

July 25, 2008

Mr. Stephen Sobers, City Manager
City of Big Rapids
226 N. Michigan Avenue
Big Rapids, MI 49307

Re: Big Rapids Community Library
Cost Estimate for Structural Modifications

Dear Steve:

In response to our proposal letter of April 30, 2008, Fishbeck, Thompson, Carr & Huber, Inc. (FTC&H) is pleased to submit the following analysis and report regarding estimated costs for structural reinforcing of selected flooring areas at the Big Rapids Community Library facility.

Scope of Study

As our earlier study and report submitted February 26, 2008, indicated, the existing library was initially designed to operate as a school and therefore has a number of areas of flooring which were not designed to meet current live load code requirements of 150 pounds per square foot for library facilities. At the request of the city and library, we have prepared a conceptual estimate of construction and related project costs involved in reinforcing the existing structure to meet this requirement. Our estimate is based upon an approach which includes securing new steel channels on each side of existing wood joists which would bear on existing masonry walls to accommodate for the additional live loading. This is a cost effective approach which we have incorporated in similar renovation projects and avoids the need for additional beams, columns, and related footings.

In response to an additional request by the library and in an effort to address another key issue with the existing facility, we also investigated the cost of placing new restroom facilities on the main level and abandoning the existing restrooms immediately below. We prepared the attached preliminary floor plan and have included costs for the new restrooms within our conceptual estimate as well.

Due to a concern regarding the potential presence of asbestos in the building and its impact upon renovation costs, library director Gaylynn Rorabaugh retained ARM Industrial and Environmental Consultants, Inc. to perform an analysis of the facility. Their report indicates the presence of asbestos in some limited areas of the building, including floor tile. An allowance to accommodate for its removal in the area of the proposed new restrooms only has been included in our estimate.

Cost Estimate

As the attached conceptual estimate indicates, we feel that work in connection with the structural floor reinforcement and restroom construction would total just over \$300,000 (\$302,787). Parameters for this estimate are indicated on its title sheet and include allowances for general conditions, general contractor's mark-up, limited asbestos abatement, and architectural and engineering fees. This estimate is also based upon a phased approach so that the library would be able to maintain continuing operations in at least portions of the building while the work is performed, but does not include costs to relocate materials or furnishings during construction.

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Closing Comments

We feel it is important to recognize that while this approach would correct two key issues with the existing library building, there are other issues that will likely need to be addressed in order to implement these improvements. One issue will be relocating those functions which would be displaced by moving the restrooms to the main level, primarily the director's office and some collections. This will represent some additional costs and diminish the useable area of the building committed to stack and/or reading areas in an already somewhat efficiency challenged floor plan. There are also other issues which will not be addressed by these proposed improvements and should be investigated as a part of a comprehensive approach to library renovations. These include fire safety and exiting issues identified by the Fire Marshal in his inspection report of July 8, 2008.

We trust that this information will assist you in assessing your options regarding renovations to the existing library building or the potential of considering a new facility. We would be happy to answer any questions you might have regarding our report or provide additional assistance as you evaluate alternative approaches to providing library services to the Big Rapids community.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



Daniel E. Durkee, AIA, LEED® AP

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Enclosures

cc: Ms. Gaylynn Rorabaugh, Director - Big Rapids Community Library

Big Rapids Community Library
Big Rapids, MI
G080175PS -- Conceptual Estimate A

Project name	City of Big Rapids
Estimator	MAA #3788
Job size	4872 sqft
Project	G080175PS
Notes	<p>This estimate has been prepared to address proposed structural floor reinforcement at the main and upper levels, development of a main floor restroom facility and associated finish work for those areas of work only. In the course of performing the estimate, the following observations were noted from the sketches given:</p> <p>Estimate is based on early spring 2009 construction schedule.</p> <p>Items NOT included in the estimate:</p> <ul style="list-style-type: none">Municipal permitting feesNight work & weekends (figured as normal work hours 7am-3pm)Relocation or temporary storage of any books, shelves etc. above or at area of work.Plumbing, Sprinkler, Electrical or HVAC work, that might be uncovered during the demolition of the ceiling.Demolition of Existing Knob & Tube wiring. This wiring will need to be removed and rewired to current code.Repair to drywall or stucco walls damaged by water leaks.Code upgrades that might be required by the building dept. <p>Items included in the estimate:</p> <ul style="list-style-type: none">Bond and InsurancesMark-ups for a complete project, overseen by a General Contractor or Construction ManagerSquare foot is based on the 7 areas of 24' x 29' = 4,872.00 Sq.Ft.Asbestos Abatement ALLOWANCE of \$5,000.00 is included for misc. VCT tile removal.

Description	Quantity	Total Amount
Lower Level/Main Flr		
02-41-19.00	Selective Structure Demolition	2,329
05-12-23.00	Structural Steel For Buildings	32,511
06-00-00.00	WOOD, PLASTICS, AND COMPOSITES	740
09-05-05.00	Selective Finishes Demolition	1,391
09-51-23.00	Acoustical Tile Ceilings	3,980
09-53-00.00	Acoustical Ceiling Suspension Assemblies	2,457
26-00-00.00	ELECTRICAL	1,013
26-05-19.00	Low-Voltage Electrical Power Conductors And Cables	717
26-05-33.00	Raceway And Boxes For Electrical Systems	5,010
26-51-13.00	Interior Lighting Fixtures, Lamps, And Ballasts	4,056
		54,202
Lower Level/Main Flr		
Main Level/Upper Flr		
02-41-19.00	Selective Structure Demolition	3,627
05-12-23.00	Structural Steel For Buildings	44,098
06-00-00.00	WOOD, PLASTICS, AND COMPOSITES	987
07-21-16.00	Blanket Insulation	816
08-12-13.00	Hollow Metal Frames	527
08-13-13.00	Hollow Metal Doors	1,231
08-71-13.00	Automatic Door Operators	436
09-05-05.00	Selective Finishes Demolition	1,854
09-22-16.00	Non-Structural Metal Framing	806
09-29-00.00	Gypsum Board	3,030
09-30-13.00	Ceramic Tiling	5,448
09-51-23.00	Acoustical Tile Ceilings	5,306
09-53-00.00	Acoustical Ceiling Suspension Assemblies	3,276
09-91-13.00	Exterior Painting	728
10-21-13.00	Toilet Compartments	2,987
10-28-00.00	Toilet, Bath, And Laundry Accessories	1,194
22-11-13.00	Facility Water Distribution Piping	1,487
22-13-16.00	Sanitary Waste And Vent Piping	1,438
22-41-13.00	Residential Water Closets, Urinals, And Bidets	2,047
22-41-16.00	Residential Lavatories And Sinks	534
22-41-39.00	Residential Faucets, Supplies And Trim	102
22-42-13.00	Commercial Water Closets, Urinals, And Bidets	545
22-42-39.00	Commercial Faucets, Supplies, And Trim	619
22-47-00.00	Drinking Fountains And Water Coolers	1,348
26-00-00.00	ELECTRICAL	1,350
26-05-19.00	Low-Voltage Electrical Power Conductors And Cables	956
26-05-33.00	Raceway And Boxes For Electrical Systems	6,679
26-51-13.00	Interior Lighting Fixtures, Lamps, And Ballasts	5,408
		98,865
Main Level/Upper Flr		

Estimate Totals

Description	Amount	Totals	Rate
Labor	64,756		
Material	85,717		
Subcontract			
Equipment	2,594		
Other			
	<u>153,067</u>	153,067	
Cost Escalation	9,184		6.000 %
Builders Risk	429		0.500 %
Bond	5,542		
Sales Tax	<u>5,143</u>		6.000 %
	20,298	173,365	
Prime/Const. Mgr. GC's	17,336		10.000 %
	<u>17,336</u>	190,701	
Prime/Const. Mgr. Markup	19,070		10.000 %
	<u>19,070</u>	209,771	
Estimate Contingency	10,715		7.000 %
Design Contingency	10,715		7.000 %
	<u>21,430</u>	231,201	
Est. Const. Bid Amount		231,201	
Construction Contingency	34,680		15.000 %
	<u>34,680</u>	265,881	
Total Construction Costs		265,881	
Additional Proj Cost/Allowance			
Aerial Survey Cost			
Appraisals			
Surveying			
Traffic Study			
Soil Investigation/Geotech.			
Wetland Determination			
Environmental Impact Study			
Environmental (ESAs, BEAs)			

