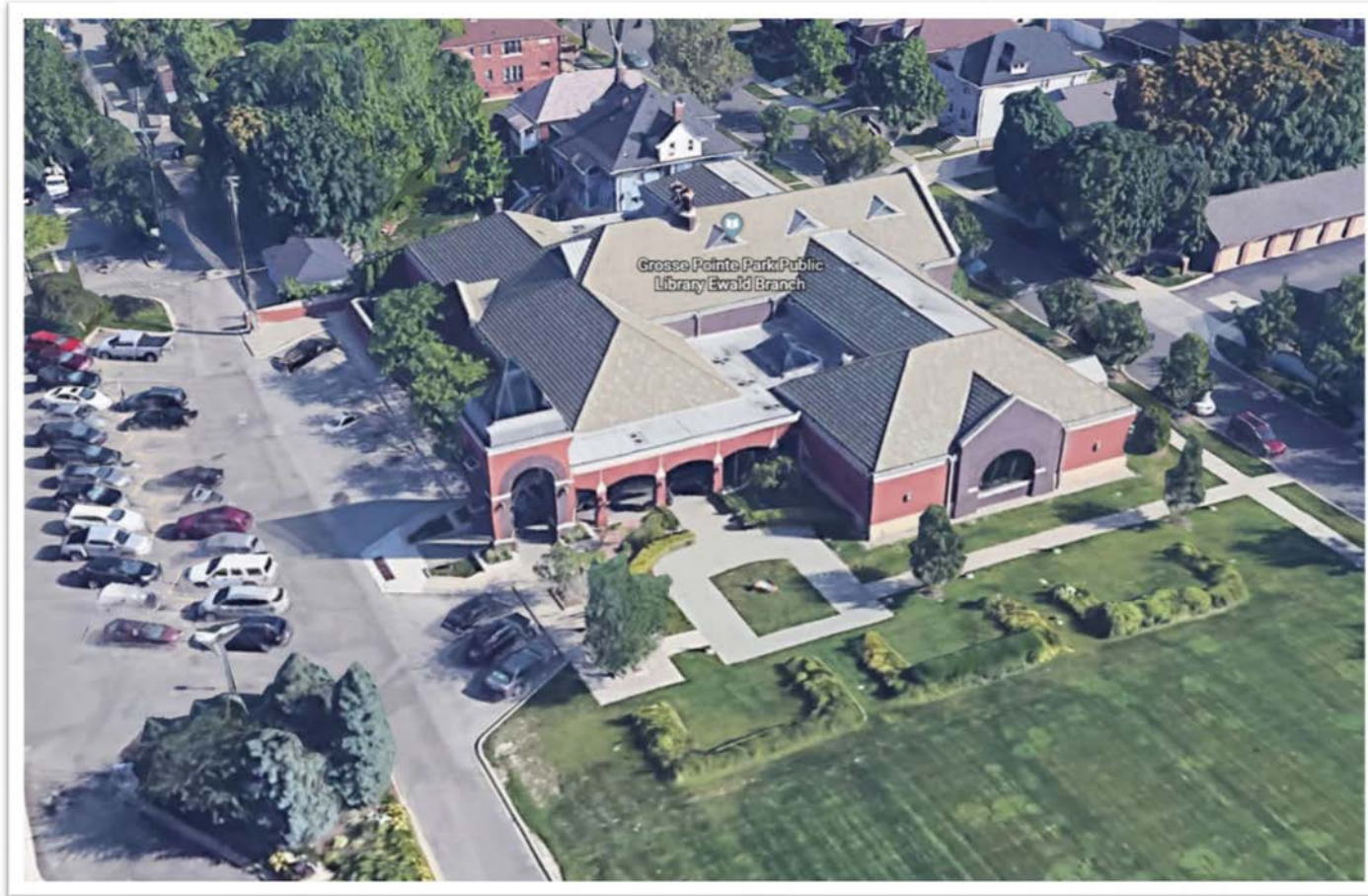


Stair nosings



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



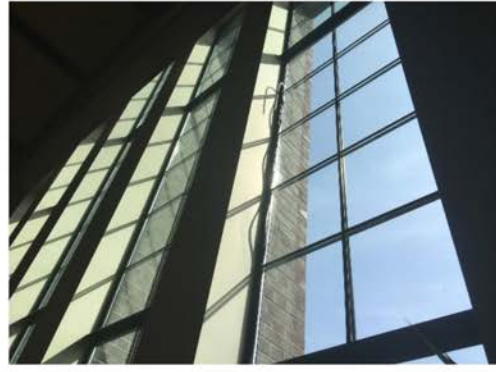
Missing mortar joints



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
Parcells Middle School



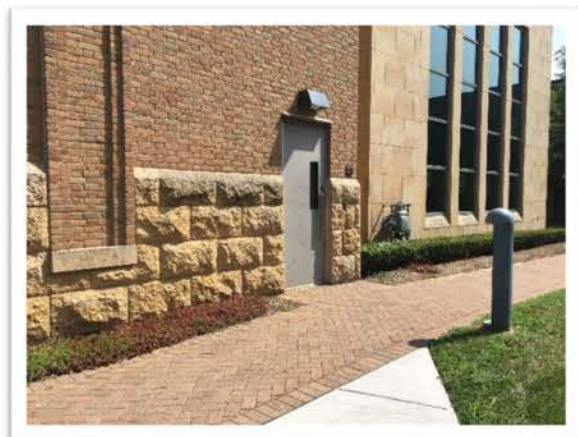
Parking lot (Vernier) 29 spaces



Parking lot (Mack) 25 spaces



Building algae



South entry/exit door



East entry drop off



Boilers and pumps

WOODS BRANCH



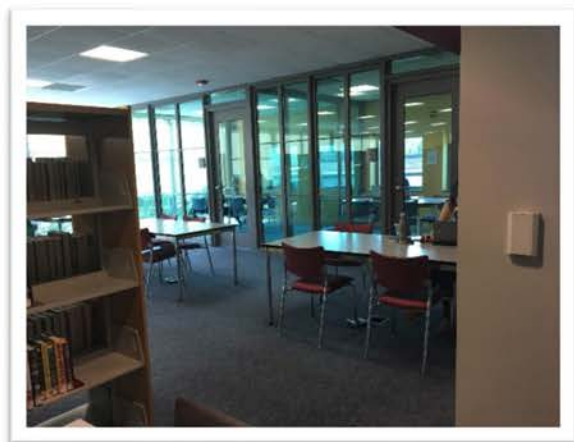
East courtyard



Main stairway



Circulation desk



Study rooms



Damaged furniture



Program room door hinge

Central Library		Cost Data				Cost						
10,050 s.f. Two Story Building + 3,960 One Story Addition - 22,800 s.f.		Specification Factor = 1.00 (Medium)				Evaluation Factor = 1.04						
Built: 1952		Geographic Factor = 1.00 (U.S. Median)				Evaluation Factor = 1.04						
		Cost Escalation Factor = 1.04				Evaluation Factor = 1.04						
Line No.	1/21/2019 - DRAFT	Program Area	Area Required (in Sq. Ft.)	No. of Rm./Units	Total Area (in Sq. Ft.)	Base Unit Cost (\$)	Effective Program Area Cost (\$)	% of Total	Ranked Capital Priorities			
									Critical Needs (1 - 3 years)	Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)	Other
1.0 SITE												
1		Paving										
2		Replace Asphalt Parking Lot (24 spaces)	11,300	1	11,300	\$4.00	\$47,000	0.96%	\$47,000			
3		Landscaping (2008 Plan)										
4		Striping	11,300	1	11,300	\$0.50	\$5,675	0.11%	\$5,675			
5		New landscaping (30 spaces, pull-out area, parking lot)	3,000	1	3,000	\$5.00	\$15,000	0.34%	\$15,000			
6		New retaining wall at reconfigured south drive	1	1	1	\$25,000.00	\$25,000.00	0.49%	\$25,000	\$22,204		
7		New 1/2 C. Ramp at South Entry	1	1	1	\$25,000.00	\$25,000.00	0.49%	\$25,000	\$21,720		
8		Curb Rework - 1	1	1	1	\$5,000.00	\$5,000.00	0.10%	\$5,000			
9		South Entry Paving	2,000	1	2,000	\$20.00	\$40,000	0.79%	\$40,000	\$50,752		
10		New electrical North Plaza	1	1	1	\$7,500.00	\$7,500.00	0.15%	\$7,500	\$5,556		
11		Ariseway drainage (steel elevation)	1	1	1	\$5,000.00	\$5,000.00	0.10%	\$5,000			
12		Trench drain at loading dock	1	1	1	\$5,000.00	\$5,000.00	0.10%	\$5,000			
13												
14		New North Plaza Area	1,200	1	1,200	\$20.00	\$24,000	0.47%	\$24,000	\$30,611		
15		New 1/2 C. Ramp at North Entry	1	1	1	\$25,000.00	\$25,000.00	0.49%	\$25,000	\$21,720		
16		Landscaping (allowance)	1	1	1	\$30,000.00	\$31,200.00	0.63%	\$31,200	\$30,004		
17		Street Furniture (allowance)	1	1	1	\$10,000.00	\$10,400.00	0.20%	\$10,400	\$7,688		
18		Building - 1	1	1	1	\$7,500.00	\$2,400.00	0.44%	\$2,400	\$22,680		
19		Flag Pole Replacement	1	1	1	\$10,000.00	\$10,400.00	0.20%	\$10,400			
20												
21		New one story S.E. building addition - KM Architects	3,960	1	3,960	\$450.00	\$1,782,000	34.79%	\$1,782,000	\$2,255,292		
22		Children's Area, Meeting Room, Read/Calibrate Area, Roof top deck										
23		Storage	1	1	1	\$15,000.00	\$15,600.00	0.29%	\$15,600	\$17,012		
24												
25		SITE SUBTOTAL					\$2,173,444	48.90%	\$57,084	\$2,531,699	\$0	
26												
27		2.0 BUILDING ENVELOPE										
28												
29		Roofing Work -										
30		Replace Roof (CPM, installed 2005)	10,950	1	10,950	\$16.00	\$172,874	3.44%	\$172,874	\$15,200		
31		New roof mechanical & cables (allowance)	1	1	1	\$5,000.00	\$5,000.00	0.10%	\$5,000			
32												
33		Loading Dock Overhead Door (x110" W. wide x 16' tall)	1	0	0	\$15,000.00	\$0	0.00%	\$0			
34												
35		Exterior Alarm Doors & Frames	0	1	0	\$7,500.00	\$0	0.00%	\$0			
36		Loading area door & frame	0	0	0	\$2,500.00	\$0	0.00%	\$0			
37												
38												
39		BUILDING ENVELOPE SUBTOTAL					\$188,074	3.54%	\$188,074	\$0	\$0	
40												
41		3.0 INTERIORS/UTILITIES										
42												
43		Abatement (Asbestos)	10,050	1	10,050	\$4.00	\$76,416	1.49%	\$76,416			
44		New Elevator - within existing building envelope	0	1	1	\$200,000.00	\$200,000.00	3.91%	\$200,000	\$251,760		
45												
46		First Floor										
47		Reception	2	1	2	\$94,000.00	\$187,600.00	3.72%	\$187,600	\$241,072		
48		Study Rooms	80	5	400	\$170.00	\$68,000.00	0.94%	\$68,000	\$60,362		
49		Teen Space	440	1	440	\$75.00	\$33,000.00	0.65%	\$33,000	\$41,610		
50		Children's Area	600	1	600	\$75.00	\$45,000.00	0.77%	\$45,000	\$47,000		
51		Main Circulation Deck/Staff Area	1,500	1	1,500	\$75.00	\$112,500.00	2.20%	\$112,500	\$144,740		
52												
53		Quiet Read/Study Space - South	0	1	000	\$50.00	\$25,770.00	0.67%	\$25,770	\$41,547		
54												
55		Second Floor										
56		Elevator Lobby	260	1	260	\$150.00	\$40,560.00	0.76%	\$40,560	\$49,403		
57		Staff Area - admin, support space	720	1	720	\$75.00	\$54,000.00	1.06%	\$54,000	\$64,056		
58		Staff Restrooms	260	1	260	\$200.00	\$52,000.00	0.99%	\$52,000	\$64,056		
59		Server Room	1	1	1	\$15,000.00	\$15,000.00	0.29%	\$15,000	\$13,012		
60												
61		Entry Level Flooring										
62		Reading Rooms & Stacks (CPT)	4,272	1	4,272	\$6.00	\$25,672	0.50%	\$25,672			
63		Program Room (CPT)	148	0	0	\$4.50	\$0	0.00%	\$0			
64		Adult CPT	700	0	0	\$4.50	\$0	0.00%	\$0			
65		Children's CPT	1,360	0	0	\$4.50	\$0	0.00%	\$0			
66		Circulation Deck	467	0	0	\$4.50	\$0	0.00%	\$0			
67		Entry Vestibule North (CPT)	38	0	0	\$4.50	\$0	0.00%	\$0			
68		A/C Air Restrooms North Entry (CPT)	30	0	0	\$4.50	\$0	0.00%	\$0			
69		South Entry Restrooms (CPT)	60	0	0	\$4.50	\$0	0.00%	\$0			
70		Computer Room (CPT)	382	0	0	\$4.50	\$0	0.00%	\$0			
71		Study Rooms (CPT)	332	0	0	\$4.50	\$0	0.00%	\$0			
72		Storage Room/Program Reading (CPT)	290	0	0	\$4.50	\$0	0.00%	\$0			
73		Entry Vestibule South (CPT)	77	0	0	\$4.50	\$0	0.00%	\$0			
74		Entry Vestibule South (CPT)	147	1	147	\$50.00	\$7,344.00	0.14%	\$7,344			
75		Storage (Concrete)	81	0	0	\$4.50	\$0	0.00%	\$0			
76		Storage (Concrete)	187	0	0	\$4.50	\$0	0.00%	\$0			
77		Leading Deck (Concrete)	261	0	0	\$4.50	\$0	0.00%	\$0			
78		Electric at Room (Concrete)	89	0	0	\$4.50	\$0	0.00%	\$0			
79												
80		Second Level Flooring										
81		Storage (Concrete)	188	0	0	\$4.50	\$0	0.00%	\$0			
82		Waiting Area (CPT)	187	0	0	\$4.50	\$0	0.00%	\$0			
83		Restrooms (CPT)	260	0	0	\$4.50	\$0	0.00%	\$0			
84		Conductivity	90	0	0	\$4.50	\$0	0.00%	\$0			
85		Jan. Closet (Concrete)	25	0	0	\$4.50	\$0	0.00%	\$0			
86		Kitchen (CPT/V)	265	0	0	\$4.50	\$0	0.00%	\$0			
87		Assist. Director (CPT)	272	0	0	\$4.50	\$0	0.00%	\$0			
88		Director (CPT)	272	0	0	\$4.50	\$0	0.00%	\$0			
89		Conference Room (CPT)	274	0	0	\$4.50	\$0	0.00%	\$0			
90		Reception/Office (CPT)	694	0	0	\$4.50	\$0	0.00%	\$0			
91		Storage (V)	185	0	0	\$4.50	\$0	0.00%	\$0			
92		Open Office (CPT)	1,084	0	0	\$4.50	\$0	0.00%	\$0			
93		Mechanical (Electrical)	1,232	0	0	\$4.50	\$0	0.00%	\$0			
94		IT Room (CPT)	610	0	0	\$4.50	\$0	0.00%	\$0			
95		Server Room	120	0	0	\$4.50	\$0	0.00%	\$0			
96		NE Storage Room (CPT)	676	0	0	\$4.50	\$0	0.00%	\$0			
97												
98		Paint Areas Disturbed by Construction	15,000	1	15,000	\$1.00	\$15,000.00	0.29%	\$15,000			
99												
100		Entry Level										
101		Doors and hardware	12	1	12	\$1,750.00	\$21,000.00	0.41%	\$21,000			
102												

Central | Ewald | Woods

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)



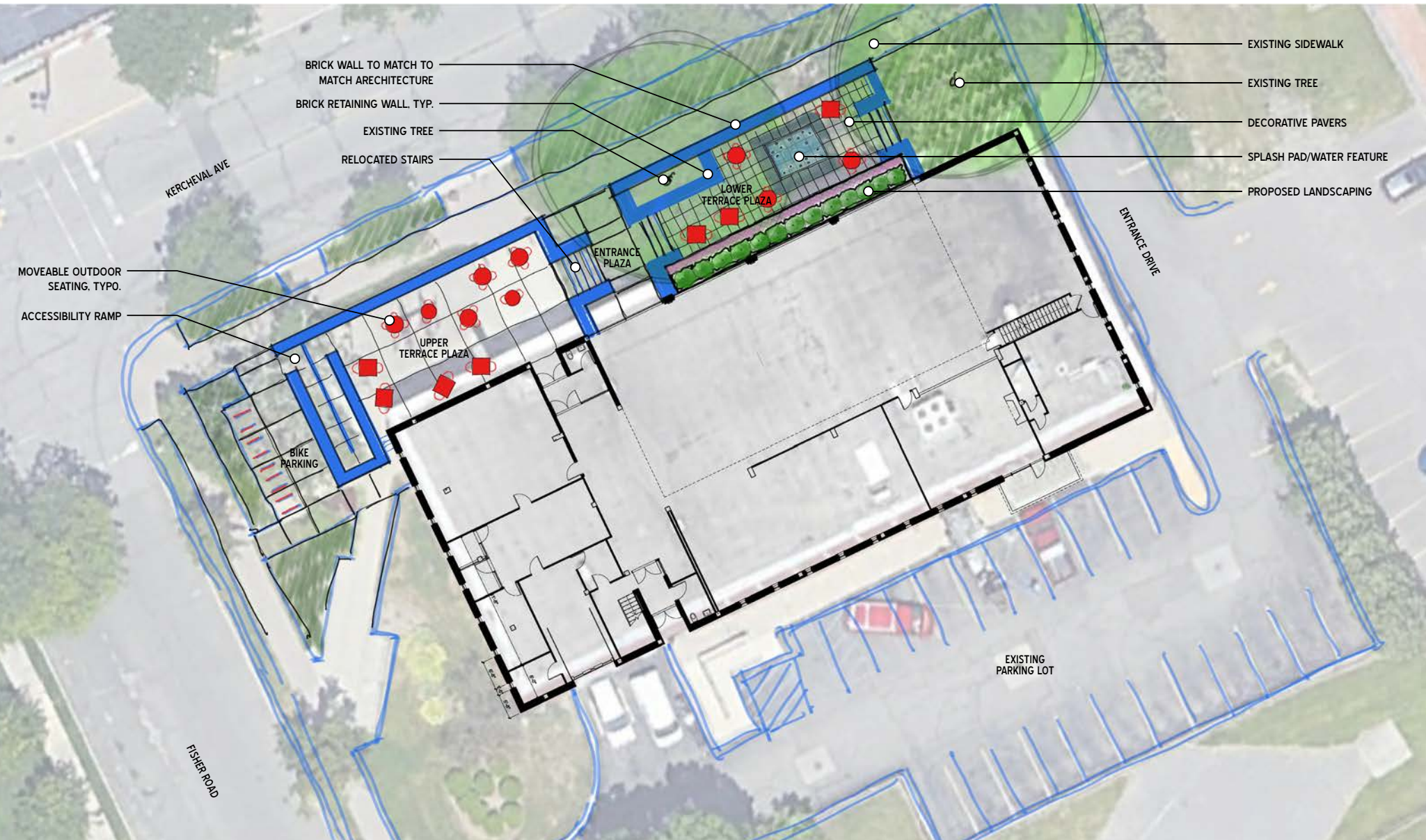
CENTRAL BRANCH - KEY RECOMMENDATIONS:

- #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





CENTRAL BRANCH - CONCEPT LANDSCAPE PLAN FOR NORTH SIDE



AREA FOR SPLASH
PAD OR SCULPTURE

MOVEABLE SEATING

NEW HARDSCAPE MATERIALS

ADA & STROLLER RAMP



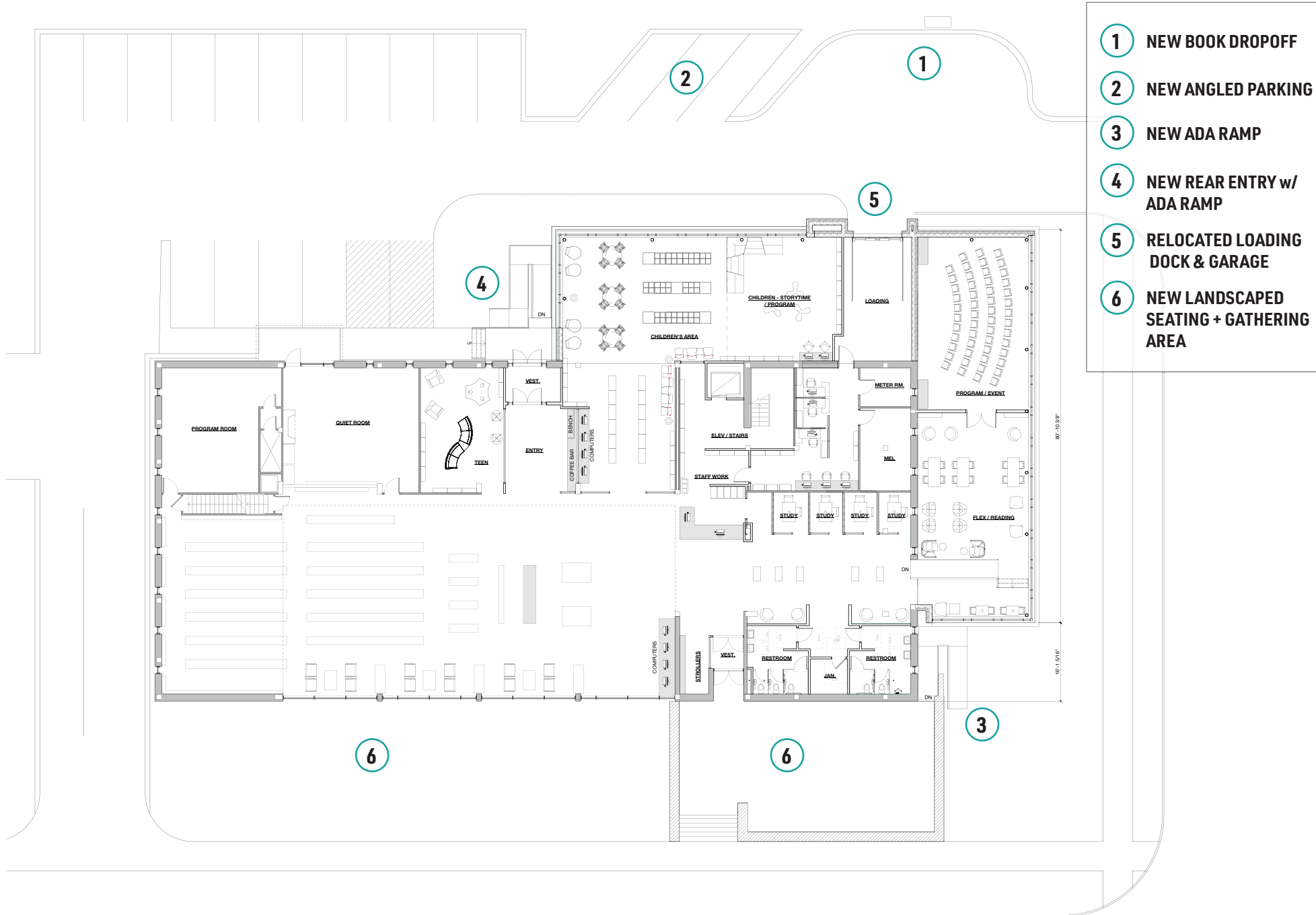
NEW LOW BRICK
BOUNDARY WALL

NEW PLANTER BOXES

OUTDOOR VESTIBULE



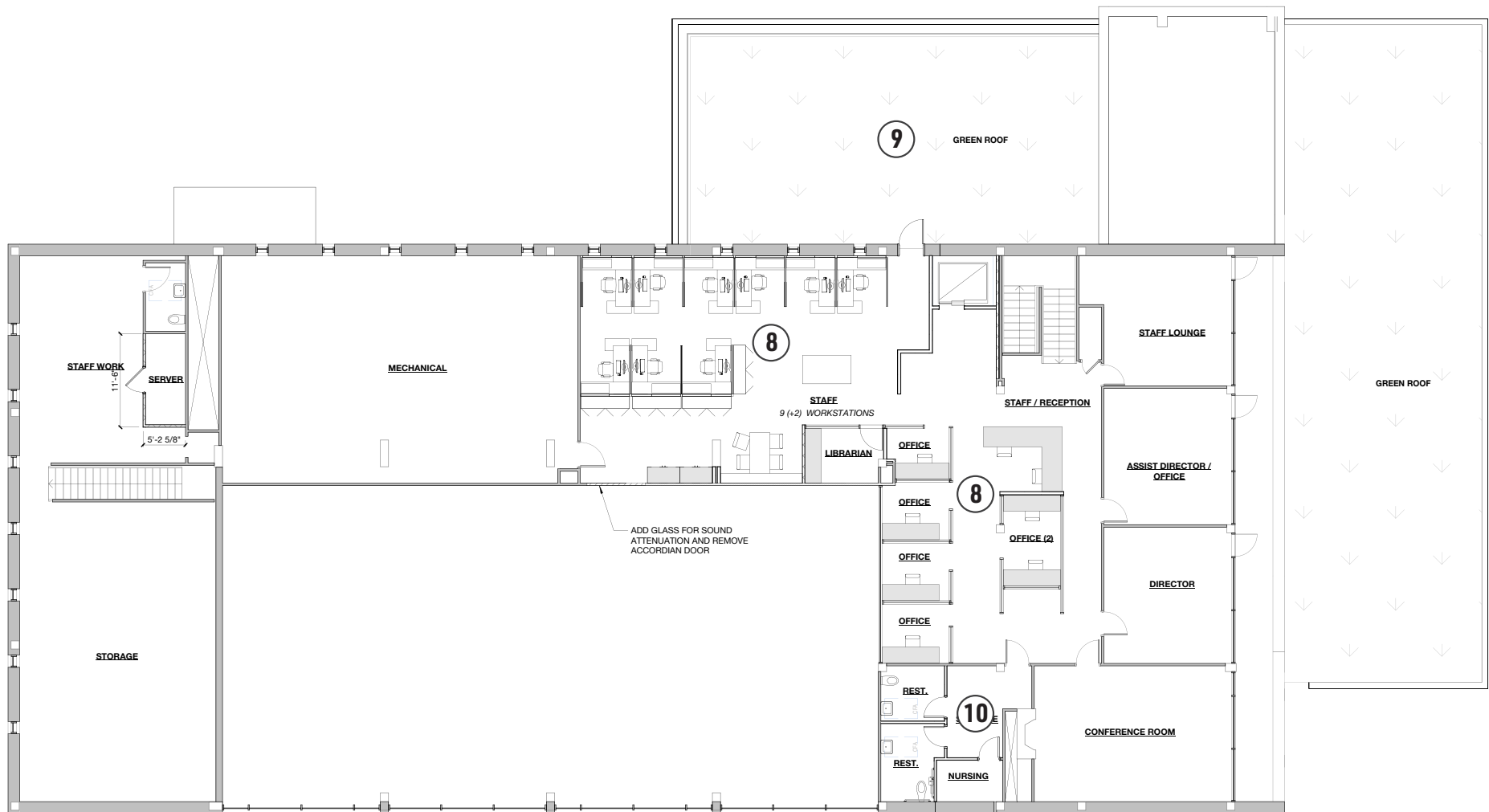
CHILDREN'S AREA - INSPIRATION



1 STORY ADDITION / RENOVATION - SITE PLAN



	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 @ 1 ROOM - 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:

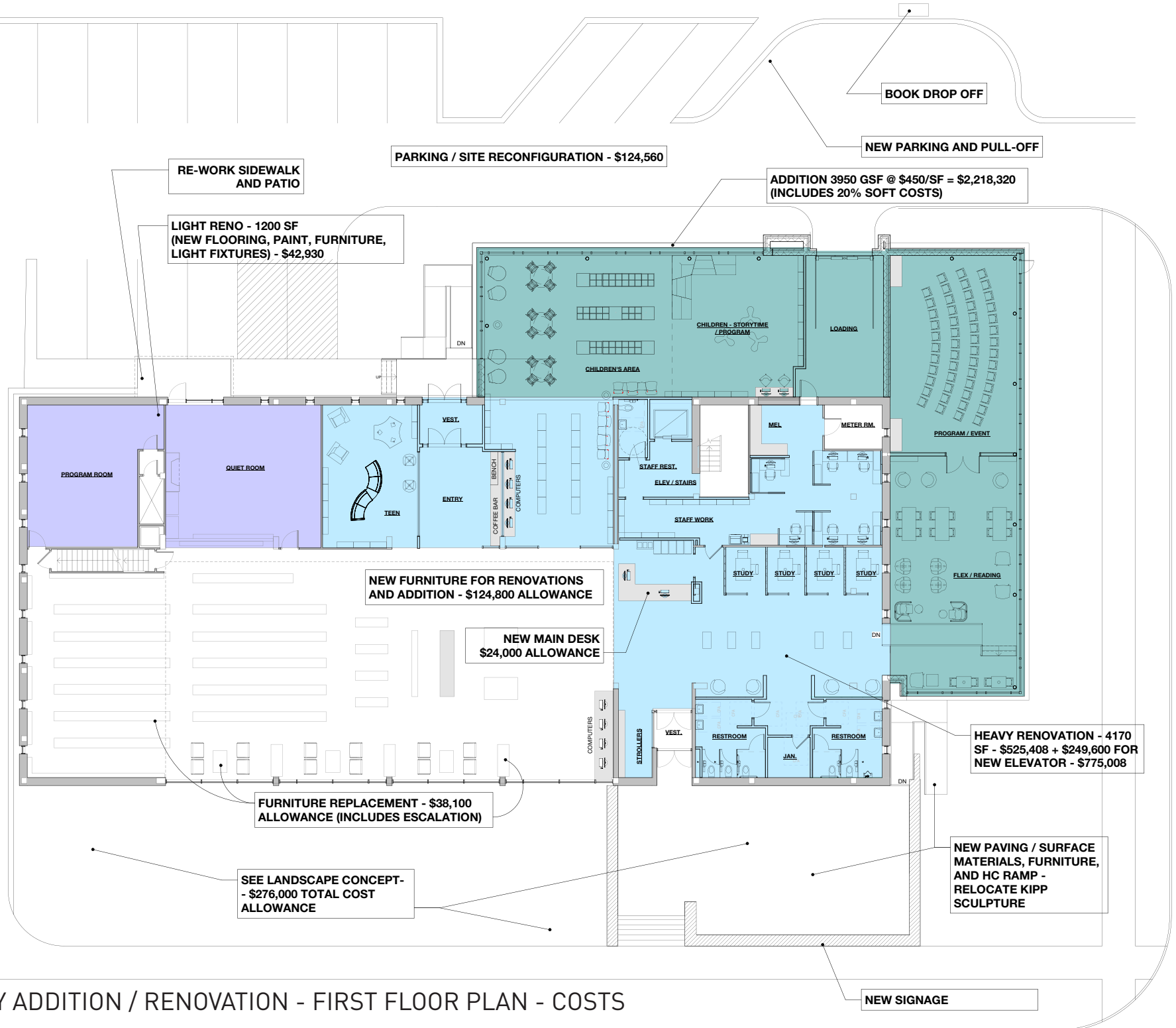
- #1 - ALL PRICING UNLESS INDICATED HAS 20% SOFT COSTS ADDED INTO THE \$ AMOUNT SHOWN ON THE PLANS**
- #2 - IT DOES NOT INCLUDE ESCALATION / INFLATION COSTS UNLESS SPECIFICALLY NOTED**
- #3 - FOR PLANNING PURPOSES - PROJECTS RANGING 1-3 YEARS IN ADVANCE ADD 4%-8% TO \$ AMOUNT SHOWN - PROJECTS PLANNED 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 Specification Factor = 1.00 (Medium) Geographic Factor = 1.00 (US Median) Cost Escalation Factor = 1.04 Summer 2018			Cost Escalation Factors 1.04 1.22 1.37				
								Ranked Capital Priorities				
2/18/2019		Area Required	No. of Rms. / Units	Total Area	Base Unit	Effective Program Area	As % of Total	Critical Needs	Deferrable Maintenance or Property Enhancement	Long Range Property Enhancement		
Line No.	Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (\$)	Cost (\$)	Cost	(1 - 3 years)	(4 - 6 years)	(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	Striping	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	0.10%	\$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	Arwayway drainage (east elevation)	1	1	1	\$5,000.00	\$5,200	0.10%	\$5,200				
14	Trench drain at loading dock	0	1	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	1	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 - K/M Architects	3,950	1	3,950	\$450.00	\$1,848,600	34.47%		\$2,255,292			
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					\$2,209,844	41.21%	\$97,084	\$2,577,567	\$0		
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	1	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					\$188,074	3.51%	\$188,074	\$0	\$0		
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	\$33,320	0.64%		\$41,870			
55	Children's Area	500	1	500	\$75.00	\$37,500	0.73%		\$47,580			
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	\$54,000	1.05%		\$68,515			
63	Staff Restrooms	265	1	265	\$250.00	\$66,900	1.28%		\$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	\$25,657	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										
74	South Entry Restroom (CT)	60										
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)	1,064	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:											

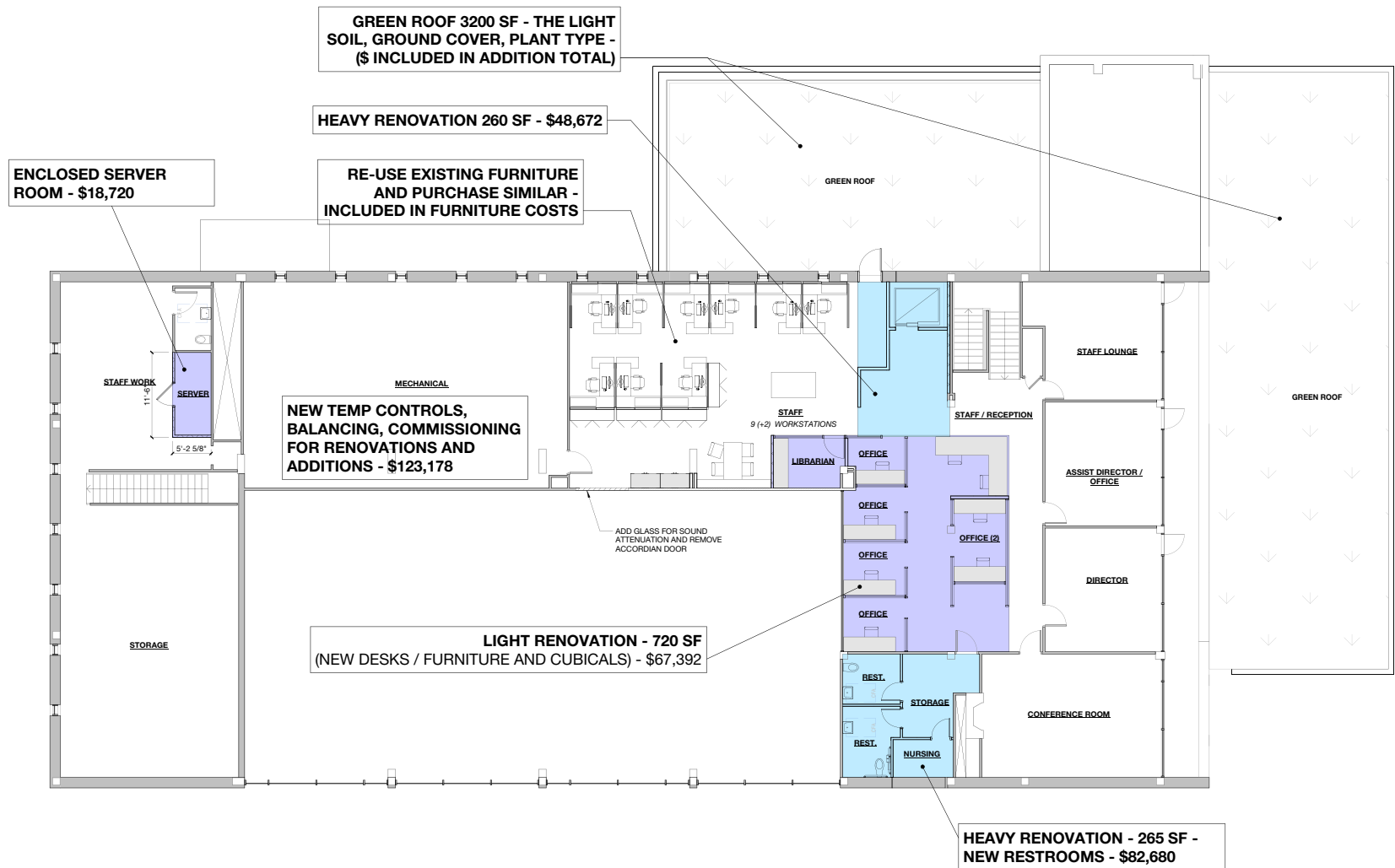
Central Library 18,850 s.f. Two Story Building + 3,950 One Story Addition - 22,800 s.f. Built: 1952					Cost Data Specification Factor = 1.00 (Medium) Geographic Factor = 1.00 (US Median) Cost Escalation Factor = 1.04 Summer 2018			Cost Escalation Factors 1.04 1.22 1.37 1.04			
Line No.	2/18/2019 Program 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	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 ± f. Two Story Building + 3,950 One Story Addition - 22,800 s.f.						Specification Factor = 1.00 (Medium)			1.04		
Built: 1952						Geographic Factor = 1.00 (US Median)			1.22 1.37 1.04		
						Cost Escalation Factor = 1.04 Summer 2018					
Line	2/18/2019	Area	No. of	Total Area	Base Unit	Effective	As % of	Critical Needs	Deferrable Maintenance or Property Enhancement	Long Range Property Enhancement	Other
No.	Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (\$)	Cost (\$)	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)	
114											
115	4.0 PLUMBING SYSTEMS										
116	Replace hot water heater	1	1	1	\$5,000.00	\$5,200	0.10%	\$5,200			
117											
118	PLUMBING SYSTEMS SUBTOTAL					\$5,200	0.10%	\$5,200	\$0	\$0	\$0
119											
120											
121	5.0 HVAC SYSTEMS										
122											
123	Heating										
124	New boilers and air handling units installed 2107										
125											
126	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											
129	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											
132	Temperature Controls	22,800	1	22,800	\$2.50	\$59,280	1.11%		\$72,322		
133											
134	HVAC SYSTEMS SUBTOTAL					\$102,648	1.91%	\$7,800	\$115,715	\$0	\$0
135											
136	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	Waiting 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	Asst. 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											
180	ELECTRICAL SYSTEMS SUBTOTAL					\$159,640	2.98%	\$159,640	\$0	\$0	\$0
181											
182	7.0 SECURITY										
183	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											
186	SECURITY SYSTEMS SUBTOTAL					\$47,112	0.88%	\$47,112	\$0	\$0	\$0
187											
188	8.0 NOT USED										
189											
190	OTHER SUBTOTAL					\$0	0.00%	\$0	\$0	\$0	\$0
191											
192	9.0 FURNITURE & EQUIPMENT										
193	Furniture addition and renovated areas (allowance)	1	1	1	\$100,000.00	\$104,000	1.94%		\$126,880		
194	Furniture replacement - existing (allowance)	1	1	1	\$30,000.00	\$31,200	0.58%		\$38,064		
195	FURNITURE & EQUIPMENT SUBTOTAL					\$135,200	2.52%	\$0	\$164,944	\$0	\$0
196											
197	10.0 TECHNOLOGY - proposed Rocket Fiber connection not part of probable cost estimate										
198											
199	Computer Room Technology (Desktop, Laptops, Tablets)	8	1	8	\$1,000.00	\$8,320	0.16%		\$10,150		
200	Network Cabling	22,800	1	22,800	\$1.00	\$23,712	0.44%		\$28,929		
201	Network Wireless and Switches	22,800	1	22,800	\$4.00	\$94,848	1.77%		\$115,715		
202	Telephone System	22,800	1	22,800	\$1.00	\$23,712	0.44%		\$28,929		
203											
204	Fiber WAN	22,800	1	22,800	\$1.00	\$23,712	0.44%		\$28,929		
205	TECHNOLOGY SUBTOTAL					\$174,304	3.25%	\$0	\$212,651	\$0	\$0
206											
207	Building Infrastructure Improvement Total:			22,800	\$179.03	\$4,081,815	76.12%	\$681,067	\$4,148,913	\$0	\$0
208	Project Contingency:	10.00%				\$377,231	7.03%	\$68,107	\$377,132	\$0	\$0
209	Permits, Testing & Printing:	2.50%				\$103,739	1.93%	\$18,729	\$103,711	\$0	\$0
210	Construction Manager Fee and Costs:	8.00%				\$340,262	6.35%	\$61,432	\$340,173	\$0	\$0
211	Professional Fees & Costs:	10.00%				\$459,354	8.57%	\$82,934	\$459,233	\$0	\$0
212	PROJECT TOTAL					\$5,362,401	100.00%	\$912,269	\$5,429,162	\$0	\$0
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





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

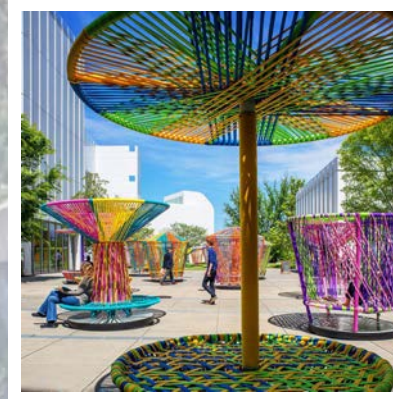
SIDEWALK CONNECTION

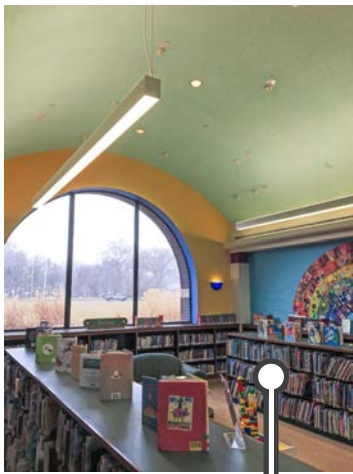
LAKE POINT ST.

ENTRANCE DRIVE

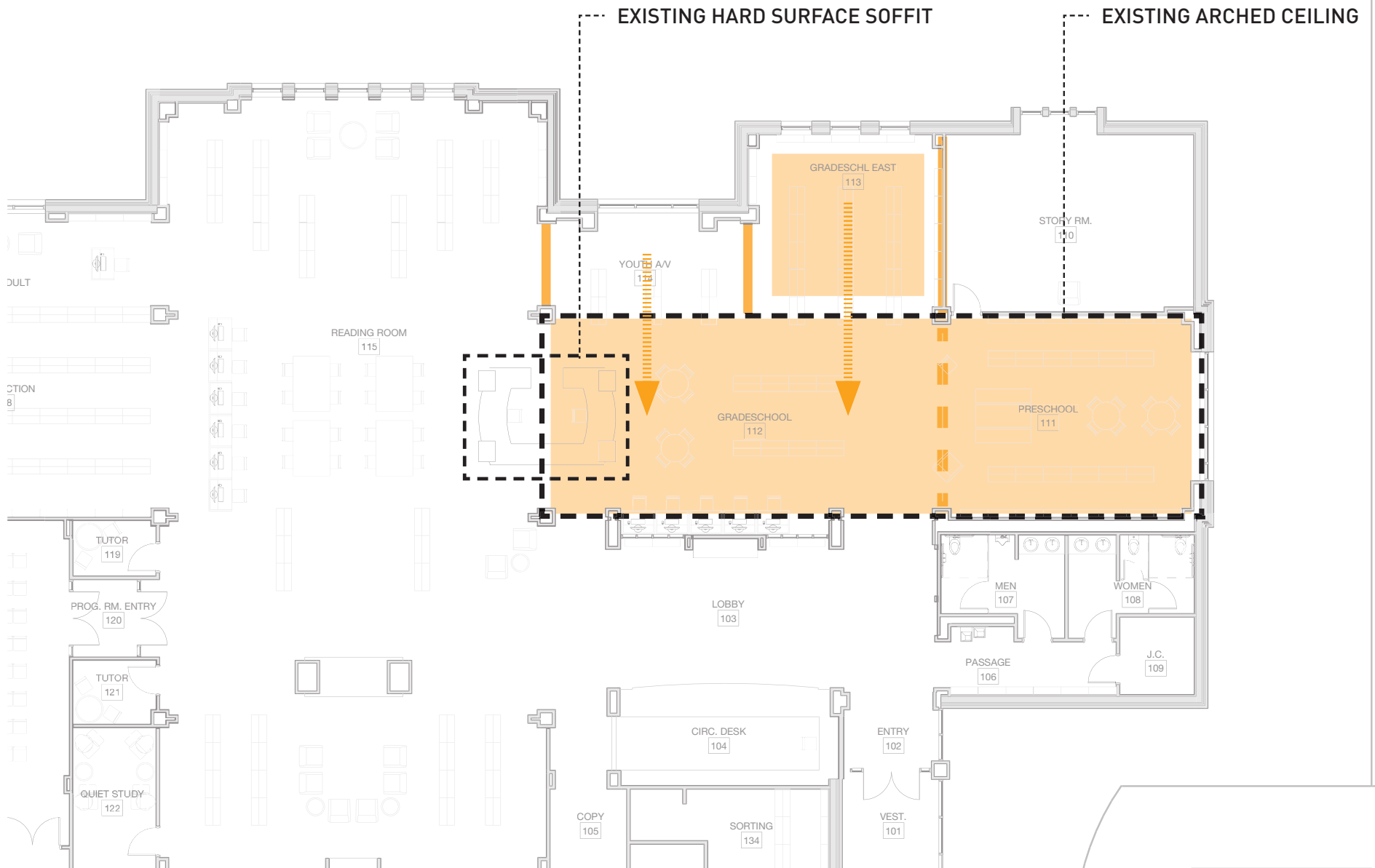
PROPOSED PARKING LOT
(BY OTHERS)

JEFFERSON AVE.





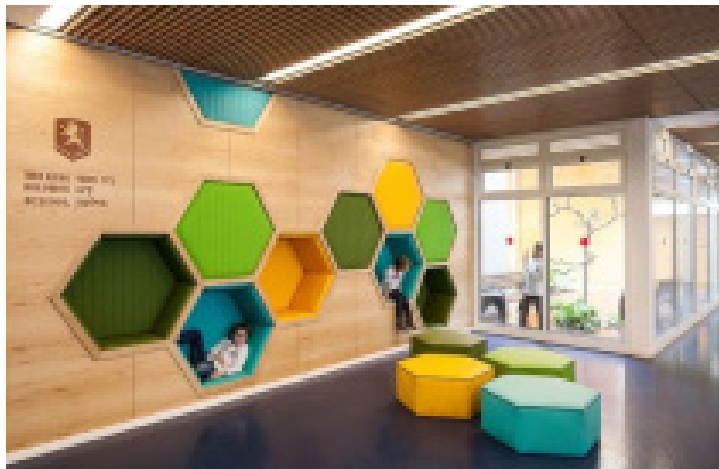
FINISH UPGRADES "FRESHEN UP" + NEW FURNITURE



CHILDREN'S AREA - NOISE / ACOUSTICS

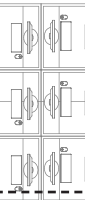


ACOUSTIC TREATMENTS - MOVEABLE AND CEILING MOUNTED



GLASS PARTITION -----

FISH TANK -----

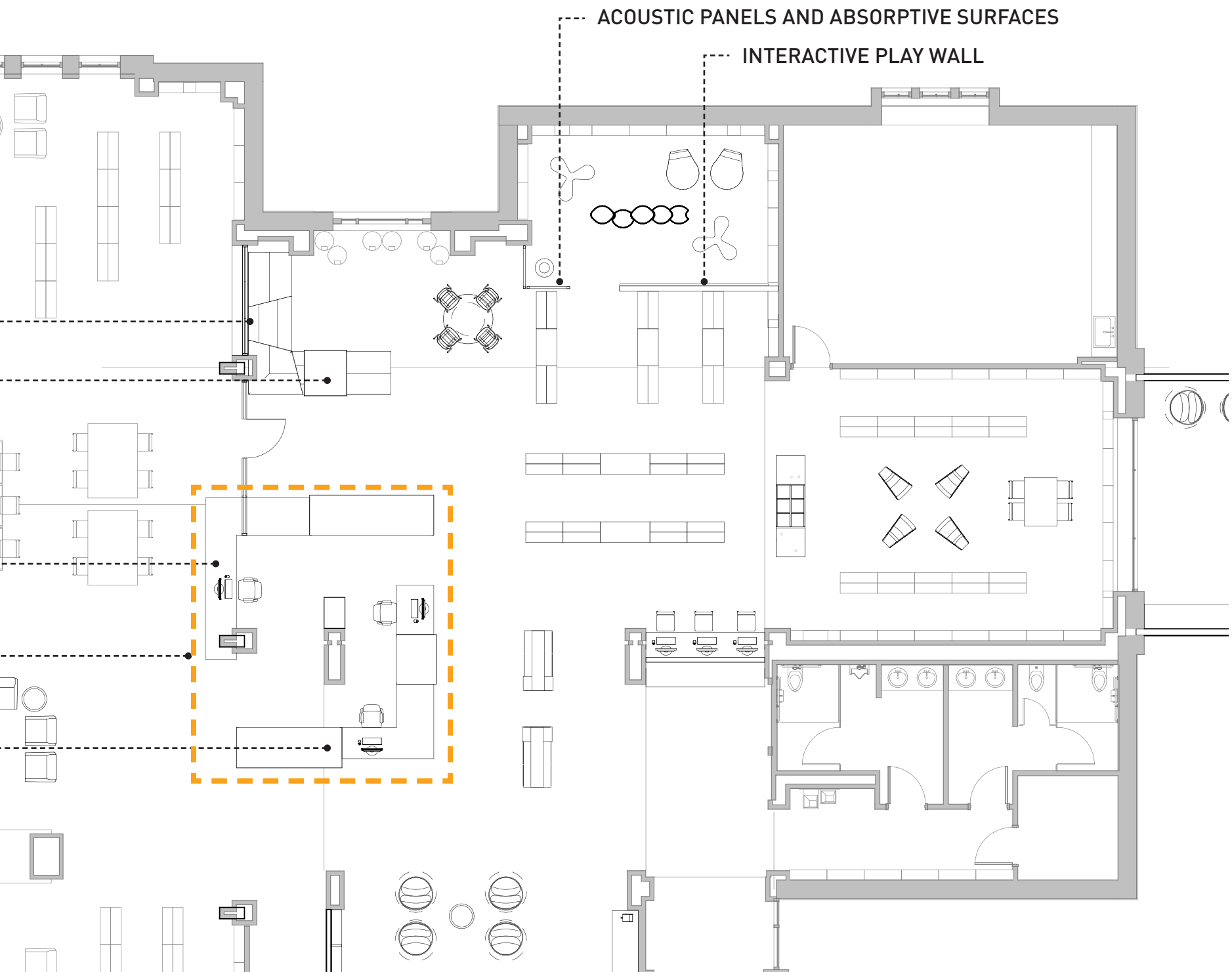


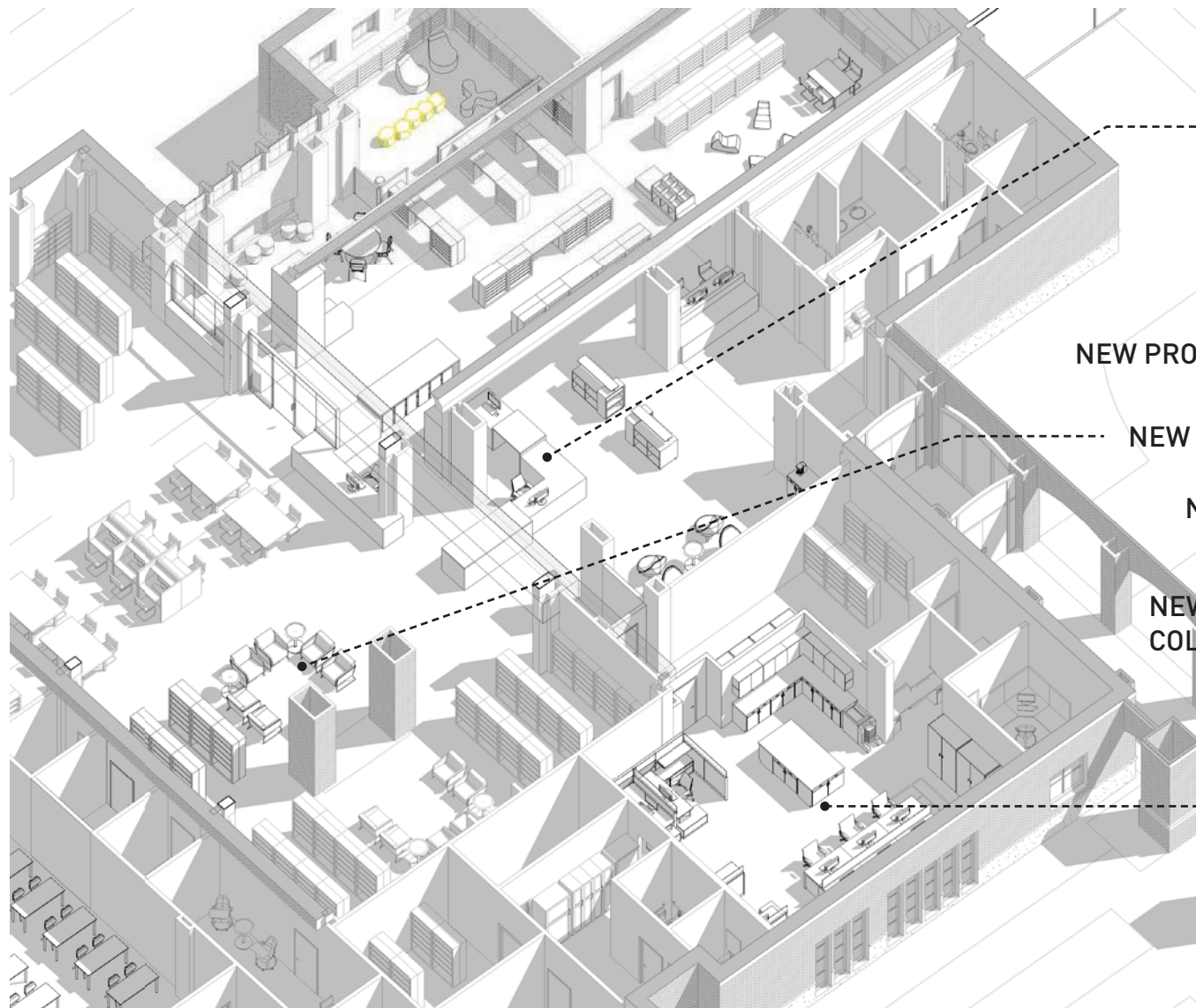
REFERENCE DESK -----

SOUND ABSORPTIVE SOFFIT -----



CIRCULATION DESK -----





NEW CIRCULATION +
REFERENCE DESK

NEW DESK LOCATION +
GLASS PARTITION

NEW PROGRAM ROOM ENTRY

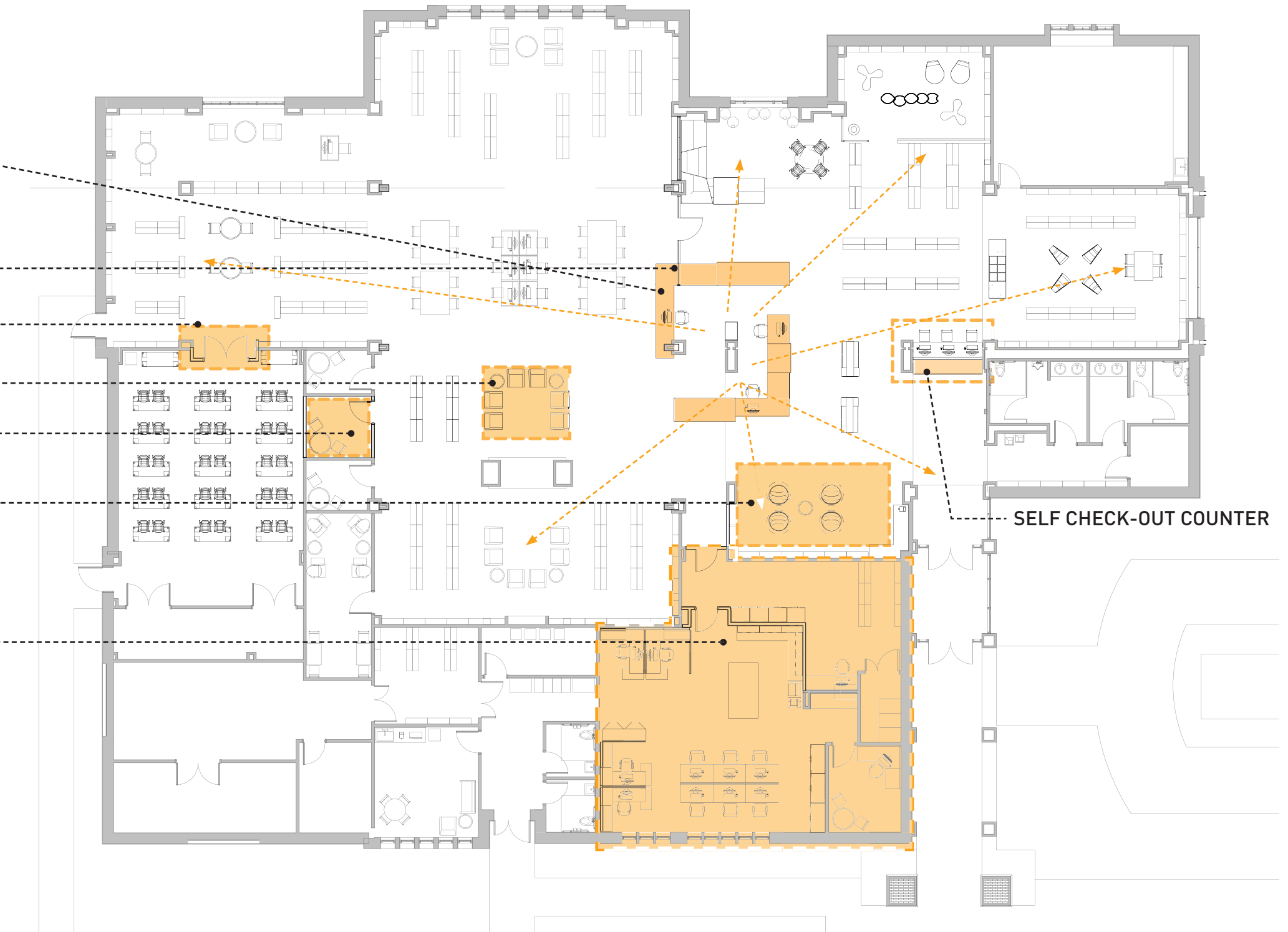
NEW SITTING AREA BY FIREPLACE

NEW STUDY ROOM

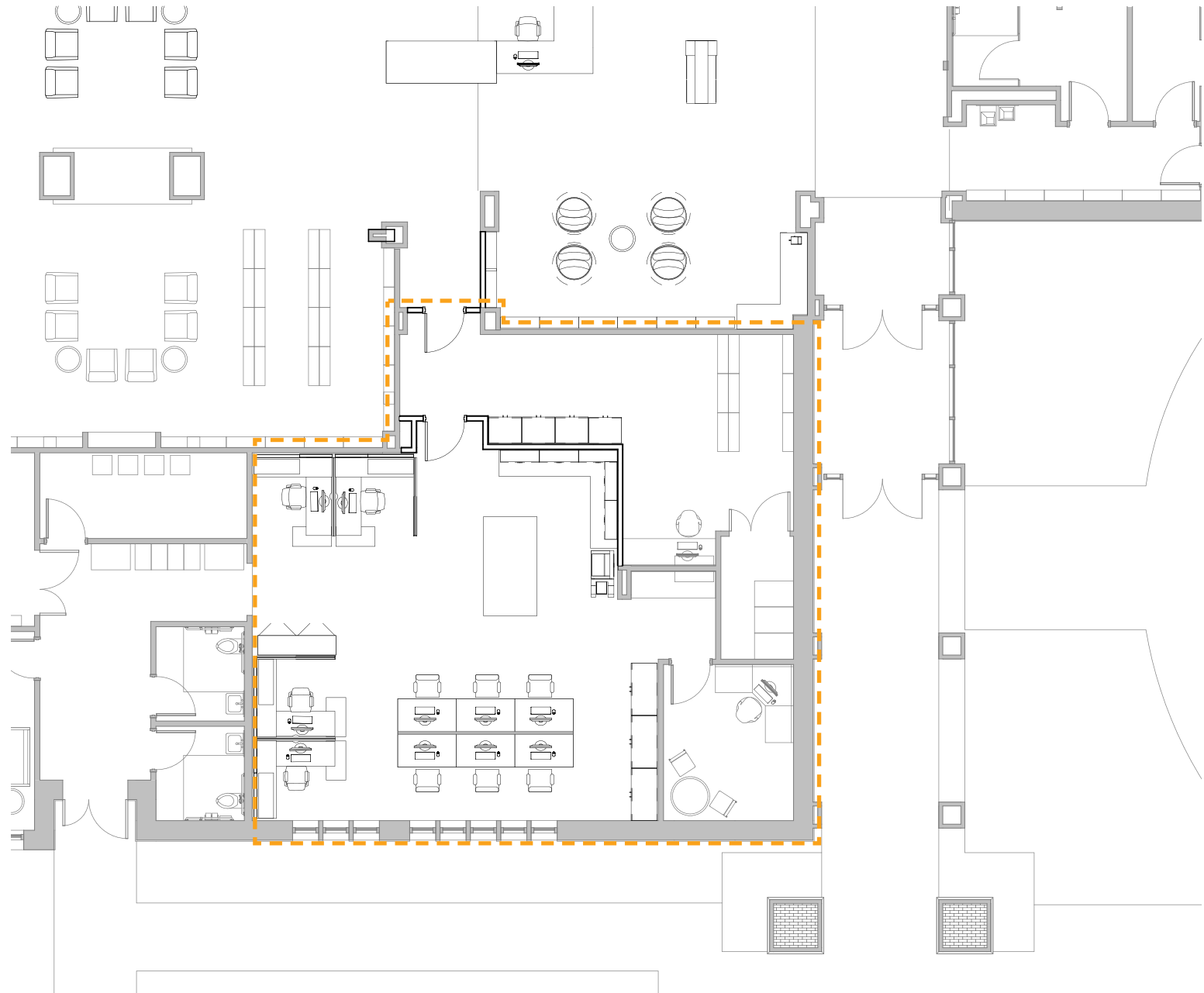
NEW READING AREA w/ SPECIAL
COLLECTION AND A/V COLLECTION

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

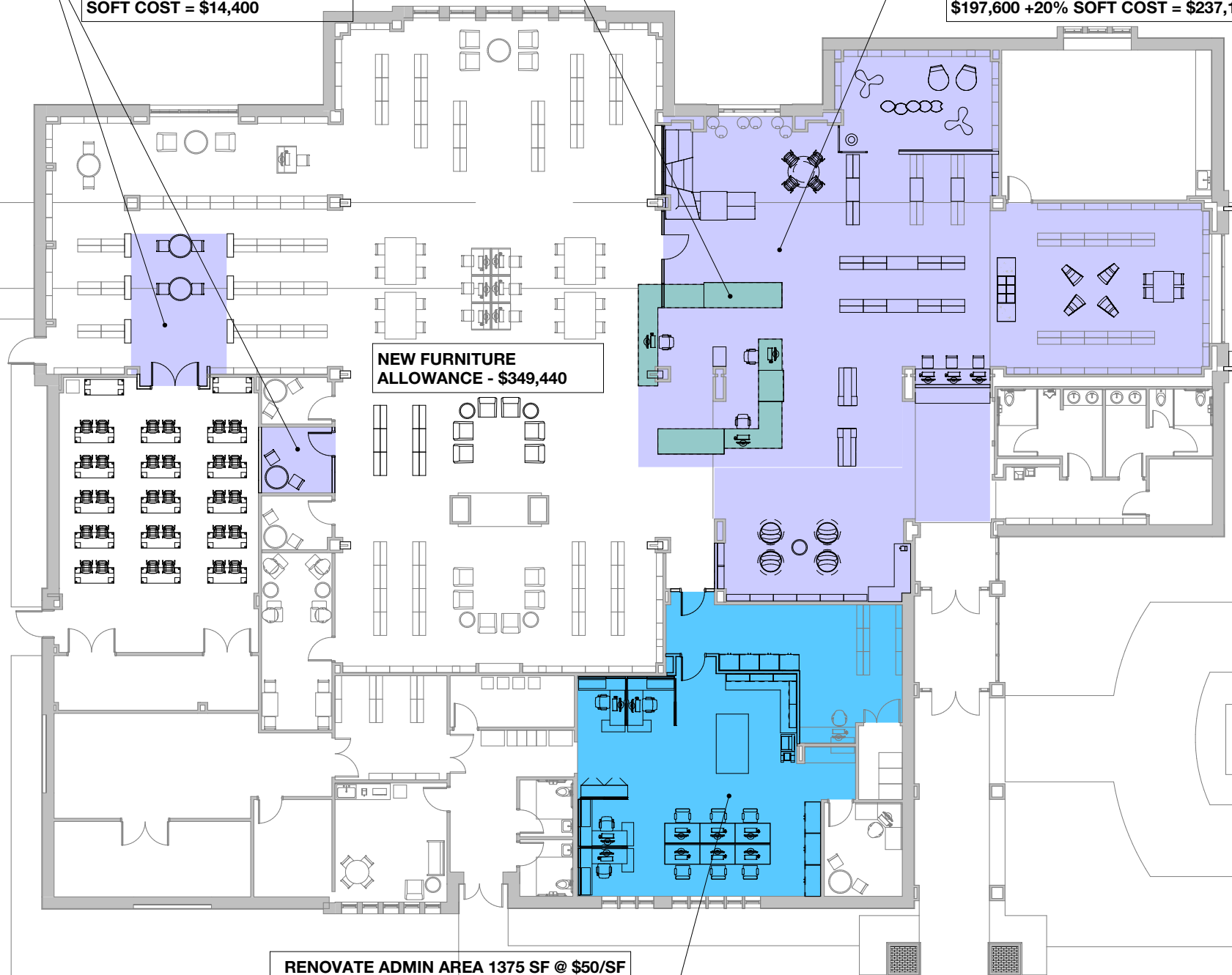
**NEW STUDY ROOM AND NEW
ENTRANCE TO PROGRAM
ROOM - 240 SF @ \$50/SF + 20%
SOFT COST = \$14,400**

**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**



Ewald Library 15,500 s.f. Single Story Building Built: 2004				Cost Data Specification Factor = 1.00 (Medium) Geographic Factor = 1.00 (US Median) Cost Escalation Factor = 1.04 Summer 2018			Cost Escalation Factors 1.04 1.22 1.37			
Line	4/19/2019	Area Required	No. of Rms. / Units	Total Area	Base Unit	Effective Program Area	As % of Total	Critical Needs	Ranked Capital Priorities Deferrable Maintenance or Property Enhancement (4 - 6 years)	Long Range Property Enhancement (7 - 10 years)
No.	Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (\$)	Cost (\$)	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)
1	1.0 SITE									
2										
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%		\$6,344	
15	Building lighting	1	1	1	\$1,500.00	\$1,560	0.08%	\$1,560		
16	Railings - paint	1	1	1	\$2,500.00	\$2,600	0.13%		\$3,172	
17										
18										
19	Entry Signage	1	1	1	\$25,000.00	\$26,000	1.32%		\$31,720	
20									\$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	Tack-pointing - (allowance)	1	1	1	\$10,000.00	\$10,400	0.53%	\$10,400		
30										
31										
32	BUILDING ENVELOPE SUBTOTAL					\$109,200	5.55%	\$109,200	\$0	\$0
33										
34	3.0 INTERIOR/FINISHES									
35										
36	Abatement (Allowance)	0	1	0	\$2.00	\$0	0.00%	\$0		
37										
38	Renovate Circ. Desk Area, Children's Reading, Self Check Out	3,800	1	3,800	\$50.00	\$197,600	10.05%		\$241,072	
39	Renovate Admin Area	1,375	1	1,375	\$50.00	\$71,500	3.63%	\$87,230		
40	New Circulation Desks	2	1	2	\$20,000.00	\$41,600	2.11%	\$50,752		
41										
42	Entry Level Flooring									
43	Vestibule (Tile/Mat)	165	1	165	\$4.50	\$772	0.04%		\$1,058	
44	Lobby (Tile)	1,490	0	0	\$4.50	\$0	0.00%		\$0	
45	Public Restrooms (Tile)	210	1	210	\$4.50	\$983	0.05%		\$1,346	
46	Janitor Closet (Tile)	100	1	100	\$4.50	\$468	0.02%		\$641	
47	Staff Office Area (CPT)	1,215	0	0	\$0.00	\$0	0.00%		\$0	
48	Private Office (CPT)	156	0	0	\$0.00	\$0	0.00%		\$0	
49	Staff Restrooms (VT)	134	1	134	\$4.50	\$627	0.03%		\$859	
50	Staff Entry (VT)	184	1	184	\$4.50	\$861	0.04%		\$1,180	
51	Staff Lounge (VT)	240	1	240	\$4.50	\$1,123	0.06%		\$1,539	
52	Sewer Room (VT)	112	1	112	\$4.50	\$524	0.03%		\$719	
53	Storage Room (VT)	202	1	202	\$4.50	\$945	0.05%		\$1,295	
54	Mechanical Room (Conc.)	454	1	454	\$4.50	\$2,125	0.11%		\$2,911	
55	Electrical Room (VT)	140	1	140	\$4.50	\$655	0.03%		\$898	
56	Boiler Room (Conc.)	308	1	308	\$4.50	\$1,441	0.07%		\$1,975	
57	Youth Area (CPT)	3,037	1	3,037	\$0.00	\$0	0.00%		\$0	
58	Reading Area (CPT)	5,000	1	5,000	\$4.50	\$23,400	1.19%		\$32,058	
59	Tutor 1 (CPT)	60	1	60	\$4.50	\$281	0.01%		\$385	
60	Tutor 1 (CPT)	80	1	80	\$4.50	\$374	0.02%		\$513	
61	Quiet Study (CPT)	230	1	230	\$4.50	\$1,076	0.05%		\$1,475	
62	Large Meeting Room (CPT)	1,040	1	1,040	\$4.50	\$4,867	0.25%		\$6,668	
63	Large Meeting Room Storage (CPT)	210	1	210	\$4.50	\$983	0.05%		\$1,346	
64	Quiet Study (CPT)	230	1	230	\$4.50	\$1,076	0.05%		\$1,475	
65										
66	Paint Areas Disturbed by Construction	7,500	1	7,500	\$1.00	\$7,800	0.40%	\$7,800		
67										
68	Window Sills - (allowance)	1	1	1	\$12,500.00	\$13,000	0.66%	\$13,000		
69	Interior wall repair (allowance)	1	1	1	\$7,500.00	\$7,800	0.40%	\$7,800		
70										
71	Ceiling repair (allowance)	1	1	1	\$15,000.00	\$15,600	0.79%	\$15,600		
72										
73										
74	INTERIOR/FINISHES SUBTOTAL					\$397,483	20.21%	\$44,200	\$379,054	\$58,339
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

Ewald Library 15,500 s.f. Single Story Building Built: 2004					Cost Data Specification Factor = 1.00 (Medium) Geographic Factor = 1.00 (US Median) Cost Escalation Factor = 1.04 Summer 2018			Cost Escalation Factors 1.04 1.22 1.37 1.04					
Line	4/19/2019	Area Required	No. of Rms. / Units	Total Area	Base Unit	Effective Program Area	As % of Total	Critical Needs	Ranked Capital Priorities	Deferable Maintenance or Property Enhancement	Long Range Property Enhancement	Other	
No.	Program Area	(in Sq. Ft.)	Required	(in Sq. Ft.)	Cost (\$)	Cost (\$)	Cost	(1 - 3 years)	(4 - 6 years)	(7 - 10 years)			
83	5.0 HVAC SYSTEMS												
84	Heating												
85	Replace Steam Boiler (Brand: Bryant , 2004) 645 MBH	1	1	1	\$125,000.00	\$130,000	6.61%		\$158,600				
86	Replace Hot Water Boiler (Brand:Lochinvar , 2004) 650 MBH	2	1	2	\$125,000.00	\$260,000	13.22%		\$317,200				
87	Ventilation												
88	Replace Public Toilet Room Fan (300 CFM Belt Drive)	1	1	1	\$7,500.00	\$7,800	0.40%				\$10,686		
89	Replace Staff Exhaust Fan (300 CFM Direct Drive)	1	1	1	\$7,500.00	\$7,800	0.40%				\$10,686		
90	Air and Water Balance	15,500	1	15,500	\$0.00	\$8,060	0.41%		\$9,833				
91	Commissioning	15,500	1	15,500	\$1.00	\$16,120	0.82%		\$19,666				
92	HVAC SYSTEMS SUBTOTAL						\$429,780	21.85%	\$0	\$505,300	\$21,372	\$0	
93	6.0 ELECTRICAL SYSTEMS												
94	Building electrical upgrades	1	1	1	\$40,000.00	\$41,600	0.00%		\$41,600				
95	Add electrical upgrade for IT	1	1	1	\$15,000.00	\$15,600	0.79%		\$15,600				
96	ELECTRICAL SYSTEMS SUBTOTAL						\$57,200	2.91%	\$57,200	\$0	\$0	\$0	
97	7.0 SECURITY												
98	Door Access System	3	1	3	\$7,500.00	\$23,400	1.19%		\$23,400				
99	Surveillance System	15,500	1	15,500	\$1.00	\$16,120	0.82%		\$16,120				
100	SECURITY SYSTEMS SUBTOTAL						\$39,520	2.01%	\$39,520	\$0	\$0	\$0	
101	8.0 NOT USED												
102	OTHER SUBTOTAL						\$0	0.00%	\$0	\$0	\$0	\$0	\$0
103	9.0 FURNITURE & EQUIPMENT												
104	Furniture (allowance)	14,000	1	14,000	\$20.00	\$291,200	14.80%		\$355,264				
105	FURNITURE & EQUIPMENT SUBTOTAL						\$291,200	14.80%	\$0	\$355,264	\$0	\$0	\$0
106	10.0 TECHNOLOGY - proposed Rocket Fiber connection not part of probable cost estimate												
107	Computer Room Technology (Desktop, Laptops, Tablets)	12	1	12	\$1,000.00	\$12,480	0.63%		\$15,226				
108	Network Cabling	14,000	1	14,000	\$1.00	\$14,560	0.74%		\$17,763				
109	Network Wireless and Switches	14,000	1	14,000	\$4.00	\$58,240	2.96%		\$71,053				
110	Telephone System	14,000	1	14,000	\$1.00	\$14,560	0.74%		\$17,763				
111	Fiber WAN	14,000	1	14,000	\$1.00	\$14,560	0.74%		\$17,763				
112	TECHNOLOGY SUBTOTAL						\$114,400	5.82%	\$0	\$139,568	\$0	\$0	\$0
113	Building Infrastructure Improvement Total:												
114	Project Contingency:	10.00%	Of Building & Site Budget	15,500	\$101.38	\$1,571,383	79.88%	\$328,120	\$1,445,798	\$79,711	\$0	\$0	
115	Permits, Testing & Printing:	2.50%	Of Building & Site Budget			\$116,578	5.93%	\$32,812	\$95,097	\$7,971	\$0	\$0	
116	Construction Manager Fee and Costs:	8.00%	Of Building & Site Budget			\$32,659	1.63%	\$9,023	\$26,152	\$2,192	\$0	\$0	
117	Professional Fees & Costs:	10.00%	Of Building & Site Budget & Contingency			\$105,154	5.35%	\$30,596	\$86,777	\$7,190	\$0	\$0	
118						\$141,957	7.22%	\$39,955	\$115,799	\$9,708	\$0	\$0	
119	PROJECT TOTAL						\$1,967,132	100.00%	\$439,507	\$1,768,622	\$106,771	\$2,314,899	\$0



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

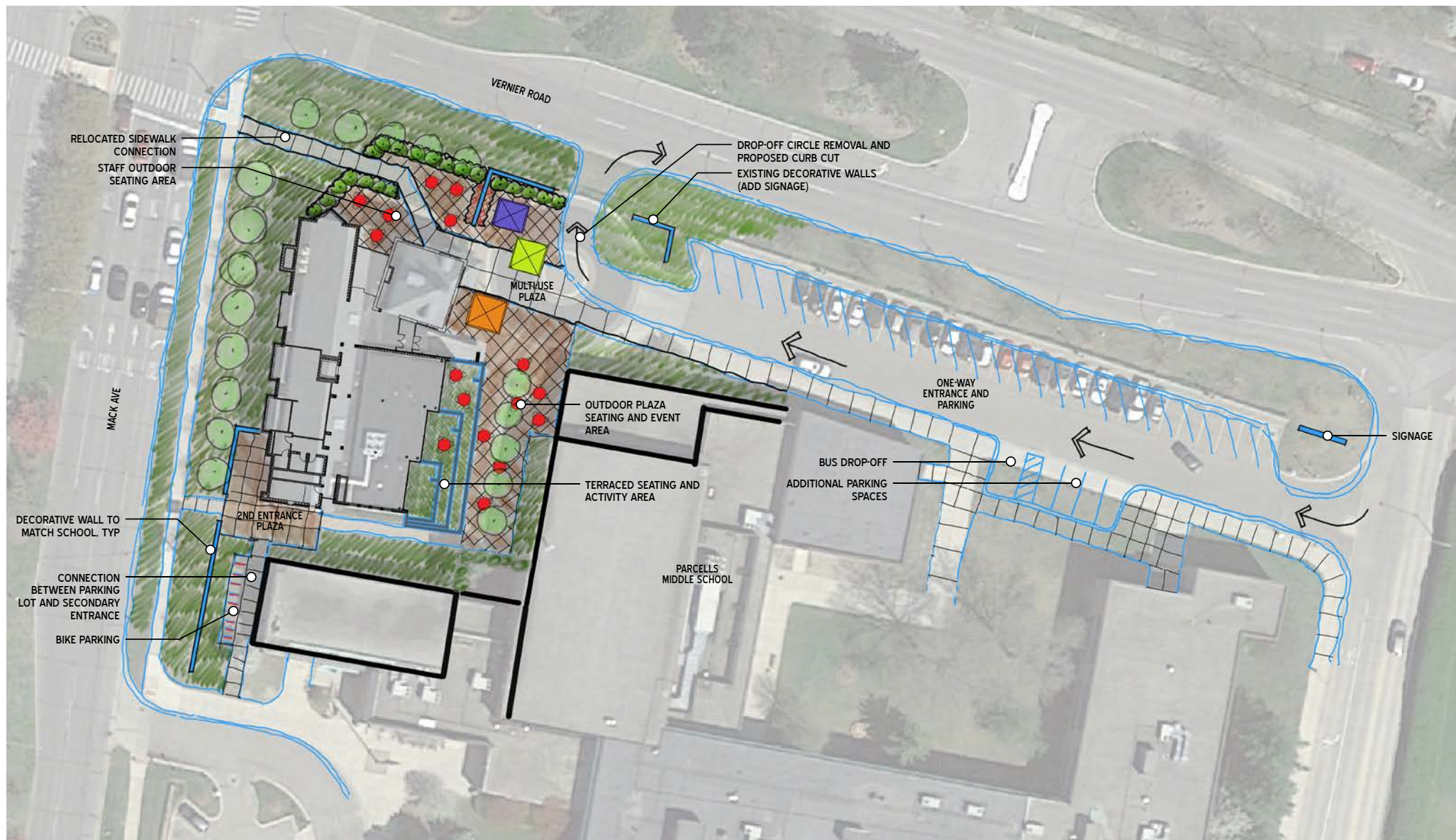
#4 - IMPROVE SAFETY @ STAIR + UPSTAIRS DESK AREA

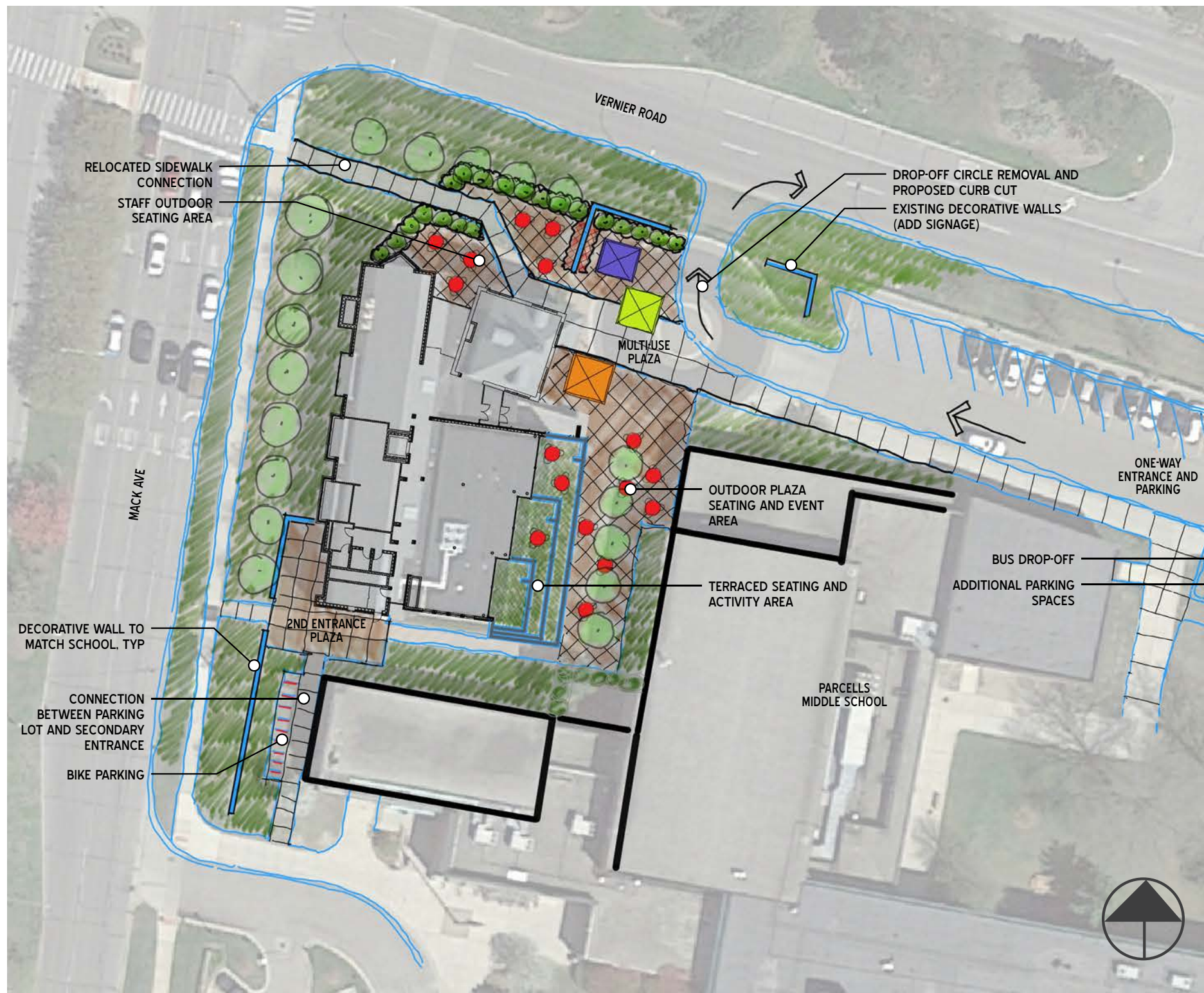
#5 - IMPROVE STAFF WORK AREAS TO PROVIDE BETTER EFFICIENCY - REFRESH THE LOOK + FEEL

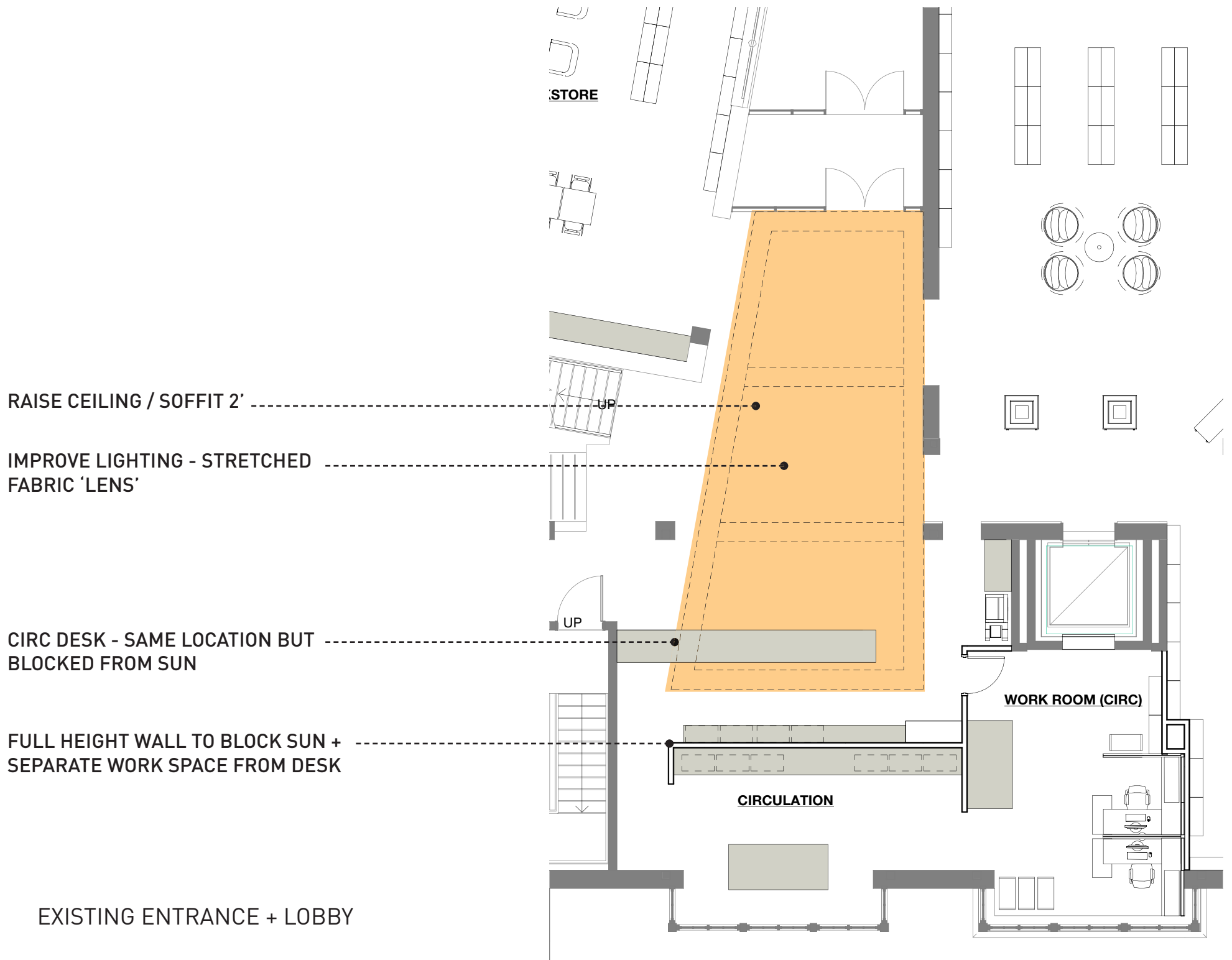
#6 - PROVIDE MORE LOUD SPACES FOR COLLABORATION AND PROVIDE MORE SPACES FOR QUIET / STUDY / READING.

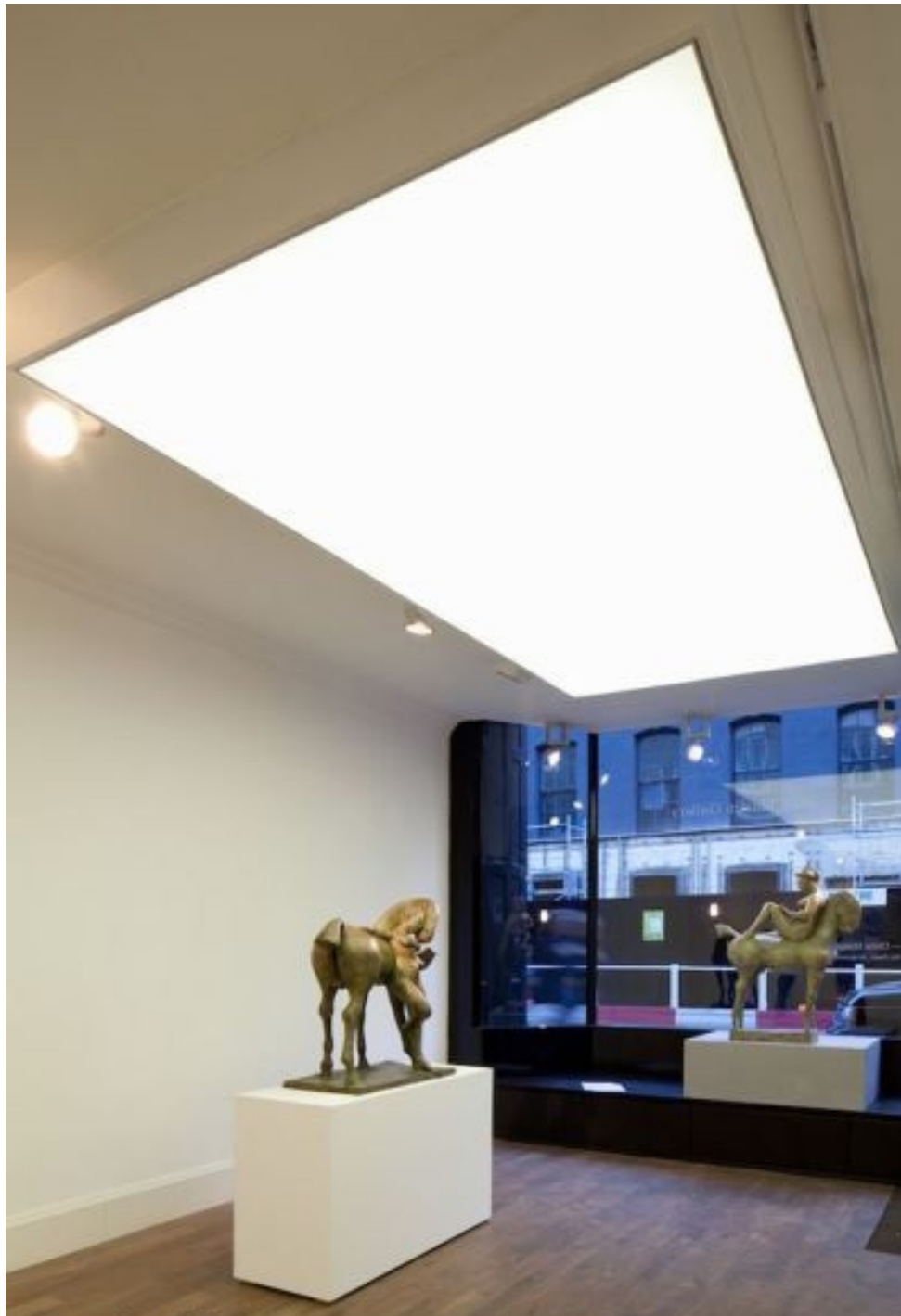
#7 - ADD MORE INFORMAL PROGRAMMING AND SEATING SPACES

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

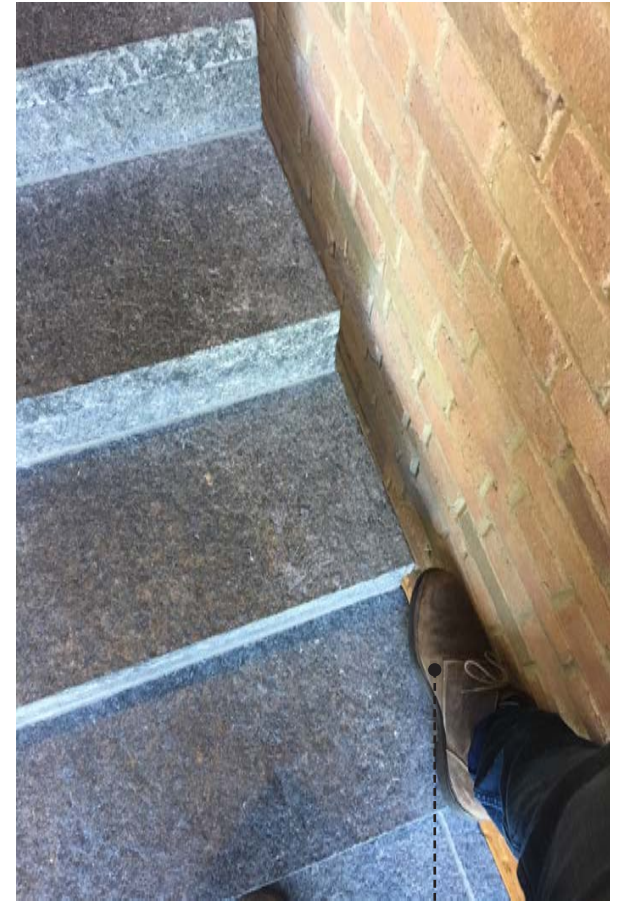
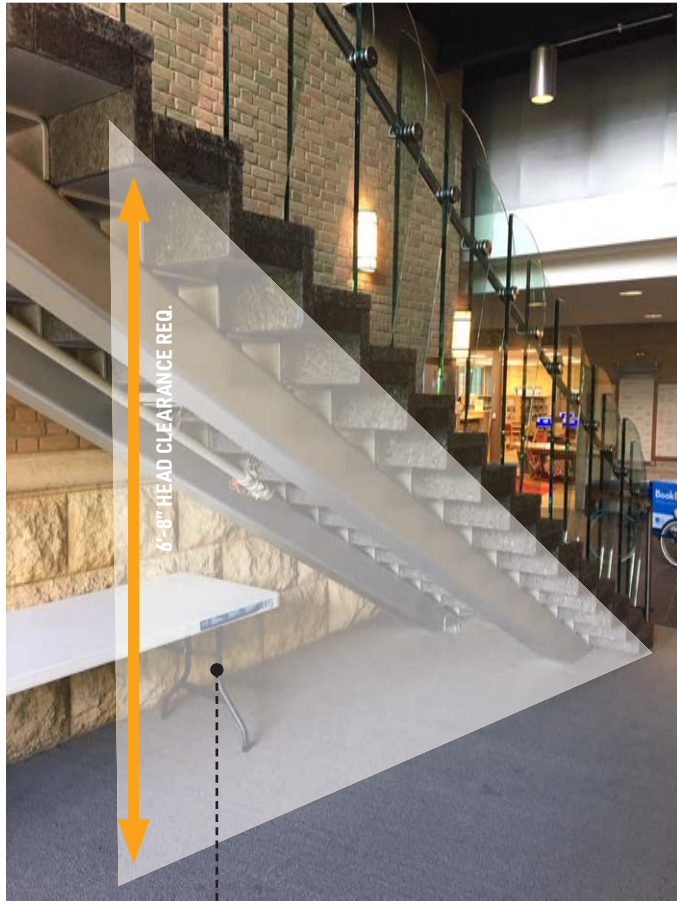








STRETCHED FABRIC - LOBBY CEILING EXAMPLES

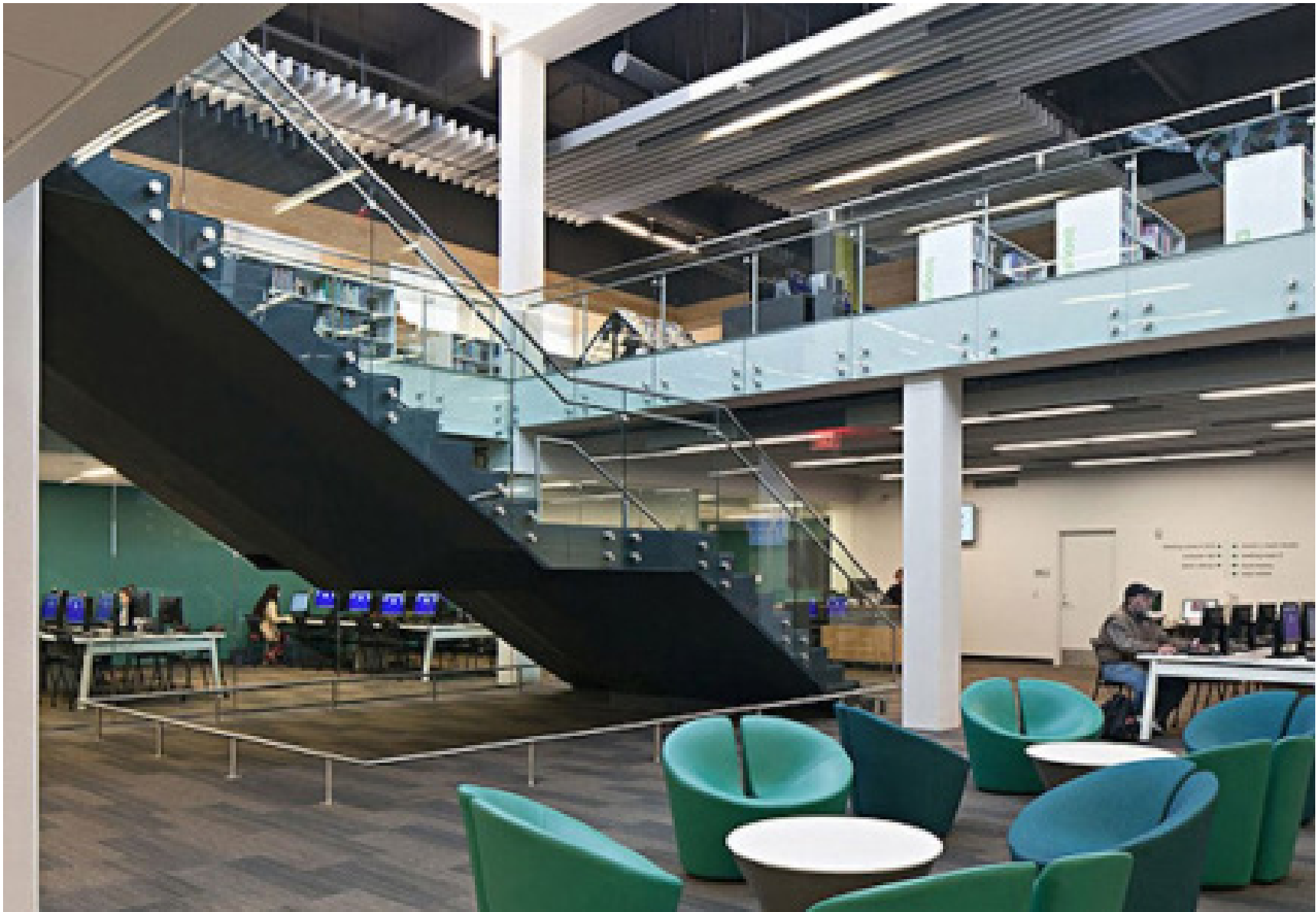


ADA CODE VIOLATION + SAFETY HAZARD

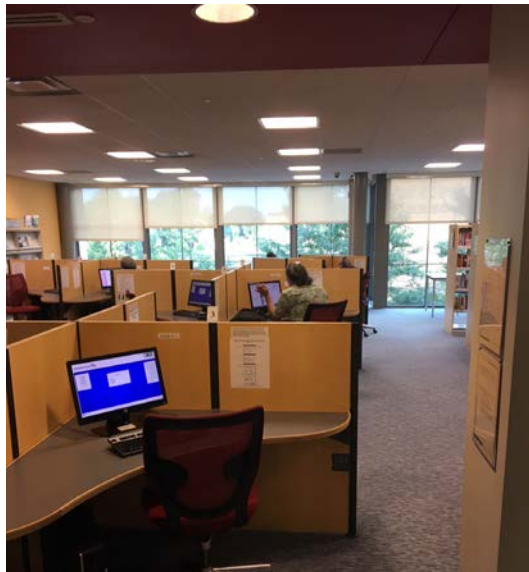
SOLUTION:

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

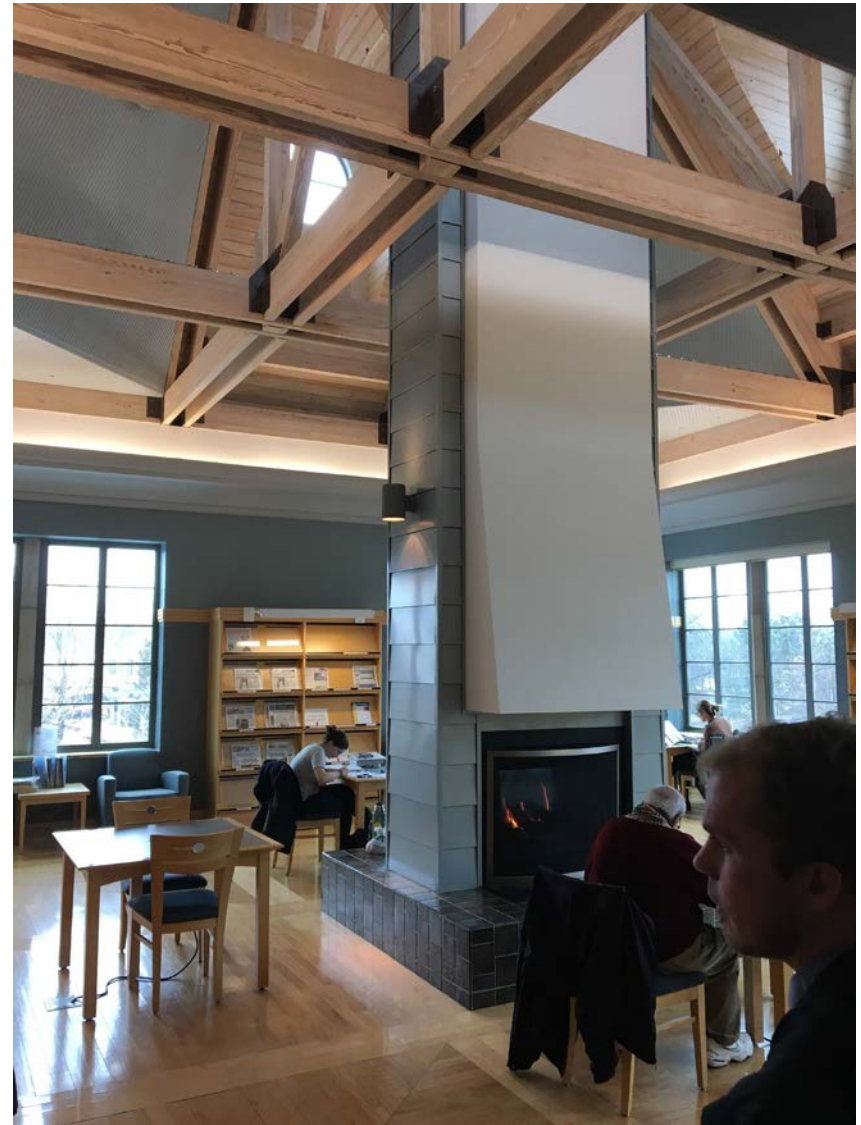
MAIN STAIR - SAFETY CONCERNS + ALTERATIONS



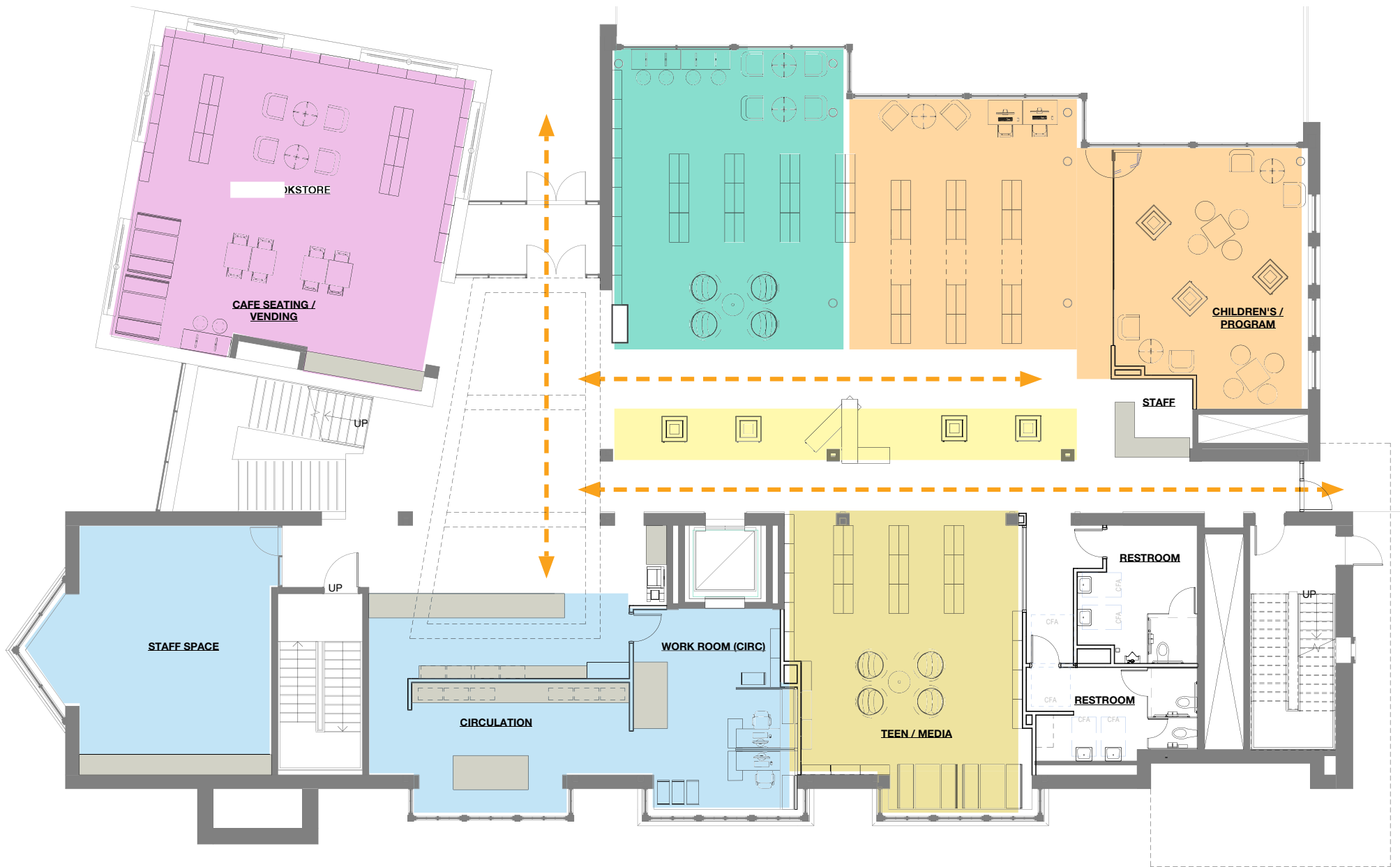
STAIR EXAMPLE - ADA COMPLIANT w/ MODERN RAILING



NEW FLOORING, FURNITURE + LIGHTING FOR CONSISTENCY

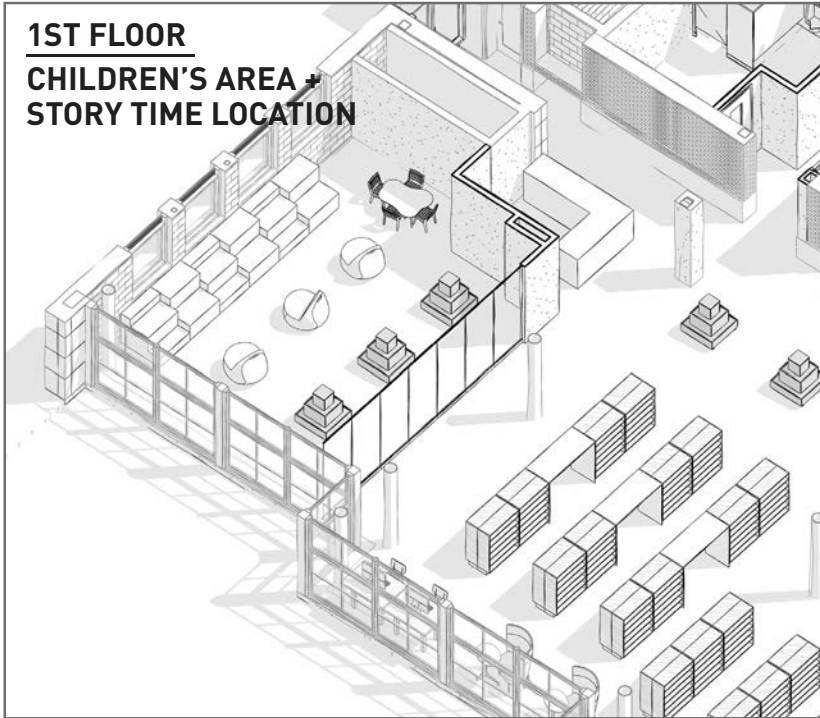


AESTHETIC TARGETS



1ST FLOOR - IMPROVEMENTS

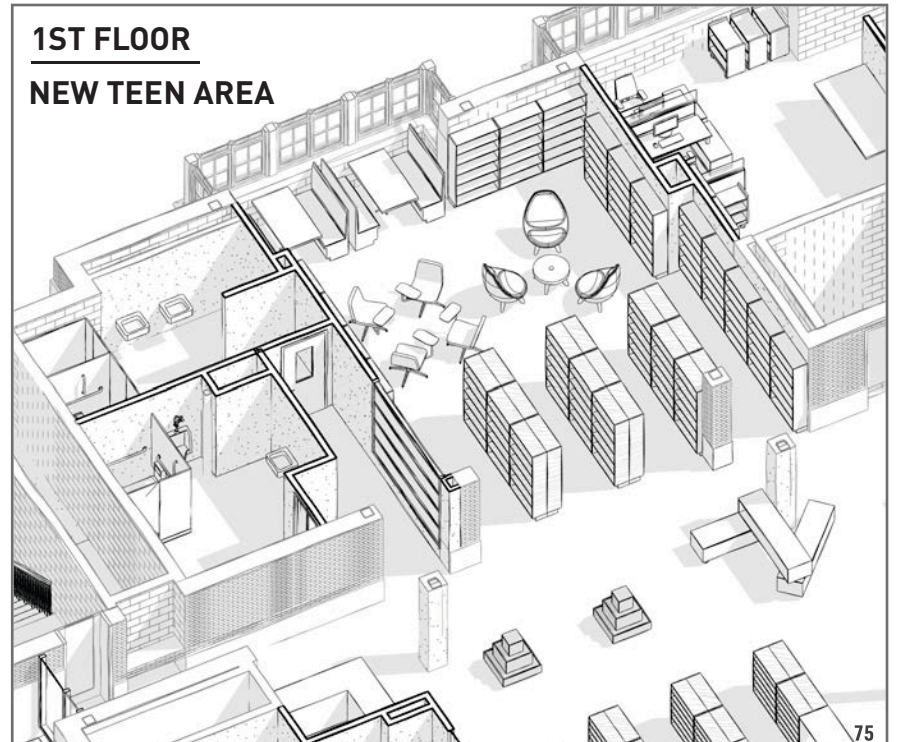
1ST FLOOR
CHILDREN'S AREA +
STORY TIME LOCATION

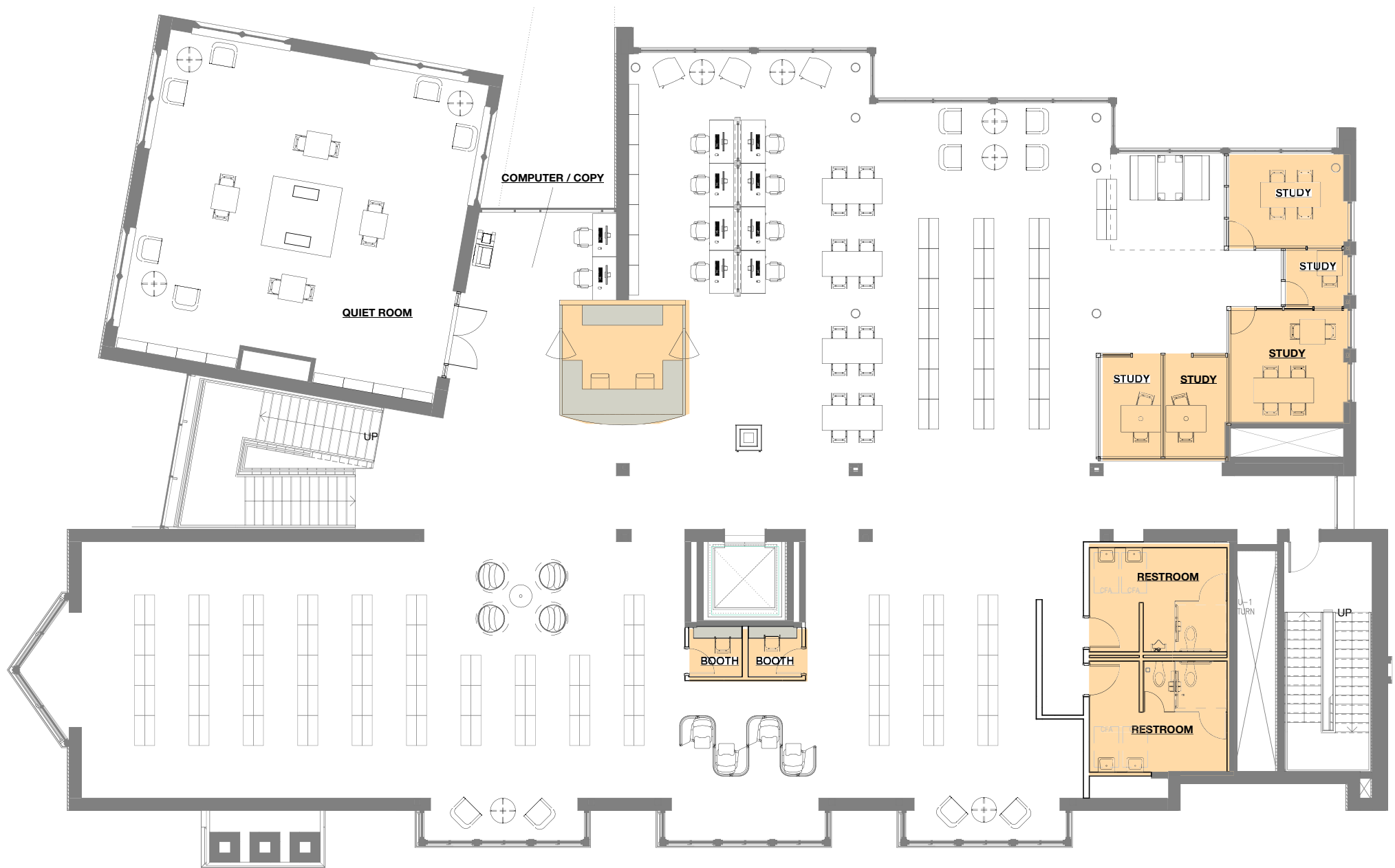


1ST FLOOR
NEW BOOKSTORE
CAFE FEEL - NEAR
MAIN ENTRY



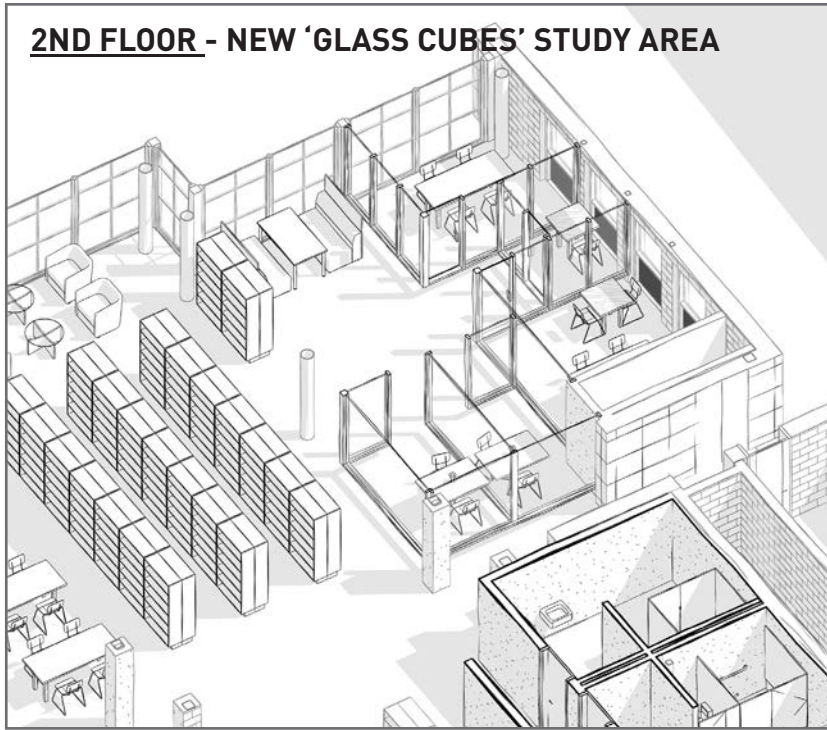
1ST FLOOR
NEW TEEN AREA



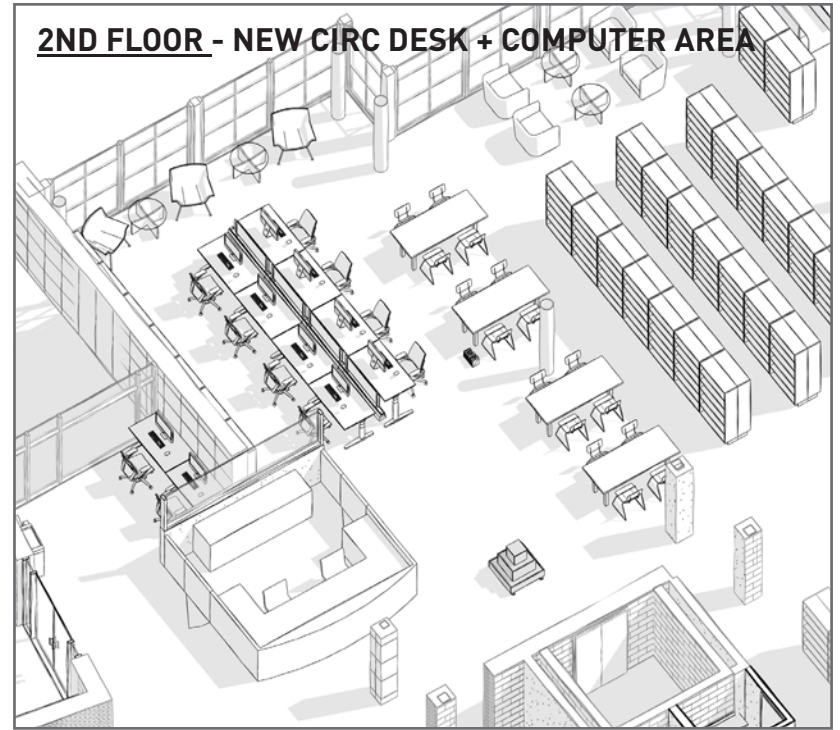


2ND FLOOR - IMPROVEMENTS

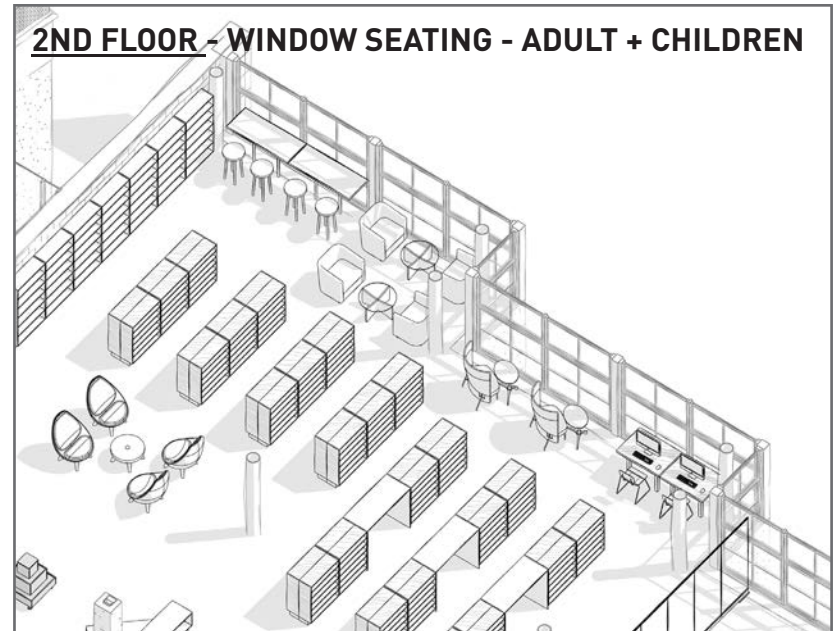
2ND FLOOR - NEW 'GLASS CUBES' STUDY AREA



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									
27,500 s.f. Two Story Building									
Built: 2006									
<div> <div>Cost Data</div> <div> Specification Factor = 1.00 (Medium) Geographic Factor = 1.00 (US Median) Cost Escalation Factor = 1.04 Spring 2017 </div> </div>									
<div> <div>Cost Escalation Factors</div> <div>1.04 1.22 1.37</div> </div>									
<div> <div>Ranked Capital Priorities</div> <div> <div> Deferrable Maintenance or Property Enhancement </div> <div> Long Range Property Enhancement </div> </div> </div>									
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)	Other
1	1.0 SITE								
2									
3	Paving	13,300	1	13,300	\$4.00	\$55,328	2.03%	\$55,328	
4	Replace Asphalt Parking Lot (Verrier 29 spaces.)	8,950	1	8,950	\$4.00	\$37,232	1.37%	\$37,232	
5	Replace Asphalt Parking Lot (Mack 25 spaces.)	1	1	1	\$45,000.00	\$45,000	1.72%		\$57,096
6	New curb cut on Verrier - (allowance)	2,500	1	2,500	\$5.00	\$13,000	0.48%		\$15,860
7	Remove existing turn-around	1	1	1	\$25,000.00	\$26,000	0.96%		\$31,720
8	Bus drop off/parking area (allowance)	5	1	5	\$5,000.00	\$26,000	0.96%		\$26,000
9	Parking lot catch basins	15	1	15	\$500.00	\$7,800	0.29%		\$7,800
10	Replace street lamps with LED fixtures	1	1	1	\$5,000.00	\$5,200	0.19%		\$5,200
11	Handicap sidewalk ramp at Mack parking lot								
12	Landscaping (allowance)	1	1	1	\$40,000.00	\$41,600	1.53%		\$50,752
13									
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 \$0
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 \$0
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 A/V 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	3.97%		\$128,763
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 (5) 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%		\$12,688
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 \$0
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 \$0

Summary of Costs
Woods

Woods Library - 20680 Mack Avenue, Grosse Pointe Woods									
27,500 s.f. Two Story Building									
Built: 2006									
<div> <div>Cost Data</div> <div> Specification Factor = 1.00 (Medium) Geographic Factor = 1.00 (US Median) Cost Escalation Factor = 1.04 Spring 2017 </div> </div>									
<div> <div>Cost Escalation Factors</div> <div>1.04 1.22 1.37 1.04</div> </div>									
<div> <div>Ranked Capital Priorities</div> <div> <div> Deferrable Maintenance or Property Enhancement </div> <div> Long Range Property Enhancement </div> </div> </div>									
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)	Other
75	5.0 HVAC SYSTEMS								
76	Condenser cooling (allowance)	1	1	1	\$30,000.00	\$31,200	1.14%		\$31,200
77	Air and Water Balance	27,500	1	27,500	\$0.50	\$14,300	0.52%		\$14,300
78	Commissioning	27,500	1	27,500	\$1.00	\$28,600	1.05%		\$28,600
79									
80	HVAC SYSTEMS SUBTOTAL					\$74,100	2.72%	\$74,100	\$0 \$0 \$0
81									
82	6.0 ELECTRICAL SYSTEMS								
83									
84	Lighting	1	1	1	\$10,000.00	\$10,400	0.38%		\$10,400
85	Upgrade lighting at adult reading room and stacks (allowance)	2,040	1	2,040	\$3.00	\$6,365	0.23%		\$6,365
86	Upgrade lighting at Lower Level Community Room, Bookstore, ELECTRICAL SYSTEMS SUBTOTAL					\$16,765	0.61%		\$16,765 \$0 \$0 \$0
87									
88	7.0 SECURITY								
89									
90	Door Access System	2	1	2	\$7,500.00	\$15,600	0.57%		\$15,600
91	Surveillance System	27,500	1	27,500	\$1.00	\$28,600	1.05%		\$28,600
92									
93	SECURITY SYSTEMS SUBTOTAL					\$44,200	1.62%	\$44,200	\$0 \$0 \$0
94									
95	8.0 NOT USED								
96									
97									
98	OTHER SUBTOTAL					\$0	0.00%	\$0	\$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									
104	FURNITURE & EQUIPMENT SUBTOTAL					\$332,800	12.20%	\$0	\$406,016 \$0 \$0
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 \$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	\$207,013 \$0 \$0
120	PROJECT TOTAL					\$2,727,609	100.00%	\$412,858	\$2,823,997 \$0 \$0 \$3,236,854

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

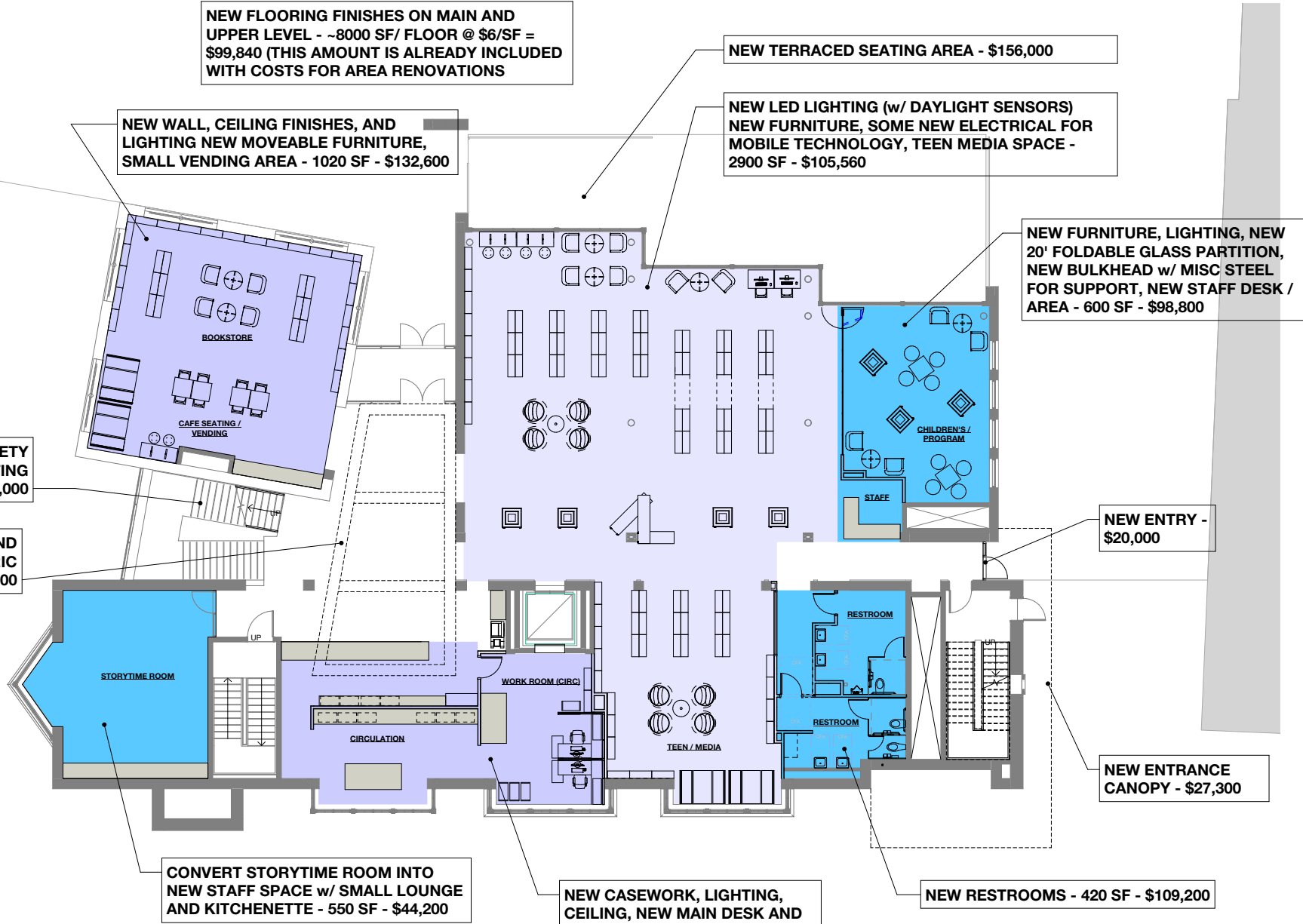
NEW ENTRY - \$20,000

NEW ENTRANCE CANOPY - \$27,300

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

NEW CASEWORK, LIGHTING, CEILING, NEW MAIN DESK AND

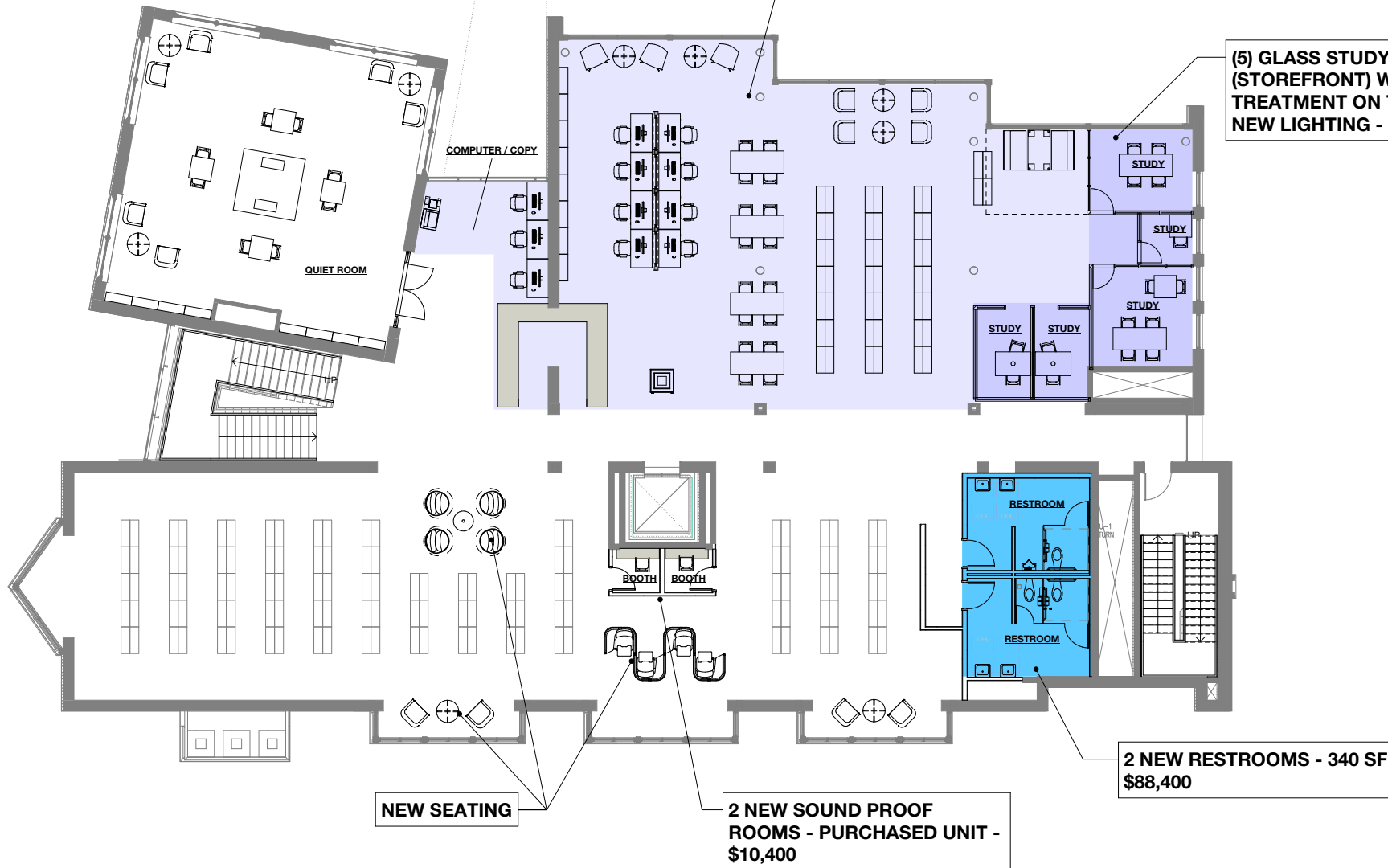
NEW RESTROOMS - 420 SF - \$109,200



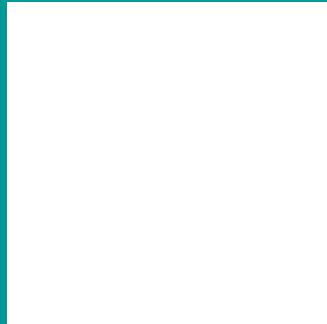
**NEW FLOORING FINISHES ON MAIN AND
UPPER LEVEL - ~8000 SF/ FLOOR @ \$6/SF =
\$99,840 (THIS AMOUNT IS ALREADY INCLUDED
WITH COSTS FOR AREA RENOVATIONS**

**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**







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