



The SKILLMAN Corporation
Project Administration
Construction Management

May 9, 2012

Julie Grynowich, Director
New Buffalo Township Public Library
33 North Thompson Street
New Buffalo, Michigan 49117

Re: New Buffalo Township Public Library
Conceptual Program Review

Dear Mrs. Grynowich:

We have performed a review of FTC&H's August 9, 2011 conceptual program, along with an evaluation of the existing building, site, and adjacent improvements. Our evaluation will provide New Buffalo Township Public Library with an assessment of the proposed program, facility improvements, and cost models, taking into consideration comprehensive project scope, budget and schedule considerations.

Narrative

The proposed conceptual program outlined an 18,100 gross square foot building program which utilizes existing structural and foundation components, a building addition, and selective architectural remodeling of certain areas.

The new building would be primarily located in the existing library location. Site improvements would be southeast of the building with streetscape improvements along all sides. The building and site will compliment the existing community, surrounding buildings, and capture the spirit of New Buffalo.

Options

As we progressed with our conceptual program evaluation we engaged FTC&H with various discussion points concerning the existing building, foundation system, structural considerations, and site considerations including drainage, along with select architectural components conceptually identified to be incorporated into the new Library facility. Based on the available information, our April 24 meeting and continued discussion with FTC&H we prepared three (3) cost models and options for your review and consideration.

1. Existing location w/existing foundations
2. Existing location w/new foundations
3. New building next door

Conceptual Cost Models & Program Budget

May 9, 2012

New Buffalo Township Public Library

		Conceptual Design Existing Location Existing Foundation 18,100 gsf		Conceptual Design Existing Location New Foundations 18,100 gsf		Conceptual Design Next Door 18,100 gsf	
1 Building and Site							
Building	18,100	\$ 2,986,500	\$ 165	\$ 2,805,500	\$ 155	\$ 2,805,500	\$ 155
Demolitions		\$ 78,950	\$ 4	\$ 144,800	\$ 8	\$ 144,800	\$ 8
Earthwork		\$ 17,322	\$ 1	\$ 17,322	\$ 1	\$ 88,055	\$ 5
Site Improvements		\$ 475,125	\$ 26	\$ 475,125	\$ 26	\$ 475,125	\$ 26
	Subtotal	\$ 3,557,897		\$ 3,442,747		\$ 3,513,480	
Design & Estimate Contingency	8%	\$ 284,632		\$ 275,420		\$ 281,078	
Construction Contingency	10%	\$ 355,790		\$ 344,275		\$ 351,348	
Total Building & Site		\$ 4,198,318	\$ 232	\$ 4,062,441	\$ 224	\$ 4,145,906	\$ 229
2 Supplemental Building Costs - Allowances							
Furnishings		\$ 452,500	\$ 25	\$ 452,500	\$ 25	\$ 452,500	\$ 25
Technology & Equipment		\$ 135,000	\$ 7	\$ 135,000	\$ 7	\$ 135,000	\$ 7
Book Security System		\$ 25,000		\$ 25,000		\$ 25,000	
	Subtotal	\$ 612,500		\$ 612,500		\$ 612,500	
Contingency	4%	\$ 24,500		\$ 24,500		\$ 24,500	
Total Supplemental Building Costs		\$ 637,000	\$ 35	\$ 637,000	\$ 35	\$ 637,000	\$ 35
3 Project Support Costs							
Administrative and Legal Expenses		\$ 100,000		\$ 100,000		\$ 100,000	
Campaign & Preliminary Planning Costs		\$ 75,000		\$ 75,000		\$ 75,000	
A/E Professional Service Fees & Expenses		\$ 360,000		\$ 360,000		\$ 360,000	
C/M Professional Service Fees & Expenses		\$ 408,000		\$ 408,000		\$ 408,000	
LEED Certification							
HVAC Commissioning		\$ 15,000		\$ 15,000		\$ 15,000	
Interior Design Professional Service Fees & Expense		\$ 35,000		\$ 35,000		\$ 35,000	
Construction Testing / Soil Borings / Inspections		\$ 60,000		\$ 50,000		\$ 50,000	
Site Acquisition							
Moving Expenses / Relocation Cost		\$ 125,000		\$ 125,000		\$ 20,000	
Library Collection Expansion		\$ 20,000		\$ 20,000		\$ 20,000	
	Subtotal	\$ 1,198,000		\$ 1,188,000		\$ 1,083,000	
Contingency	4%	\$ 47,920		\$ 47,520		\$ 43,320	
Total - Project Support Costs		\$ 1,245,920	\$ 69	\$ 1,235,520	\$ 68	\$ 1,126,320	\$ 62
Grand Total Project		\$ 6,081,238	\$ 336	\$ 5,934,961	\$ 328	\$ 5,909,226	\$ 326

Schedule

Election	November 2012
Programing-Design	November 2012 through February 2013
Pre-Construction & Bidding	March 2013
Construction	April 2013 through March 2014
Occupy New Library	April 2014

Summary

In accordance with our evaluation and cost model options, New Buffalo Township Public Library has multiple, viable options to consider and implement. Although the option with the existing foundation and structure can be accommodated, certain limitations on building design are inherent and various cost considerations during design and construction would be taken into consideration. The option(s) for new construction will facilitate more opportunity for design considerations, and eliminate the opportunity of being constrained with existing conditions.

If there are any questions regarding any of the items listed above, please contact me at any time.

Sincerely,

THE SKILLMAN CORPORATION

Michael John Kounelis
Vice President