

Mary Riley Styles Public Library

Master Plan Addendum
December 15, 2014





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CITY OF FALLS CHURCH

MCMILLAN PAZDAN SMITH ARCHITECTURE

David R. Moore, II, AIA, LEED AP, BD+C
P.O. Box 8922
Greenville, SC 29604
864.679.6233 direct
864.915.3283 cell
dmoore@mcmillanpazdansmith.com

ESOARC STUDIO

Pamela J. Gillen, AIA
103 W. Broad Street Suite 200
Falls Church, VA 22207
703.637.2381 direct
703.243.1944 cell
pgillen@esoarc.com

MARY RILEY STYLES PUBLIC LIBRARY

Mary W. McMahon
Library Director
120 N. Virginia Avenue
Falls Church, VA 22046
703.248.5032
703.248.5144 (fax)
mmcmahon@fallschurchva.gov

BOARD OF TRUSTESS

Bradley E. Gernand, Chair
1204 Seaton Lane
Falls Church, VA 22046





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EXECUTIVE SUMMARY

Introduction

The City of Falls Church's Mary Riley Styles Public Library (MRSPL) is an important and long-standing institution within the fabric and history of the City. Since its inception in 1899 as a collection of books for public lending in George W. Hawxhurst's garage on Columbus Street, the Public Library has prospered with the Little City. The 650 book collection in the Hawzhurst's garage has evolved over the past 114 years; some steps were small while others were historical leaps.

One such leap, after years of moving from space to space, was the design and construction in 1957 of the current Library building on North Virginia Avenue. Mrs. Mary Riley Styles grew up in a farmhouse just across the street from this Library now dedicated in her name. For 25 years, as the chairman of the Falls Church Woman's Club's Library committee, Mrs. Styles was instrumental in managing the small Library before it was even a City facility. It was in her honor that her children, Francis Holmes Styles and Betty Styles, deeded the land to Falls Church for the construction of the Library.

Since that time the Library building has undergone 2 significant renovations/additions, and now finds itself, once again, operating beyond its capacity. The Library is therefore in need of strategic planning to aid in its ability to meet and adapt to the Community's current and future needs.

In November 2013, the Consulting team completed a Master Plan study for the City of Falls Church consisting of a comprehensive assessment of the Library's space and services. The final product was a report documenting guidelines and specific recommendations for the Library's development through the next twenty (20) years.

Following the delivery of that document, the City concluded that approximately \$8 million could be allocated to a library renovation at this time rather than the \$18 million +/- called for in the November 2013 report. The City then hired the Consulting team to provide an Addendum to the Master Plan report that would:

- Reconfigure a plan for expansion that could be achieved with an \$8 million total project budget
- Provide a study for a parking deck on adjacent property that would be a separate City project but would provide much needed public parking

McMillan Pazdan Smith and ESOARC developed two schemes, each creating a two story, 6600 GSF addition to the existing library. Each scheme (one an addition to the West, and the other an addition to the East) realizes similar programming elements while offering different pros and cons. Both schemes include important renovations and upgrades to the existing building. In either case, the Library and citizens of the City of Falls Church would realize significant improved service and space.

This report presents each scheme, an analysis of each with enumerated pros and cons, a conceptual project budget and detailed cost estimate, and a phasing plan. It also includes a conceptual design and cost estimate for an adjacent parking deck.





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EXISTING FACILITY ASSESSMENT Site Evaluation

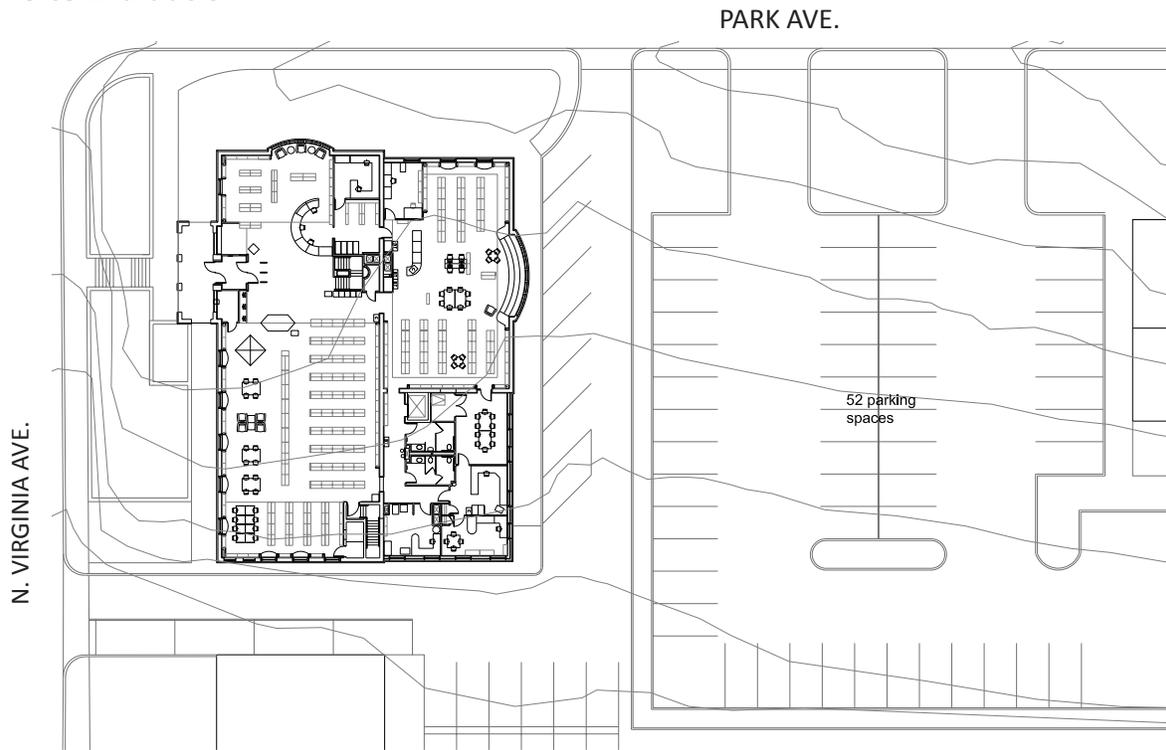


FIGURE 1- Existing Site & Main Level Plan

A thorough analysis of the existing site was provided in the Master Plan book published in November 2013. This existing site plan includes the adjacent parking lot to the East. This lot is not on Library property but is important in this Master Plan Addendum as a possible location for a Parking Deck.



FIGURE 2- Existing Massing Diagram





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PROGRAM

Building Program

The attached program enumerates the basic programmatic elements and the associated areas to be included in a renovated and expanded library building. The various colors cross reference these elements back to the detailed program included in the original Master Plan study and provide a comparison with what was originally recommended. Each scheme, while not completely designed, provides a basic “test fit” to confirm the adequacy to the proposed additions to satisfy expanded library services.

Program Summary

Space		Configuration					Area	Exist'g	D Waters	
A	B	C	D	E	F	G	H	I	J	K
Quantity	Area/Space	# of Occupants	ANSF per Person (Adjusted Net Square Ft)	Length	Width	Total ANSF	Area/Space Total ANSF	Existing SF	SF Programmed by Dick Waters in Original Study	
ENTRANCE							792		1,121	
1	Lobby/Vestibule	0	0	15	15	225			600	Support
0	Vending Machine	0	0	3	8	0			90	Support
3	Self Check Station	0	0	5	6	90			90	Distributed
3	OPAC Stations	0	0	4	6	72			72	Distributed
10	File Cabinet/s	0	0	4	5	200			200	Distributed
3	Literature Rack	0	0	3	5	45			45	Distributed
3	Book Display Units	0	0	2	4	24			24	Support
1	RFID Security Gates	0	0	8	10	80			0	
1	Accessible Family Toilet	0	0	7	8	56			0	
BOOK SALE AREA							120		120	
3	Display Case	0	0	4	5	60			60	Distributed
3	Shelving Area	0	0	4	10	40			40	Support
1	Gondola Display	0	0	4	5	20			20	Support
MEETING ROOMS							1,660		1,744	
1	Meeting Room	0	0	30	30	900			960	Gathering Spaces
1	Conference Room	0	0	20	30	600			600	Gathering Spaces
1	Table and Chair Storage	0	0	10	10	100			120	Support
1	Kitchenette	0	0	6	10	60			64	Support
CIRCULATION HELP DESK							436		108	
1	Help Desk	0	0	10	6	60			48	Support
1	Holds Shelving	0	0	3	20	60			60	Support
1	Book Carts			2	5	10				
2	Self Check Units	0	0	6	5	60				
2	Book Drop	0	0	6	10	120				
1	Public Copier/Printer	0	0	5	10	50				
4	Reserve Shlv'g	0	0	3	6	76				
CIRCULATION WORKROOM							712		862	
1	Customer Services Supervisor	0	0	8	8	64			236	Main Lib Public Services Personnel
2	Library Assistants	0	0	6	6	72				
4	Page/s Work Areas	0	0	4	6	96				
1	Table, Work	0	0	10	12	120				
1	Sink Counter	0	0	6	5	30				
3	Work Counter	0	0	6	10	180				
10	Book Carts	0	0	2	5	100				
1	Staff Copier/Printer	0	0	5	10	50				
0	Lib Mtl's Drive Up Return	0	0	8	10	0			80	Support
0	Lib Mtl's Drive Up Checkout	0	0	8	10	0			80	Support
0	Automated Mtl's Handling System	0	0	20	23	0			460	Support
0	Book Bin	0	0	2	3	0			6	Support



Space		Configuration					Area	Exist'g	D Waters		
A	B	C	D	E	F	G	H	I	J	K	
Quantity	Area/Space	# of Occupants	ANSF per Person (Adjusted Net Square Ft)	Length	Width	Total ANSF	Area/Space Total ANSF	Existing SF	SF Programmed by Dick Waters in Original Study		
ADULT COLLECTIONS							4,358		403		
0	Staff Picks	0	0	4	5	0			40	Support	
42	Fiction	0	0	3	6	798				DF Shelving	
114	Non Fiction	0	0	3	6	2,165				DF Shelving	
15	New Materials	0	0	3	6	285				DF Shelving	
14.5	A/V Coll Shlv'g	0	0	3	6	275				DF Shelving	
7	Sci-Fi	0	0	3	6	133				DF Shelving	
19	Mysteries	0	0	3	6	361				DF Shelving	
5	Large Print	0	0	3	6	95				DF Shelving	
10	Audio Books	0	0	3	6	190				DF Shelving	
0	Backfile Periodicals	0	0	3	6	0				DF Shelving	
3	Periodical Coll Shlv'g	0	0	3	6	57				DF Shelving	
SEATING							820		922		
4	Table - Reader	0	0	10	10	400			400	Adult Services	
0	Bench	0	0	9	8	0			72	Adult Services	
12	Lounge Seat	0	0	5	7	420			450	Adult Services	
CHILDREN							2,308		1,021		
3	Lounge Seat, Child	0	0	4	5	60					
1	Chair, Rocking	0	0	4	5	20					
3	Table - Reader, Child	0	0	8	10	240			160	Childrens Services	
6	Lounge Seat, Juvenile	0	0	5	5	150			90	Childrens Services	
3	Table - Reader, Juvenile	0	0	9	10	270			300	Childrens Services	
8	Bench Seats	0	0	3	4	96			90	Childrens Services	
0	Floor Area Seating	0	0	1	5	0			40	Childrens Services	
1	Accessible Family Toilet	0	0	6	7	42					
6	Children Computers	0	0	10	5	300			335	Childrens Services	
2.5	Holiday Collection	0	0	3	6	47				DF Shelving	
22.5	Juv Non Fiction	0	0	3	6	427				DF Shelving	
27	Juv Fiction	0	0	3	6	513				DF Shelving	
3.5	Juv Audio Books	0	0	3	6	66				DF Shelving	
1	Juv DVDs	0	0	3	6	19				DF Shelving	
2	Juv Foreign Language	0	0	3	6	38				DF Shelving	
1	Juv Periodicals	0	0	3	6	19				DF Shelving	
CHILDREN WORKROOM							894		751		
1	Teen Servicer Librarian	0	0	6	8	48			297	Main Lib Public Services Personnel	
1	Library Assistant	0	0	6	6	36					
1	Youth Services Supervisor	0	0	8	8	64					
1	Youth Services Librarian	0	0	6	8	48					
2	Youth Services Lib Assistant	0	0	6	6	72					
1	Table, Work	0	0	10	12	120					
1	Sink Counter	0	0	6	5	30					
6	Book Carts	0	0	2	5	60					
16	Shelving	0	0	4	5	320			320	Support	
0	Storage Cabinet/Game Box	0	0	3	4	0				12	Support
2	Help Desk	0	0	6	8	96				96	Support
0	Book Display Cart	0	0	2	5	0				10	Support
0	Book Display Unit	0	0	2	4	0				16	Support
CHILDREN PROGRAM ROOM/STORY TELLING AREA							0		480		
0	Seating Area, Floor	40	12	0	0	0			480	Childrens Services	



Space		Configuration					Area	Exist'g	D Waters	
Quantity	Area/Space	C	D	E	F	G	H	I	J	K
		# of Occupants	ANSF per Person (Adjusted Net Square Ft)	Length	Width	Total ANSF	Area/Space Total ANSF	Existing SF	SF Programmed by Dick Waters in Original Study	
YOUNG ADULT							550		693	
3	Lounge Seat, YA	0	0	4	5	60			120	Teen/Tween Services
0	Counter & Stool, YA	0	0	8	5	0			70	Teen/Tween Services
2	Booth & Table, YA	0	0	8	10	160			160	Teen/Tween Services
0	Media Lab	0	0	10	14	0			140	Teen/Tween Services
5	Computers, YA	0	0	8	5	200			195	Teen/Tween Services
1	Book Display Units	0	0	2	8	16			8	Support
6	YA Coll Shlv'g	0	0	3	6	114				DF Shelving
REFERENCE DESK							80		48	
1	Help Desk	0	0	10	6	60			48	Support
2	Book Carts			2	5	20				
REFERENCE							436		100	
1	Atlas Stand	0	0	5	5	25				
1	Dictionary Stand	0	0	5	5	25				
1	Map Case	0	0	4	10	40			40	Support
1	Microfilm/form Cabinet	0	0	5	5	25			60	Support
1	Microfilm/form Rdr/Prntr	0	0	5	8	40				
1	File Cabinet	0	0	5	3	15				
12	Reference Coll Shlv'g	0	0	3	6	228				DF Shelving
2	Newspapers	0	0	3	6	38				DF Shelving
REFERENCE WORKROOM							530		460	
1	Ref Supervisor	0	0	8	8	64			256	Main Lib Public Services Personnel
1	Ref Librarian	0	0	6	8	48				
2	Library Assistant	0	0	6	6	72				
1	Work Counter	0	0	6	5	30			0	Support
1	Work Table	0	0	10	10	100			90	Support
18	Book Carts	0	0	2	5	180			108	Support
2	Shelving	0	0	3	6	36				
VIRGINIA ROOM							842		631	
1	Table - Reader	0	0	10	10	100			100	Virginia Room
1	Table - Reader	0	0	10	10	100			100	Adult Services
1	Microfilm/form Cabinet	0	0	5	9	45			45	Adult Services
1	Microfilm/form Rdr/Prntr	0	0	5	8	40				
1	Workstation/s	0	0	6	6	36			36	Virginia Room
9	File Cabinet	0	0	5	3	135			180	Virginia Room
2	Photo Cabinet	0	0	5	5	50			50	Virginia Room
3	Flat Files / Map Case	0	0	6	6	108			120	Virginia Room
12	Existing Compact Shlv'g	0	0	3	6	228				Virginia Room From Coll Sum
COMPUTER/TECHNOLOGY							608		732	
11	Adult Computers	0	0	8	5	440			380	Adult Services
0	Productivity Center	0	0	10	14	0			140	Adult Services
0	LapTop Anytime Station	0	0	6	6	0			36	Support
3	Multifunction print/scan/fax/copy	0	0	6	8	144			144	Distributed
1	Print Station	0	0	4	6	24			24	Support
IT							364		405	
1	IT Coordinator	0	0	8	8	64			250	IT Services Personnel
0	IT Technician	0	0	6	6	0				
0	IT Assistant	0	0	6	6	0				
1	Work Area	0	0	10	10	100				
1	Server Room	0	0	10	15	150			150	Support
1	Storage	0	0	5	10	50				



Space		Configuration					Area	Exist'g	D Waters
Quantity	Area/Space	# of Occupants	ANSF per Person (Adjusted Net Square Ft)	Length	Width	Total ANSF	Area/Space Total ANSF	Existing SF	SF Programmed by Dick Waters in Original Study
GROUP STUDY							340		300
1	Tutor Room	0	0	10	10	100			100 Adult Services
1	Group Study Room	6	20	0	0	120			100 Teen/Tween Services
1	Group Study Room	6	20	0	0	120			100 Adult Services
ADMINISTRATION							330		532
1	Library Director Office	0	0	12	15	180			532 Admin Personnel
1	Admin Assistant	0	0	10	10	100			
0	Future Lib Assistant	0	0	7	8	0			
0	Mrkt'g & Programming Mgr	0	0	10	10	0			
1	Supply Storage	0	0	5	10	50			
TECHNICAL SERVICES							501		265
1	Supervisor	0	0	8	8	64			115 Tech Svc's Personnel
1	Library Assistant	0	0	6	6	36			
1	Table, Work	0	0	10	12	120			
1	Sink Counter	0	0	6	5	30			
8	Book Carts	0	0	2	5	80			
0	Existing Compact Shlv'g	0	0	3	6	171			150 Support
SUPPORT							685		1,292
1	Staff Lounge	0	0	15	15	225			400 Support
10	Staff Lockers	0	0	1	1	10			111 Support
1	Staff Toilet/s	0	0	7	8	56			
1	Custodial Office	0	0	8	8	64			76 Facility Services Personnel
1	General Storage	0	0	10	10	100			225 Support
4	Recycle Bins	0	0	2	4	32			30 Distributed
4	Trash Bins	0	0	3	4	48			96 Distributed
0	Loading Dock	0	0	0	0	0			200 Support
1	Maintenance Room	0	0	15	10	150			150 Support

Total ANSF 17,452 SF
 Net to Gross Multiplier 1.45
TOTAL GROSS SF 25,305 SF

Target Area based on Proposed Schemes and \$8,000,000 Budget 25,100 SF





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CONCEPTUAL DESIGN

Expansion Approaches

INTRODUCTION

Based on the proposed \$8 million total project budget allocated for Library renovations, the Library will be able to increase by approximately 6,600 GSF.

As a follow up to the initial Master Plan, the Consulting team explored strategies for accommodating the additional proposed area on the current site.

The following section enumerates the expansion options studied by the Consulting team to meet the future Library space needs on the current Library property within the allocated budget. The following expansion strategies include:

- 1) Expand Horizontally West with Parking Deck on Adjacent Lot - **Figures 1 & 2**
- 2) Expand Horizontally East with Parking Deck on Adjacent Lot - **Figures 3 & 4**

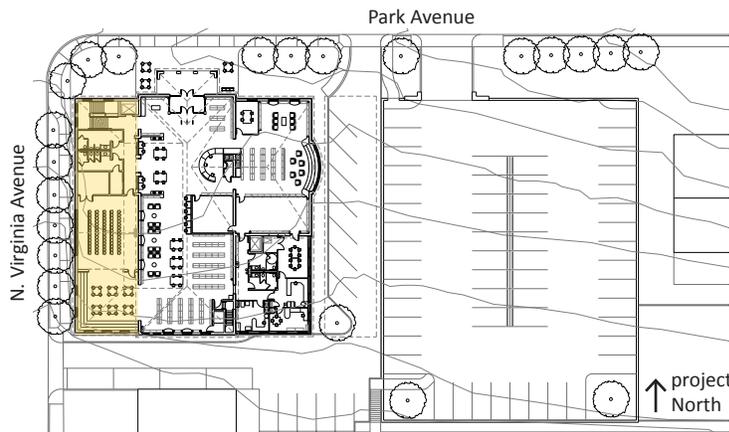


FIGURE 1- West Expansion Main Level Plan + Parking Deck



FIGURE 2- West Expansion Axon

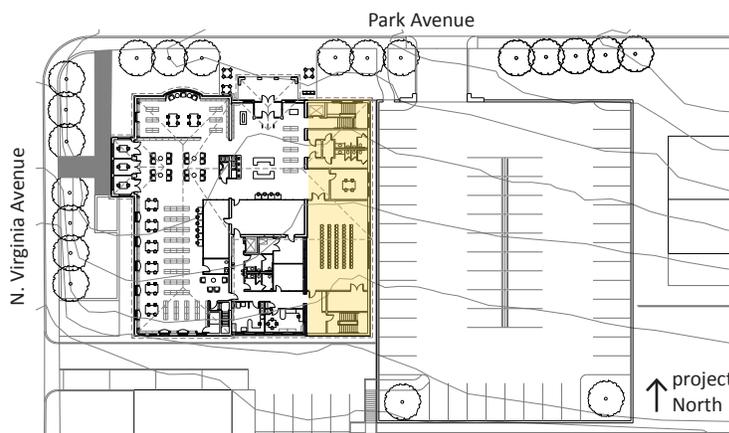


FIGURE 3- East Expansion Main Level Plan + Parking Deck



FIGURE 4- East Expansion Axon



CONCEPTUAL DESIGN

Expansion Approaches

- 1) HORIZONTAL EXPANSION TO THE WEST
Proposed Site Plan - Main Level and Adjacent Parking

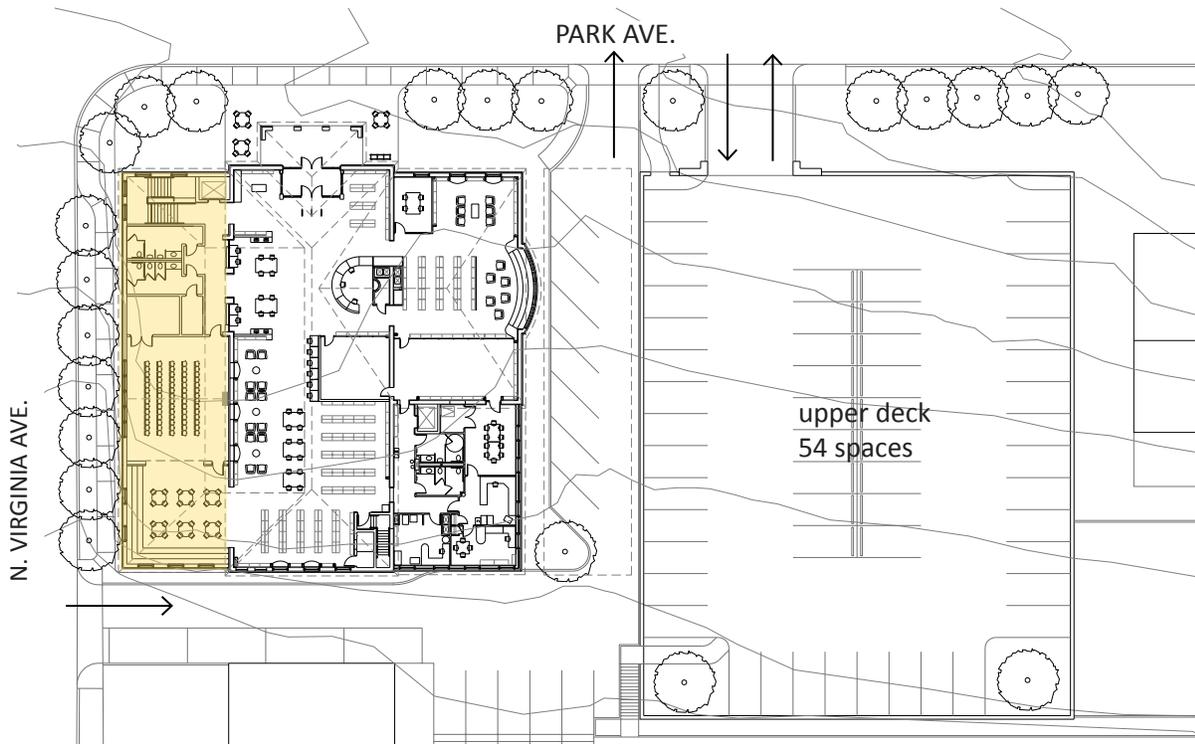


FIGURE 1- West Expansion Main Level Plan + Parking Deck

This expansion approach creates a two story addition to the West of the existing facility within the footprint of the existing site.

Figure 1 depicts a two level addition to the West of approximately 6,600GSF, which equates to approximately 3,300GSF per level. It also illustrates a possible parking configuration that could yield 54 parking spaces for public use at the level of Park Avenue and 55 parking spaces at the lower level for use by the neighboring office building. This responds to the overwhelming public sentiment that more parking is critical. The additional cost to add these spaces is included as an addendum to the cost estimate provided for Library expansion. The possible parking deck is a separate project with a separate budget.

Figure 2 depicts an Enlarged Floor Plan of the West Expansion.



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE WEST

Main Level Enlarged Plan

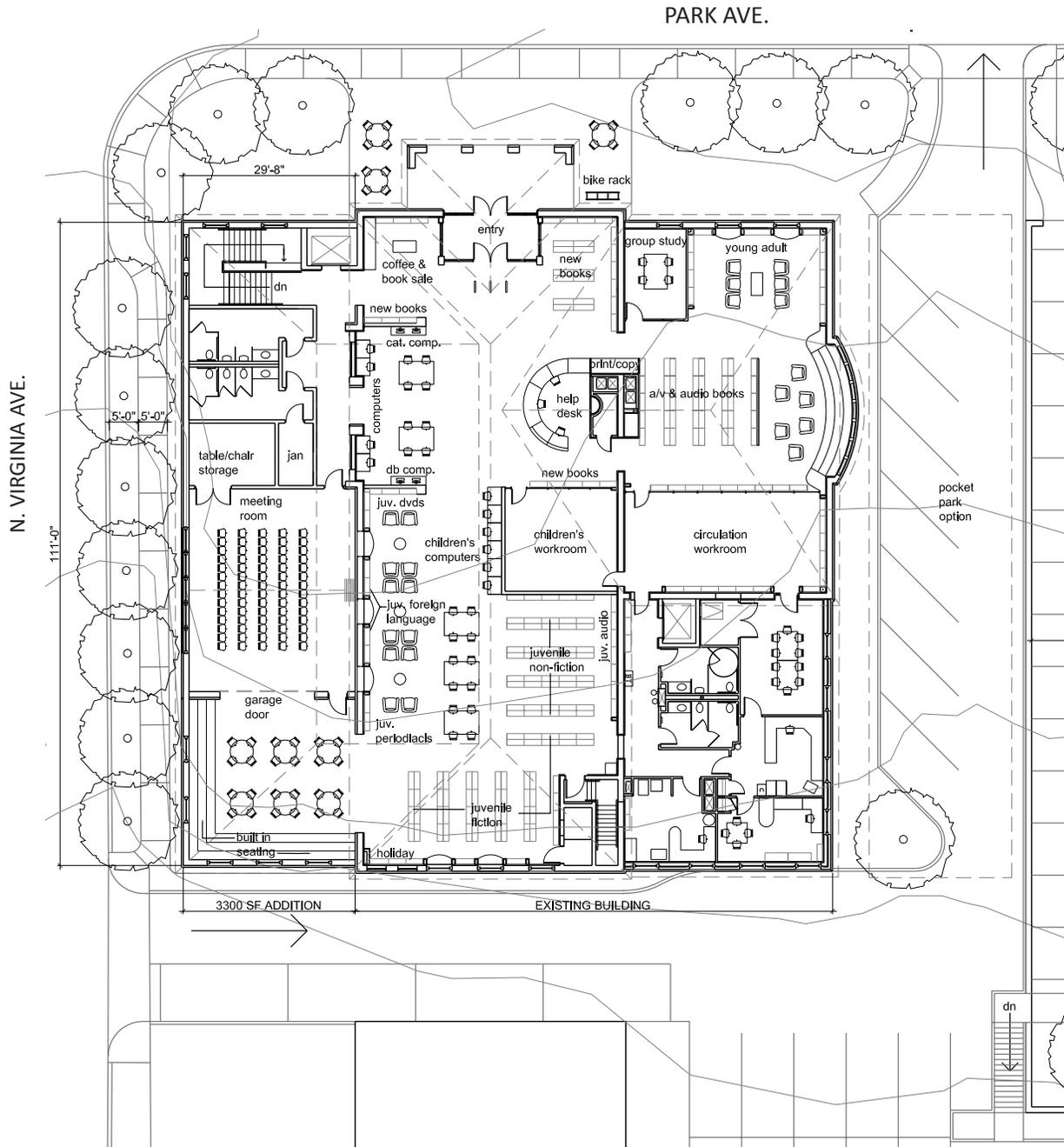


FIGURE 2- West Expansion Main Level Enlarged Plan



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE WEST

Proposed Site Plan - Lower Level and Adjacent Parking

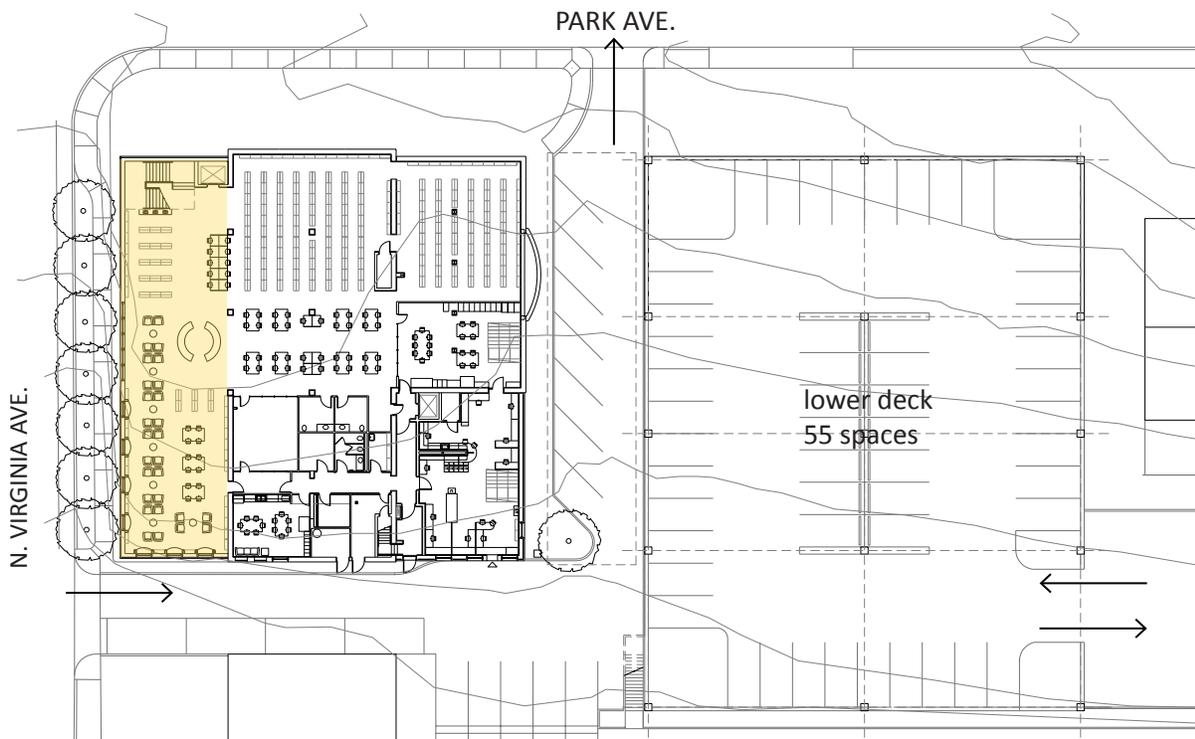


FIGURE 1- West Expansion Lower Level Plan + Parking Deck

Advantages to this approach include:

- A new public entrance can be oriented to face Park Avenue and Cherry Hill Park rather than a private residence on N. Virginia Ave.
- Maintains 7 angled parking spaces to the East of the Library.
- Maintains drive through book drop and allows for drive through post office drop box.
- More of existing building remains intact internally than East expansion scheme.
- Maintains more natural light at lower level seating areas.
- Larger increases in program area square footages.
- Widens sidewalk to West of building and activates urban context and street presence.

Disadvantages include:

- The new footprint occupies space to the West of the existing Library and reduces greenspace to the West.
- Creates additional impervious surface of the site.
- Does not provide individual study rooms.



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE WEST

Lower Level Enlarged Plan

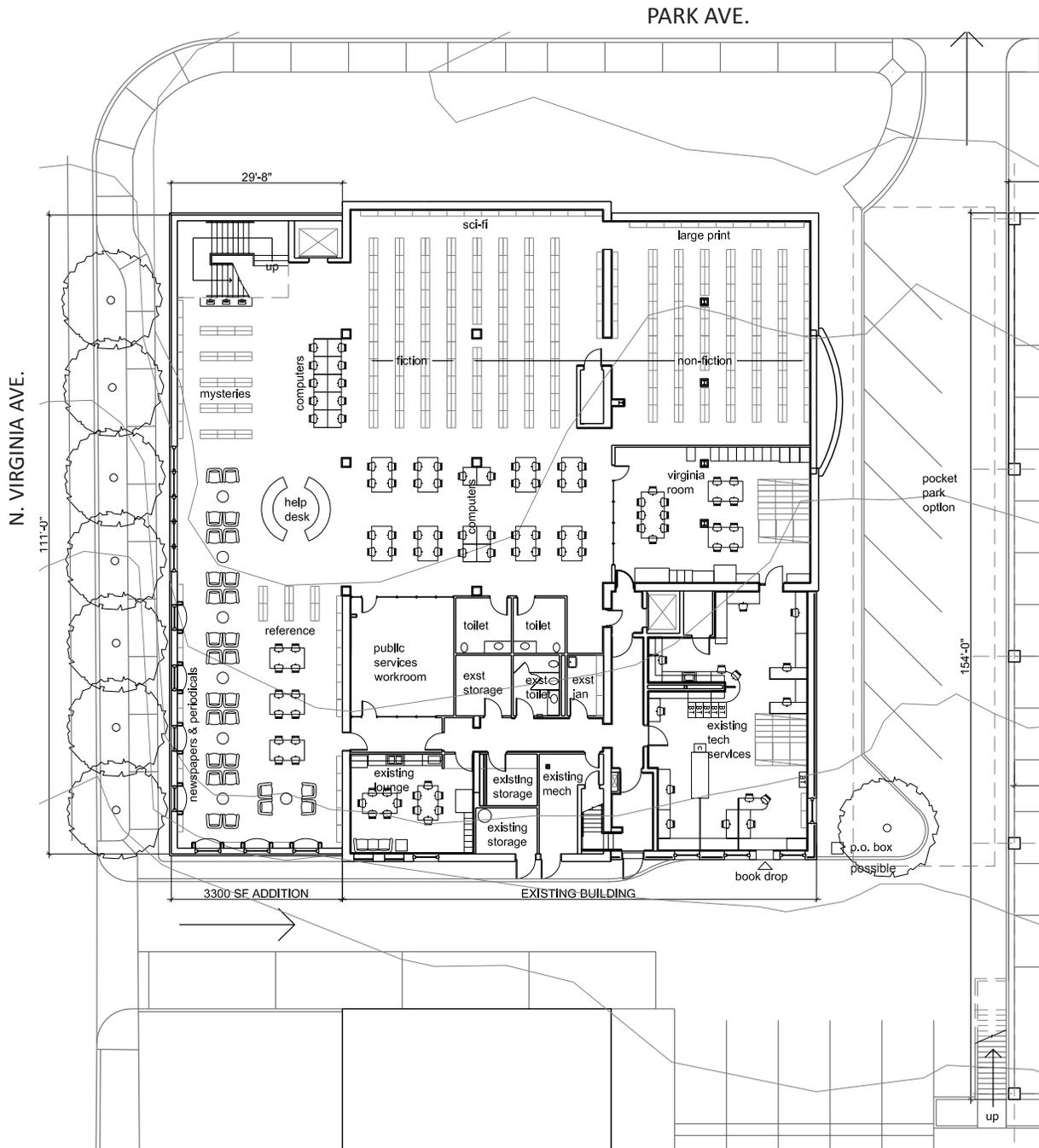


FIGURE 2- West Expansion Lower Level Enlarged Plan



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE WEST

Rendering



FIGURE 1- Rendering from Corner of Park Avenue and N. Virginia Avenue



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE WEST

Elevations



FIGURE 2- West Elevation



FIGURE 3- North Elevation



FIGURE 4- East Elevation

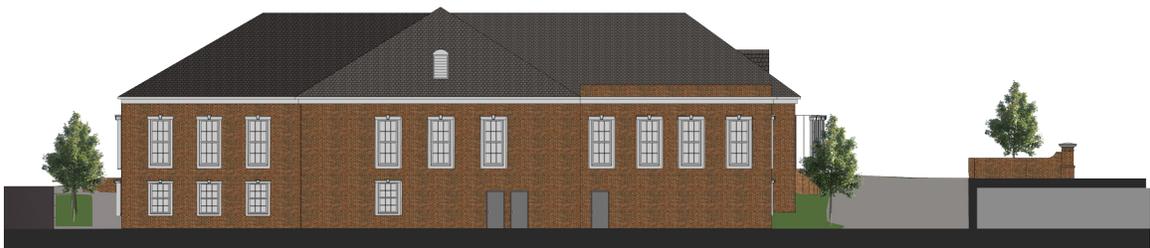


FIGURE 5- South Elevation



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE EAST

Proposed Site Plan - Main Level and Adjacent Parking

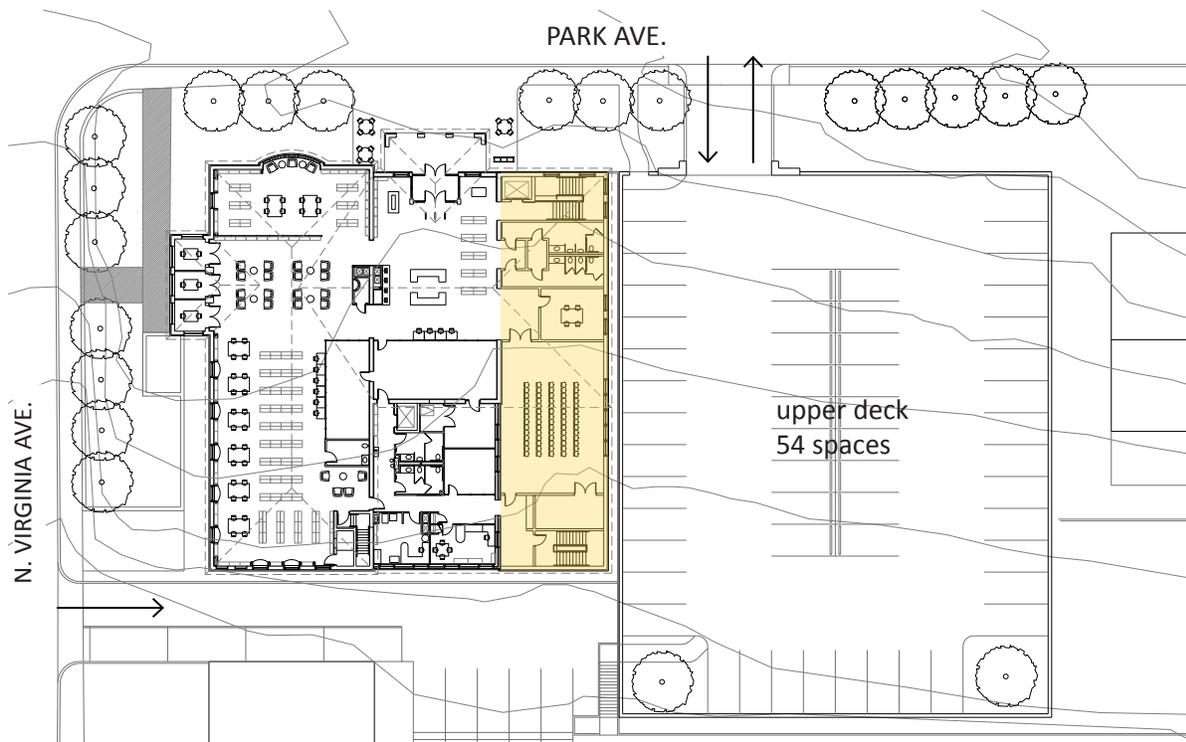


FIGURE 1- East Expansion Main Level Plan + Parking Deck

This expansion approach creates a two story addition to the East of the existing facility within the footprint of the existing site.

Figure 1 depicts a two level addition to the East of approximately 6,600GSF, which equates to approximately 3,300GSF per level. This scheme also encloses the existing porch and provides 225 sf for individual study rooms. It also illustrates a possible parking configuration similar to that shown in the previous West Expansion scheme. In this scheme the Parking Deck would be directly adjacent to the Library with no drive in between, eliminating the drive through book drop and post office box.

Figure 2 depicts an Enlarged Floor Plan of the West Expansion.



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE EAST

Main Level Enlarged Plan

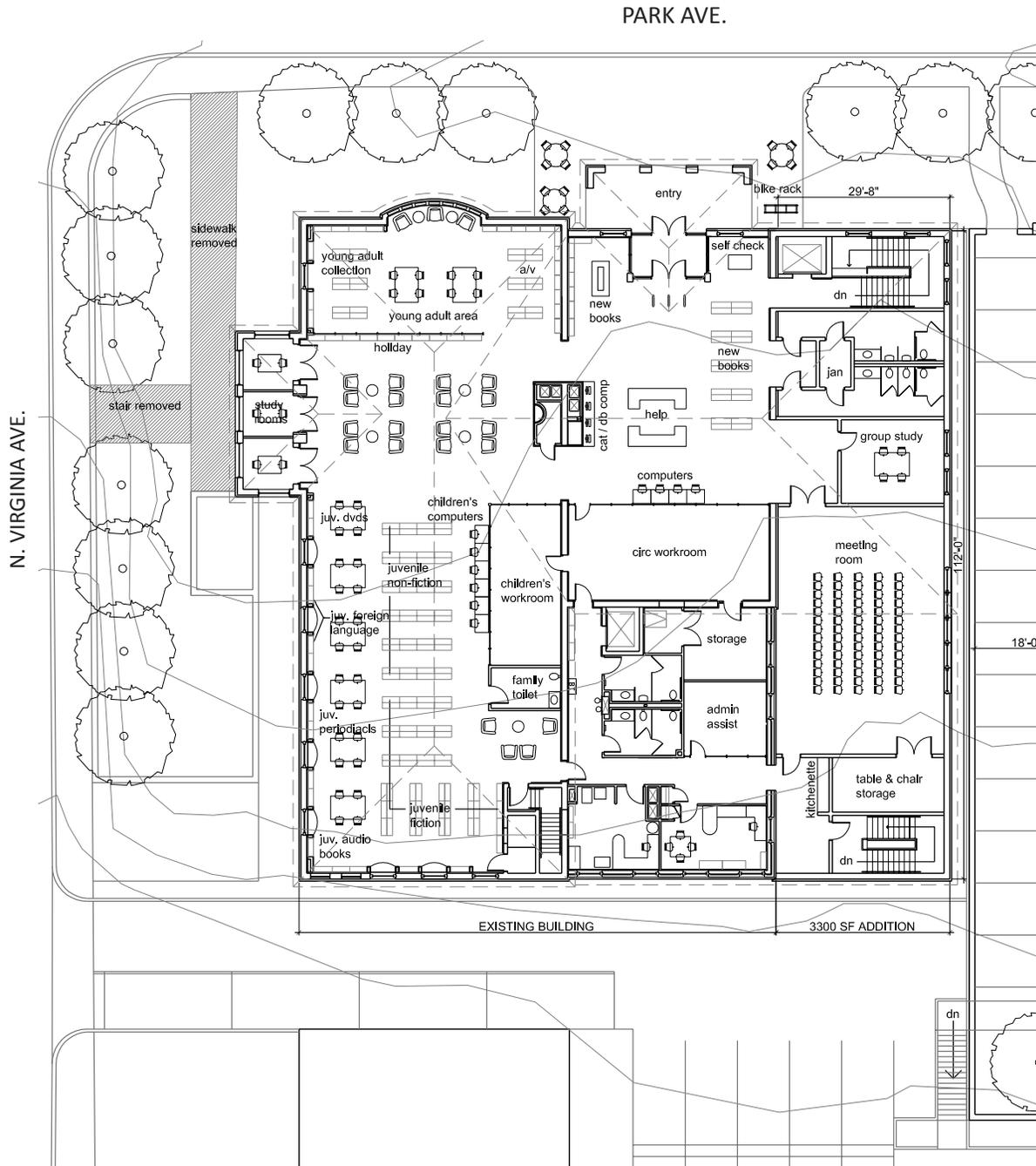


FIGURE 2- East Expansion Main Level Enlarged Plan



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE EAST

Proposed Site Plan - Lower Level and Adjacent Parking

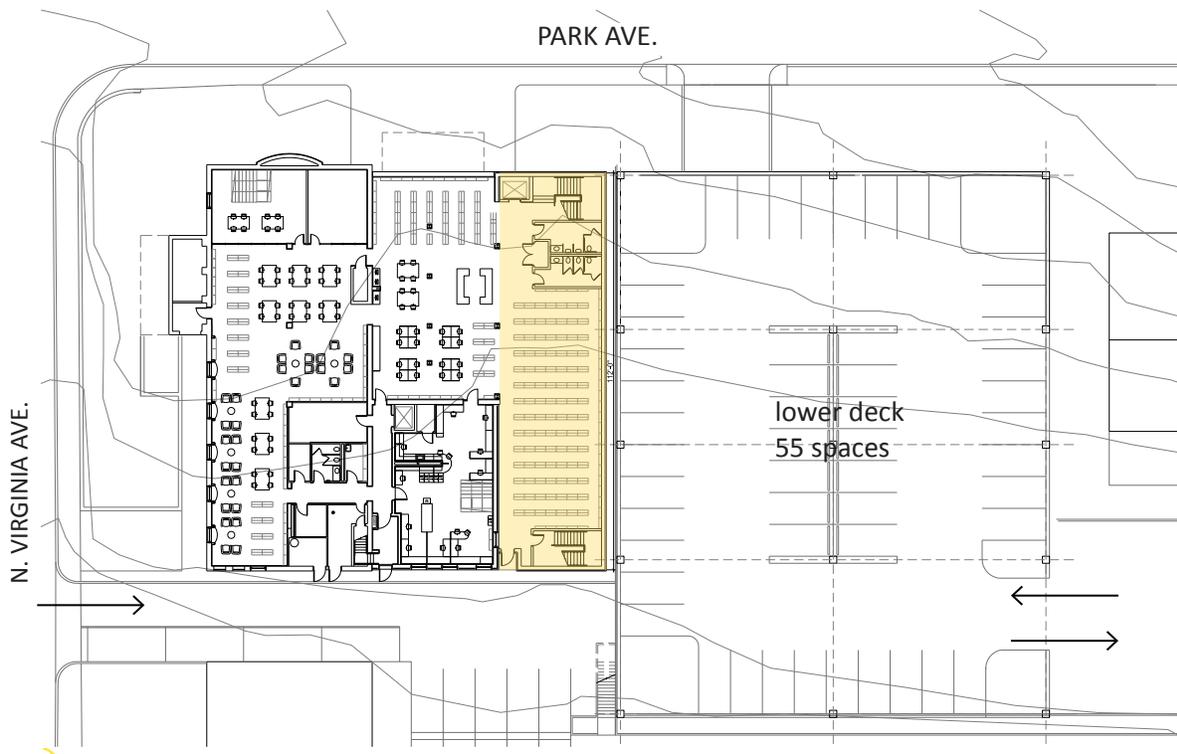


FIGURE 1- East Expansion Lower Level Plan + Parking Deck

Advantages to this approach include:

- A new public entrance can be oriented to face Park Avenue and Cherry Hill Park rather than a private residence on N. Virginia Ave.
- This scheme preserves the existing greenspace to the West of the Library.
- Less impervious surface is added.
- Adds 3 group study rooms.
- Eliminates one curb cut on Park Avenue.

Disadvantages include:

- The drive up book drop is lost along with the option for a drive up post office drop box.
- On site angled parking spaces are eliminated.
- Loss of alley brings accessibility concerns for fire/trash/recycling services.
- Plan is less open, resulting in poor sight lines and less visual supervision on both the main and lower levels.
- Amount of daylight at lower level is limited due to directly adjacent parking deck.
- There are less increases in program area square footages than West expansion scheme.
- More existing spaces must be demolished and rebuilt to make the plan function.



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE EAST

Lower Level Enlarged Plan



FIGURE 2- East Expansion Lower Level Enlarged Plan



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE EAST

Rendering



FIGURE 1- Rendering from Park Avenue



CONCEPTUAL DESIGN

Expansion Approaches

1) HORIZONTAL EXPANSION TO THE EAST

Elevations



FIGURE 2- West Elevation



FIGURE 3- North Elevation



FIGURE 4- East Elevation

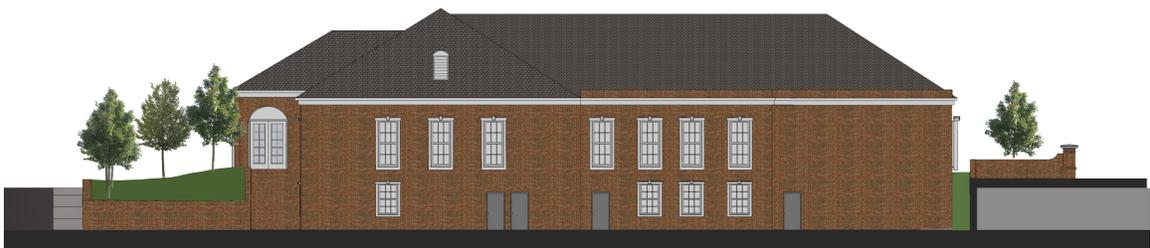


FIGURE 5- South Elevation



CONCEPTUAL DESIGN

Comparison Chart

Figure 1 on the next page shows a comparison between the Existing Library, East Addition, and West Addition and enumerates the following:

- Number of double faced shelving units for each collection
- Number of seats
- Square footage of program spaces

The numbers highlighted in green identify the scheme which provides a greater increase in that particular area.

Below is a summary of pros and cons for the East and West schemes.

WEST ADDITION	EAST ADDITION
<p style="text-align: center;">PROS</p> <ul style="list-style-type: none"> • A new public entrance can be oriented to face Park Avenue and Cherry Hill Park rather than a private residence on N. Virginia Ave. • Maintains 7 angled parking spaces to the East of the Library. • Maintains drive through book drop and allows for drive through post office drop box. • More of existing building remains intact internally than East expansion scheme. • Maintains more natural light at lower level seating areas. • Larger increases in program area square footages. • Widens sidewalk to West of building and activates urban context and street presence. 	<p style="text-align: center;">PROS</p> <ul style="list-style-type: none"> • A new public entrance can be oriented to face Park Avenue and Cherry Hill Park rather than a private residence on N. Virginia Ave. • This scheme preserves the existing greenspace to the West of the Library. • Less impervious surface is added. • Adds 3 group study rooms. • Eliminates one curb cut on Park Avenue.
<p style="text-align: center;">CONS</p> <ul style="list-style-type: none"> • The new footprint occupies space to the West of the existing Library and reduces greenspace to the West. • Creates additional impervious surface of the site. • Does not provide individual study rooms. 	<p style="text-align: center;">CONS</p> <ul style="list-style-type: none"> • The drive up book drop is lost along with the option for a drive up post office drop box. • On site angled parking spaces are eliminated. • Loss of alley brings accessibility concerns for fire/trash/recycling services. • Plan is less open, resulting in poor sight lines and less visual supervision on both the main and lower levels. • Amount of daylight at lower level is limited due to directly adjacent parking deck. • There are less increases in program area square footages than West expansion scheme. • More existing spaces must be demolished and rebuilt to make the plan function.



CONCEPTUAL DESIGN

Comparison Chart

collection / seating / room counts	Existing	East Addition	% change from existing	West Addition	% change from existing
MAIN LEVEL					
av collection	14.5 DF	15.5 DF	7% increase	14.5 DF	0
young adult collection	4 DF	6 DF	50% increase	6 DF	50% increase
holiday	2 DF	2.5	25% increase	2.5 DF	25% increase
juvenile non-fiction	21 DF	24 DF	14% increase	22.5 DF	7% increase
juvenile fiction	26 DF	27 DF	4% increase	27 DF	4% increase
juvenile audio books	3 DF	3 DF	0	3.5 DF	17% increase
juvenile dvds	1 DF	1 DF	0	1 DF	0
juvenile foreign language	2 DF	2 DF	0	2 DF	0
juvenile periodicals	1 DF	1 DF	0	1 DF	0
adult new materials	12 DF	15 DF	25% increase	15 DF	25% increase
window seats	9	7	22% decrease	7	22% decrease
children's / ya lounge seats	8	23	188% increase	24	200% increase
children's / ya table seats	16	32	100% increase	44	175% increase
computer seats	8	10	25% increase	10	25% increase
catalog / database computers	4	4	0	4	0
circulation workroom	338 SF	565 SF	67% increase	591 SF	75% increase
children's workroom	164 SF	331 SF	102% increase	337 SF	105% increase
meeting room	280 SF	1233 SF	340% increase	1294 SF	362% increase
group study room	0	256 SF	new	164 SF	new
individual study rooms	0	3	new	0	0
LOWER LEVEL					
sci-fi	6 DF	6 DF	0	7 DF	17% increase
mysteries	16 DF	16 DF	0	19 DF	19% increase
fiction	40 DF	40 DF	0	42 DF	5% increase
non-fiction	113 DF	114.5 DF	1% increase	114 DF	1% increase
reference	24 DF	12 DF	50% decrease	12 DF	50% decrease
newspapers	2 DF	2 DF	0	2 DF	0
periodicals	3 DF	3 DF	0	3 DF	0
large print	5 DF	5 DF	0	5 DF	0
audio books	10 DF	11 DF	10% increase	10 DF	0 (upstairs)
backfile periodicals	10 DF	0	weeded	0	weeded
window seats	0	5	new	7	new
lounge seats	7	28	300% increase	28	300% increase
tables seats	15	44	193% increase	44	193% increase
computer seats	10	16	60% increase	16	60% increase
catalog / database computers	3	3	0	3	0
public services workroom	287 SF	342 SF	19% increase	364 SF	27% increase
virginia room	505 SF	549 SF	9% increase	797 SF	58% increase

note: DF = double faced shelving unit

FIGURE 1 - East and West Expansion Comparison Chart



CONCEPTUAL DESIGN

Parking

The issue of parking and the need for more was a recurring theme during the public input sessions of the Master Planning process. This scheme addresses parking by proposing a Parking Deck to the East of the Library. This deck would provide 54 public spaces accessible from Park Avenue for use by library patrons and 55 spaces allocated to the adjacent condo building accessible from the lower parking area of the condo building.

The West Expansion option maintains 7 angled parking spaces between the Library and Parking Deck and the East Expansion option eliminates on site parking on Library property.

Figure 1 (opposite) is a section cut through the proposed Parking Deck and **Figures 2 + 3** show the plan of the Upper and Lower Levels of the Parking Deck. These images represent the West Expansion scheme; however, the Deck is the same size and in the same location in the East Expansion scheme. The entrance to the deck from Park Avenue can also be located to the N.E. corner of the deck.

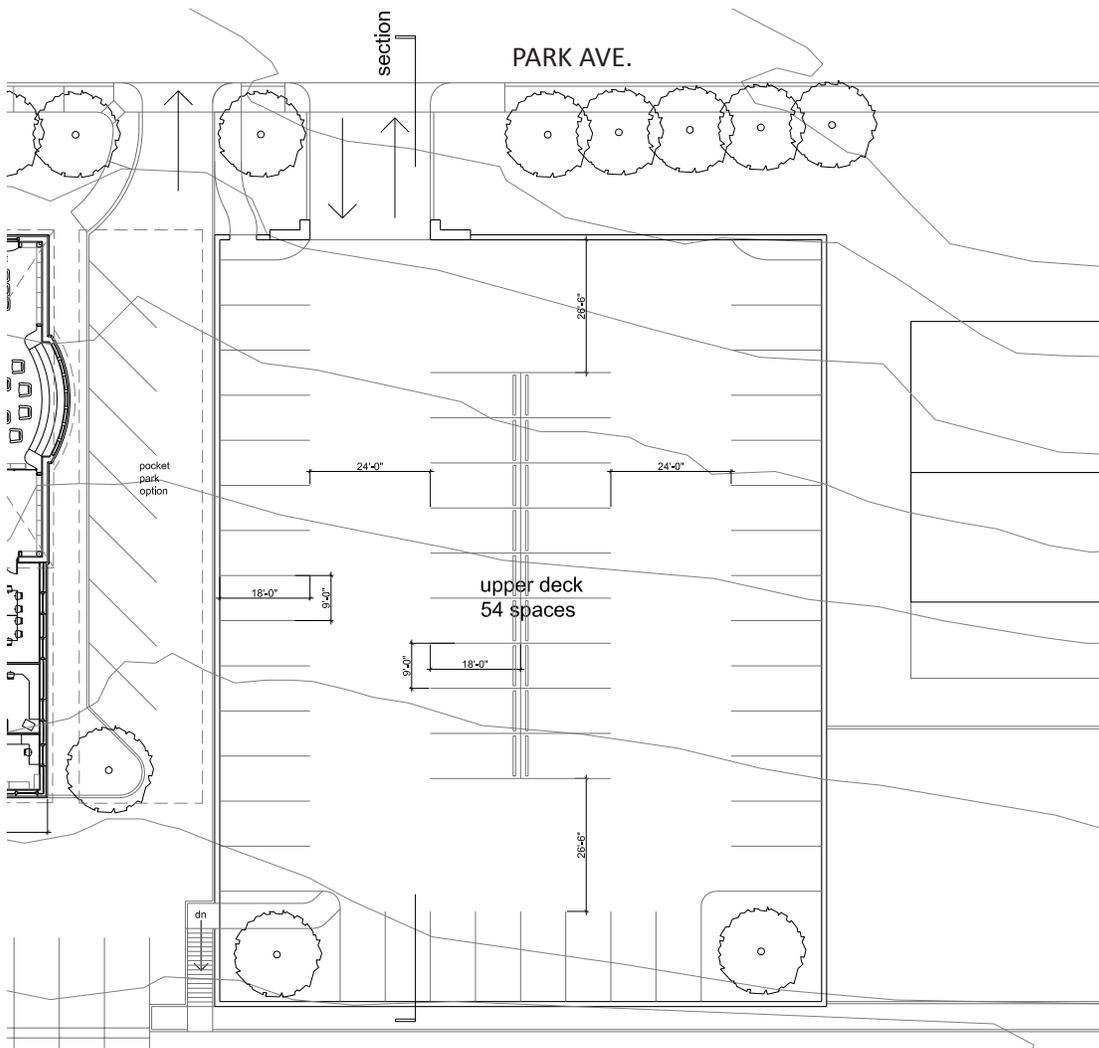


FIGURE 2- Parking Deck Upper Level



CONCEPTUAL DESIGN

Parking

The cost estimate for the Deck on p. 65 is based on the drawings shown on this spread and provides an allowance for landscaping along Park Avenue but does not include plantings and greenery on the Deck. If vegetation is desired on the Deck, this would affect the associated cost estimate. The following page provides future options for a multi-level Parking Deck with ramps between levels. These multi-level options are not part of the cost estimate on p. 65.

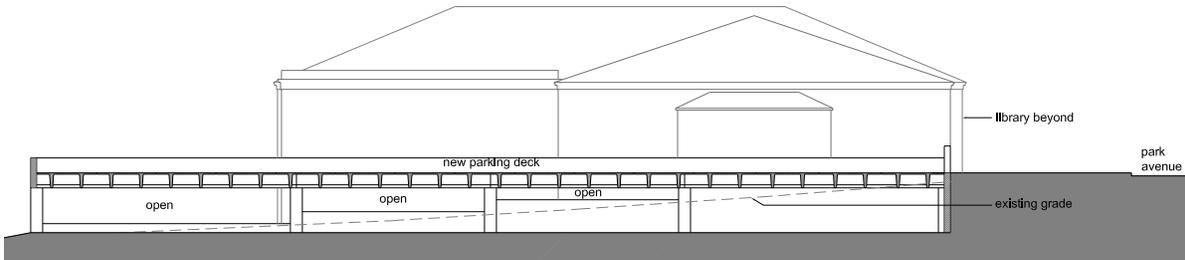


FIGURE 1- Section through Parking Deck

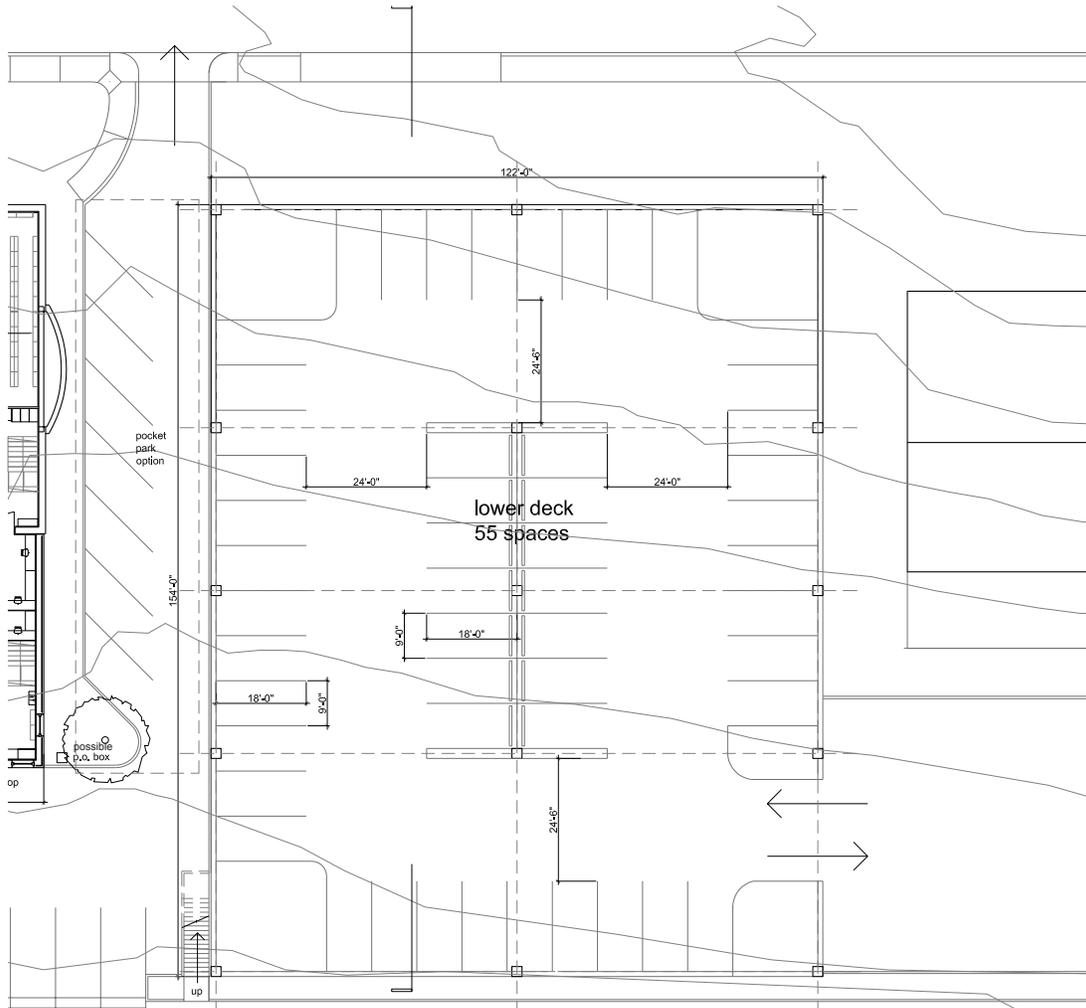


FIGURE 3- Parking Deck Lower Level



CONCEPTUAL DESIGN

Parking - Multi-Level Parking Deck Future Options

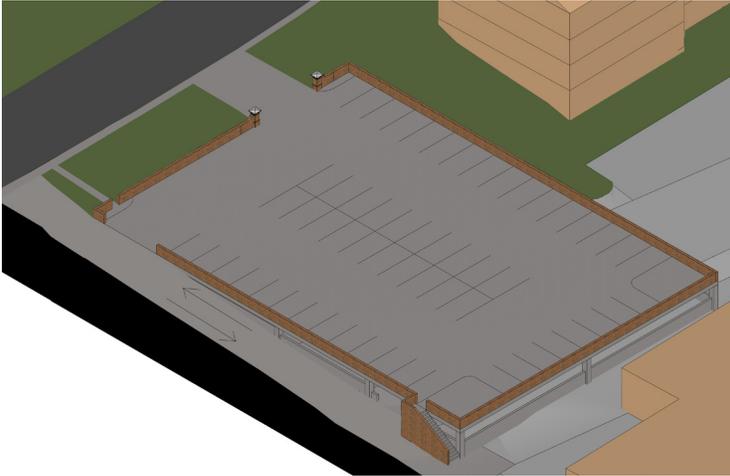


FIGURE 1:
Two Level Deck

This is as shown on the previous spread but uses the area on grade between the Library and the Deck as a ramp to connect levels. This would eliminate the 7 angled parking spaces along with 5 spaces within the Deck and is feasible only with the West expansion scheme.

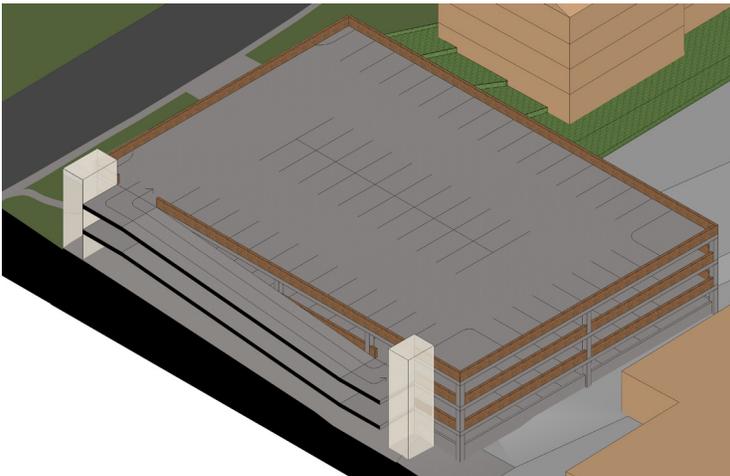


FIGURE 2:
Multi-level Deck Option A

Add a ramp between deck levels in the space between the Library and Deck. This option is feasible only with the West expansion scheme but the ramp and upper levels could be added in the future to an initial two level deck as shown above in Figure 1. The white towers represent vertical circulation (elevator and stairs).

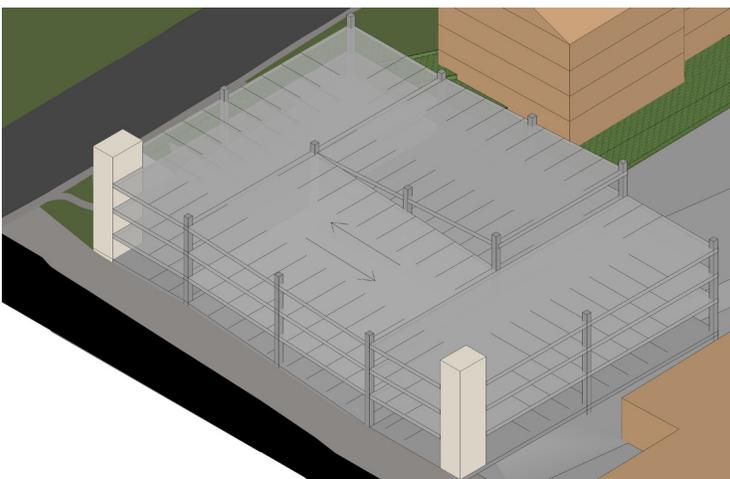


FIGURE 3:
Multi-level Deck Option B

Ramp the deck itself. This option is feasible with the East or West expansion scheme but must be implemented at time of initial construction. The white towers represent vertical circulation (elevator and stairs).





5



5

PHASING AND PROJECT TIMELINE

Introduction

Construction Phasing

Whether the new expansion occurs on the Library's West or East side, the phasing plan, in general, remains the same.

The details may vary according to the specifics of the renovation, such as what areas of the Library will remain open to the public. The other factor impacting the construction phasing is the timing of the proposed parking deck on the adjacent property. Finally, winter weather may impact the schedule.

During the A/E design development stages, the coordination specifics on details of maintaining a functional operating Library will be flushed out. Overall, from issuing a RFP for the A/E design team selection to issuance of the building permit, the design and documentation phase is 1 year and 10 months. Overall the construction period will be 2 years broken down into three phases.



PHASING AND PROJECT TIMELINE

Phase 1

Phase 1 – Construction of New Entrance and Addition

Time Frame - 12 months

Phase 1's initial step requires the construction of the new Park Avenue portico entrance. Upon completion, patrons will use the new entrance throughout the construction and renovation phases. This phase will include the establishment of a construction zone on the property and abutting streets including a chain link protection fence and location of construction trailers and start of site work.

Upon the completion of the Park Avenue entrance, Phase 1's next major effort is the building of the new expansion including site work, foundation and structural framing, exterior brick wall with punched windows and all interior walls and finishes.

At this time, the design team will develop the furnishing, fixture and equipment (FFE) plans for the new library. Design selection, pricing and procurement will be completed during this phase. In addition, existing furniture pieces designated for re-use will be sent out for refinishing or repair.

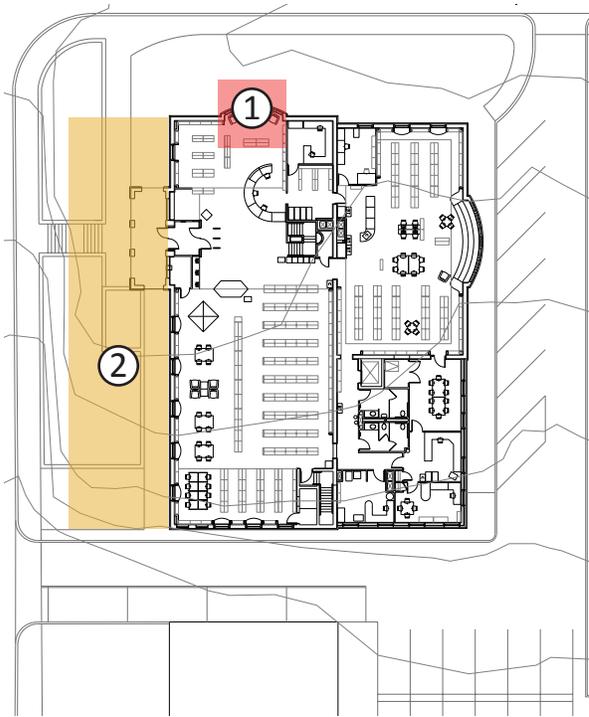
The library staff will develop the details of a downsizing transition plan: how to maintain a functional operating library during construction and renovation in a reduced footprint. The staff will assess the collections, equipment and furniture, reduce the active collection, and pack and store the collection such as the Virginia Room.

Phase 1 work will end with the completion of the new building expansion.

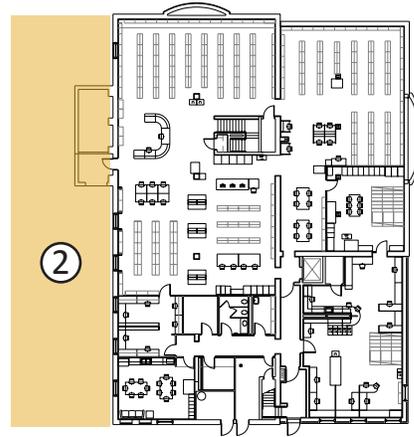


PHASING AND PROJECT TIMELINE

Phase 1



Main Level



Lower Level

- ① Build new Park Avenue entrance and reconfigure lobby to allow entry through new entrance during construction.
- ② Demolish existing entrance and build addition.



PHASING AND PROJECT TIMELINE

Phase 2

Phase 2 – Renovation of Main Level

Time Frame - 6 months

Phase 2 will start with the physical move of the active library collections, furniture and equipment. To expedite this process, the library will be closed to the public for 3 weeks allowing the library staff with assistance from a moving company to relocate, set-up and organize the collection and support spaces before re-opening the library. The general contractor will finish the transition areas between existing and new as well as prepping the main level for start of the renovation work.

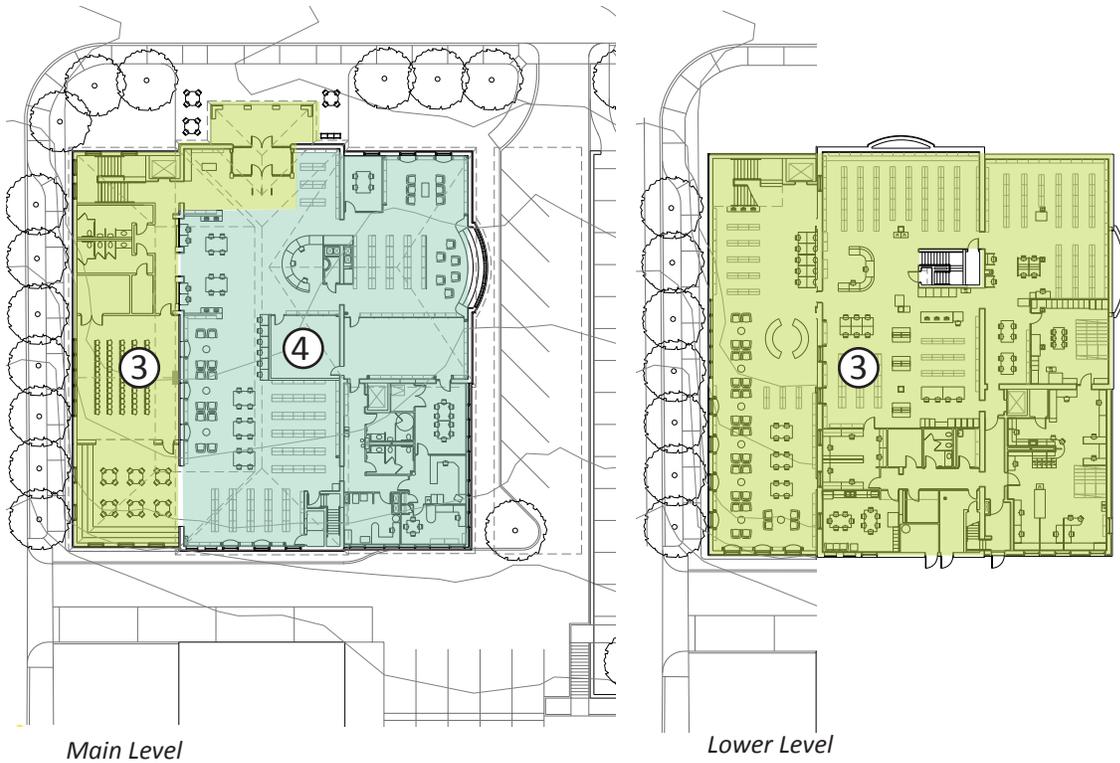
With the opening of the library's new addition to the public, the contractor will begin working on renovation of the main level. Renovation efforts will also include addressing the existing building's mechanical, plumbing and electrical issues.

Phase 2 work will end with the completion of the main level.



PHASING AND PROJECT TIMELINE

Phase 2



- ③ Transition library collection and staff from existing Main Level to new addition and maintain use of Lower Level of existing Library to allow renovation work to be completed to Main Level of existing Library. Temporarily store material that can be taken off-site during renovation process.
Library will temporarily close during this step.
- ④ Complete renovation of Main Level of existing library.



PHASING AND PROJECT TIMELINE

Phase 3

Phase 3 – Renovation of the Lower Level

Time Frame - 6 months

Similar to Phase 2, the library will close for 2 weeks to facilitate the relocation of the collection from the lower level up to the new main level.

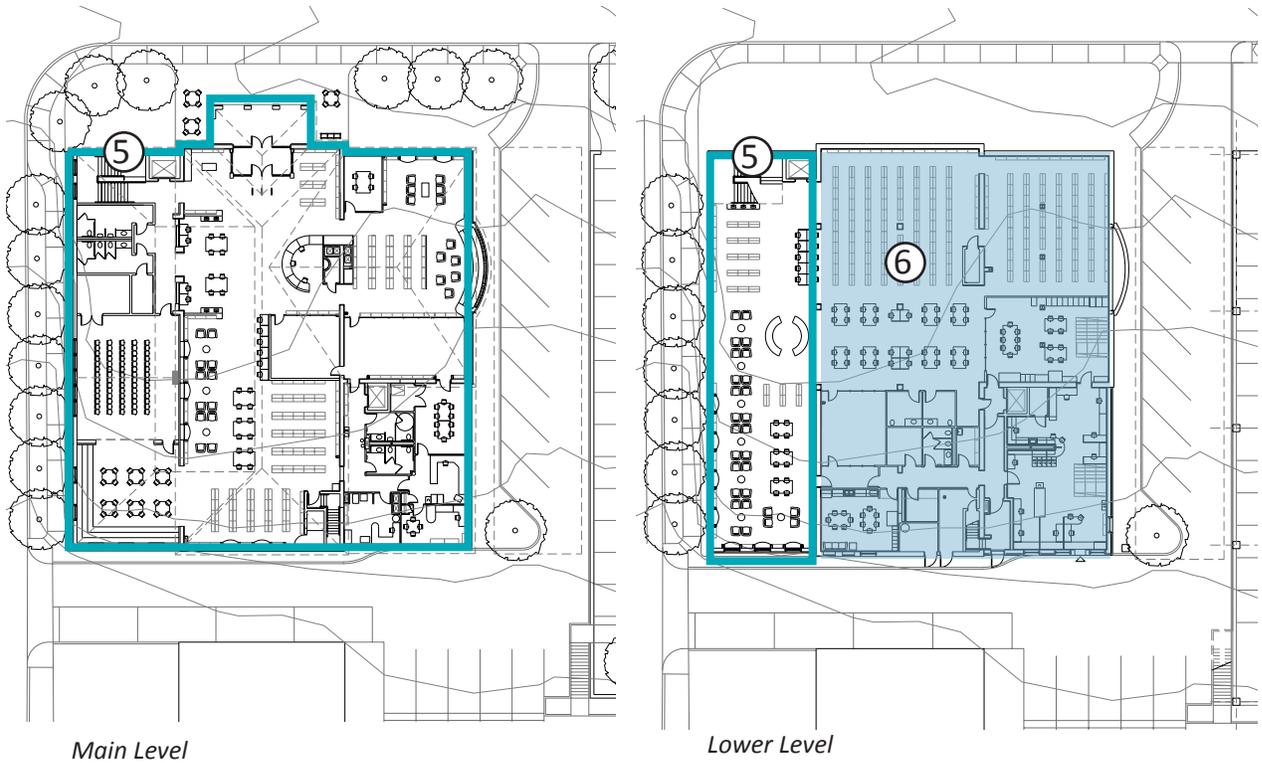
Upon completion of the move to the main level, the lower level will be renovated. This phase will include “wrap up” work for the whole project such as wayfinding signage, landscaping and site furnishings.

Upon completion of this phase, the library may close for the final setup and preparation for the grand re-opening. The site will be cleared of construction equipment and barricade fencing.



PHASING AND PROJECT TIMELINE

Phase 3



- ⑤ Relocate staff and collection from the Lower Level of the existing building to the Main Level to allow for the Lower Level renovation. Main Level and Lower Level addition remain in use. *Library will temporarily close during the transition.*
- ⑥ Complete renovation of Lower Level of existing library.
- 7. Complete final set-up of Library and Landscaping.



PHASING AND PROJECT TIMELINE

Project Timeline

A&E DESIGN AND DOCUMENTS TIMELINE

2016												2017												2018					
MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG		
A/E RFP & SELECTION 4 MONTHS SOLICIT, INTERVIEW, SELECT & SIGN CONTRACT				SCHEMATIC 4 MONTHS				DESIGN DEVELOPMENT 4 MONTHS				CONSTRUCTION DOCUMENTS 6 MONTHS				PERMIT, BID & AWARD 4 MONTHS				FURNISHING & EQUIPMENT 6 MONTHS SELECTION, BID & AWARD									
							COST EST. CONSTRUCTION COST ESTIMATE												START OF CONSTRUCTION										

BUILDING CONSTRUCTION & RENOVATION TIMELINE

2018												2019												2020	
MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB		
PHASE 1																									
NEW PUBLIC ENTRANCE 3 MONTHS			NEW BUILDING EXPANSION 12 MONTHS																						
PHASE 2																									
												CLOSED LIBRARY MOVE TO NEW ADDITION 3 wks CLOSED TO PUBLIC													
												RENOVATION - MAIN LEVEL 6 MONTHS													
PHASE 3																									
												CLOSED LIBRARY MOVE TO MAIN LEVEL 2 wks CLOSED TO PUBLIC													
												RENOVATION - LOWER LEVEL 6 MONTHS													
																						FINAL SET UP 2 WKS			







STATEMENT OF PROBABLE COST

Introduction

PROBABLE COST SUMMARY

Following is a table that represents a Total Project Cost Budget including construction cost and soft costs. As the project's design develops, the actual construction cost estimate will be fine tuned to include variables such as the level of finish and detail, the level of sustainable elements, the client process requirements and the number of construction phases.

Following the Total Project Cost Budget is an itemized Construction Cost Estimate by Cost Plus Estimating. The Estimated Construction Cost is based on Conceptual Design Proposed Plans for West Expansion as outlined below. Based on the similarity in size and scope of both horizontal expansion concepts, the cost of each scheme would be comparable.

Conceptual Design West Expansion Plans:

- Build 6,600 GSF, two story addition.
- Main façade material is brick to match existing with punched windows.
- Entrance on Park Avenue.
- Maximize column spacing to maintain open floors.
- Minimum LEED rating of Silver for the entire project.

In addition, a Total Project Cost Budget for a two level parking structure on the adjacent property is also included along with a detailed Construction Cost Estimate by Cost Plus Estimating.

Proposed Parking Structure:

Add a 109 space Parking Deck with 54 spaces at the level of Park Avenue and 55 spaces at the lower level to maintain existing parking spaces which serve the adjacent office building to the East and provide additional public parking. Both schemes propose the same parking deck footprint and layout.

NOTES

1. A/E fees include architectural, interior, and FF&E design; civil, structural, MEP, and FP engineering basic services and IT consultants.
2. FF&E includes Furniture, Fixtures, and Equipment. Reuse of existing furniture to be determined in the design process.
3. Estimated phasing, moving, temporary storage and escalation numbers are also included.
4. While the Total Estimated Project Cost is \$8,381,605 and is slightly over the target \$8 million, the team believes that the target \$8 million project budget is achievable with minor adjustments to any number of categories within the Total Project Cost Budget.



STATEMENT OF PROBABLE COST

Introduction

Below is a summary overview of the Cost Estimates on the following pages:

LIBRARY

Library Total Project Cost Budget (pg. 55): \$8,381,605
 \$333.93/square foot

This includes all project costs including soft costs such as furnishings, professional compensation, and owner's administrative costs.

Library Construction Cost (pg. 64): \$5,877,549
 \$234.17/square foot

This includes only construction costs and is plugged into line "a" of the Total Project Cost Budget spreadsheet on pg. 55 to determine the Total Estimated Project Cost.

The Design/Escalation contingency on pg. 56 was calculated assuming construction of the Library would begin January 2017. If the schedule differs from this assumed date, the escalation contingency will vary accordingly.

PARKING DECK

Deck Total Project Cost Budget (pg. 65): \$3,466,146
 \$31,800/car or \$92.25/square foot

This includes all project costs including soft costs such as professional compensation and owner's administrative costs.

Deck Construction Cost (pg. 66): \$2,858,710
 \$26,277/car or \$76.08/square foot

This includes only construction costs and is plugged into line "a" of the Total Project Cost Budget spreadsheet on pg. 65 to determine the Total Estimated Project Cost.



STATEMENT OF PROBABLE COST

Total Project Cost Budget - Library

I. TOTAL ESTIMATED CONSTRUCTION COST (A+B+C)			\$6,465,299
A. Construction Cost Estimate by Cost Plus Estimating			
<i>a. addition + renovations</i>	25,100 GSF @	\$234 per SF	\$5,877,549 *
B. Design Contingency	0% of A		\$0
<i>included in construction cost above</i>			
C. Construction Contingency	10% of A		\$587,750
II. Furnishing Costs			\$677,700
D. Furniture	25,100 GSF @	\$25 per SF	\$627,500
E. Signage	25,100 GSF @	\$2 per SF	\$50,200
III. Equipment Costs			\$0
F. Theft Detection / RFID System			\$0
G. Building Security System			\$0
H. Telephone System			\$0
I. Voice & Data Cabling			\$0
J. Audio Visual Equipment			\$0
K. Computer Hardware & Software			\$0
L. Specialized Library Equipment			\$0
M. Copiers			\$0
IV. Professional Compensation			\$908,606
N. Basic Services	12.00% of I. (Total Est Construction Cost)		\$775,836
O. Interior Design Services	10.00% of II. (Furnishing Costs)		\$67,770
P. Additional Services			
<i>a. programming</i>			\$0
<i>b. LEED consulting</i>			\$30,000
<i>c. landscape architect</i>			\$15,000
<i>d. civil engineering permitting services</i>			\$20,000
<i>e. cost estimating</i>			\$10,000
<i>f. acoustic consultant</i>			\$0
<i>g. lighting consultant</i>			\$0
V. Owner's Administrative Costs			\$330,000
R. Pre-Design Phase Expenses			
<i>a. land acquisition cost</i>			\$0
<i>b. site survey</i>			\$15,000
<i>c. environmental studies (Testing for Lead Paint and Asbestos)</i>			\$15,000
<i>d. hazardous material assessments & abatement</i>			\$20,000
<i>e. commissioning agent (LEED Required)</i>			\$20,000
S. Design & Construction Phase Expenses			
<i>a. geotechnical testing (Soil Borings)</i>			\$10,000
<i>b. special inspections (Code Required)</i>			\$20,000
T. Post Construction Expenses			
<i>a. library materials</i>			\$0
<i>b. moving costs</i>			\$30,000
<i>c. off-site storage</i>			\$200,000
VI. TOTAL ESTIMATED PROJECT COST			\$8,381,605

* note: the number in line "a" results from the total Construction Cost Estimate provided by Cost Plus Estimating, shown on p.64



STATEMENT OF PROBABLE COST
Construction Cost Estimate - Library

1

Conceptual Design Construction Cost Estimate

PROJECT: Mary Riley Styles Public Library
LOCATION: Falls Church, VA
OWNER:
ARCHITECT: McMillan Pazdan Smith Architecture

COST PLUS

+++++

203 Prince Ranier Street
Clemson, SC 29631

Tel.: 864/653-6320

E-Mail: CPEstimating@ATT.net

01 - Dec. - 2014
Estimator: R. Roark
Project No: 44-14

Building Areas:

- Lower Level	12,550 SF
- Main Level	12,550 SF
Total Building Area	25,100 SF

Probable Construction Cost Summary	TOTAL COST	COST / SF	% OF COST	
SITE COSTS	\$476,205	\$18.97	8.10%	
SELECTIVE DEMOLITION	\$140,075	\$11.16	26.37%	
FOUNDATIONS	\$44,093	\$1.76	0.75%	
SUPERSTRUCTURE	\$232,182	\$9.25	3.95%	
EXTERIOR ENCLOSURE	\$441,155	\$17.58	7.51%	
INTERIORS	\$434,794	\$17.32	7.40%	
BUILDING SPECIALTIES	\$46,763	\$1.86	0.80%	
EQUIPMENT	\$2,150	\$0.09	0.04%	
FURNISHINGS	\$76,318	\$3.04	1.30%	
CONVEYING EQUIPMENT	\$105,000	\$4.18	1.79%	
MECHANICAL	\$889,769	\$35.45	15.14%	
ELECTRICAL	\$652,188	\$25.98	11.10%	
SUBTOTAL	\$3,540,692	\$141.06	60.24%	
MARK-UPS				
- Design / Escalation Contingency	1 LS	\$947,135	\$37.73	16.11%
- Insurance & Bonds	1 LS	\$79,666	\$3.17	1.36%
- Overhead & Profit	1 LS	\$424,883	\$16.93	7.23%
- General Conditions	1 LS	\$354,069	\$28.21	66.67%
- Phasing (3 Phases)	1 LS	\$531,104	\$21.16	9.04%
Total Estimated Probable Construction Cost	\$5,877,549	\$234.17	100.00%	

Parking Deck: (109 spaces) \$2,858,710

*** Note: - The cost estimate Does Not Include: - Equipment Cost
- Professional Compensation (Design Fees)
- Owner's Administrative Costs
(These costs are included in the Total Project Cost Budget on p. 55)



STATEMENT OF PROBABLE COST

Construction Cost Estimate - Library

2

SITE COSTS

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
Mobilization & Staking	1	LS		0		0	50,000	50,000	50,000
Construction Fencing	700	LF		0		0	22	15,400	15,400
Barricades / Traffic Control	1	LS		0		0	20,000	20,000	20,000
Construction Entrance (Mud Mats)	75	TN		0		0	42	3,150	3,150
<u>Selective Demolition (Incl. Haul & Dump)</u>									
- concrete pavement	1,090	SF		0		0	1.75	1,908	1,908
- site walls	1,848	SF		0		0	7.30	13,490	13,490
- concrete stairs	80	LF		0		0	16.25	1,300	1,300
- concrete walks / pavement	2,350	SF		0		0	1.75	4,113	4,113
- utilities / storm drainage (Allowance)	1	LS		0		0	13,000	13,000	13,000
- trees / landscaping	1	LS		0		0	5,200	5,200	5,200
- miscellaneous items	1	LS		0		0	3,901	3,901	3,901
<u>Sediment & Erosion Control</u>	1	LS		0		0	1,900	1,900	1,900
<u>Earthwork:</u>									
- shoring systems	1,100	SF		0		0	21.50	23,650	23,650
- excavation	496	CY		0		0	6.75	3,348	3,348
- haul-off excess material	420	CY		0		0	21.25	8,925	8,925
- cut & fill / compaction	670	CY		0		0	15.85	10,620	10,620
- final grading	1	LS		0		0	2,775	2,775	2,775
Earthwork (Sub-Total)				\$0		\$0		\$182,680	\$182,680
<u>Storm Water Management:</u>									
Inlets / Piping / Tie-ins (Allowance)	1	LS		0		0	21,250	21,250	21,250
Storm Water Management (Sub-Total)				\$0		\$0		\$21,250	\$21,250
<u>Site Utilities:</u>									
- Water Distribution (tie-ins w/ existing)	1	LS		0		0	9,280	9,280	9,280
- Sanitary Sewer (tie-ins w/ existing)	1	LS		0		0	4,370	4,370	4,370
Site Utilities (Sub-Total)				\$0		\$0		\$13,650	\$13,650
<u>Paving:</u>									
- Walks / Concrete Pavement	2,700	SF		0		0	25.00	67,500	67,500
- Repairs to Existing Walks / Roads	1	LS		0		0	12,825	12,825	12,825
Asphalt Paving & Curbs (Sub-Total)				\$0		\$0		\$80,325	\$80,325
<u>Miscellaneous Site Improvements:</u>									
- Site Furniture	1	LS		0		0	15,000	15,000	15,000
- Building Sign / Wayfinding Signage	1	LS		0		0	12,500	12,500	12,500
- Site Lighting	1	LS		0		0	14,000	14,000	14,000
Site Walls (Sub-Total)				\$0		\$0		\$41,500	\$41,500
Landscaping / Plantings	1	LS						\$136,800	\$136,800



STATEMENT OF PROBABLE COST
Construction Cost Estimate - Library

3

SELECTIVE DEMOLITION

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
<u>Selective Demolition (Incl. Haul & Dump)</u>									
- foundation walls	1,680	SF		0		0	11.48	19,278	19,278
- exterior walls	1,200	SF		0		0	8.57	10,287	10,287
- masonry walls	984	SF		0		0	7.43	7,306	7,306
- partition walls	1,536	SF		0		0	3.38	5,184	5,184
- stair structure	1	LS		0		0	2,882	2,882	2,882
- doors / frames	7	EA		0		0	101	709	709
- flooring	17,938	SF		0		0	0.51	9,202	9,202
- ceilings	17,938	SF		0		0	0.73	13,077	13,077
- P.M.E. systems	1	LS		0		0	53,879	53,879	53,879
- miscellaneous items	1	LS		0		0	18,271	18,271	18,271
Hazardous Material Abatement	<i>N.I.C.</i>			0		0		0	0
TOTAL - SELECTIVE DEMOLITION				\$0		\$0		\$140,075	\$140,075

FOUNDATIONS

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
<u>Shoring Existing Structures:</u>									
- Shoring / Bracing / Temp. Supports	1	LS		0		0	27,216	27,216	27,216
Deep Foundations (Sub-Total)				\$0		\$0		\$27,216	\$27,216

Building Foundations:

Wall Footings:

- excavation/backfill	36	CY		0	43	1,530		0	1,530
- trim sides	340	SF		0	0.60	202		0	202
- concrete	18	CY	120	2,160	51	918		0	3,078
- rebar	0.61	TN	1025	625	595	363		0	988

Column Footings:

- excavation/backfill	12	CY		0	51	612		0	612
- trim sides	150	SF		0	0.60	89		0	89
- concrete	6	CY	120	720	60	357		0	1,077
- rebar	0.25	TN	1025	256	595	149		0	405
- set base plates / anchor bolts	3	EA	55	165	43	128		0	293

Elevator Pit:

- excavation / backfill	22	CY		0	21.25	468		0	468
- solid cmu walls	180	SF		0		0	31.59	5,686	5,686
- structural slab	120	SF	4.71	565	4.68	561		0	1,126
- sump pump pit / grating	1	EA		0		0	1323	1,323	1,323

Building Foundations (Sub-Total)				\$4,491		\$5,377		\$7,009	\$16,877
TOTAL - FOUNDATIONS				\$4,491		\$5,377		\$34,225	\$44,093



STATEMENT OF PROBABLE COST

Construction Cost Estimate - Library

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SUPERSTRUCTURE:

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
<u>Building Structural Cast-in-Place Concrete:</u>									
<u>Slab on Grade :</u>									
- soil poisoning	3,350	SF		0		0	0.22	724	724
- finegrade	3,350	SF		0	0.37	1,253		0	1,253
- concrete	42	CY	120	5,036	20	856		0	5,892
- crusher run base, 4" tk	57	TN	34	1,926	14	780		0	2,706
- vapor barrier	3,685	SF	0.05	193	0.05	188		0	381
- welded wire mesh	3,685	SF	0.45	1,664	0.26	940		0	2,604
- screeds	3,350	SF	0.02	70	0.03	114		0	184
- place & finish	3,350	SF		0		0	0.65	2,171	2,171
- protect & cure	3,350	SF	0.03	106	0.05	171		0	277
- expansion joint	212	LF	0.89	189	1.19	252		0	441
- control joint	124	LF	0.16	20	0.85	105		0	125
<u>Elevated Floor(s):</u>									
- concrete	34	CY	120	4,100	85	2,904		0	7,004
- place & finish	3,350	SF		0		0	1.15	3,844	3,844
- welded wire mesh	3,518	SF	0.45	1,588	0.26	897		0	2,485
- control joint	124	LF	0.16	20	0.85	105		0	125
Concrete Fill @ Stairs / Landings	3.50	CY	141	492	213	744		0	1,236
Bldg. Structural C.I.P. Concrete (Sub-Total)				15,404		9,309		\$6,739	\$31,452
<u>Structural Systems:</u>									
<u>Floor:</u>									
- steel floor structure	16.75	TN		0		0	4,740	79,395	79,395
- metal floor decking	3,518	SF		0		0	3.20	11,258	11,258
Structural Steel (Sub-Total)				0		0		\$90,653	\$90,653
<u>Roof Structure: (trusses / stick-built)</u>									
	7,014	SF		0		0	11.75	82,379	82,379
<u>Miscellaneous Bldg. Steel</u>									
<u>Stair Structures:</u>									
- treads @ 7'- 0" wide w/ railings	18	Trd		0		0	709	12,758	12,758
- landings	140	SF		0		0	73	10,206	10,206
- wall rails	24	LF		0		0	38	907	907
Hoist Beam	1	EA		0		0	3,827	3,827	3,827
Misc. Bldg. Steel (Sub-Total)				0		0		\$27,698	\$27,698
TOTAL - SUPERSTRUCTURE				\$15,404		\$9,309		\$207,469	\$232,182



STATEMENT OF PROBABLE COST
Construction Cost Estimate - Library

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EXTERIOR ENCLOSURE:

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
<u>Exterior Masonry Walls:</u>									
- 8" c.m.u.	4,692	EA	1.68	7,883	0	0	5.27	24,703	32,586
- mortar	141	BG	11.13	1,567	0	0	0	0	1,567
- sand	23	TN	32	739	0	0	0	0	739
- grout fill	28	CY	137	3,795	0	0	135	3,754	7,549
- rebar	1.45	TN	1024	1,480	0	0	520	751	2,231
- clean masonry	4,080	SF		0	0	0	0.43	1,763	1,763
- dampproofing	4,080	SF		0	0	0	2.05	8,372	8,372
- rigid insulation	4,080	SF		0	0	0	1.67	6,830	6,830
Exterior Masonry Walls (Sub-Total)				15,464	0	0		\$46,173	\$61,637
<u>Masonry Veneer</u>									
- Brick Veneer	3,492	SF		0	0	0	16.70	58,316	58,316
Masonry Veneer (Utility Brick)				0	0	0		58,316	\$58,316
<u>Roof System:</u>									
Slate Roofing	82	SQ		0	0	0	1,050	86,100	86,100
Plywood Sheathing / Membrane Barrier	8,200	SF		0	0	0	3.98	32,657	32,657
Gutters	268	LF		0	0	0	16	4,288	4,288
Downspouts	184	LF		0	0	0	14	2,576	2,576
Insulation @ <i>New & Existing</i> Roof Area:	12,544	SF		0	0	0	4.75	59,584	59,584
Roofing (Sub-Total)				0	0	0		\$185,205	\$185,205
Wood Soffit / Cornice System	260	LF		0	0	0	44.20	11,492	\$11,492
<u>Doors and Hardware:</u>									
<u>Exterior Doors:</u>									
- Aluminum: full glas	4	EA	1,575	6,300	200	800		0	7,100
Door Hardware	1	LS	4,305	4,305	850	850	7,500	7,500	12,655
Doors & Hardware (Sub-Total)				10,605		1,650		7,500	19,755
<u>Exterior Glass Systems:</u>									
- New Windows	540	SF		0	0	0	70	37,800	37,800
- Exterior Storefront	396	SF		0	0	0	60	23,760	23,760
Exterior Glass Systems (Sub-Total)				0	0	0		\$61,560	\$61,560
<u>Drywall:</u>									
- 7/8" furring chanel	10,320	SF		0	0	0	2.13	22,013	22,013
- 5/8" gwb	10,320	SF		0	0	0	2.05	21,177	21,177
Drywall (Sub-Total)				0	0	0		\$43,190	\$43,190
TOTAL - EXTERIOR ENCLOSURE				\$26,069		\$1,650		\$413,436	\$441,155



STATEMENT OF PROBABLE COST
Construction Cost Estimate - Library

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INTERIORS:

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
<u>Interior Masonry Walls:</u>									
- 8" c.m.u. (@ elevator shaft)	718	EA	1.68	1,206		0	5.27	3,778	4,984
- mortar	22	BG	11.13	240		0		0	240
- sand	4	TN	29	105		0		0	105
- grout fill	9	CY	134	1,143		0	135	1,148	2,291
- rebar	0.53	TN	1019	541		0	520	276	817
- clean masonry	624	SF		0		0	0.43	270	270
Interior Masonry (Subtotal)				3,235		0		\$5,472	\$8,707
Caulking & Firesafing	1	LS		0		0	4,785	4,785	\$4,785

Doors and Hardware:

Interior Doors:

Interior Doors:									
- SCWD: flush	3	EA	189	567	85	255		0	822
- SCWD: w/ view glass	7	EA	233	1,628	85	595		0	2,223
- Storefront: full glass	5	EA	788	3,938	128	638		0	4,576
Door Frames:									
- single	15	EA	126	1,890	77	1148		0	3,038
Door Hardware	1	LS	5,906	5,906	1,913	1913		0	7,819
Garage Door (16' x 10')	1	EA		0		0	7,340	7,340	\$7,340
Doors & Hardware (Sub-Total)				13,929		4,549		7,340	25,818

Drywall:

- 3 5/8" metal studs	3,608	SF		0		0	2.54	9,157	9,157
- 6" metal studs	480	SF		0		0	2.94	1,413	1,413
- 7/8" furring channels	5,820	SF		0		0	2.13	12,414	12,414
- 5/8" gwb	13,996	SF		0		0	2.05	28,720	28,720
- column enclosure system	600	SF		0		0	10.13	6,075	6,075
- sound batt	4,088	SF		0		0	0.70	2,870	2,870
Drywall (Sub-Total)				0		0		\$60,649	\$60,649

Interior Glass Systems:

- Interior Storefront	918	SF		0		0	38	34,884	34,884
Interior Glass Systems (Sub-Total)				0		0		\$34,884	\$34,884

Flooring:

- carpet	2,518	SY		0		0	35	88,382	88,382
- ceramic tile	1,014	SF		0		0	13.84	14,031	14,031
- sealer	766	SF		0		0	0.35	269	269
<u>Stair Treads</u>									
- rubber stair treads	126	LF		0		0	16.88	2,126	2,126
<u>Base:</u>									
- rubber	1,976	LF		0		0	2.11	4,161	4,161



STATEMENT OF PROBABLE COST
Construction Cost Estimate - Library

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Ceilings:

- ACT (2' x 2')	21,870 SF	0	0	4.25	92,948	92,948
- GWB	2,568 SF	0	0	7.50	19,260	19,260
Soffit / Bulkheads	2,802 SF	0	0	9.15	25,638	25,638
Ceilings (Sub-Total)		0	0		\$137,846	\$137,846

Painting & Wall Finishes:

- painting (gwb walls)	22,940 SF	0	0	2.80	64,232	64,232
- ceramic wall tile	640 SF	0	0	10.06	6,437	6,437
- ceilings / soffits (paint)	5,370 SF	0	0	0.81	4,350	4,350
- doors / frames (paint) (new & existing)	41 EA	0	0	74	3,044	3,044
- stair structure(s)	1 LS	0	0	2,498	2,498	2,498
- miscellaneous	1 LS	0	0	3,375	3,375	3,375
Wall Finishes (Sub-Total)		0	0		\$83,936	\$83,936
TOTAL - INTERIORS		\$17,164	\$4,549		\$413,081	\$434,794

BUILDING SPECIALTIES

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
<u>Building Specialties:</u>									
<u>Toilet Partitions :</u>									
- standard	2	EA	877	1,754	111	221		0	1,975
- handicap	2	EA	1,029	2,058	136	272		0	2,330
Urinal Screen	1	EA	341	341	68	68		0	409
<u>Toilet Accessories :</u>									
- grab bars, 18"	4	EA	42	168	20	82		0	250
- grab bars, 36"	4	EA	63	252	20	82		0	334
- grab bars, 42"	4	EA	76	302	20	82		0	384
- toilet tissue disp.	4	EA	46	185	17	68		0	253
- soap dispenser	4	EA	64	256	20	82		0	338
- vanity mirrors	120	SF	8	1,008	3	408		0	1,416
- paper towel dispenser	4	EA	215	860	17	68		0	928
- baby changing stations	2	EA	385	770	65	130		0	900
Fire Extinguishers / Cabinets	6	EA	247	1,481	128	765		0	2,246
Building Specialties (Sub-Total)				9,435		2,328		0	\$11,763
Signage / Graphics	1	LS		0		0	35,000	35,000	\$35,000
TOTAL - BUILDING SPECIALTIES				\$9,435		\$2,328		\$35,000	\$46,763



STATEMENT OF PROBABLE COST

Construction Cost Estimate - Library

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EQUIPMENT

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
Residential Appliances		<i>By Owner</i>		0		0		0	\$0
Visual Display Equipment		<i>By Owner</i>		0		0		0	\$0
Book Drop Unit	1	EA		0		0	2,150	2,150	\$2,150
Library Equipment (Audio / Visual)		<i>By Owner</i>		0		0		0	\$0
TOTAL - EQUIPMENT				\$0		\$0		\$2,150	\$2,150

FURNISHINGS

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
<u>Casework:</u>									
- childrens desk	20	LF		0		0	585	11,700	11,700
- vanity base	24	LF		0		0	280	6,720	6,720
- coffee counters	1	LS		0		0	4,500	4,500	4,500
- help desk	1	EA		0		0	13,000	13,000	13,000
- computer counter	18	LF		0		0	294	5,288	5,288
- built-in seating	52	LF		0		0	219	11,372	11,372
Window Sills	108	LF		0		0	18	1,890	1,890
Rough Hardware	1	LS	2,450	2,450		0		0	2,450
Treated Blocking / Nailers	1,078	BF	0.88	949	1.53	1,649		0	2,598
Casework / Solid Surfaces / Shelving (Sub-Total)				3,399		1,649		\$54,470	\$59,518
Window Blinds	1	LS		0		0	16,800	16,800	\$16,800
TOTAL - FURNISHINGS				\$3,399		\$1,649		\$71,270	\$76,318

CONVEYING EQUIPMENT

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
Elevator (2-stop)	1	EA		0		0	105,000	105,000	105,000
TOTAL - CONVEYING EQUIPMENT				\$0		\$0		\$105,000	\$105,000

MECHANICAL

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
Fire Protection	1	LS		0		0	131,136	131,136	\$131,136
Plumbing	1	LS		0		0	99,792	99,792	\$99,792



STATEMENT OF PROBABLE COST

Construction Cost Estimate - Library

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ELECTRICAL

Item Description	Quantity	u/m	MATERIAL		LABOR		SUBCONTRACT		TOTAL COST
			u/c	Total	u/c	Total	u/c	Total	
Electrical Service / Panels	<i>Existing</i>			0		0		0	\$0
Bulding Electrical / Lighting / Security	1	LS		0		0	573,888	573,888	\$573,888
Emergency Generator	1	LS		0		0	78,300	78,300	\$78,300
TOTAL - ELECTRICAL				\$0		\$0	\$652,188		\$652,188
SUBTOTAL				\$75,962		\$24,862	\$3,439,868		\$3,540,692
MARK-UPS									
- Design / Escalation Contingency	26.75%								\$947,135
- Insurance & Bonds	2.25%								\$79,666
- Overhead & Profit	12.00%								\$424,883
- General Conditions	10.00%								\$354,069
- Phasing (3 Phases)	15.00%								\$531,104
Total Estimated Probable Construction Cost									\$5,877,549
							\$234.17 / SF		



STATEMENT OF PROBABLE COST

Total Project Cost Budget - Parking Deck (109 spaces)

I. TOTAL ESTIMATED CONSTRUCTION COST (A+B+C)			\$3,144,580
A. Construction Cost Estimate by Cost Plus Estimating			
a. addition + renovations	109 cars @	\$26,227 per car	\$2,858,710 *
B. Design & Escalation Contingency			
included in construction cost above	0% of A		\$0
C. Construction Contingency			
	10% of A		\$285,870
II. Professional Compensation			\$276,566
D. Basic Services			
	8.00% of I. (Total Est Construction Cost)		\$251,566
E. Additional Services			
a. programming			\$0
b. LEED consulting			\$0
c. landscape architect			\$5,000
d. civil engineering permitting services			\$20,000
e. cost estimating			\$10,000
f. acoustic consultant			\$0
g. lighting consultant			\$0
III. Owner's Administrative Costs			\$45,000
F. Pre-Design Phase Expenses			
a. land acquisition cost			\$0
b. site survey			\$15,000
c. environmental studies (Testing for Lead Paint and Asbestos)			\$0
d. hazardous material assessments & abatement			\$0
e. commissioning agent (LEED Required)			\$0
G. Design & Construction Phase Expenses			
a. geotechnical testing (Soil Borings)			\$10,000
b. special inspections (Code Required)			\$20,000
IV. TOTAL ESTIMATED PROJECT COST			\$3,466,146

* note: the number in line "a" results from the total Construction Cost Estimate provided by Cost Plus Estimating, shown on p.66



STATEMENT OF PROBABLE COST

Construction Cost Estimate - Parking Deck (109 spaces)

<u>Pre-Construction Items:</u>						
- Mobilization	1 LS	0	0	20,000	20,000	20,000
- Construction Fencing	890 LF	0	0	22	19,580	19,580
- Barricades / Signage / Traffic Control	1 LS	0	0	15,350	15,350	15,350
<u>Site Demolition:</u>						
- curb & gutter	760 LF	0	0	4.25	3,230	3,230
- asphalt pavement	19,098 SF	0	0	0.98	18,716	18,716
- concrete walks / pavement	2,350 SF	0	0	1.75	4,113	4,113
- storm drainage systems (Allowance)	1 SF	0	0	12,500	12,500	12,500
- site utilities	<i>existing</i>	0	0		0	0
<u>Earthwork:</u>						
- shoring systems	2,440 SF	0	0	21.50	52,460	52,460
- excavation	3,596 CY	0	0	6.75	24,273	24,273
- haul-off excess material	1,908 CY	0	0	21.25	40,545	40,545
- backfill / compaction	1,688 CY	0	0	15.85	26,755	26,755
- final grading	1 LS	0	0	5,200	5,200	5,200
<u>Utilities:</u>						
- power	1 LS	0	0	4,500	4,500	4,500
- water (fire line)	1 LS	0	0	11,250	11,250	11,250
- storm drainage systems (Allowance)	1 LS	0	0	10,085	10,085	10,085
<u>Foundation / Structure:</u>						
- Column Footings	78 CY	0	0	435	33,930	33,930
- Wall Footings	114 CY	0	0	380	43,320	43,320
- C.I.P. Retaining Walls w/ Brick	3,424 SF	0	0	87	297,888	297,888
- Slab on Grade @ Lower Level	18,788 SF	0	0	10.30	193,516	193,516
- Concrete Columns	28 CY	0	0	1,535	42,980	42,980
- Precast Concrete "T"s	18,788 SF	0	0	14.85	279,002	279,002
- Topping Slab	18,788 SF	0	0	5.92	111,225	111,225
- Precast Wall w/ Brick @ Upper Level	2,104 SF	0	0	73	153,592	153,592
- Precast Stair Structure	1 EA	0	0	21,525	21,525	21,525
- Brick Piers @ Entry	2 EA	0	0	8,320	16,640	16,640
- Entry Ramp	795 SF	0	0	22.68	18,031	18,031
<u>Parking Accessories</u>						
- Wheel Stops	32 EA	0	0	90	2,880	2,880
- Painted Markings	2,160 LF	0	0	1.50	3,240	3,240
- Signage	1 LS	0	0	6,000	6,000	6,000
Power / Lighting / Security	1 LS	0	0	245,220	245,220	245,220
Fire Protection	1 LS	0	0	74,500	74,500	74,500
Misc. Site Repairs / Improvements	1 LS	0	0	18,450	18,450	18,450
Landscaping	1 LS	0	0	41,000	41,000	41,000
SUBTOTAL - Parking Deck		\$0	\$0	\$1,871,496	\$1,871,496	\$1,871,496
<u>MARK-UPS</u>						
- Design / Escalation Contingency	28.50%					\$533,376
- Insurance & Bonds	2.25%					\$42,109
- Overhead & Profit	12.00%					\$224,580
- General Conditions	10.00%					\$187,150
Total Estimated Probable Construction Cost						\$2,858,710

\$26,227 / Car

\$76.08 / SF

