

New Ferndale Branch Library Pioneer Park at the former Boys & Girls Club Feasibility Study and Conceptual Design

12May09



Prepared for:
The City of Ferndale

Prepared by:
Stewart+King Architects, Inc.



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Executive Summary

The nature of this feasibility study and conceptual design is to identify the critical issues, the likely mitigation and areas for more detailed study. This study and conceptual design phase assumes more detailed programming, design development and engineering will take place. It is the intent of this study and design to bring enough definition to the elements of this project to be able to set a budget for the work likely to be required to complete the various scenarios. The conceptual design is a placeholder that will require more elaborate discussion with library staff, building users and community members than was included in this scope of work.

This study is intended to provide information about the basics of the project options to support further discussion as the City of Ferndale makes decisions about the use of the former Boys & Girls Club as a library and/or community center.

The Existing Ferndale Branch Library:

The existing Ferndale Library was built in 1991, is approximately 9,000 square feet. It is significantly smaller than the size projected as needed to accommodate the current and ever-expanding library-using population presented in the 1996 Ferndale Library Needs Assessment.

The City of Ferndale has selected the existing Ferndale Library building as the future home of the new Ferndale Law & Justice Facility – thus displacing the library. Extensive additions and alterations to the existing Library building will be required for the Law & Justice Center. The schedule for the Law & Justice Center calls for bidding to take place in August or September of this year and construction to begin shortly thereafter. In order for the additions/renovations to begin, the Library needs to be relocated to a new facility. As there is no building currently suitable to house the Library, a new Library facility needs to be created. This study looks at the renovation of the existing structure that previously housed the Boys & Girls Club at Pioneer Park.

2006 Feasibility Study:

In 2006, Meyer, Scherer & Rockcastle, Ltd. provided a space needs assessment for a Ferndale branch library. Based on the projection of the service population, the demographic make-up and comparative data, MSR projected a target library size of approximately 27,000 square feet, with a projected construction cost including associated project costs of approximately \$12,000,000. This number included an allowance for land acquisition, furniture and fixtures, moving, design fees, sales tax, and contingency. It did not however include state sales tax. The support data indicated the Ferndale branch library should be between 25,000 and 35,000 square feet.

Supplemental to this study was the conceptual design for 3 library branch scenarios provided by Stewart+King Architects, Inc. The 3 scenarios were for a 30,000 square foot branch library, one as an addition/renovation to the existing Ferndale Library, one as a new free-standing facility on an unspecified “city center” site and one as a new shared facility on an unspecified “city center” site. Several public meetings were held during this process.



Scenario 1 – Addition/Renovation to Existing Ferndale Library

Scenario 2 – Free Standing Facility on an unspecified “City Center” Site



Scenario 3 New Shared Facility on an unspecified “City Center” Site

2008 Whatcom County Library System – Existing Building Assessment and Master Plan:

Stewart+King Architects, Inc., provided assessment of the condition of all branch library buildings in the Whatcom County Library System and summarized long range plans for each. In that study, it was further concluded that the existing Ferndale branch library was deficient in size and systems. In that study, 23,000 square feet was used as the long range planning area for the Ferndale branch library. An \$11,000,000 project cost was estimated with a 2010 bid. This projection did not include property acquisition.

The Existing Pioneer Park Structure – the old Boys & Girls Club:

The existing 15,000 square foot enclosure, 160 feet long and 84 feet wide, consists of eight structural bays with 84' trusses and supporting columns at 20' on center. The age of the building is unknown but is assumed to be approximately 40 years old. One source indicated that the slab and foundation, with a wood framed structure, preceded the existing steel super-structure. This would suggest that the foundation and slab would be older than 40 years.

The steel frame type of structure that exists now is typically designed very efficiently with no excess capacity to support added loads. It was likely designed to support the ceiling, lighting, insulation and roofing. Current building codes are now more conservative which suggests that there is no capacity for loads beyond those initially constructed. There was no fire sprinkler system in the original building. The trusses and the cross purlins between trusses are both likely minimally designed so that if loads are to be added to those initially constructed, they both would need to be supplemented.

A letter by structural engineer, Joost Zeegers, dated 1/10/2007, provides additional commentary on the existing structure and fire damage which prompted the departure of the Boys & Girls Club.

As the existing structure is considered for re-use, a modern library should have more elaborate lighting, acoustical treatment, ceiling configurations and materials, a fire sprinkler system and perhaps some day-lighting features such as cupolas or clerestory structures. The current energy code would require additional insulation than would have been required at the time of the original construction. All of this suggests that improvements to the existing steel building super-structure would need to be upgraded to some extent to optimally serve the new library use.

The existing foundation system could similarly have been built in the most economical configuration meeting only the most rudimentary requirements, possibly with footings at columns only. The perimeter of the building, between

columns may not have a continuous foundation system, possibly just a turned-down slab edge. For the purposed of this study, it is assumed that the foundation is a continuous footing. This should be confirmed as part of the design development process.

There are a couple of ways to supplement the existing steel frame (trusses, purlins and columns).

1. Add one or more columns along the 84' span of the trusses. This will increase the bearing capacity of each truss. The columns will require new footings. Add one purlin between each 2 existing purlins. This will reduce the load on each purlin by half. The vertical load capacity on the existing columns is likely sufficient for the anticipated added loads. A detailed design for this option will be required.
2. Add new steel rigid frames between each existing truss line. This will reduce the load on the existing trusses and purlins by half. This will require new footings at the vertical supports at each end of the new structural frames. This will allow added loads and leave the space free of columns. A detailed design for this option will be required.

The existing metal roofing and metal siding is deteriorated and damaged. It is assumed in any development scenario, new roofing and new siding will need to be provided.

A modern library requires concealed distribution of data and power throughout the facility. This can be done by cutting new power/data ducts into the existing concrete slab and possibly within the depth of the existing wood flooring system, or by a new accessible raised floor system. Such a raised floor system could also be used for air distribution as has been done on several libraries in the Seattle Library system and elsewhere. A raised floor system typically provides approximately 24 inches of height. This change in the floor height may be a strategy for flood-prevention design discussed below.

The existing facility has no mechanical (HVAC) system, power system or data system appropriate for re-use with a branch library or community center. The site is served by basic infrastructure including water, power, sanitary sewer and storm sewer. They all appear to be adequate to support the needs of the various scenarios of this study.

Flood Design:

The site appears to be within the FEMA flood plane though there is no awareness of flooding within remembered history by the old-timers. There appear to be several options to respond to the FEMA requirements for buildings

within a potential flood zone. In addition to the FEMA requirements, protecting the Library interior finishes and collection is a requirement of the design.

1. Construct a concrete stem wall to approximately 36" above existing floor around the perimeter of the building with limited openings – each opening to be equipped with flood control gates to prevent the intrusion of flood-waters into the building. As the condition and configuration of the existing concrete foundation is unknown, it should be determined that a continuous stem wall is in place that can support a new concrete stem wall. More detailed study may find that the existing foundation system can support the concrete stem wall.

Maintaining the existing floor elevation simplifies access into the building and allows reuse of the existing concrete slab, foundation and steel frame.

The concrete stem wall will need to be engineered to resist the load generated by potential flood-waters. It is not clear at this time if this load is for still water or moving water or the impact water speed may have on the design. Additional study is required.

Some risk of flood damage would still be a factor with this option and the city should assess the impact on flood insurance rates.

2. Raise the finish floor level above the flood plane. This may provide the least risk caused by flood damage. This will largely negate the re-use of the existing slab and the existing steel frame. To provide for a higher floor elevation, demolition of the existing slab, foundation and steel frame is likely required, engineered fill and compaction would likely be needed and new foundation, slab and structural frame would likely be needed.

There may be opportunities with a combination of the 2 options – a partially raised access flooring system, combined with a projecting concrete stem wall.

A more detailed study of flood requirements and response will be needed as part of the project design phase.

Storm Water Treatment and Detention Requirements:

The City of Ferndale has indicated that storm water generated on the site by this project can be collected and routed to the City storm water system. Some on-site storm treatment would be preferred, such as rain-gardens or bio-swales. The City storm system will route the storm water to Schell Marsh where further treatment and detention can be provided.

A more detailed study of storm requirements and treatment options will be needed as part of the project design phase.

Soil Conditions:

No soils reports were provided or reviewed specific to the project site, but several general comments could be made regarding local soil conditions.

Soils on the site are likely somewhat problematic. The site soil likely consists of a deep layer of alluvial fine soil material deposited as a result of historical proximity to the Nooksack River. The depth and density of the material is likely such that it would not support building design loads without concern for settlement. Settlement is not such a concern for the existing building as most settlement has probably already occurred in the existing building area. Settlement issues become more of a concern when considering adding to the existing building. A new structure is likely to see some settlement without preparatory mitigation, where as the existing structure is not likely to see the same amount of settlement. This differential settlement can likely be mitigated prior to new building construction by preloading the new building area or by over-excavating at the new building footprint and filling with approximately 3' of suitable engineered fill material, or a combination of both strategies. The New Boys & Girls Club to the west on Second Street has preloaded their site to reduce the settlement that would occur after construction.

Libraries as a general building type present some particular conditions that make locating on poor soils more problematic because the difference in live loads associated with book stack areas versus areas such as meeting rooms where live loads are much less. The typical structural response to this would be to provide continuous footings or grade beams connecting all otherwise isolated concrete load bearing foundations pads, such as for point loads associated with columns, so that the foundation system works as one monolithic unit.

In the scenario for a new 15,000 sf addition, over-excavation with structural fill, preloading and grade beams should be anticipated in the scope of construction work.

It is assumed that as long as the renovation of the existing structure is largely contained on the existing slab, settlement is not such an issue. Some additional study should assess the potential impact of the added book stack loads.

Before detailed design were to move forward, a site specific geo-technical study should be provided, and some exploration of the existing foundation system should be made.

Conceptual Design Scenarios:

Scenario One - Reuse as a Library facility – minimal improvements -15,000 sf:

1. 15,000 sf facility occupying the existing building area. New ceiling, lighting, roof insulation, roofing and fire sprinkler system added to limit of existing metal building roof structure (steel frame and purlins) without adding columns or reinforcement to existing trusses or purlins.
2. Allows reuse as Community Center with no columns.

Scenario Two A - Reuse as a Library facility – optimal improvements -15,000 sf:

1. Existing roof structure improved to support more elaborate ceiling treatment, cupolas, skylights. Improvements may include added columns, added structural frames or reinforcement to existing trusses and girts. The resulting library facility to be a state-of-the-art branch library without compromise by deficient existing conditions.

Scenario Two B - Reuse as a Library facility- 30,000 sf:

1. Same as Scenario Two A with 15,000 square feet addition constructed sometime in the future.

Scenario Three - Conversion of the 15,000 sf Library into a Community Center-15,000 sf:

1. In this scheme, the Library would move to a second new location making the existing structure (former Boys & Girls Club) available for a facility devoted to a community center. Programming for this includes meeting spaces of various sizes and support facilities including a commercial kitchen.

This scenario includes the cost of a new Library building. To do this, costs developed in the 2006 study have been reviewed and interpolated to reflect changes in program and economic climate.

Site and Street Parking:

An analysis of potential parking capacity on-site and on neighboring streets is included elsewhere in this study.

Collocated Facilities:

Pioneer Park is a logical location for a municipal library as it is near the city center and main thoroughfare and would be supplemented and complemented by a variety of existing civic-type facilities.

The New Boys & Girls Club

Pioneer Park

Senior Center

Elementary School

The Riverwalk

Playfields

With the addition of the Library to these facilities, the concept of a “community center” may develop with the shared use of the combined meeting and public facilities.

Sustainable/Green Design:

The conceptual design in this study anticipates green building design comparable to that of a LEED Silver rating.

Project Schedule:

A detailed project schedule is included in the back of this study. Generally, for normal development of a public project of this magnitude, preparation and administration for construction on a remodel of the existing structure for a 15,000 square foot library would take approximately seven months and the construction process could be anticipated to take another 10 months. A one-month move-in/shake-down period should be considered.

Next Steps:

If the City of Ferndale decides to proceed with renovation of the former Boys & Girls Club into a branch library, this study identifies a variety of more detailed studies to be conducted. These could be included in a design development scope of work to include producing bid documents for the construction project.

As-is Conditions

City of Ferndale / Whatcom County Library System

Ferndale Library/Community Center @ Pioneer Park

Former Boys & Girls Club Building

Building Systems Assessment

Stewart+King Architects, Inc.

11-May-09

Facility Identification: Former Boys & Girls Club Building

Address: Pioneer Park, Ferndale WA

Date of Survey: 25 March 2009

Prepared by: David King AIA

Facility Site Area (approx): N/A

Building Area (gross): 15,040 sf

Original Construction: sf Year: 1971-2 +/-

Additions: sf Year: N/A

sf Year: N/A

sf Year: N/A

Building Design: Steel Building, Clear Span, Slab on Grade

Number of Floors: One

The building assessment below is based on a cursory visual inspection, review of available as-built construction documents and interviews with those familiar with the buildings and systems. The intent of the assessment is to make a general statement of compliance to current building codes, and to identify areas possibly needing further study. Systems apparently risking health, safety or welfare are identified as unsatisfactory. Specialty consultants such as structural, mechanical or electrical engineers where not a part of this assessment process. This assessment is not intended to identify minor maintenance issues. It is intended to identify system improvements that will be required in the next 7 years for buildings with indefinite planned use.

Good (G): Sound and stable, free of damage/defects, functioning as designed, no degradation

Fair (F): Functional w/ minor wear, capacity uncertain, routine maintenance may be required, serviceable

Poor (P): System compromised, damage evident, restoration/repair required, limited operation, substd.

Unsatisfactory (U): Seriously deficient, damaged beyond repair, replacement req'd, potential for risk to occ.

G F P U Comments:

A Substructure

Foundation		x			No settlement observed. Support capacity for book stacks to be confirmed. The building is likely built on poor soils that will require mitigation at new construction. Flood water retainage walls are anticipated to be added. Further assessment required.
Special Foundation					Study assumes continuous spread footings. Need to confirm prior to building renovation design.
Floor Slabs		x			Predominantly covered with furred wood flooring. No issues observed. Distribution of power and data may require selective demolition and repair.

B Shell

Struct. Col./Frame		x		x	A portion of the steel frame is damaged by fire. The remainder is likely limited to a minimum design capacity. Further assessment required.
Floor Structure		x			See slab sub-structure above
Roof Structure			x	x	Roof trusses (20' on center) and purlins are likely designed to very minimal capacity. Renovation for standard library/community center design will likely require upgrade of these elements. Repair of structure damaged fire is required. Further assessment required.
Exterior Walls			x	x	Columns (20' on center) and purlins are likely design to very minimal capacity. Further assessment required.
Wall Insulation				x	All new wall insulation will be needed.
Soffits & Trim				x	All exterior cladding needs to be replaced.
Windows				x	All new windows will be needed.
Doors & Storefront				x	All new doors and storefront will be needed.
Roof Membrane				x	All new roofing will be needed.
Roof Insulation				x	All new roof insulation will be needed.
Roof Accessories				x	All new roof accessories will be needed.

C Interiors

Partitions			x		The space is predominantly open space. Interior walls are most likely to be reconfigured to accommodate library/community center program requirements.
Doors & Relites			x		library/community center program requirements. New doors will be appropriate.
Wall Equipment					N/A
Fabricated Assem.					N/A
Flooring			x		Existing wood flooring may be able to be restored where programmatically appropriate. Power and data distribution will likely disturb existing flooring.
Wall Finishes			x		All new finishes are likely in a renovated building.
Ceilings				x	Ceilings have been removed.

D Services

Elevators, Veh. Lift					N/A
Plumbing System				x	Service to the building appears adequate. Building renovation will require a new plumbing system.
Heating & Vent. Sys.				x	A new heating & ventilating system will be required.
Fire Sprinklers				x	None
Electrical Systems				x	A new electrical and data system will be required.

E Equipment and Furnishings

Fixed Equipment					N/A
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F Special Construction

Special Assemblies					N/A
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G Building Site Work

Site Improvements			x		Existing paved parking area is inadequate for Library/Community Center needs. Will require reconfiguration and expansion.
On-site Utilities		x			Utilities to the site generally appear adequate.

H Health and Safety

Abatement Issues				None known. A good faith hazardous materials survey will be needed.
Life Safety Components				
Mean of Egress				N/A New egress will be developed with renovation design.
Fire Alarm System				None. Will be required with renovation.
Fire Resistance				N/A
Fire Suppression				None
ADA Accessibility				Will be improved with renovation design.

General Comments:

The elements of the building that bring value to the project are utilities to the site, paved parking areas, the building floor (slab on grade) and foundation system, the steel frame including steel columns at 20 feet on center and steel trusses spanning 84 feet (at 20' on center). There was a destructive fire in the northwest corner of the building which damaged one truss and a portion of the north and west walls. The steel wall and roof purlins (girts) in this area need to be replaced and repair of the truss is needed. Reuse of the remainder of the existing structure for a more developed use than the building has been used for in the past will require upgrade of the steel structure and further investigation/study of the foundation system. The other building systems (cladding, heating, electric, etc.) will need to be replaced. What appears to be the most cost effective method for adding strength to the existing trusses is to provide new columns within the existing span. The wall and roof purlins should likely be duplicated so that each carries half the existing load.

There are flood concerns and poor soils that are likely to be addressed with the new building design.

Original construction documents were not available. Existing systems to remain will need to be verified.

Former Boys & Girls Club Building - Pioneer Park – Existing Photos



Fire Damage at Northwest Corner



South Wall

Former Boys & Girls Club Building - Pioneer Park – Existing Photos



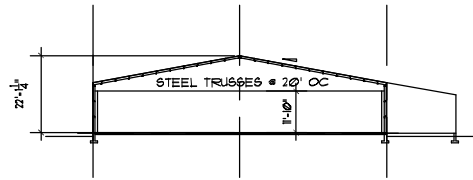
Siding detail at West Wall



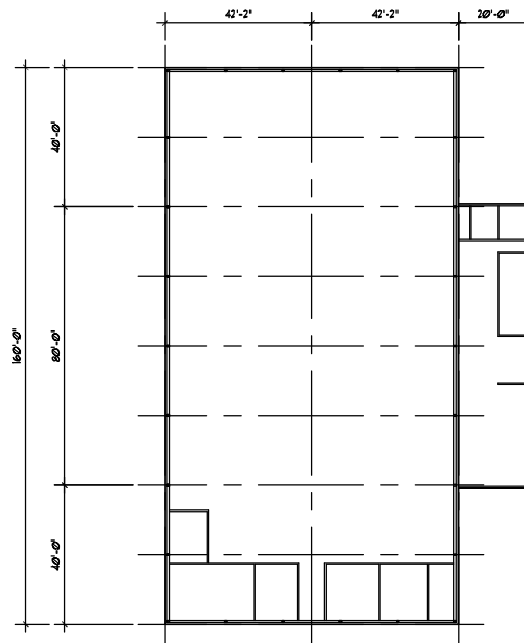
West Wall



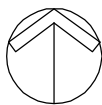
East Wall



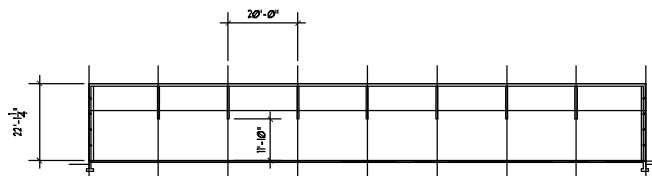
CROSS SECTION



LONGITUDINAL SECTION



NORTH



LONGITUDINAL SECTION
(FOUNDATION SYSTEM TO BE CONFIRMED)

15,040 SF

Ferndale Branch Library/Community Center As-Is Plan & Sections

Stewart+King Architects, Inc.
19 Feb 09



Site/Area Parking Analysis

Ferndale Pioneer Park Library Preliminary Parking Analysis

Stewart+King Architects, Inc.
20 Apr 09

EXISTING AREA PARKING

Existing Parking On-Site	156 stalls +/-
Existing Diagonal Parking South side of Cherry St	23 stalls +/-
Existing Parking at Riverwalk Park parking area	23 stalls
Existing Parallel Parking on East side of 1 st Street	10 stalls
Existing Parallel Parking on West side of 2 nd Street	26 stalls
TOTAL EXISTING PARKING	238 STALLS

POTENTIAL ADDITIONAL STREET PARKING

Potential Added Diagonal Parking on North side of Cherry St	23 stalls +/-
Potential Added Diagonal Parking on West side of 1 st Street	31 stalls
TOTAL PROPOSED STREET PARKING	54 STALLS

POTENTIAL ADDED ON-SITE PARKING

15,000 sf Library Scenario 1.1 Added parking	0 stalls
15,000 sf Library Scenario 1.2 Added parking	30 stalls
15,000 sf Library Scenario 1.3 Added parking	12 stalls

30,000 sf Library Scenario 2.1 Added parking	35 stalls
30,000 sf Library Scenario 2.2 Added parking	30 stalls
30,000 sf Library Scenario 2.3 Added parking	71 stalls

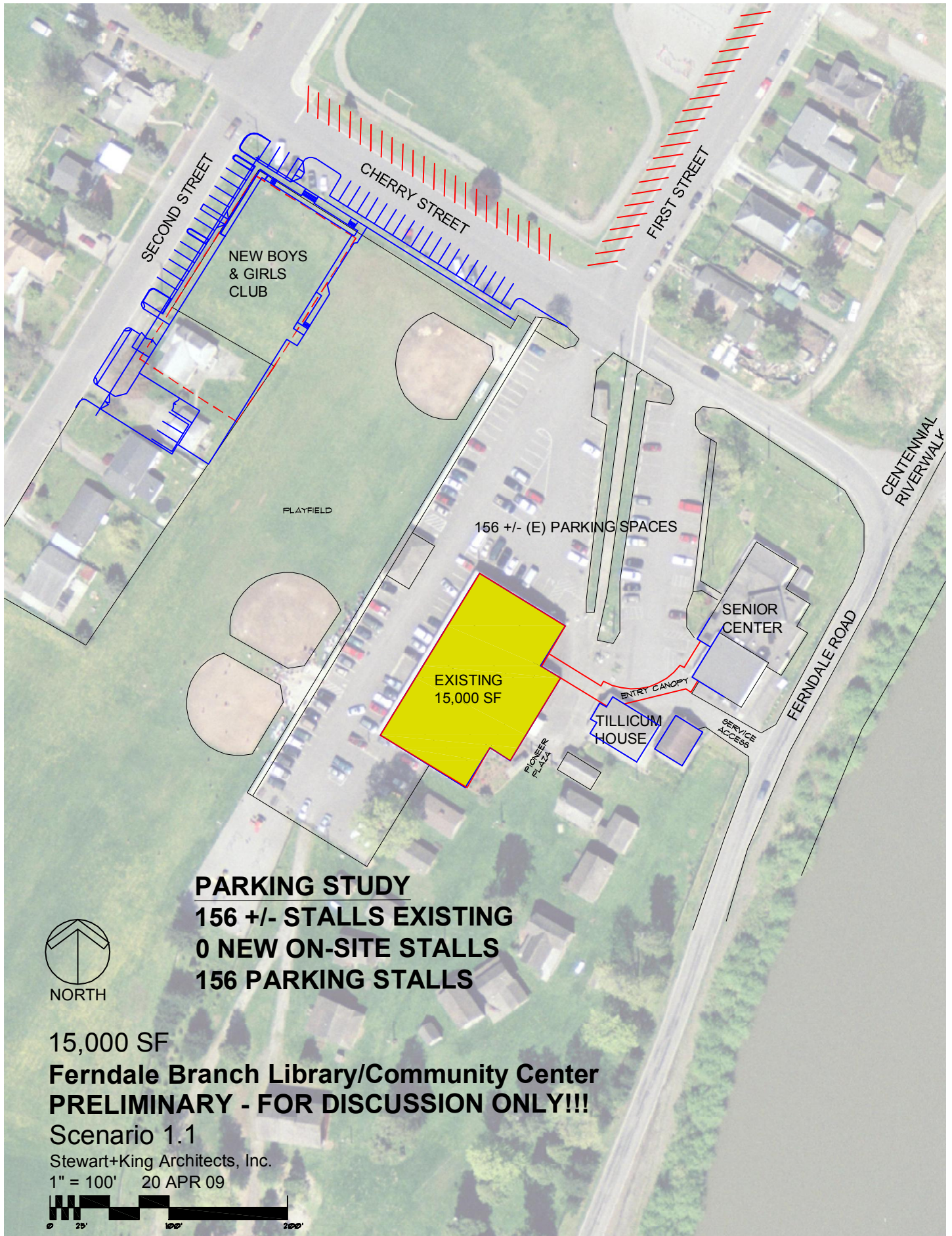
POTENTIAL ADDED STREET + SITE PARKING 125 STALLS

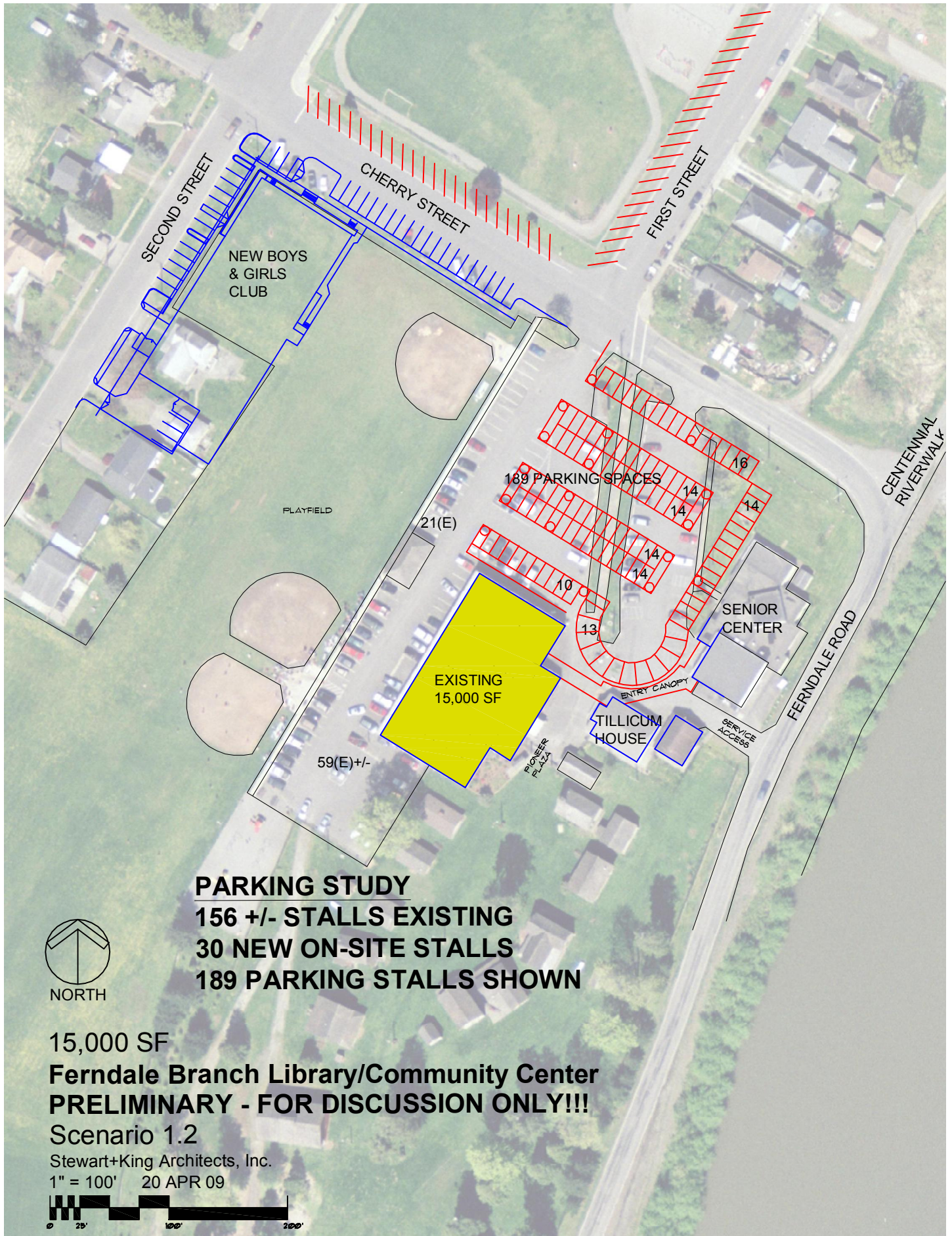
POTENTIAL ADDED + EXISTING SITE PARKING

	Added + Existing = total site parking
15,000 sf Library Scenario 1.1 Added parking	0 stalls + 156 stalls = 156 stalls
15,000 sf Library Scenario 1.2 Added parking	30 stalls + 156 stalls = 186 stalls
15,000 sf Library Scenario 1.3 Added parking	12 stalls + 156 stalls = 168 stalls
30,000 sf Library Scenario 2.1 Added parking	35 stalls + 156 stalls = 191 stalls
30,000 sf Library Scenario 2.2 Added parking	30 stalls + 156 stalls = 186 stalls
30,000 sf Library Scenario 2.3 Added parking	71 stalls + 156 stalls = 227 stalls

Recommended Parking Ratio for Ferndale Library (MSR 2006)	One stall per 250 sf
Total Parking Recommended for 15,000 sf branch	60 stalls
Total Parking Recommended for 30,000 sf branch	120 stalls

Total Existing Area Parking = 238 Stalls
Potential Total Area Parking with 30,000 sf Library = 363 Stalls
Potential Net Gain = 125 Stalls





PARKING STUDY

156 +/- STALLS EXISTING

30 NEW ON-SITE STALLS

189 PARKING STALLS SHOWN



NORTH

15,000 SF

Ferndale Branch Library/Community Center

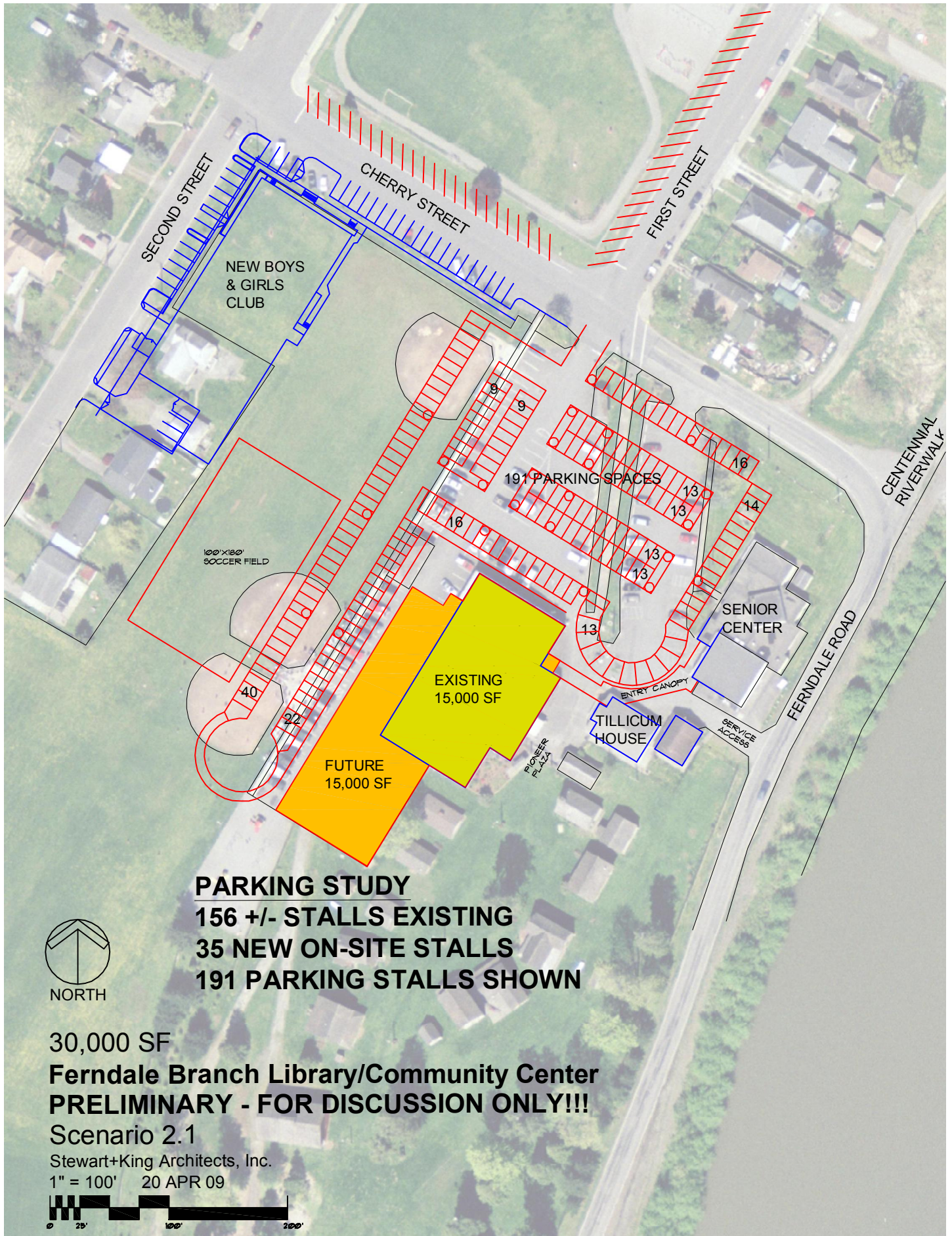
PRELIMINARY - FOR DISCUSSION ONLY!!!

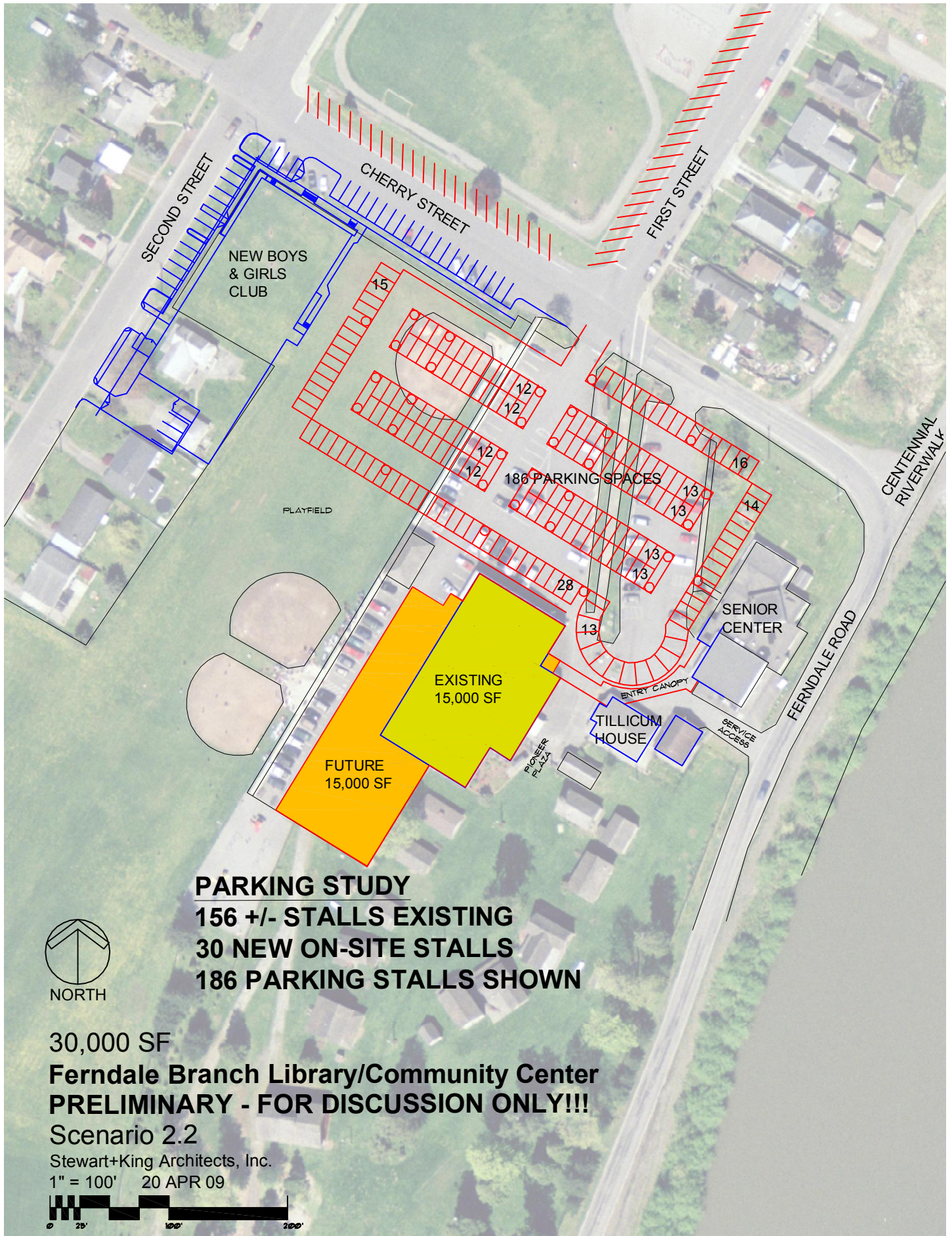
Scenario 1.2

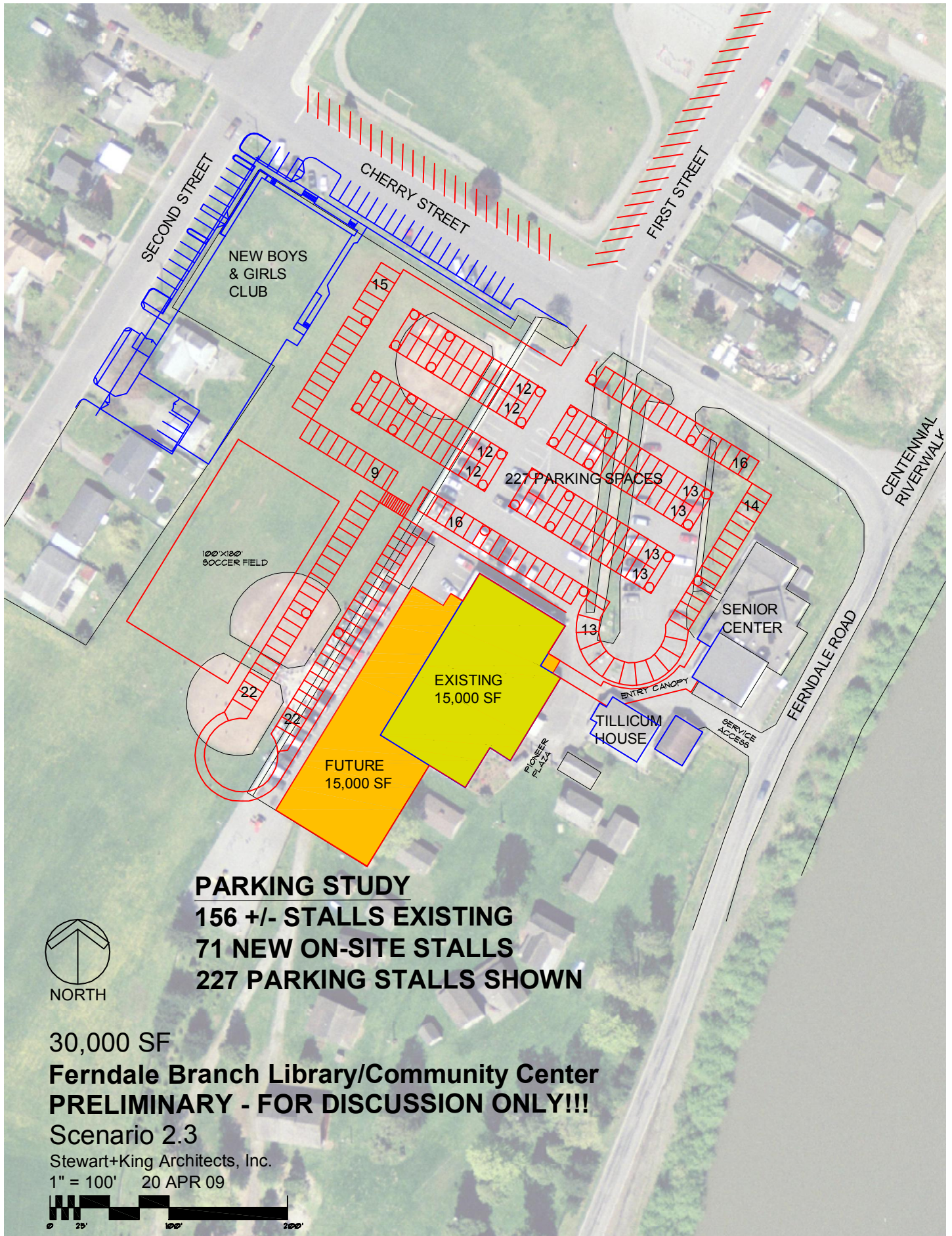
Stewart+King Architects, Inc.

1" = 100' 20 APR 09









Library Program

	Area of Space	Public Access Area	Restricted from Public Access	Enclosed space	Open Area	Acoustical Protection	Acoustical Privacy	View to Exterior	Direct Access to Exterior	Ability to Supervise Important						
Public Entry	200	X		X			X	X	X	X						
Book Drop	160	X		X					X							
Circulation Desk	200	X			X	X										
Reference Area	640	X			X	X										
Staff Work Area	530		X	X			X									
Manager’s Office/Area	280		X	X			X	D*			*at least a window that oversees workspace/desk so not sitting in a box					
Staff Break Area	315		X	X			X	D								
Children’s Area	1,860	X			X	X		X		X						
Teen’s Area	560	X			X	X		X		X						
Quiet Reading Area	440	X			X											
Living Area	670	X			X	X		X								
Collection/Stack Area	3,060	X			X											
Computer Areas	670	X			X	X				X						
Friend’s Area	200	X*			X						*place to display and sell books is public; space for donation storage no public access					
Meeting Spaces	1,200	X		X			X		D*		*necessary as an emergency exit?					
Quiet Work Spaces	280	X			X											
Storage	210		X	X												
Public Gallery	550															
Mechanical / Data Spaces	360		X	X												
Loading/Delivery Areas	275		X	X			X		X							
Public Restrooms	780	X		X			X									
Other	1,600															
TOTAL	15,040															
Outdoor Space																

D = Desirable

Reference area = area where staff who answer reference questions work

Enclosed space = separate room

Acoustical Protection = potentially noisy area that needs some kind of noise containment or softening; should be grouped near other potentially noisy areas

Acoustical Privacy = separate space, able to be closed off

	Public Entry	Book Drop	Circulation Desk	Reference Area*	Staff Work Area*	Manager's Office/Area	Staff Break Area	Children's Area	Teen's Area	Quiet Reading Area	Living Area	Collection/Stack Area	Computer Areas	Friend's Area	Meeting Spaces	Quiet Work Spaces	Storage	Public Gallery*	Outdoor Space	Mechanical / Data Spaces	Loading/Delivery Areas	Public Restrooms					
Public Entry	X	4	4	3	0	0	0	2	0	U	3	0	2	3	4	U	0		4	U	U	4					
Book Drop		X	1	U	4	0	0	0	0	0	0	0	0	0	0	0	0		4	0	0	0					
Circulation Desk			X	3	1	3	0	2	0	0	3	0	0	0	0	0	3*		0	0	1	0					
Reference Area*				X	0	3	0	3	3	0	0	3	3		3*	0	0		0	0	0	0					
Staff Work Area*					X	1	0	0	0	0	0	2	0	0	0	0	0		0	0	4	0					
Manager's Office/Area						X	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0					
Staff Break Area							X	0	0	0	0	0	0	0	0	0	0		0	0	0	0					
Children's Area								X	U	U	3	0	0	0	4	U	3**		1	0	U	3*					
Teen's Area									X	U	0	1	1	0	0	0	0		0	0	0	0					
Quiet Reading Area										X	U	3	0	0	0	3	0		0	0	0	0					
Living Area											X	0	0	0	0	U	0		0	0	0	2					
Collection/Stack Area												X	2	0	0	3	0		0	0	0	0					
Computer Areas													X	0	0	0	0		0	2*	0	0					
Friend's Area														X	2	0	4		0	0	0	0					
Meeting Spaces															X	0	4		0	0	0	4					
Quiet Work Spaces																X	0		0	0	0	0					
Storage																	X		0	4	0	0					
Public Gallery*																		X									
Outdoor Space																			X	0	0	0					
Mechanical / Data Spaces																				X	0	0					
Loading/Delivery Areas																					X	0					
Public Restrooms																						X					

Immediate proximity critical = 4
Immediate proximity desireable = 3
Near access important = 2
Periodic access needed = 1
Proximity not important = 0
Proximity undesirable = U

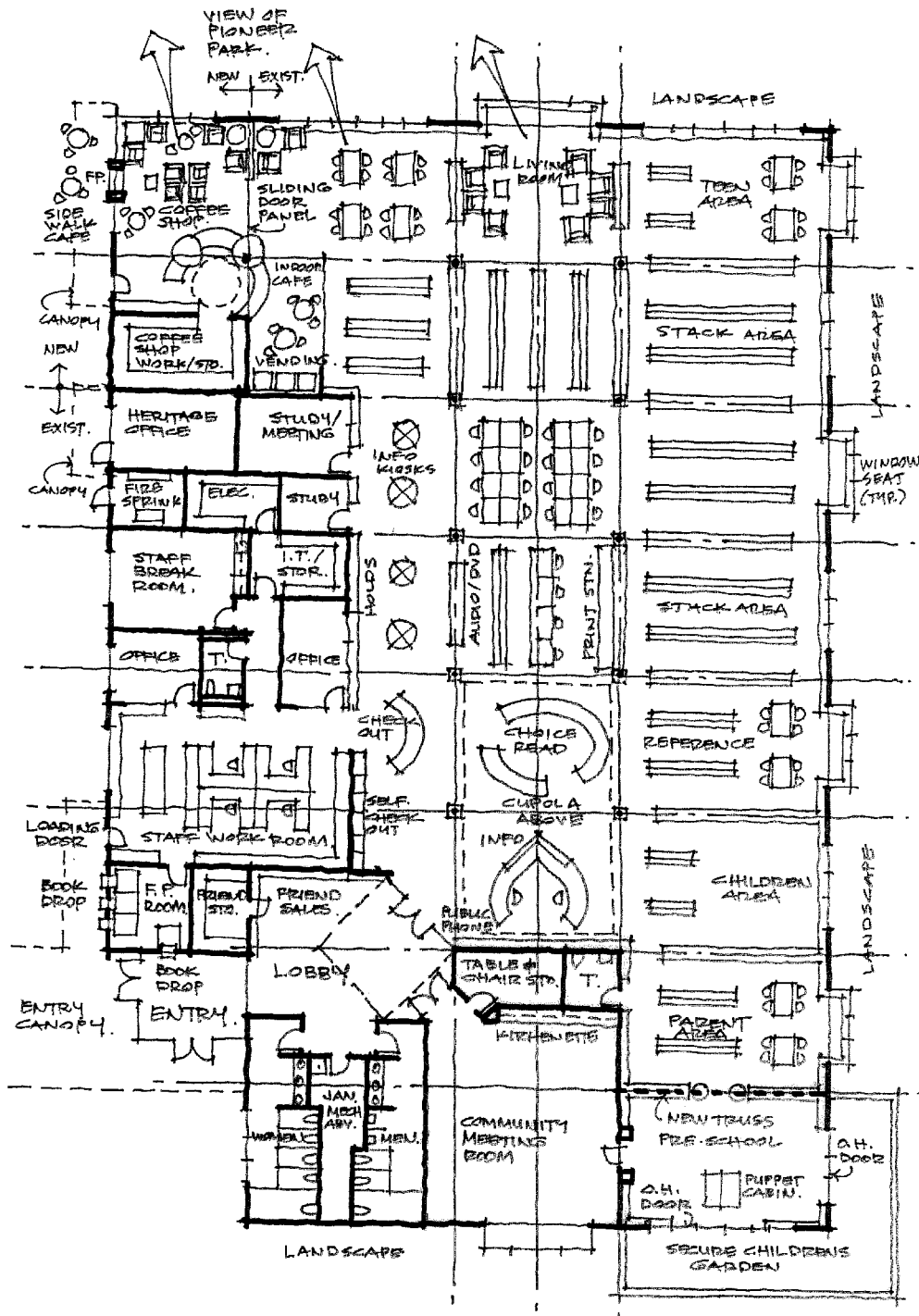
Reference Area = place where staff who answer reference questions work
Staff Work Area = place where staff who do most of the checkin of materials work
Public Gallery - did not fill in anything for this; I don't think this is in the picture for us, maybe hanging art in the large meeting room

Ferndale Branch Library @ Old B&G Club
30,000 SF Building Program

Stewart+King Architects, Inc. 30Mar09

				Ferndale 2006 MSR 23,000sf	Ferndale 2009 30,000sf
				1.00	1.30
Population (@ .89544 sf/capita)				30000	39000
Collection Size		Standard			
Recommended Minimum		3/1000		81000	105300
Non-print		10%		9000	11700
Periodicals (Total)		430		430	559
Collections Space					
Books (Regular Shelving)		Vols/10		8100	10530
Non-print Collection		Items/15		600	780
Hard Copy of Periodicals		Titles/1		0	0
Reserve Items				30	39
Total Space for Collection				8730	11349
Public Electronic Workstations Space					
Public Access Catalogue Computer		30sf/station	3	90	120
Electronic Workstations		40sf/computer	13	520	680
Microfilm Reader/Printer				35	70
Total Space for Electronic Workstations				645	870
User Seating (Non-meeting Room)					
Space for Seating		30sf/reader seat	73	2190	2850
Total Space for Seating & Collections				11565	15069
Space for Staff					
Library Manager		150sf/ea	1	150	150
Assistant Manager		120sf/ea	2	240	360
Children's Librarian		120sf/ea	3	360	480
Technical Services Librarian		96sf/ea	3	288	384
Space for Collection Management		100sf/ea	2	200	200
Public Service Librarians		100sf/ea	4	400	600
Total Space for Staff				15	20
1638					2174
Meeting Room Space					
General Meeting Room		15sf/person	100	1500	1500
Associated Space (Stor. & Podium)				480	480
Conference Room		25sf/person	0 16	0	16
Study Rooms		30sf/person	4 2	240	5 2
Children's Programming Room (Story Time)		20sf/person	60	1200	80
Children's Craft Space		25sf/person	0	0	6
Total Meeting Room Space				3420	4430
Special Use Space					
Atlas/Dictionary Stand		35sf/ea	1	35	2
Bulletin Board		9sf/ea	1	9	1
Display Case		50sf/ea	1	50	2
Handouts (Free-standing)		20sf/ea	2	40	3
Index Table (6 place)		140sf/ea	1	140	1
Map File		35sf/ea	1	35	1
Microfilm Cabinets		10sf/ea	3	30	4
Newspaper Rack		25sf/ea	2	50	3
Paperback Rack		35sf/ea	5	175	7
Photocopier		50sf/ea	1	50	1.5
Staff Lockers		4sf/ea	8	32	11
Staff Lounge/Breakroom		25sf/seat	5	125	7
Vertical Files		10sf/ea	10	100	13
Storage Room				120	
Telecom Room				120	
Total Special Use Space				1111	1478
Assignable Space					
Space for Collection				8730	11349
Public Electronic Workstations				645	870
User Seating				2190	2850
Staff Work Space				1638	2174
Meeting Room Space				3420	4430
Special Use Space				1,111	1,478
Sub-total				17734	23151
Non-assignable Space				5320	6945
PROPOSED (NEW) GROSS BRANCH AREA (SF)				23054	30096

Conceptual Design – Plans



15,000 SF

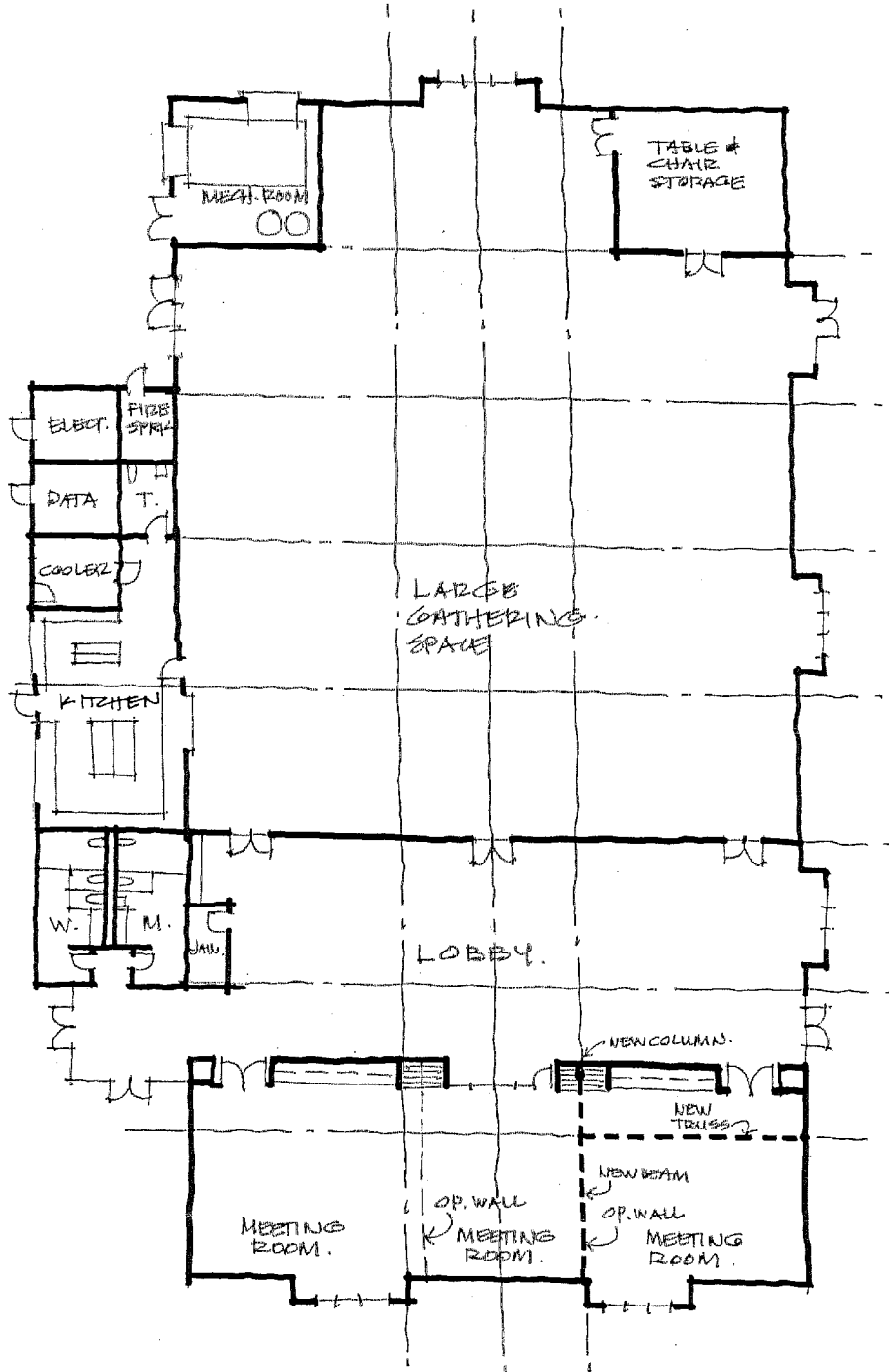
**Ferndale Branch Library/Community Center
PRELIMINARY - FOR DISCUSSION ONLY!!!**

Scenario 1.3 - Floor Plan

Stewart+King Architects, Inc.

1/16" = 1'-0" 20 APR 09





NORTH

15,000 s.f.

Ferndale Dedicated Community Center

PRELIMINARY - FOR DISCUSSION ONLY!!!

Scenario 1.3 - Floor Plan

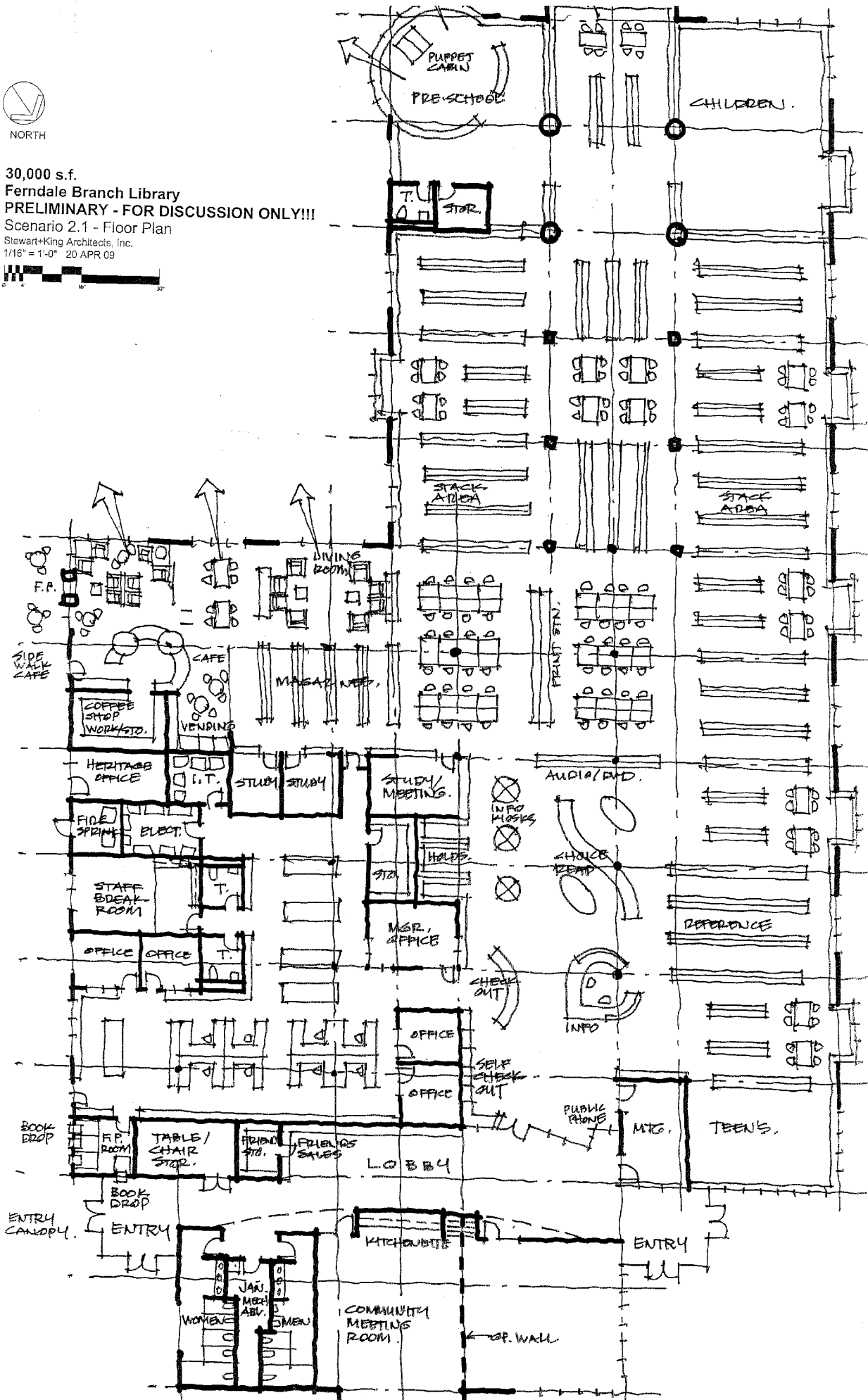
Stewart+King Architects, Inc.

1/16" = 1'-0" 20 APR 09

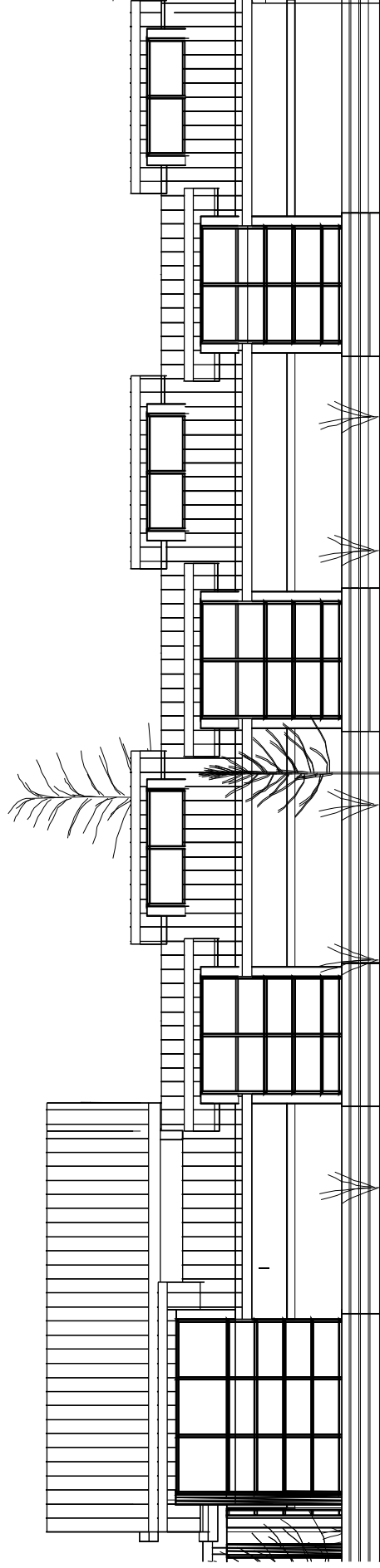




30,000 s.f.
Ferndale Branch Library
PRELIMINARY - FOR DISCUSSION ONLY!!!
Scenario 2.1 - Floor Plan
Stewart+King Architects, Inc.
1/16" = 1'-0" 20 APR 09



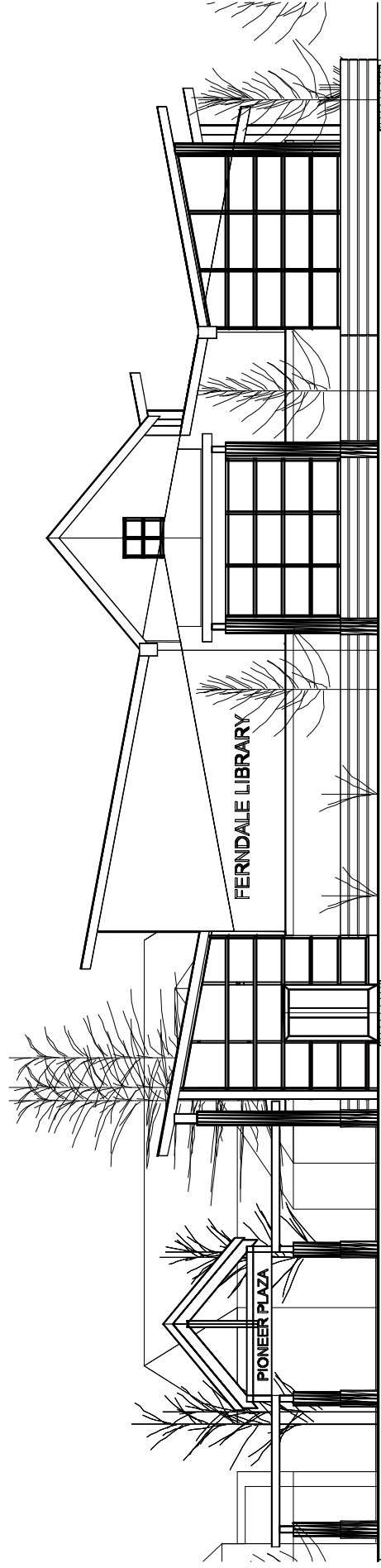
Conceptual Design – Elevations



15,000 SF OPTION 1.0
Ferndale Branch Library/Community Center
PRELIMINARY - FOR DISCUSSION ONLY!!!
Scenario 1.3 - WEST ELEVATION

Stewart+King Architects, Inc.
1/16 = 1'-0" 11 MAY 09





15,000 SF OPTION 1.0
Ferndale Branch Library/Community Center
PRELIMINARY - FOR DISCUSSION ONLY!!!
Scenario 1.3 - NORTH ELEVATION

Stewart+King Architects, Inc.
1/16 = 1'-0" 11 MAY 09



Conceptual Design – Renderings



Ferndale Branch Library
CONCEPTUAL DESIGN - 15,000 s.f.
Rendering - View from N.E.
Stewart+King Architects, Inc.
11 MAY 09



Ferndale Branch Library
CONCEPTUAL DESIGN - 15,000 s.f.
Rendering - View from North
Stewart+King Architects, Inc.
11 MAY 09



Ferndale Branch Library
CONCEPTUAL DESIGN - 15,000 s.f.
Rendering - View from Birds Eye View
Stewart+King Architects, Inc.
11 MAY 09



Ferndale Branch Library
CONCEPTUAL DESIGN - 15,000 s.f.
Rendering - View from West
Stewart+King Architects, Inc.
11 MAY 09

Cost Estimates

Scenario One - 15,000 sf Ferndale Library with Minimal Improvements
 Projected Construction Costs based on Conceptual Design
 Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 1	GENERAL CONDITIONS				
1	Mobilization/Demobilization	\$ 660.00	\$0.04		
2	Superintendent	\$ 27,620.00	\$1.84		
3	Temporary Facilities	\$ 7,500.00	\$0.50		
4	Clean-up & Final Cleaning	\$ 9,585.00	\$0.64		
5	Wage Affidavits	\$ 100.00	\$0.01		
6	Bond & Insurance	\$ 15,000.00	\$1.00		
7	Construction Schedule	\$ 1,080.00	\$0.07		
8	Closeout	\$ 975.00	\$0.07	\$62,520	\$4.17
DIVISION 2	SITEWORK				
9	Mobilization	\$ 10,540.00	\$0.70		
11	Traffic Control	\$ -	\$0.00		
14	Road Excavation	\$ -	\$0.00		
15	Backfill Building	\$ -	\$0.00		
16	Geotextile	\$ -	\$0.00		
18	Gravel Base	\$ -	\$0.00		
19	Choker Course Under Permeable Asphalt	\$ -	\$0.00		
20	Base Under Permeable Asphalt	\$ -	\$0.00		
21	Erosion Control	\$ -	\$0.00		
22	Surveying	\$ -	\$0.00		
23	Asphalt & Concrete Paving	\$ -	\$0.00		
24	Concrete Pavement & Sidewalk	\$ 6,000.00	\$0.40		
25	Concrete Curb & Gutter	\$ 2,500.00	\$0.17		
26	Pavement Marking & Signs	\$ 280.00	\$0.02		
27	Site Utilities (Water)	\$ 12,700.00	\$0.85		
28	Site Utilities (Sewer)	\$ 15,700.00	\$1.05		
29	Site Utilities (Storm)	\$ -	\$0.00		
32	Foundation Drain	\$ 5,900.00	\$0.39		
33	Site Improvements	\$ 450.00	\$0.03		
34	Fence	\$ 4,350.00	\$0.29		
35	Hydroseeding	\$ 450.00	\$0.03		
36	Landscaping	\$ 15,850.00	\$1.06	\$74,720	\$4.98
DIVISION 3	CONCRETE				
37	Foundation	\$ 31,000.00	\$2.07		
38	Reinforcement	\$ 11,700.00	\$0.78		
39	Slabs	\$ 6,850.00	\$0.46	\$49,550	\$3.30
DIVISION 4	MASONRY				
40	Masonry	\$ -	\$0.00	\$0	\$0.00
DIVISION 5	METALS				
41	Structural Steel Fabrication	\$ -	\$0.00		
42	Structural Steel Erection	\$ -	\$0.00		
43	Steel Joist & Metal Decking	\$ -	\$0.00		

Projected Construction Costs based on Conceptual Design

Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 6	WOOD & PLASTICS			\$0	\$0.00
46	Roof Framing	\$ -	\$0.00		
47	Glu Laminated Beams	\$ -	\$0.00		
48	Trusses	\$ -	\$0.00		
50	Finish Carpentry	\$ 7,300.00	\$0.49		
51	Fiberglass Wall Panels	\$ -	\$0.00	\$7,300	\$0.49
DIVISION 7	THERMAL & MOISTURE PROTECTION				
52	Dampproofing	\$ 720.00	\$0.05		
53	Weather Barriers	\$ 8,100.00	\$0.54		
54	Insulation	\$ 31,200.00	\$2.08		
55	Exterior Siding	\$ 20,000.00	\$1.33		
56	Roofing	\$ 62,700.00	\$4.18		
57	Metal Flashing & Trim	\$ 21,400.00	\$1.43		
58	Roof Hatches	\$ -	\$0.00		
59	Firestopping	\$ -	\$0.00		
60	Sealants & Caulking	\$ 1,510.00	\$0.10	\$145,630	\$9.71
DIVISION 8	DOORS & WINDOWS				
61	Metal Doors & Frames	\$ 11,325.00	\$0.76		
62	Wood Doors	\$ 5,250.00	\$0.35		
63	Access Doors & Panels	\$ 950.00	\$0.06		
64	Entrances and Storefronts	\$ 10,600.00	\$0.71		
65	Vinyl Windows & Glass	\$ 21,450.00	\$1.43		
66	Metal Frame Skylights	\$ 2,400.00	\$0.16		
67	Hardware	\$ 14,325.00	\$0.96	\$66,300	\$4.42
DIVISION 9	FINISHES				
68	Drywall	\$ 61,200.00	\$4.08		
69	Ceramic Tile	\$ 5,400.00	\$0.36		
71	Acoustic Ceilings	\$ 23,700.00	\$1.58		
72	Sound Panels	\$ 6,600.00	\$0.44		
73	Resilient Flooring & Carpet	\$ 53,700.00	\$3.58		
74	Painting	\$ 31,250.00	\$2.08		
75	Wall Covering	\$ 19,000.00	\$1.27		
76	Stained Concrete Finish	\$ 6,750.00	\$0.45	\$207,600	\$13.84
DIVISION 10	SPECIALTIES				
77	Visual Display Boards	\$ 1,150.00	\$0.08		
78	Toilet Partitions	\$ 2,850.00	\$0.19		
80	Louvers & Vents	\$ 4,200.00	\$0.28		
81	Flagpoles	\$ 1,700.00	\$0.11		
82	Identification Devices	\$ 1,110.00	\$0.07		
83	Lockers	\$ 160.00	\$0.01		
84	Fire Extinguishers	\$ 960.00	\$0.06		
85	Operable Panel Partitions	\$ -	\$0.00		
86	Toilet Accessories	\$ 3,000.00	\$0.20		

Projected Construction Costs based on Conceptual Design

Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 11	EQUIPMENT				
91	Library Equipment	\$ 9,400.00	\$0.63	\$15,130	\$1.01
DIVISION 12	FURNISHINGS				
92	Manufactured Casework	\$ 39,600.00	\$2.64	\$9,400	\$0.63
93	Window Blinds	\$ 5,760.00	\$0.38		
DIVISION 14	CONVEYING SYSTEM			\$45,360	\$3.02
DIVISION 15	MECHANICAL				
95	Mechanical	\$ -	\$0.00	\$0	\$0.00
96	DDC Controls	\$ 312,000.00	\$20.80		
97	Fire Protection	\$ 36,250.00	\$2.42		
		\$ 78,365.00	\$5.22	\$426,615	\$28.44
DIVISION 16	ELECTRICAL				
98	Electrical	\$380,000	\$25.33		
TOTALS		\$1,490,125	\$99.34	\$380,000	\$25.33

Projected Construction Costs based on Conceptual Design Stewart+King Architects, Inc. 12 May 09

DESCRIPTION	Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
Associated Project Costs				
Washington State Sales Tax @ 8.5%	\$126,661			
A/E Fees Per OFM for Public Works Projects (10%)	\$149,013			
Fixtures, Furnishings & Equipment @ 12% (Permanent Cost)	\$323,332			
Moving Costs (Placeholder)	\$75,000			
Permitting Costs @ 1.5%	\$22,352			
Construction Contingency @ 5%	\$74,506			
Site Survey	\$0			
GeoTech Report	\$5,000			
Life Cycle Cost Analysis	\$0			
Special Inspections	\$3,000			
Commissioning	\$5,000			
	<u>\$783,864</u>	<u>\$52.26</u>		
PROJECT COST TOTAL	\$2,273,989	\$151.60		

Not Included

- LEED Certification
- Special Foundation System
- Impact Fees
- Constructability Review

This estimate is based on bidding occurring in 2009

Scenario Two A - 15,000 sf Ferndale Library with Optimal Improvements
 Projected Construction Costs based on Conceptual Design
 Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 1	GENERAL CONDITIONS				
1	Mobilization/Demobilization	\$ 990.00	\$0.07		
2	Superintendent	\$ 41,430.00	\$2.76		
3	Temporary Facilities	\$ 15,000.00	\$1.00		
4	Clean-up & Final Cleaning	\$ 19,170.00	\$1.28		
5	Wage Affidavits	\$ 100.00	\$0.01		
6	Bond & Insurance	\$ 30,000.00	\$2.00		
7	Construction Schedule	\$ 5,400.00	\$0.36		
8	Closeout	\$ 1,950.00	\$0.13	\$114,040	\$7.60
DIVISION 2	SITEWORK				
9	Mobilization	\$ 12,400.00	\$0.83		
11	Traffic Control	\$ 1,200.00	\$0.08		
14	Road Excavation	\$ 25,700.00	\$1.71		
15	Backfill Building	\$ 2,155.00	\$0.14		
16	Geotextile	\$ 4,000.00	\$0.27		
18	Gravel Base	\$ 15,000.00	\$1.00		
19	Choker Course Under Permeable Asphalt	\$ 1,850.00	\$0.12		
20	Base Under Permeable Asphalt	\$ 3,100.00	\$0.21		
21	Erosion Control	\$ 4,100.00	\$0.27		
22	Surveying	\$ 600.00	\$0.04		
23	Asphalt & Concrete Paving	\$ 115,600.00	\$7.71		
24	Concrete Pavement & Sidewalk	\$ 48,000.00	\$3.20		
25	Concrete Curb & Gutter	\$ 20,000.00	\$1.33		
26	Pavement Marking & Signs	\$ 1,680.00	\$0.11		
27	Site Utilities (Water)	\$ 38,100.00	\$2.54		
28	Site Utilities (Sewer)	\$ 23,550.00	\$1.57		
29	Site Utilities (Storm)	\$ 66,400.00	\$4.43		
32	Foundation Drain	\$ 5,900.00	\$0.39		
33	Site Improvements	\$ 3,600.00	\$0.24		
34	Fence	\$ 8,700.00	\$0.58		
35	Hydroseeding	\$ 1,350.00	\$0.09		
36	Landscaping	\$ 63,400.00	\$4.23	\$466,385	\$31.09
DIVISION 3	CONCRETE				
37	Foundation	\$ 46,500.00	\$3.10		
38	Reinforcement	\$ 17,550.00	\$1.17		
39	Slabs	\$ 20,550.00	\$1.37		
DIVISION 4	MASONRY				
40	Masonry	\$ 118,560.00	\$7.90	\$118,560	\$7.90
DIVISION 5	METALS				
41	Structural Steel Fabrication	\$ 30,225.00	\$0.00		
42	Structural Steel Erection	\$ 16,230.00	\$1.08		
43	Steel Joist & Metal Decking	\$ 9,390.00	\$0.63		

Projected Construction Costs based on Conceptual Design

Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 6	WOOD & PLASTICS				
46	Roof Framing	\$ 75,025.00	\$5.00		
47	Glu Laminated Beams	\$ 1,460.00	\$0.10		
48	Trusses	\$ 11,250.00	\$0.75		
50	Finish Carpentry	\$ 29,200.00	\$1.95		
51	Fiberglass Wall Panels	\$ 1,770.00	\$0.12		
				\$55,845	\$3.72
DIVISION 7	THERMAL & MOISTURE PROTECTION				
52	Dampproofing	\$ 720.00	\$0.05		
53	Weather Barriers	\$ 8,100.00	\$0.54		
54	Insulation	\$ 31,200.00	\$2.08		
55	Exterior Siding	\$ 40,000.00	\$2.67		
56	Roofing	\$ 104,500.00	\$6.97		
57	Metal Flashing & Trim	\$ 85,600.00	\$5.71		
58	Roof Hatches	\$ 2,500.00	\$0.17		
59	Firestopping	\$ 180.00	\$0.01		
60	Sealants & Caulking	\$ 4,530.00	\$0.30		
				\$277,330	\$18.49
DIVISION 8	DOORS & WINDOWS				
61	Metal Doors & Frames	\$ 18,875.00	\$1.26		
62	Wood Doors	\$ 8,750.00	\$0.58		
63	Access Doors & Panels	\$ 1,900.00	\$0.13		
64	Entrances and Storefronts	\$ 53,000.00	\$3.53		
65	Vinyl Windows & Glass	\$ 85,800.00	\$5.72		
66	Metal Frame Skylights	\$ 7,200.00	\$0.48		
67	Hardware	\$ 23,875.00	\$1.59		
				\$199,400	\$13.29
DIVISION 9	FINISHES				
68	Drywall	\$ 76,500.00	\$5.10		
69	Ceramic Tile	\$ 10,800.00	\$0.72		
71	Acoustic Ceilings	\$ 39,500.00	\$2.63		
72	Sound Panels	\$ 33,000.00	\$2.20		
73	Resilient Flooring & Carpet	\$ 53,700.00	\$3.58		
74	Painting	\$ 37,500.00	\$2.50		
75	Wall Covering	\$ 28,500.00	\$1.90		
76	Stained Concrete Finish	\$ 8,100.00	\$0.54		
				\$287,600	\$19.17
DIVISION 10	SPECIALTIES				
77	Visual Display Boards	\$ 1,150.00	\$0.08		
78	Toilet Partitions	\$ 4,750.00	\$0.32		
80	Louvers & Vents	\$ 4,200.00	\$0.28		
81	Flagpoles	\$ 1,700.00	\$0.11		
82	Identification Devices	\$ 1,110.00	\$0.07		
83	Lockers	\$ 480.00	\$0.03		
84	Fire Extinguishers	\$ 960.00	\$0.06		
85	Operable Panel Partitions	\$ 18,400.00	\$1.23		
86	Toilet Accessories	\$ 5,000.00	\$0.33		

Projected Construction Costs based on Conceptual Design

Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 11	EQUIPMENT				
91	Library Equipment	\$ 9,400.00	\$0.63	\$9,400	\$0.63
DIVISION 12	FURNISHINGS				
92	Manufactured Casework	\$ 39,600.00	\$2.64		
93	Window Blinds	\$ 8,640.00	\$0.58		
DIVISION 14	CONVEYING SYSTEM			\$48,240	\$3.22
DIVISION 15	MECHANICAL				
95	Mechanical	\$ -	\$0.00	\$0	\$0.00
96	DDC Controls	\$ 374,400.00	\$24.96		
97	Fire Protection	\$ 43,500.00	\$2.90		
		\$ 89,560.00	\$5.97		
DIVISION 16	ELECTRICAL			\$507,460	\$33.83
98	Electrical	\$456,000	\$30.40		
TOTALS		\$2,781,315	\$185.42	\$2,781,315	\$30.40

Projected Construction Costs based on Conceptual Design
Stewart+King Architects, Inc. 12 May 09

DESCRIPTION	Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
Associated Project Costs				
Washington State Sales Tax @ 8.5%	\$236,412			
A/E Fees Per OFM for Public Works Projects (10%)	\$278,132			
Fixtures, Furnishings & Equipment @ 12%	\$333,758			
Moving Costs (Placeholder)	\$75,000			
Permitting Costs @ 1.5%	\$41,720			
Construction Contingency @ 5%	\$139,066			
Site Survey	\$15,000			
GeoTech Report	\$15,000			
Life Cycle Cost Analysis	\$5,000			
Special Inspections	\$5,000			
Commissioning	\$12,000			
	\$1,156,088	\$77.07		
PROJECT COST TOTAL	\$3,937,403			\$262.49

Not Included

- LEED Certification
- Special Foundation Systems
- Impact Fees
- Constructability Review

This estimate is based on bidding occurring in 2009

Scenario Two B - 30,000 sf Ferndale Library with Optimal Improvements
 Projected Construction Costs based on Conceptual Design
 Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		15,000 Renovation Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 1	GENERAL CONDITIONS				
1	Mobilization/Demobilization	\$ 990.00	\$0.07		
2	Superintendent	\$ 41,430.00	\$2.76		
3	Temporary Facilities	\$ 15,000.00	\$1.00		
4	Clean-up & Final Cleaning	\$ 19,170.00	\$1.28		
5	Wage Affidavits	\$ 100.00	\$0.01		
6	Bond & Insurance	\$ 30,000.00	\$2.00		
7	Construction Schedule	\$ 5,400.00	\$0.36		
8	Closeout	\$ 1,950.00	\$0.13	\$114,040	\$7.60
DIVISION 2	SITEWORK				
9	Mobilization	\$ 12,400.00	\$0.83		
11	Traffic Control	\$ 1,200.00	\$0.08		
14	Road Excavation	\$ 25,700.00	\$1.71		
15	Backfill Building	\$ 2,155.00	\$0.14		
16	Geotextile	\$ 4,000.00	\$0.27		
18	Gravel Base	\$ 15,000.00	\$1.00		
19	Choker Course Under Permeable Asphalt	\$ 1,850.00	\$0.12		
20	Base Under Permeable Asphalt	\$ 3,100.00	\$0.21		
21	Erosion Control	\$ 4,100.00	\$0.27		
22	Surveying	\$ 600.00	\$0.04		
23	Asphalt & Concrete Paving	\$ 115,600.00	\$7.71		
24	Concrete Pavement & Sidewalk	\$ 48,000.00	\$3.20		
25	Concrete Curb & Gutter	\$ 20,000.00	\$1.33		
26	Pavement Marking & Signs	\$ 1,680.00	\$0.11		
27	Site Utilities (Water)	\$ 38,100.00	\$2.54		
28	Site Utilities (Sewer)	\$ 23,550.00	\$1.57		
29	Site Utilities (Storm)	\$ 66,400.00	\$4.43		
32	Foundation Drain	\$ 5,900.00	\$0.39		
33	Site Improvements	\$ 3,600.00	\$0.24		
34	Fence	\$ 8,700.00	\$0.58		
35	Hydroseeding	\$ 1,350.00	\$0.09		
36	Landscaping	\$ 63,400.00	\$4.23	\$466,385	\$31.09
DIVISION 3	CONCRETE				
37	Foundation	\$ 46,500.00	\$3.10		
38	Reinforcement	\$ 17,550.00	\$1.17		
39	Slabs	\$ 20,550.00	\$1.37		
DIVISION 4	MASONRY			\$84,600	\$5.64
40	Masonry	\$ 118,560.00	\$7.90		
DIVISION 5	METALS			\$118,560	\$7.90
41	Structural Steel Fabrication	\$ 30,225.00	\$0.00		
42	Structural Steel Erection	\$ 16,230.00	\$1.08		
43	Steel Joist & Metal Decking	\$ 9,390.00	\$0.63		

Projected Construction Costs based on Conceptual Design

Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		15,000 Renovation Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 6	WOOD & PLASTICS			\$55,845	\$3.72
46	Roof Framing	\$ 75,025.00	\$5.00		
47	Glu Laminated Beams	\$ 1,460.00	\$0.10		
48	Trusses	\$ 11,250.00	\$0.75		
50	Finish Carpentry	\$ 29,200.00	\$1.95		
51	Fiberglass Wall Panels	\$ 1,770.00	\$0.12		
DIVISION 7	THERMAL & MOISTURE PROTECTION			\$118,705	\$7.91
52	Dampproofing	\$ 720.00	\$0.05		
53	Weather Barriers	\$ 8,100.00	\$0.54		
54	Insulation	\$ 31,200.00	\$2.08		
55	Exterior Siding	\$ 40,000.00	\$2.67		
56	Roofing	\$ 104,500.00	\$6.97		
57	Metal Flashing & Trim	\$ 85,600.00	\$5.71		
58	Roof Hatches	\$ 2,500.00	\$0.17		
59	Firestopping	\$ 180.00	\$0.01		
60	Sealants & Caulking	\$ 4,530.00	\$0.30		
DIVISION 8	DOORS & WINDOWS			\$277,330	\$18.49
61	Metal Doors & Frames	\$ 18,875.00	\$1.26		
62	Wood Doors	\$ 8,750.00	\$0.58		
63	Access Doors & Panels	\$ 1,900.00	\$0.13		
64	Entrances and Storefronts	\$ 53,000.00	\$3.53		
65	Vinyl Windows & Glass	\$ 85,800.00	\$5.72		
66	Metal Frame Skylights	\$ 7,200.00	\$0.48		
67	Hardware	\$ 23,875.00	\$1.59		
DIVISION 9	FINISHES			\$199,400	\$13.29
68	Drywall	\$ 76,500.00	\$5.10		
69	Ceramic Tile	\$ 10,800.00	\$0.72		
71	Acoustic Ceilings	\$ 39,500.00	\$2.63		
72	Sound Panels	\$ 33,000.00	\$2.20		
73	Resilient Flooring & Carpet	\$ 53,700.00	\$3.58		
74	Painting	\$ 37,500.00	\$2.50		
75	Wall Covering	\$ 28,500.00	\$1.90		
76	Stained Concrete Finish	\$ 8,100.00	\$0.54		
DIVISION 10	SPECIALTIES			\$287,600	\$19.17
77	Visual Display Boards	\$ 1,150.00	\$0.08		
78	Toilet Partitions	\$ 4,750.00	\$0.32		
80	Louvers & Vents	\$ 4,200.00	\$0.28		
81	Flagpoles	\$ 1,700.00	\$0.11		
82	Identification Devices	\$ 1,110.00	\$0.07		
83	Lockers	\$ 480.00	\$0.03		
84	Fire Extinguishers	\$ 960.00	\$0.06		
85	Operable Panel Partitions	\$ 18,400.00	\$1.23		
86	Toilet Accessories	\$ 5,000.00	\$0.33		

Projected Construction Costs based on Conceptual Design

Stewart+King Architects, Inc. 12 May 09

DESCRIPTION		15,000 Renovation Item Cost	15000 sf Library Cost per SF	Cost per Division	15000 sf Library Cost per SF
DIVISION 11	EQUIPMENT				
91	Library Equipment	\$ 9,400.00	\$0.63	\$9,400	\$2.52
DIVISION 12	FURNISHINGS				
92	Manufactured Casework	\$ 39,600.00	\$2.64		\$0.63
93	Window Blinds	\$ 8,640.00	\$0.58		
DIVISION 14	CONVEYING SYSTEM			\$48,240	\$3.22
DIVISION 15	MECHANICAL				
95	Mechanical	\$ -	\$0.00	\$0	\$0.00
96	DDC Controls	\$ 374,400.00	\$24.96		
97	Fire Protection	\$ 43,500.00	\$2.90		
		\$ 89,560.00	\$5.97		
DIVISION 16	ELECTRICAL			\$507,460	\$33.83
98	Electrical	\$456,000	\$30.40		
15,000 sf Library Renovation		\$2,781,315	\$185.42	\$456,000	\$30.40
15,000 sf Library Addition Cost @ \$220/sf in 2009 dollars		\$3,300,000	\$220.00		

Total for 30,000 sf Library

\$6,081,315

\$202.71

Projected Construction Costs based on Conceptual Design
Stewart+King Architects, Inc. 12 May 09

DESCRIPTION	15,000 Renovation	15000 sf Library	15000 sf Library
	Item Cost	Cost per SF	Cost per Division
Associated Project Costs			
Washington State Sales Tax @ 8.5%	\$516,912		
A/E Fees Per OFM for Public Works Projects (10%)	\$608,132		
Fixtures, Furnishings & Equipment @ 12%	\$729,758		
Moving Costs (Placeholder)	\$75,000		
Permitting Costs @ 1.5%	\$91,220		
Construction Contingency @ 5%	\$304,066		
Site Survey	\$25,000		
GeoTech Report	\$25,000		
Life Cycle Cost Analysis	\$10,000		
Special Inspections	\$10,000		
Commissioning	\$20,000		
	\$2,415,088	\$161.01	
PROJECT COST TOTAL	\$8,496,403	\$283.21	

Not Included

- LEED Certification
- Special Foundation Systems
- Impact Fees
- Constructability Review

This estimate is based on bidding occurring in 2009

Project Schedule

City of Ferndale / Whatcom County Library System
 Femdale Branch Library / Femdale Community Center
DRAFT Project Schedule for 15,000 sf Library Branch

Stewart+King Architects, Inc.

11 May 09

