

OUR NEW KETCHIKAN PUBLIC LIBRARY

Development Plan



4. NEW KETCHIKAN PUBLIC LIBRARY PROJECT COSTS

KPL PROJECT COST ESTIMATE

The total estimated project cost for the design, construction, and furnishing of the proposed new library is \$11,997,681. This report recommends that the City continue to maintain the target budget rounded up to \$12 million. The following format is generally consistent with the format used by the City in managing other capital projects.

New Ketchikan Public Library		
1	PRE-DEVELOPMENT COSTS	\$ 273,181
2	SITE ACQUISITION, Copper Ridge Lane	\$ 680,000
3	SITE DEVELOPMENT	\$ 200,000
4	NEW BUILDING CONSTRUCTION	\$ 7,450,000
5	ESCALATION, in line above	0% \$ -
6	GEOTECH / SITE INVESTIGATION	\$ 50,000
7	DESIGN TEAM FEES (Design and construction 12%	\$ 900,000
8	PROJECT MANAGEMENT	4% \$ 300,000
9	CONTRACTOR DESIGN PHASE SERVICES	\$ 100,000
10	SUSTAINABILITY: energy modeling, commissioning, special systems	\$ 230,000
11	PLAN REVIEW / PERMITS, special inspections	\$ 100,000
12	ADMINISTRATIVE & LEGAL FEES:	\$ 150,000
13	FURNITURE, FIXTURES, & EQUIPMENT (includes communications and IT Infrastructure)	6% \$ 447,000
14	1% FOR PUBLIC ART PROGRAM	1% \$ 74,500
15	PROJECT CONTINGENCY	14% \$ 1,043,000
TOTAL:		\$ 11,997,681

OUR NEW KETCHIKAN PUBLIC LIBRARY Development Plan

*"No place affords
a more striking
conviction of the
vanity of human hopes
than a public library."*

- Samuel Johnson

The following discussions match the Project Cost Estimate line items on the previous page.

1. The Pre-Development costs for the project are included in the total cost in accordance with generally accepted accounting practices. These costs consist of \$166,770 for previous management, architectural and engineering services; \$83,711 in Pre-Development expenses by the Foraker Group; \$7,500 expenses by the Friends of the Library for stakeholder communications, schedule development and website development; and \$15,200 for in-kind contributions from RISE Alaska, LLC for strategic planning and communications services.
2. The purchase price of the site on Copper Ridge Lane was negotiated in June of 2010. The conclusion of the purchase is estimated to occur in October 2010.
3. During the Pre-Development process, R & M Engineers advised that the existing gravel on the site be removed to bedrock, then replaced and re-compacted. It is believed that one edge of the building would rest on bedrock while the other would rest on compacted soil. Re-compacting the gravel would help alleviate any differential settling. The estimated cost of this site work was \$200,000.
4. The construction cost estimate was prepared by HMS, Inc. and based upon the concept design prepared by Bettisworth Welsh Whiteley, LLC. The \$7,450,000 cost estimate assumes:
 - State of Alaska "Davis-Bacon" wages will be paid
 - Competitive bidding will occur in the spring of 2012
 - Construction will require 18-24 months to complete depending on a fall or spring construction start.

(Source: HMS, Inc., Conceptual Design Submittal Construction Cost Estimate, Ketchikan Library, September 7, 2010.)
5. Escalation to the Spring 2012 is included in the construction cost estimate. Should construction start in the Fall 2011, some cost may be reduced.
6. It is advisable for the City to procure a full geotech report with foundation recommendations with regard to seismic

OUR NEW KETCHIKAN PUBLIC LIBRARY

Development Plan



Library patrons crowd in current library space to participate in community events.

loads. There is no particular concern with this area. At this time, the recommendation is based on normal due diligence.

7. Design team fees have been estimated at 12% of construction cost. This does not include potential additional expenses such as interior design assistance with furniture procurement, coordinating 1% for art detailing assistance, professional renderings, or additional sustainability services such as energy modeling or LEED accreditation assistance. These are areas that the City may wish to explore further as the design develops. Should these additional services be desired, the cost should be shifted from the contingency or sustainability budget lines.
8. Project Management services have been estimated at 4% of the total construction contract. This is a fairly standard approach. Again, depending upon the level of additional services and public coordination involved, this number may be adjusted.
9. \$100,000 has been estimated for the payment of contractor participation and Pre-Construction services during the design process. It is becoming very common to select a contractor during the design phase based upon a combination of qualifications, past performance and some type of cost structure. This project delivery method saves time, helps manage risk and reduces overall project cost. This budget line item accommodates that process should the City choose this route.
10. Sustainability is a separate cost category. Should the City choose to pursue LEED accreditation, there will be several additional expenses. A Sustainability Specialist should be added to the design team to assist with determining the best, value-added alternatives for accreditation. An energy model should also be performed. Then, an independent commissioning agent will be engaged to verify systems performance and provide maintenance personnel training. This report encourages the City to embrace this thought process, fully explore energy savings potential and make this investment; we believe the long-term payback to be significant.
11. The Plan Review and Permits budget line includes an estimated cost for special inspections. The International Building Code

OUR NEW KETCHIKAN PUBLIC LIBRARY

Development Plan



Library patrons in the children's reading and play area.

requires that certain structural elements be inspected by an independent third party. Most structural designs do require special inspections; this budgets for that eventuality.

12. The \$150,000 budget for Administrative and Legal Fees allows the City to recoup miscellaneous administrative expenses incurred throughout the life of the project. This includes such things as re-plot or recording fees, Building Committee expenses, public process, stakeholder and communication expenses, bid advertising expenses, printing costs, library website updates, LEED accreditation application, grant writing and capital campaign services, transition assistance, moving expenses, etc.
13. Furniture Fixtures and Equipment (FF&E) are estimated at 6% or \$447,000. FF&E includes lounge seating, computer stations, office furniture, and related equipment. (Although library stacks requiring seismic restraint are included in the construction cost estimate.) Also included in the FF&E budget is the cost of telephone systems and IT equipment. The space program deliberately did not increase the number of computer terminals despite the substantial demand. The space program assumed that Wi-Fi would be provided throughout the facility and laptops would be available for patrons to check-out and use within the facility. These IT systems are included in this category.
14. It is unclear if the project is subject to State of Alaska administrative requirements for a 1% for Art Program. However, during the public comments, it became clear that Ketchikan residents want and expect this project to include some type of public art. This report recommends inclusion of this program.
15. The project contingency is shown at a healthy 14% or a little over \$1 million. This level of contingency is consistent with the amount and level of information that defines the project at this time. As the design matures, and the more specific requirements are captured, the construction cost and the total project cost should be updated. It is expected that some contingency be re-distributed through budget lines or it may be reduced as the unknowns become defined and managed through the design process. During construction, this contingency may be reduced as the various construction risks are reduced.