

# SHAKER HEIGHTS

## FACILITY ASSESSMENT

Bertram Woods Branch Library

Project # 2125

January 19, 2022 - Revision 1



SHAKER LIBRARY



### FACILITY ASSESSMENT - BERTRAM WOODS BRANCH LIBRARY

#### SHAKER HEIGHTS FACILITIES MASTER PLAN - ASSESSMENTS

---

General Description.....	02
Probable Inflation Cost Summary for Summer 2022.....	03
Probable Cost Summary.....	05
A. Heating System.....	06
B. Roofing.....	07
C. Ventilation / Air Conditioning.....	08
D. Electrical Systems.....	09
E. Plumbing and Fixtures.....	10
F. Windows.....	11
G. Structure: Foundation.....	12
H. Structure: Walls and Chimneys.....	12
I. Structure: Floors and Roofs.....	14
J. General Finishes.....	15
K. Interior Lighting.....	17
L. Security Systems.....	18
M. Emergency / Egress Lighting.....	19
N. Fire Alarm.....	20
O. Handicapped Access.....	21
P. Site Condition.....	23
Q. Sewage Systems.....	25
R. Water Supply.....	26
S. Exterior Doors.....	27
T. Hazardous Material.....	28
U. Life Safety.....	29
V. Loose Furnishings.....	30
W. Technology.....	31
X. Construction Contingency / Non-Construction Cost.....	32

## GENERAL DESCRIPTION

Bertram Woods Branch Library, originally constructed in 1959, is a one-story, 12,198 square foot brick structure located in a suburban setting. Additions to the library were completed in 1968 and 1991. The building is used for delivery of services to the general public. Spaces generally include library stacks, reading areas, staff work areas, and meeting rooms.

The structure of the overall facility contains brick veneer type exterior wall construction, with wood and plaster/gypsum board and CMU wall construction in the interior. The floor structure systems consist of slab on grade and wood truss floor joists. The roof structure is steel, and the roofing system is slate.

The building is located on a 2.925 acre site adjacent to Shaker Middle School and residential properties. Access onto the site is unrestricted, and parking for staff and visitors during normal operations is adequate.



Main Entrance - Northeast Elevation



Southeast Elevation



Courtyard



Southwest Elevation



## PROBABLE INFLATION COST SUMMARY FOR SUMMER 2022

The building assessment costs in this report are based on OFCC Assessment Cost Guidelines 2021. Based on current market conditions, the following cost projections have been made for Summer 2022 construction. Cost years beyond 2022 have been calculated with a 3.5% inflation rate.

Facility Cost Assessment Adjusted for Inflation through Summer 2022		Estimated 2022 Assesment Cost	Cost/sf.
<b>A</b>	Heating System	\$148,450.00	\$12.17
<b>B</b>	Roofing	\$98,999.75	\$8.12
<b>C</b>	Ventilation / Air Conditioning	\$129,613.50	\$10.63
<b>D</b>	Electrical Systems	\$57,500.00	\$4.71
<b>E</b>	Plumbing and Fixtures	\$14,611.41	\$1.20
<b>F</b>	Windows	\$114,044.41	\$9.35
<b>G</b>	Structure: Foundation	\$9,076.50	\$0.74
<b>H</b>	Structure: Walls and Chimneys	\$2,156.96	\$0.18
<b>I</b>	Structure: Floors and Roofs	\$0.00	\$0.00
<b>J</b>	General Finishes	\$439,580.26	\$36.04
<b>K</b>	Interior Lighting	\$94,129.53	\$7.72
<b>L</b>	Security Systems	\$0.00	\$0.00
<b>M</b>	Emergency / Egress Lighting	\$2,116.40	\$0.17
<b>N</b>	Fire Alarm	\$4,474.23	\$0.37
<b>O</b>	Handicapped Access	\$5,624.08	\$0.46
<b>P</b>	Site Condition	\$102,137.41	\$8.37
<b>Q</b>	Sewage Systems	\$0.00	\$0.00
<b>R</b>	Water Supply	\$0.00	\$0.00
<b>S</b>	Exterior Doors	\$32,648.00	\$2.68
<b>T</b>	Hazardous Material	\$1,341.78	\$0.11
<b>U</b>	Life Safety	\$67,591.27	\$5.54
<b>V</b>	Loose Furnishings	\$60,194.94	\$4.93
<b>W</b>	Technology	\$115,750.00	\$9.49
<b>X</b>	Construction Contingency / Non-Construction Cost	\$598,201.57	\$49.04
<b>ESCALATED OFCC GUIDELINE BUDGET (2021) - OME</b>		<b>\$2,098,242.00</b>	<b>\$172.02</b>
<b>OFCC 2021 COST GUIDELINES BUDGET</b>		<b>\$1,865,453.62</b>	
VARIANCE		\$232,788.38	
VARIANCE %		12.48%	

### UNIT PRICE CONCERNS

Total	\$373,836.63	
<b>REV OFCC GUIDELINE UNIT PRICE BUDGET - OME</b>	<b>\$2,472,078.63</b>	<b>\$202.66</b>
<b>OFCC 2021 COST GUIDELINES BUDGET</b>	<b>\$1,865,453.62</b>	
VARIANCE	<b>\$606,625.01</b>	
VARIANCE %	<b>32.52%</b>	



**SCOPE ADJUSTMENTS**

Total		\$0.00
REV OFCC GUIDELINE UNIT PRICE BUDGET - OME		<b>\$2,472,078.63</b>
		<b>\$202.66</b>
<b>OFCC 2021 COST GUIDELINES BUDGET</b>		<b>\$1,865,453.62</b>
VARIANCE		<b>\$606,625.01</b>
VARIANCE %		<b>32.52%</b>

2022 Costs	\$2,602,201.00
2023 Costs with 3.5% inflation	\$2,692,718.00
2024 Costs with 3.5% inflation	\$2,863,044.00
2025 Costs with 3.5% inflation	\$2,963,250.54
2026 Costs with 3.5% inflation	\$2,948,935.00

### PROBABLE COST SUMMARY

	<b>FACILITY ASSESSMENT</b> <b>Cost Set: 2021</b>	<b>Rating</b>	<b>Dollar Assessment</b>
<b>A</b>	Heating System	2	\$125,000.00
<b>B</b>	Roofing	2	\$95,750.00
<b>C</b>	Ventilation / Air Conditioning	2	\$100,000.00
<b>D</b>	Electrical Systems	3	\$50,000.00
<b>E</b>	Plumbing and Fixtures	3	\$12,000.00
<b>F</b>	Windows	3	\$95,680.00
<b>G</b>	Structure: Foundation	2	\$9,000.00
<b>H</b>	Structure: Walls and Chimneys	2	\$2,100.00
<b>I</b>	Structure: Floors and Roofs	1	\$0.00
<b>J</b>	General Finishes	2	\$402,178.30
<b>K</b>	Interior Lighting	3	\$79,287.00
<b>L</b>	Security Systems	1	\$0.00
<b>M</b>	Emergency / Egress Lighting	2	\$2,000.00
<b>N</b>	Fire Alarm	1	\$4,269.30
<b>O</b>	Handicapped Access	3	\$4,235.00
<b>P</b>	Site Condition	3	\$88,150.00
<b>Q</b>	Sewage Systems	1	\$0.00
<b>R</b>	Water Supply	1	\$0.00
<b>S</b>	Exterior Doors	3	\$26,500.00
<b>T</b>	Hazardous Material	2	\$1,341.78
<b>U</b>	Life Safety	2	\$57,436.50
<b>V</b>	Loose Furnishings	3	\$58,726.80
<b>W</b>	Technology	2	\$100,000.00
<b>X</b>	Construction Contingency / Non-Construction Cost	N/A	\$551,798.94
<b>Total</b>			<b>\$1,865,453.62</b>

### A. HEATING SYSTEMS

**Description:**

- The heating hot water boiler installed in 1999 serves hot water coils at AHUs, FCUs and radiant finned tube.
- Boiler pumps and piping are rusting.

**Rating:**

2 Needs Repairs

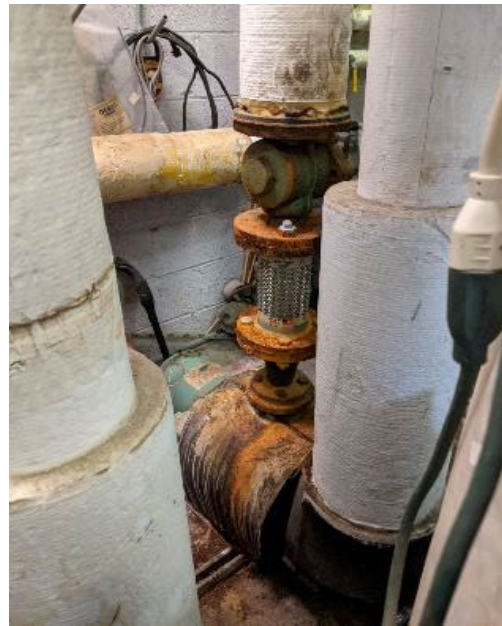
**Recommendations:**

- Recommend replacing boiler as it is nearing the end of its life expectancy.
- Recommend replacing pumps and accessory equipment prior to failing.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Boiler	\$75,000.00	UNIT	1.00	\$75,000.00	
Replace Pumps	\$50,000.00	SQ. FT.	1.00	\$50,000.00	
Sum:				\$125,000.00	



Boiler



Boiler Pumps

### B. ROOFING

#### Description:

- The roof on the overall facility is a slate roof system that is in fair condition. There is a small area of standing seam metal roof that is in fair condition. There are no reports of current leaking. There are a few cracked, chipped, and missing slate that should be replaced as part of routine slate roof maintenance. No signs of past leaking were observed during the physical assessment.
- Roof observations on the single story building were made from the ground. The building does not have access hatches or fixed ladders.
- There were no observations of standing water on the roof. Roof storm drainage is addressed through a system of stainless steel gutters and downspouts, which are properly located, and in fair condition.
- No problems requiring attention were encountered with any roof penetrations.

#### Rating:

2 Needs Repairs

#### Recommendations:

- The slate roof over the overall facility requires replacement.
- The metal roof requires replacement due to condition and age of system.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Slate	\$7.00	SQ. FT.	12500.00	\$87,500.00	
Repaint Metal Roof	\$16.50	SQ. FT.	500.00	\$8,250.00	
Sum:				\$95,750.00	



Slate Roof



Standing Seam Metal Roof



### C. VENTILATION / AIR CONDITIONING

**Description:**

- The AHU serving the children's area has DX refrigerant cooling with a condensing unit mounted outdoors.
- An outdoor air cooled chiller installed in 1999 serves the AHU serving remainder of building.
- Chilled water also serves FCUs around the perimeter of the building.

**Rating:**

2 Needs Repairs

**Recommendations:**

- The outside air cooled chiller is nearing the end of its life expectancy and should be replaced.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Chiller	\$100,000.00	UNIT	1.00	\$100,000.00	
Sum:				\$100,000.00	



Outdoor Air-Cooled Chiller



Fan Coil Unit

### D. ELECTRICAL SYSTEMS

**Description:**

- The building contains two electrical services: a 400A, 208/120V, 3-phase service and a 200A, 208/120V, 3-phase service. The building does not have an emergency generator.
- Most of the electrical equipment is old and in poor condition.
- Three panelboards were installed in 2002. These are in good condition and do not need replacement.

**Rating:**

3 Needs Replacement

**Recommendations:**

- Replace the two electric services with a single service.
- Replace all old electrical equipment in the main electrical room.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Service and Equipment	\$50,000.00	UNIT	1.00	\$50,000.00	
Sum:				\$50,000.00	



Main Electrical Equipment



2002 Panelboards

### E. PLUMBING AND FIXTURES

**Description:**

- The facility contains one Men's Restroom, one Women's Restroom, and one Staff Restroom. The Men's Restroom contains one floor-mounted toilet with flush valve, one wall-mounted urinal with flush valve, and one wall-mounted lavatory. The Women's Restroom contains two floor-mounted toilets with flush valves and one wall-mounted lavatory. The Staff Restroom contains one floor-mounted tank type toilet and one wall-mounted lavatory. The public restrooms are ADA-compliant; the Staff Restroom is not. The fixtures are in good condition. Fixtures have electronic sensors.
- The facility is equipped with one ADA electric water cooler in good condition.
- The facility is not equipped with a full-service kitchen, but is equipped with a staff room featuring a microwave, sink, and refrigerator. There is a second staff room with a sink and a public meeting room with a sink.
- There is (1) 40-gallon natural gas domestic hot water heater installed after 2017.

**Rating:**

3 Needs Replacement

**Recommendations:**

- Replace plumbing fixtures

Item	Cost	Unit	Whole Building	Sum	Comments
Toilet	\$1,500.00	EACH	4.00	\$6,000.00	
Urinal	\$1,500.00	EACH	1.00	\$1,500.00	
Lavatory	\$1,500.00	EACH	3.00	\$4,500.00	
Sum:				\$12,000.00	



Hot Water Tank



ADA Stall

### F. WINDOWS

#### Description:

- Most of the facility is equipped with aluminum frame window systems with single glazed type windows, which are in fair condition. The older window system features operable windows in most areas of the building, and the operable windows are not equipped with insect screens. Window system seals are in fair condition, with minimal air and water infiltration being experienced. Window system hardware is in fair condition. The window system features surface mounted blinds, which are in good condition.
- The bay window is newer and equipped with aluminum frame windows with insulated glazing in good condition.
- The building does contain 12'x15' polycarbonate panel skylights in poor condition and showing deterioration on the outside.

#### Rating:

3 Needs Replacement

#### Recommendations:

- Due to age and condition, replace the existing non-insulated window system with a new insulated window system to match the existing insulated system, with work recommended within 4 years.
- Due to age and condition, replace the existing polycarbonate skylight panels. Work recommended within 4 years.

Item	Cost	Unit	Whole Building	Sum	Comments
Aluminum Framed Window System	\$63.25	SQ. FT.	1120.00	\$70,840.00	
Skylight Panels	\$138.00	SQ. FT.	180.00	\$24,840.00	
Sum:				\$95,680.00	



Window System



Skylight

### G. STRUCTURE: FOUNDATION

**Description:**

- The overall facility is equipped with concrete masonry unit foundation walls, which displayed no significant differential settlement or cracking, and are in good condition. No significant issues related to foundation cracking or spalling were encountered. No grading or site drainage deficiencies were noted around the perimeter of the structure that are contributing or could contribute to foundation / wall structural deterioration. There is a section of the basement where the paint is peeling off the the wall, which indicates wall dampness.

**Rating:**

2 Needs Repairs

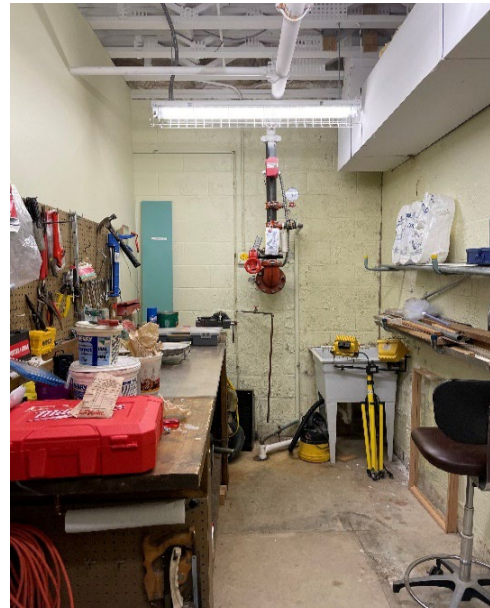
**Recommendations:**

- Excavate the exterior side of the basement wall where paint is peeling and waterproof the wall.

Item	Cost	Unit	Whole Building	Sum	Comments
Excavation and Waterproofing	\$300.00	LN. FT.	30.00	\$9,000.00	
				\$0.00	
<b>Sum:</b>				\$9,000.00	



Peeling Paint at Foundation Wall



Peeling Paint at Foundation Wall

### H. STRUCTURE: WALLS AND CHIMNEYS

**Description:**

- The overall facility has a brick veneer on load bearing masonry wall system and steel framing, and is in good condition. There is a small amount of deterioration near the mechanical room. The brick chimney is in good condition.
- Lower level walls are concrete masonry units and are in good condition.
- Interior corridor and demising walls are metal stud with gypsum board, project full height from floor to bottom of deck, and are in good condition. Interior masonry appears in good condition.
- The window sills are stone, and most are in good condition. Three stone sills at the Mechanical Room are deteriorating. The exterior lintels are steel, and are in good condition. Exterior soffits and fascia are of wood type construction, and in good condition.

**Rating:**

2 Needs Repairs

**Recommendations:**

- Replace 3 stone window sills near the Mechanical Room, with work recommended within 4 years.

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Stone Sills	\$700.00	UNIT	3.00	\$2,100.00	
Sum:				\$2,100.00	



Stone Sills



Wood Trim and Fascia

### I. STRUCTURE: FLOORS AND ROOFS

Description:

- The floor construction of the base floor of the overall facility is concrete slab on grade type construction, and is in good condition. There is no crawl space.
- The floor construction over the basement area is plywood over wood truss type construction, and is in good condition.

Rating:

1 Satisfactory

Recommendations:

- Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	



Wood Truss Joist Structure over Basement



Steel Support Structure

### J. GENERAL FINISHES

#### Description:

- The overall facility features conventionally partitioned rooms and open library space. The library and offices have carpet flooring, ACT and gypsum board ceilings, and painted plaster and exposed brick walls. The carpet is dated and in fair condition, and the ceilings and walls are in good condition.
- The corridors have carpet, ACT ceilings, and painted plaster walls. The wall base is missing from all corridor walls. Similar to the rest of the facility, the carpet is in fair condition but is dated. The overall facility has restrooms with 12x12 ceramic tile type flooring, ACT ceilings, as well as gypsum board type wall finishes. The ceiling and floors are in fair condition and the walls are in poor condition. Toilet partitions are laminate and are in fair condition. Casework in the overall facility is wood type construction with plastic laminate (or other) tops and is dated but in good condition. Wood library casework (circulation desks) are in poor condition.
- The facility is equipped with wood non-louvered interior doors that are flush mounted partially recessed with both proper ADA and non ADA hardware and in fair condition.

#### Rating:

2 Needs Repair

#### Recommendations:

- Provide complete replacement of all flooring and repairing of damaged wall finishes on the main level due to the age and condition. Casework should be replaced as practicable due to the age. Provide replacement of all toilet accessories.
- Per Library direction, provide alterations to interior wall layout, additional casework, visual display boards, wall and door protection and window treatments.
- Funding for replacement of interior doors is provided in Item O, including doors here noted as being in deficient condition.

Item	Cost	Unit	Whole Building	Sum	Comments
Complete Replacement of Casework and Finishes	\$20.63	SQ. FT.	12,198.00	\$251,644.74	Per building area, with removal of existing
Additional Interior Alteration, Casework, Visual Display Boards, Window Treatments, Wall and Door Protection.	\$60.00	SQ. FT.	2,400.00	\$144,000.00	Removing and Replacing, includes \$500 for urinal screen
Toilet Partitions	\$1,100.00	UNIT	3.50	\$3,850.00	Removing and Replacing, includes \$500 for urinal screen
Toilet Accessories	\$0.22	SQ. FT.	12,198.00	\$2,683.56	
Sum:				\$402,178.30	



Existing Library Carpet



Corridor Wall Base Condition



### K. INTERIOR LIGHTING

Description:

- The building contains T8 fluorescent fixtures and compact fluorescent downlights. Light fixtures are in good condition.
- The color temperatures of the fluorescent bulbs in not consistent throughout.

Rating:

3 Needs Replacement

Recommendations:

- Replace fluorescent fixtures with LED fixtures.

Item	Cost	Unit	Whole Building	Sum	Comments
Building Lighting Replacement	\$6.50	SQ. FT.	12,198.00	\$79,287.00	
Sum:				\$79,287.00	



Linear Suspended T8 Fixtures



Surface T8 Fixtures

### L. SECURITY SYSTEMS

Description:

- The building contains a security camera system and motion detectors. The system is in good condition.
- An access control system was not observed in the building.

Rating:

1 Satisfactory

Recommendations:

- Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	



Interior Security Camera



Exterior Security Camera

### M. EMERGENCY / EGRESS LIGHTING

Description:

- Emergency lighting consists of battery-powered emergency fixtures.
- Some of the exit doors do not have emergency egress lighting on the exterior.
- Emergency lighting is in good condition.

Rating:

2 Needs Repair

Recommendations:

- Provide egress lighting at all exterior doors.

Item	Cost	Unit	Whole Building	Sum	Comments
Provide Egress Lighting at All Exit Doors	\$500.00	UNIT	4.00	\$2,000.00	
Sum:				\$2,000.00	



Emergency Light



Exit Sign

### N. FIRE ALARM

**Description:**

- The building contains a non-addressable fire alarm system by Silent Knight.
- Devices include pullstations, notification devices, and smoke detectors.
- Devices appear to be adequately placed and are in good condition.

**Rating:**

1 Satisfactory

**Recommendations:**

- Existing conditions require no renovation or replacement at the present time. Include costs for relocation of existing devices and additional devices due to interior building alterations.

Item	Cost	Unit	Whole Building	Sum	Comments
Relocate devices due to interior alterations	\$0.35		12,198.00	\$4,269.30	
Sum:				\$4,269.30	



Main Fire Alarm Panel



Notification Device

### O. HANDICAPPED ACCESS

Description:

- There is an accessible route provided from the public right-of-way and the accessible parking areas to the main entrance of the facility. There is an accessible route connecting all or most areas of the site.
- The exterior entrances are ADA accessible and are equipped with ADA-compliant hardware.
- Access from the parking/drop-off area to the building entries is not compromised by steps or steep ramps. Adequate handicapped parking is provided, however one space does not have an access aisle.
- The main building entrance is equipped with an ADA power assist door.
- On the interior of the building, space allowances and reach ranges are mostly compliant.
- There is an accessible route through the building which does not include protruding objects.
- Ground and floor surfaces are compliant.
- Stairs do meet all ADA requirements.
- This multi-story building has does not have a compliant elevator.
- Interior doors are not recessed, some are not provided adequate clearances, and some do not have compliant hardware.
- Existing public restrooms are compliant.
- ADA-compliant toilet partitions, accessories, and mirrors are provided in the public restrooms.
- ADA-compliant signage is provided.

Rating:

3 Needs Replacement

Recommendations:

- Provide access aisle adjacent to handicap parking space.
- Provide an elevator.

Item	Cost	Unit	Whole Building	Sum	Comments
Accessible Hardware	\$385.00	SET	11.00	\$4,235.00	(includes installation / hardware only)
Sum:				\$4,235.00	



Handicapped Parking



Non-Compliant Knob Hardware

### P. SITE CONDITION

#### Description:

- The 3 acre relatively flat site is located in a suburban, residential setting with generous tree and shrub type landscaping. There are no apparent problems with erosion or ponding. The site is bordered by moderately traveled city streets. Two entrances are provided onto the site.
- Staff and visitor parking is facilitated by an asphalt parking lot in fair condition, containing 39 parking places for staff members, visitors, and the disabled. The site and parking lot drainage design, consisting of catch basins and storm sewers, provides adequate evacuation of storm water, and no problems with parking lot ponding were observed.
- Concrete curbs in fair to poor condition are appropriately placed. Concrete sidewalks are properly sloped, are located to provide a logical flow of pedestrian traffic, and are in good condition. Trash pick-up and service drive pavement is not heavy duty and is in fair condition, and is equipped with a concrete pad area for dumpsters, which is in fair condition.
- A 6 foot tall lattice top cedar fence in fair condition surrounds an outdoor patio and garden area. The fence is in fair condition and the gates and post caps are in poor condition. A separate 6 foot tall lattice top cedar fence and gates in fair condition surrounds the chiller unit.

#### Rating:

3 Needs Replacement

#### Recommendations:

- Replace asphalt pavement with work recommended within 4-7 years.
- Replace damaged concrete curbs where rebar is exposed and rusting, with work recommended within 0-2 years.
- Replace fence gates and post caps, with work recommended within 0-2 years..
- Clean and stain fence, with work recommended within 0-2 years..

Item	Cost	Unit	Whole Building	Sum	Comments
Replace Asphalt Pavement	\$35.00	SQ. FT.	2,300.00	\$80,500.00	
Replace Concrete Curbs	\$30.00	SQ. FT.	80.00	\$2,400.00	
Cedar Fence Gates	\$600.00	EACH	3.00	\$1,800.00	
Cedar Post Caps	\$50.00	EACH	12.00	\$600.00	
Clean and Stain Cedar Fence	\$1.50	UNIT	1,900.00	\$2,850.00	
Sum:				\$88,150.00	



Asphalt Parking Lot



Cedar Fence



## Q. SEWAGE SYSTEM

Description:

- The majority of the sanitary systems are cast iron and original to the building. No major issues have been identified.

Rating:

- 1 Satisfactory

Recommendations:

- Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	

### R. WATER SUPPLY

Description:

- The majority of the domestic water system is copper with soldered fittings. No major problems or repair needs were identified.

Rating:

- 1 Satisfactory

Recommendations:

- Existing conditions require no renovation or replacement at the present time.

Item	Cost	Unit	Whole Building	Sum	Comments
Sum:				\$0.00	

### S. EXTERIOR DOORS

#### Description:

- The entrance doors to the facility office areas are equipped with aluminum sidelights and transoms with tempered, single pane glazing, in fair condition
- The exterior doors in the patio and outdoor garden area are equipped with aluminum frame sidelights and transoms with tempered, insulated glazing, in good condition.
- The exterior doors to the maintenance area and lower level are equipped with hollow metal sidelights and transoms with tempered, single pane glazing, in poor condition.

#### Rating:

3 Needs Replacement

#### Recommendations:

- Due to age and condition, replace the existing non-insulated aluminum doors and window system at the main entrance with a new insulated storefront system to match existing system design, with work recommended within 4 years
- Due to age and condition, replace the existing non-insulated hollow metal doors and window system with new insulated FRP doors and insulated glass windows in an aluminum frame system to match existing system design, with work recommended within 2 years.

Item	Cost	Unit	Whole Building	Sum	Comments
Glazed Aluminum Storefront Door and Hardware	\$3,500.00	Each	6.00	\$21,000.00	
FRP Door and Hardware	\$2,750.00	Each	2.00	\$5,500.00	
Sum:				\$26,500.00	



Aluminum Storefront Doors



Hollow Metal Door and Frame

### T. HAZARDOUS MATERIAL

Description:

- There was no previous Asbestos Inspection Report provided. However, given the date of original construction and building methods, it is assumed that Asbestos Containing Building Materials (ACBM) were used. A Hazardous Materials Inspection should be performed to accurately determine the presence and condition of any ACBM within the building.
- Removal and replacement of fluorescent lighting in Item K will require special disposal.

Rating:

2 Needs Repair

Recommendations:

- Provide for disposal of fluorescent lighting.

Item	Cost	Unit	Whole Building	Sum	Comments
Fluorescent Lamps and Ballasts Recycling/Incineration	\$0.11	SQ. FT.	12,198.00	\$1,341.78	
Sum:				\$1,341.78	



Fluorescent Lighting

### U. LIFE SAFETY

Description:

- The facility is equipped with an automated fire suppression system in the basement level only.
- Exit Corridors are situated such that dead-end corridors are not present.
- The facility features one interior stair which is protected by compliant two-hour fire enclosure.
- The facility features one exterior concrete stair providing egress from the basement to grade, which is in good condition.
- Rooms with a capacity greater than 50 occupants are equipped with adequate egress.
- Fire extinguishers are provided in sufficient quantity and are adequately spaced.
- The facility is not equipped with an emergency generator.

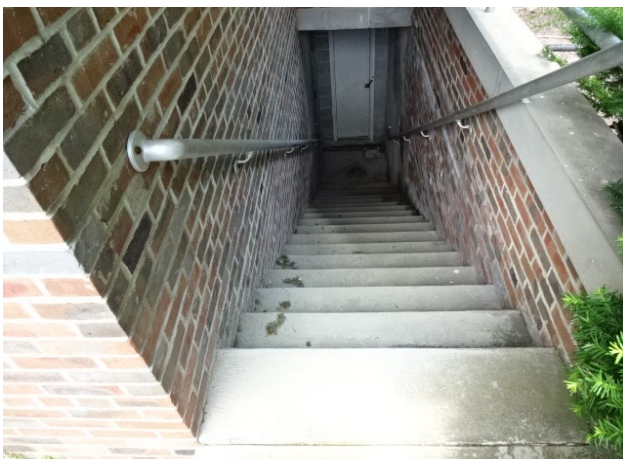
Rating:

2 Needs Repair

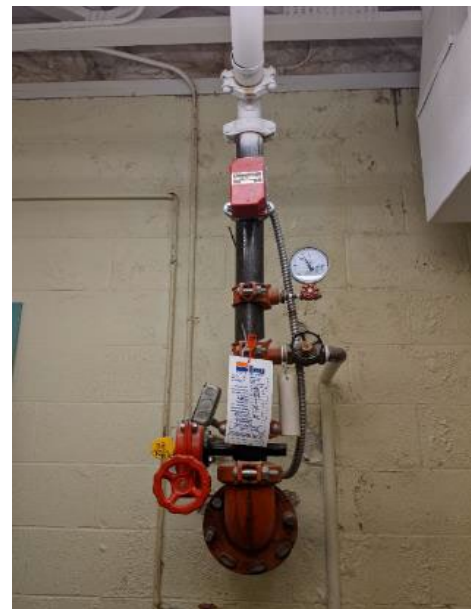
Recommendations:

- Extend fire suppression system to the main floor.

Item	Cost	Unit	Whole Building	Sum	Comments
Extend Fire Suppression System	\$5.50	SQ. FT.	10,443.00	\$57,436.50	
Sum:				\$57,436.50	



Exterior Egress Stair



Fire Suppression System for Basement

### V. LOOSE FURNISHINGS

**Description:**

- The typical library space furniture is of consistent design, and in generally fair condition, consisting of tables & chairs, reading tables, computer workstations, bookcases, lounge furniture, and reception desks.
- The facility's furniture and loose equipment were evaluated, and on a scale of 1 to 10 the overall facility received a rating of 6 due to observed conditions, and due to the fact that wood furniture is peeling, and chipping at edges and beginning to show regular wear and tear.

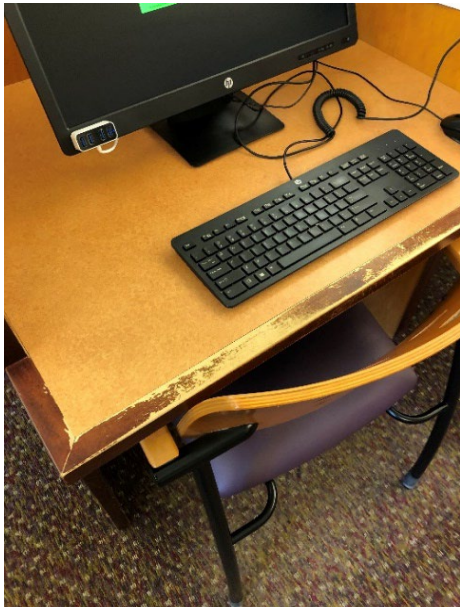
**Rating:**

3 Needs Replacement

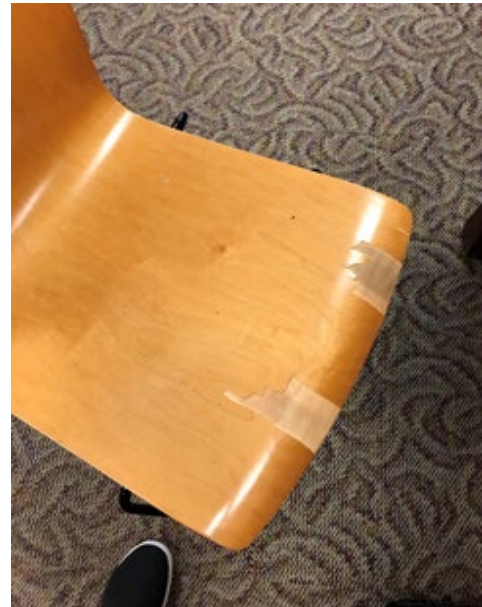
**Recommendations:**

- Provide for replacement of outdated or inadequate furnishings, with work recommended within 0-2 years.

Item	Cost	Unit	Whole Building	Sum	Comments
Furniture Replacement	\$4.95	SQ. FT.	11864.00	\$58,726.80	
Sum:				\$58,726.80	



Computer Workstation



Library Chair

### W. TECHNOLOGY

**Description:**

- The telecom equipment includes a single rack with CAT5e cabling. Cabling at the rack is lacking proper cable management.
- There is some older outdated telecom equipment installed, such as punch-down blocks for phone.
- The computers and phone systems appear to be in good condition.
- Wireless access points are provided throughout the building.

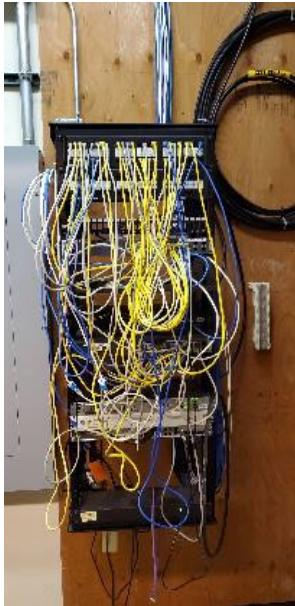
**Rating:**

2 Needs Repair

**Recommendations:**

- Provide proper cable management at telecom rack.
- Remove or replace outdated telecom equipment.

Item	Cost	Unit	Whole Building	Sum	Comments
Allowance	\$100,000.00	EACH	1.00	\$100,000.00	
Sum:				\$100,000.00	



Main Telecom Rack



Public Computers

### X. CONSTRUCTION CONTINGENCY / NON-CONSTRUCTION COST

<b>Renovation Costs (A-W)</b>		\$1,313,654.68
7.00%	Construction Contingency	\$91,955.83
<b>Subtotal</b>		\$1,405,610.51
16.29%	Non-Construction Costs	\$459,843.11
<b>Total Project</b>		<b>\$1,865,453.62</b>

Construction Contingency	\$91,955.83
Non-Construction Costs	\$459,843.11
<b>Total for X.</b>	<b>\$551,798.94</b>

<b>Non-Construction Costs Breakdown</b>		
Land Survey	0.03%	\$421.68
Soil Borings / Phase I Envir. Report	0.10%	\$1,405.61
Agency Approval Fees (Bldg. Code)	0.25%	\$3,514.03
Construction Testing	0.40%	\$5,622.44
Printing - Bid Documents	0.15%	\$2,108.42
Advertising for Bids	0.02%	\$281.12
Builder's Risk Insurance	0.12%	\$1,686.73
Design Professional's Compensation	14.79%	\$207,889.79
Additional Design Services	15.65%	\$14,391.09
Owner's Representative	8.11%	\$114,009.07
CM Compensation	6.00%	\$84,336.63
Commissioning	0.60%	\$8,433.66
Non-Construction Contingency (includes partnering and mediation services)	1.12%	\$15,742.84
<b>Total Non-Construction Costs</b>	<b>47.34%</b>	<b>\$459,843.11</b>