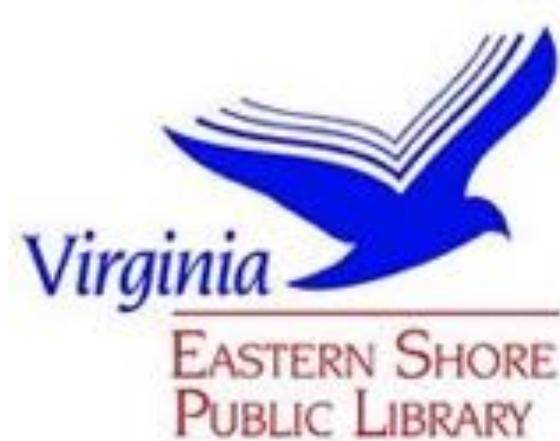


**Eastern Shore Public Library  
Parksley, Virginia**

**Preliminary Design Report  
Main Library**

**May 2, 2016**



**WALLER  
TODD &  
SADLER**  
ARCHITECTS



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## i. Executive Summary

The Board of Trustees of the Eastern Shore Library has, for several years, been investigating ways of expanding library services to residents of Accomack County. In early 2015 a space needs analysis of library needs was developed and in mid-2015 an investigation of two options for expansion was initiated, one being the renovation and expansion of the existing library in Accomac and the other being a property with an abandoned Fresh Pride Grocery store on it. Multiple concept designs were developed for both sites and an economic analysis prepared. The options were presented during a series of meetings with the County Board, citizen groups and open community meetings. The result was a vote by the Library Board to relocate the Eastern Shore Library to Parksley and to renovate and expand the Fresh Pride building into a new contemporary library facility.

There were several advantages to choosing this site including:

- The ability to provide library services at the existing library during construction of the new one
- The availability of utilities to the site including water, sewer and data
- The surrounding retail, commercial and residential development which will create a synergy with the library and stimulate economic development

This report presents the space needs analysis, an investigation of the existing Fresh Pride structure and site, and a proposed concept site plan, library floor plan and renderings of the proposed architectural character of the library.

The basic concept is to renovate the existing 12,600 SF store and construct an addition to the structure to expand it to approximately 18,000 SF. The new library will be a one-story high library with adequate space for patrons, staff and a community room that will also be accessible for after-hours use. It is intended that the design follow sustainable design principles and be as energy efficient as possible. The architecture of the library will respect the scale of the surrounding area, use some of the historic detailing and details of the adjacent commercial area, and will incorporate both brick and metal. The project is estimated to cost approximately \$5 million.

## Existing Conditions

## 1. Existing Conditions

### a. Facility Description

The Eastern Shore Library intends to renovate and expand the existing Fresh Pride store in Parksley, Virginia for its new library. This abandoned grocery store is a one-story, high-bay structure containing approximately 12,600 SF of space. It is located on 24313 Bennett Street, Parksley, VA 23421 (Rt. 176) on a 1.7 acre parcel that contains both the store and 118 parking spaces.

The Fresh Pride store operated as a local grocery store until sometime in 2014 when it was closed. It has been for sale since that time.

The facility is a steel frame and bearing wall structure. The two long exterior walls are bearing walls of 12" CMU. The front (entry façade) has a 3' high base wall on which a pipe column and glass and aluminum framed storefront system infills up to the structure. The internal structure is a series of pipe columns supporting beams which, in turn, support a bar joist and metal deck roof structure. The bar joists span from the exterior bearing walls to the beams. The roof is approximately 18' above the finish floor. No drawings exist of the store, but it is assumed that the roof structure was designed to only carry minimal code required loads.

Currently, there is suspended acoustical ceiling at 14' above the finish floor with the cavity space between the ceiling and bar joists used for duct distribution and lighting.

There are two roof top mechanical units, one of which conditioned the public area of the store and one used to condition the cold rooms used to store food. While the roof top units remain, their condition is unknown, but in any case, are not designed for a library environment. At the rear of the store is a steel framed mezzanine which housed a small office and air handling equipment for the mechanical system. It is accessible only from a narrow stair.

The rear of the store is elevated approximately two feet above grade. It opens onto a concrete pad used as a loading dock. Electrical service enters the facility at the rear and the main electrical panel is located on one wall.

There was an employee restroom at the rear of the store (in the receiving and food preparation area). It appears to be operational, but is insufficient for either staff or public use.

While the store had been an operating grocery store, and has only been closed for about two years, it will need to be completely gutted to be renovated into a new library. A list of work includes but is not limited to:

- Flooring will need to be replaced
- Ceilings and lighting will need to be replaced
- Walls will need to be insulated to meet energy codes
- The front storefront will need to be replaced
- The mechanical and electrical systems will need to be replaced
- A sprinkler system will need to be installed
- New restrooms will need to be added
- New finishes will need to be installed

The site, except for the building footprint, is paved and used for parking. There is no landscaping. Since the facility was constructed before current environmental regulations were enacted, the site will need to be redesigned for proper circulation, added landscaping and adherence to current storm water management regulations.

The current space needs program for the library identifies the need for a 18,000-20,000 SF library so an addition to the existing library has been planned and will, naturally, affect the way the site is redesigned and the approach to improvements to the structure are planned.

**b. Photographs**



**Aerial View – Existing Conditions**





**Existing South Façade**



**Existing Southwest Façade**



**Existing South Facade**



**Existing North Service Area**



**Existing North Service Area**



**Interior - Left**



**Interior - Right**

c. Site Plan



# Space Program

2. Space Program



**Accomac Library**  
**Space Program Summary** 10/11/2015



	Adult	Ref	Period	YA	Children	Total
<b>SEATING</b> ( not incl mtg rooms)	48	4	6	14	32	104
<b>PC's</b>	10	2	0	3	2	17

<b>PUBLIC AREA</b>		Size	No	Subtotal	Seats	PC's	Net SF
			Req'd	NSF			
<b>1.00</b>	<b>ENTRY AREA</b>						<b>870</b>
1.01	Entrance & Lobby	300	1	300			
1.02	New book display	80	1	80			
1.03	Public Information, bulletin board,handouts	40	1	40			
1.04	Vending / sitting area	0	0	0			
1.06	Book drop	25	2	50			
1.07	Restrooms	160	2	320			
1.08	24 Hour Pick-up & display	0	1	0			
1.09	Friends Store & storage	80	1	80			
1.10	Display			0			
<b>2.00</b>	<b>CIRCULATION SERVICE DESK AREA</b>						<b>210</b>
2.01	Service Desk w/ 3 workstations	150	1	150			
2.02	Self check -	20	2	40			
2.03	Reserves @ 2 SFS @ 60 *	10	2	20			
2.03	Storage for Laptops,	0	0	0			
<b>3.00</b>	<b>REFERENCE SERVICE DESKS</b>				<b>4</b>	<b>2</b>	<b>319</b>
3.01	Service Desks w/ 0 WS	0	0	0			
3.02	Ready Reference 1 SFS @ 42 "	0	1	0			
3.03	Reference Collection	197	1	197			
3.04	Catalog PAC's	9	2	18		2	
3.05	4-person tables	64	1	64	4		
3.06	Copier and set up space	40	1	40			
<b>4.00</b>	<b>PERIODICALS</b>				<b>6</b>		<b>148</b>
4.01	Magazines & Newspapers @ 100 titles	10	6	60			
4.02	Lounge chairs	12	2	24	2		
4.03	4-person tables	64	1	64	4		

<b>PUBLIC AREA</b>		Size	No	Subtotal	Seats	PC's	Net SF
			Req'd	NSF			
<b>5.00</b>	<b>ADULT COLLECTION</b>				48	10	4,544
5.01	Adult Collection	3,257	1	3257			
5.02	4-person tables	64	2	128	8		
5.03	Group Study Rooms -6 capacity	180	1	180	12		
5.04	Group Study Rooms - 4 capacity	100	1	100	8		
5.05	Quiet Study/ seminar room	320	1	320	16		
5.06	lounge chairs	12	4	48	4		
5.07	PC Workstations- 10	25	10	250		10	
5.08	Printers	12	2	24			
5.09	Copier	40	1	40			
5.10	Periodicals	197	1	197			
<b>6.00</b>	<b>NON PRINT COLLECTION ( SITE &amp; SOUND)</b>						151
6.01	Audio-Visual Collection	151	1	151			
6.02	lounge chairs	12	0	0			
<b>7.00</b>	<b>YOUNG ADULT</b>				14	3	434
7.01	Young Adult Collection	95	1	95			
7.02	lounge chairs	12	2	24	2		
7.03	4-person tables	64	2	128	8		
7.04	booth	64	0	0			
7.04	PC workstations	25	3	75		3	
7.05	Printers	12	1	12			
7.06	Group Study- 4 capacity	100	1	100	4		
7.07	Homework center ( incl above)	0	0	0			
	Vending / lounge	0	0	0			
<b>8.00</b>	<b>CHILDRENS COLLECTION</b>				32	2	1,942
8.01	Children's Collection Area	819	1	819			
8.02	Program Space @ 30 children	400	1	400			
8.03	Program Preparation & Storage Room	50	1	50			
8.05	Stroller storage	15	1	15			
8.06	Tutoring Rooms - capacity 4	100	1	100	4		
8.07	4-person tables	64	6	384	24		
8.08	lounge chairs	12	4	48	4		
8.09	PC workstations	25	2	50		2	
8.10	Printers	12	1	12			
8.11	Family restroom	64	1	64			

<b>PUBLIC AREA</b>		Size	No Req'd	Subtotal NSF		Net SF
<b>9.00</b>	<b>EASTERN SHORE HERITAGE CENTER</b>				<b>12</b>	<b>1,424</b>
9.01	Collection	844	1	844		
9.02	Map cases	12	2	24		
9.03	Microfilm & Microfiche readers	24	5	120		
9.04	4-person tables	100	3	300	12	
9.05	4-drawer file cabinets	12	3	36		
9.06	flat files	25	4	100		
<b>10.00</b>	<b>BUILDING SUPPORT</b>					<b>220</b>
10.01	IT Workroom	60	1	60		
10.02	Data / Communications Room	60	1	60		
10.03	Building Storage	100	1	100		
<b>11.00</b>	<b>MEETING ROOMS</b>					<b>1,430</b>
11.01	Multipurpose Room @ 100 people	1,200	1	1200		
11.02	AV storage		1	0		
11.03	Storage	150	1	150		
11.04	Kitchenette	80	1	80		
	<b>SUBTOTAL PUBLIC AREAS ( page 2 )</b>					<b>1,547</b>
	<b>SUBTOTAL PUBLIC AREAS ( page 3 )</b>					<b>7,070</b>
	<b>SUBTOTAL PUBLIC AREAS (this page)</b>					<b>1,644</b>
	<b>SUBTOTAL PUBLIC AREAS</b>					<b>10,260</b>
	<b>SUBTOTAL PUBLIC AREA (1.25 Circ. Factor)</b>					<b>12,825</b>
	<b>SUBTOTAL MEETING ROOMS(1.2 Circ.Factor)</b>					<b>1,716</b>

<b>STAFF AREAS</b>		<b>Size</b>	<b>No Req'd</b>	<b>Subtotal NSF</b>	<b>Net SF</b>
<b>20.00</b>	<b>Offices</b>				<b>250</b>
20.01	Library Director	150	1	150	
20.02	Adult Services Librarian	100	1	100	
<b>21.00</b>	<b>Staff Modular Workstations</b>				<b>662</b>
21.01	workstations	36	8	288	
21.02	tables @ 6'x8'	48	3	144	
21.03	counters @ 5' / person	25	4	100	
21.04	shelving	10	3	30	
21.05	storage	100	1	100	
<b>21.00</b>	<b>Workroom</b>				<b>263</b>
21.01	Shared PC station	36	1	36	
21.02	Shared workstation for volunteers	36	1	36	
21.03	space for color printer & network printer	25	1	25	
21.04	staff check-in area for 2 PC's	36	1	36	
21.05	supply storage	50	1	50	
21.06	Friends work area	80	1	80	
<b>22.00</b>	<b>Staff Conference Room</b>				<b>150</b>
22.01	Conference - capacity 8	150	1	150	
<b>23.00</b>	<b>Staff Lounge</b>				<b>279</b>
24.01	Lounge /kitchenette	200	1	200	
24.02	Toilets	64	1	64	
24.03	Lockers 15	1	15	15	
<b>24.00</b>	<b>Support</b>				<b>250</b>
25.01	Closed stack storage	150	1	150	
24.02	General storage	150	1	150	
24.03	Delivery	100	1	100	
	<b>SUBTOTAL STAFF AREAS</b>				<b>1,854</b>
	<b>SUBTOTAL W/ 1.3 CIRC. FACTOR</b>				<b>2,410</b>

**PUBLIC SHELVING ALLOCATION**

COLLECTION	EXISTING COLLECT	PROPOSED COLLECT	EST. IN CIRC.	NET TO BE HOUSED	NO. OF SFS	AREA REQ'D 10 SF/UNIT
<b>ADULT COLLECTION @ 66"</b>						
Nonfiction		34046	25%	25,535	170	1702
Fiction				0	0	0
Fiction		31093	25%	23,320	155	1555
Biographies			25%	0	0	0
Mystery			25%	0	0	0
Westerns			25%	0	0	0
Science Fiction			25%	0	0	0
Paperbacks			25%	0	0	0
Romance			25%	0	0	0
Reading List			25%	0	0	0
Library Express			25%	0	0	0
New Books			25%	0	0	0
Foreign Language Books			25%	0	0	0
Large Print			25%	0	0	0
Adult Serials			25%	0	0	0
New Books			25%	0	0	0
English as a 2nd Language/World Lang			25%	0	0	0
Special arts and theater collection			25%	0	0	0
Disability Resource Center			25%	0	0	0
Local History Collection			25%	0	0	0
<b>Subtotal Adult</b>	<b>0</b>	<b>65,139</b>		<b>48,854</b>	<b>326</b>	<b>3257</b>
<b>NON -PRINT COLLECTION</b>						
Adult Videos		3252	25%	2,439	12	122
Childrens media		774	25%	581	3	29
			25%	0	0	0
			25%	0	0	0
			25%	0	0	0
			25%	0	0	0
<b>Subtotal Non Print Collection</b>	<b>0</b>	<b>4,026</b>			<b>15</b>	<b>151</b>
<b>REFERENCE @ 42"</b>						
Reference		638	0%	638	7	71
Periodicals Adult		75	0%	75	13	125
Y/A						
Children		5	0%	5	0	0
Newspapers		6	0%	6	0	1
JOB - Info						
<b>Subtotal Reference</b>	<b>0</b>	<b>724</b>		<b>724</b>	<b>20</b>	<b>197</b>

**PUBLIC SHELVING ALLOCATION**

COLLECTION	EXISTING COLLECTION	PROPOSED COLLECTION	EST. IN CIRC	NET TO BE HOUSED	NO. OF UNITS	AREA REQ'D 9 SF/UNITS
<b>YOUNG ADULT @ 60"</b>						
Fiction		1900	25%	1,425	10	95
NonFiction			25%	0	0	0
Paperbacks			25%	0	0	0
Periodicals			25%	0	0	0
<b>Subtotal Young Adult</b>	<b>0</b>	<b>1,900</b>		<b>1,425</b>	<b>10</b>	<b>95</b>
<b>CHILDREN</b>						
Juvenile Non Fiction @ 60"			25%	0	0	0
Juvenile Fiction incl Biography @ 60"		15,600	25%	11,700	78	780
Beginning Readers @ 48"			25%	0	0	0
Picture Books @ 42"			25%	0	0	0
			25%	0	0	0
			0%	0	0	0
Seasonal			0%	0	0	0
Paperbacks Series - Fiction			25%	0	0	0
Boardbooks			25%	0	0	0
Childrens Videos			25%	0	0	0
Childrens Taped Books			25%	0	0	0
Childrens Cassettes			25%	0	0	0
Childrens CD			25%	0	0	0
Graphic Novels						
Juv Foreign Language			25%	0	0	0
Childrens DVD		774	25%	581	4	39
<b>Subtotal Children</b>	<b>0</b>	<b>16,374</b>		<b>12,281</b>	<b>82</b>	<b>819</b>
<b>EASTERN SHORE ROOM COLLECTION</b>						
Public Area @ 48" exist (516 lf)		172	0%	1,000	10	100
manuscript boxes @60" (exist 16 sfs)		3,346	0%	3,346	74	744
	<b>0</b>	<b>3,343</b>		<b>4,346</b>	<b>84</b>	<b>844</b>
<b>TOTAL COLLECTION</b>	<b>0</b>	<b>91506</b>		<b>67630</b>	<b>536</b>	<b>5362</b>

## GENERAL PLANNING PRINCIPLES

### A. STACKS

#### 1. Capacity

Adults = 8 volumes / LF  
 Children = 15 volumes / LF  
 Reference = 8 vol / LF  
 Periodicals = 3 volumes / LF

#### 2. Shelving Heights & Types

60" @ 5 shelves = 15LF / unit = 120 vol / unit  
 42"- 48" @ 3 shelves = 9 LF / unit = 80 vol / unit ( Adult)  
 42"-48" @ 3 shelves = 9 LF / unit = 135 vol / unit ( Juvenile)  
 36" @ 2 shelves = 6 LF / unit = 60 vol / unit (Adult)  
 36" @ 2 shelves = 6 LF / unit = 60 vol / unit (Juvenile)

Periodical Shelving @ 60" = 5 shelves = 15 titles / range

Paperback Carousel @ 6 SF / unit  
 A/V Media @ 60" = 6 shelves = 200-300 titles / range  
 CD @ 60" = 125 titles /shelf

#### 3. Spacing

5' centers = 36" aisles = 8 NSF / range  
 5' - 6" centers = 3' - 6" aisles = 9 NSF / range  
 6' centers = 48" aisles = 10 NSF / range

### B. SEATING

Tables & Chairs @ 16 NSF/ person  
 Lounge seating @ 12 NSF / person  
 Carrels @ 25 NSF / person  
 Conference / Meeting @ 15 - 20 NSF / person

### C. EQUIPMENT

Self check @	9 NSF
OPAC @	9 NSF
P.C. @	25 NSF
Printer @	12 NSF
Copier @	25 NSF
Atlas @	9 NSF
Dictionary @	9 NSF
Filing cabinet @	9 NSF
Book trucks @	6 NSF

## Proposed Facility

### 3. Proposed Facility

#### a. Description

The Eastern Shore Library intends to renovate and expand the existing Fresh Pride store in Parksley, Virginia, for its new library. The existing library is currently housed in an 11,600 SF facility that began as a small “residential type” structure and was expanded twice to achieve its current size. Not only is the current library too small to accommodate the library and community needs, but its layout makes it difficult for the staff to monitor activity. There are a number of code and ADA issues to address, and the interior infrastructure cannot support the kind of environmental conditions required of a contemporary library. The library is also on a septic system which cannot be expanded within the site boundary. In addition, one of the draws of the library, the Eastern Shore Collection, lacks space, accessibility and display potential desired by the library. Finally, the site is very small, and can accommodate only 26 parking spaces.

Therefore, as the first step in the planning process a series of programming meetings with staff and library administration were held to identify:

- Existing and proposed collections including special collections
- Existing and proposed Staffing
- Program needs
- Technology needs
- Seating and study needs

The space needs analysis illustrates the need for approximately 20,000 SF of space which is in line with state guidelines. However, the Eastern Shore Library has a very limited capital budget, so an evaluation of what can be afforded for their budget was conducted to determine the proposed size of the library. That analysis illustrated the potential for an approximately 18,000 SF library facility. On the following pages is a copy of the space needs program for the library. Only by preparing design options will a determination be made about the final program elements that can be achieved.

#### Site Plan:

The existing Fresh Pride store sits back on the site with parking occupying both the front and side of the site, wrapping around the store. There is a desire to have the library make its “presence known” on the street despite the fact that it is set so far back. Additionally, the current parking lot has multiple curb cuts and entrances making circulation through the parking lot a “free for all”. However, since the front of the store is glass, patrons have always known where their destination is.

The reuse of the store and a planned addition creates an entirely new set of relationships and circulation challenges. A number of design options were studied including adding to the front of the store toward the street and creating a new front door on the side of the extended building, adding to the side of the store creating a new front door between the existing and new structure, and a combination of both. Each of these options resulted in a different site plan including:

- Revised entry into the parking lot
- Patron drop-off location
- Service location
- Parking lot layout
- Architectural image

The proposed design illustrates the renovation of the existing store and the construction of an addition to the side of the store, with an entry between the two. In order to assist the library in making its presence known on the street, a landscaped entry court connecting the front entry and the street (terminating in a brick wall and sign) has been developed. It reinforces a pedestrian entry into the library, continues the theme of “buildings and sidewalks” on the street similar to the rest of the historic downtown and provides a signpost for patrons looking for the library.

Parking is being provided for approximately 54 parking spaces by modifying the existing parking lot. Landscaping and an outdoor space have been added creating civic place as well as a place for outdoor programming for the library. See following site plan.

### Floor Plan:

The library floor plan, illustrated in the attached drawings, uses the Fresh Pride structure for the staff, service, children and adult areas, and locates the community room, Eastern Shore Room, young adults and restrooms in the addition. A new entrance, is located at the edge of the existing Fresh Pride structure, but is part of the addition and provides an architecturally distinctive focus to the library entry. This is a simple plan that provides:

- A single service desk located between the adult and children children’s areas enabling the staff to monitor both areas from one location
- Acoustic separation between children and adults
- A distinctive Eastern Shore Room that has its own identity
- A community room accessible independently and after-hours from the library
- A completely flexible space in the existing structure enabling changes in the future
- Windows in all public areas allowing patrons to see outside and others to see into the library ( marketing potential)

The plan illustrates support spaces located at the rear of the existing store where service is already located and where utilities enter the building.

The Eastern Shore Room will have its own identity and will be close to the service desk where staff can direct patrons who only want to use that collection and can monitor access. The public reading room will be visually open to the rest of the library, but will be secure and reinforce the fact that it is a special collection. The archives will have its own environmental controls appropriate to its function.

The adult area is thought of as an open, flexible space accommodating stacks, reading areas, computers, group/quiet study rooms and lounge space. Its character will be developed through the use of architectural features which will help to identify areas, provide spatial definition, color and signage. Patrons will have the ability to access technology, browse, read, or work on group projects. Final determination about special spaces (Maker spaces, training, etc.) will be made as the design is developed.

The children’s area will be a separate, secure area. It is thought of as a special place for children and will be visually connected to the outside with windows, and perhaps an outdoor patio for children’s programs. The community room can be used for large children’s activities and its location enables children to gather for activities without disturbing adult patrons. Large groups of children can access the program room directly from the front door to the program room without even going into the children’s room – facilitating the planned activities.

The community room is thought of as a flexible space which can accommodate a variety of activities with a minimal of set up work. It will be divisible to accommodate different size groups which will increase its functionality to the library.

**Architecture:**

Much of the historic part of Parksley is composed of flat-roofed mercantile structures. Its scale has been developed through proportion, large ground floor windows, detailing, and canopies covering windows and entrances. It was determined that the Fresh Pride store cannot support new expressive roof forms so a decision was made to continue with the basic aesthetic of Parksley and to create the architectural expression for this new library through the use of elements one might find in the historic district. Therefore, both the Fresh Pride store and the new addition will have “flat roofs” but will be detailed with a “kit of parts” one might find downtown to create a new, contemporary library image.

Elements include:

- Large ground floor windows
- Canopies leading into the library
- Awnings over windows
- Window detailing
- Detailing around the cornice
- Brick material with expressed lintels
- Walls and paving connecting the street “entrance” with the library front door

**Sustainability:**

While the Eastern Shore Library will consider applying to the US Green Building Council (USGBC) for LEED certification, it is important that the new library follow sustainable design principals. A sample LEED scorecard was evaluated with respect to the planned renovations and addition and the following principals will be followed:

- Re-use of existing structure
- Site selection
- Development density
- Low-emitting vehicle ( add power source in parking lot)
- Storm-water management
- Light pollution reduction
- Water-efficient landscaping
- Water use reduction
- Optimize energy performance
- Construction waste management
- Recycled content of materials
- Regional materials
- Low emitting materials
- Thermal comfort
- Daylighting & views
- Other innovations

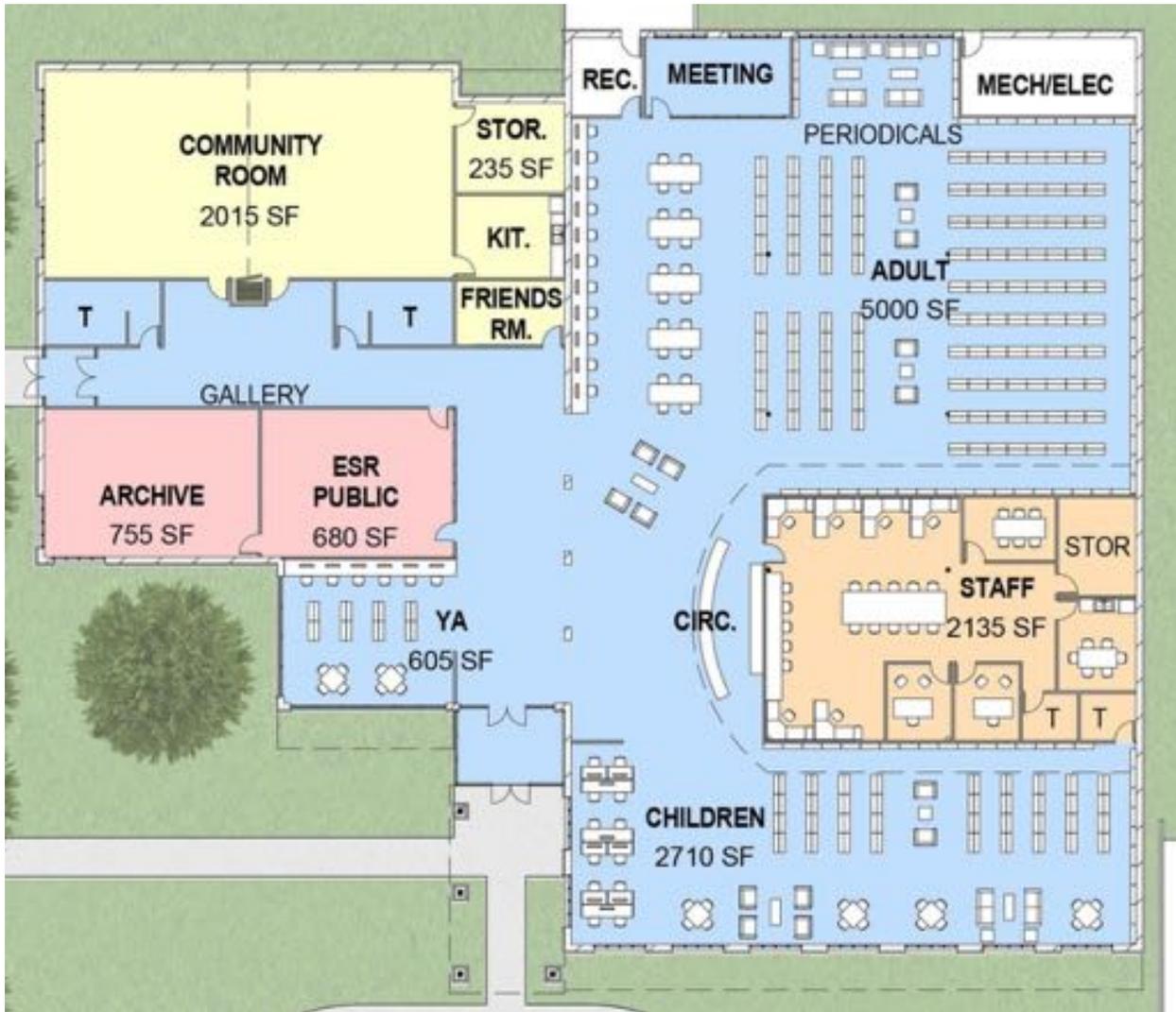
It is clear to the design team that a minimum of LEED Silver Certification could be achieved if submitted to USGBC.

**b. Composite Site/Floor Plan**



(176) Bennett St.

c. Enlarged Floor Plan



**d. Exterior Renderings**



**Library and Dollar General from Bennett Street**



**View from Bennett Street**



**View from Pedestrian Approach**



**View from Parking Lot**



**View from Front Parking Lot**



**View from Side Drive Aisle**

## Conceptual Cost Estimate

4. Conceptual Cost Estimate

CONSTRUCTION COST ESTIMATE		DATE: 27-Dec-15	SHEET 1 of 4	
PROJECT <b>Eastern Shore Library</b>		BASIS OF ESTIMATE		
LOCATION Parksley, VA		CONCEPT <input checked="" type="checkbox"/>		
ARCHITECT THE LUKMIRE PARTNERSHIP INC		SCHEMATIC <input type="checkbox"/>		
DRAWING NO:		DESIGN DEV <input type="checkbox"/>		
ESTIMATOR GSL		50% CONST DOC <input type="checkbox"/>		
		100% CONST DOC <input type="checkbox"/>		
		CHECKED BY		
TITLE : <b>RENOVATE &amp; EXPAND FRESH PRIDE- \$5 M</b>		QUANTITY		
		TOTAL	PERCENT TOTAL	COST PER SF
1.00	GENERAL CONDITIONS	\$229,600	6.2%	\$12.28
2.00	SITWORK	\$235,000	6.3%	\$12.57
2.00	DEMOLITION	\$60,900	2.2%	\$4.30
3.00	CONCRETE	\$98,000	2.6%	\$5.24
4.00	MASONRY	\$67,200	1.8%	\$3.59
5.00	METALS	\$308,500	8.3%	\$16.50
6.00	WOOD & PLASTICS	\$10,000	0.3%	\$0.53
7.00	THERMAL & MOISTURE PROTECTION	\$133,500	3.6%	\$7.14
8.00	DOORS & WINDOWS	\$94,000	2.5%	\$5.03
9.00	FINISHES	\$248,550	6.7%	\$13.29
10.00	SPECIALTIES	\$6,000	0.2%	\$0.32
11.00	EQUIPMENT	\$0	0.0%	\$0.00
12.00	FURNISHINGS	\$17,600	0.5%	\$0.94
13.00	SPECIAL CONSTRUCTION	\$0	0.0%	\$0.00
14.00	CONVEYING SYSTEMS	\$0	0.0%	\$0.00
15.00	MECHANICAL	\$750,800	20.2%	\$40.14
16.00	ELECTRICAL	\$308,550	8.3%	\$16.50
17.00	SECURITY / AUDIO-VISUAL	\$18,700	0.5%	\$1.00
SUBTOTAL		\$2,608,202	70.1%	\$138.37
OVERHEAD & PROFIT @ 10%		\$260,820	10.0%	\$13.94
SUBTOTAL		\$2,869,022		\$153.31
BONDS @ 1.25%		\$35,835		\$1.92
SUBTOTAL		\$2,904,857		\$155.22
INSURANCE @ 5%		\$145,133		\$7.76
SUBTOTAL		\$3,049,990		\$162.98
DESIGN CONTINGENCY @ 15%		\$457,169		\$24.45
SUBTOTAL CONSTRUCTION COST		\$3,507,159		\$187.43
ESCALATION TO MIDPOINT OF CONST @ 3%/YR		\$210,298		\$11.25
TOTAL CONSTRUCTION COST		\$3,717,457		\$198.68
<b>OTHER PROJECT COSTS</b>				
CONSTRUCTION CONTINGENCY @ 10%		\$371,526		
A/E FEES @ 10%		\$371,526		
GEOTECHNICAL INVESTIGATION		\$8,000		
TESTING & INSPECTIONS ALLOWANCE		\$25,000		
INTERIOR FURNISHINGS @ \$22/sf		\$409,200		
INTERIOR DESGN FEES AT 10%		\$40,920		
REPRODUCTION		\$7,500		
SUBTOTAL OTHER COSTS		\$1,233,671		
TOTAL PROJECT COST		\$4,948,928		\$264.65

CONSTRUCTION COST ESTIMATE		DATE: 12/27/2015		SHEET 2 of 4	
PROJECT Eastern Shore Library			BASIS OF ESTIMATE		
LOCATION Parksley, VA			CONCEPT		
ARCHITECT THE LUKMIRE PARTNERSHIP INC			SCHEMATIC		
			DESIGN DEV		
			50% CONST DOC		
			100% CONST DOC		
DRAWING NO:			ESTIMATOR GSL		CHECKED BY X
TITLE : RENOVATE & EXPAND FRESH PRIDE- \$5 M		QUANTITY			TOTAL COST
		NO UNITS	UNIT MEAS	PER UNIT	
<b>1.00 GENERAL CONDITIONS</b>					<b>\$229,602</b>
	Project Manager	8	MON	\$7,900	\$63,200
	Field Superintendent	12	MON	\$7,500	\$90,000
	Laborer	8	MON	\$2,800	\$22,400
	Temp toilets	2	MON	\$100	\$200
	Disposal	6000	CF	\$4	\$24,000
	Misc	1	LS	\$30,000	\$30,000
<b>2.00 SITEWORK</b>					<b>\$235,000</b>
	Site Development allowance	1	LS	\$60,000	\$60,000
	Storm water management allowance	1	LS	\$50,000	\$50,000
	Parking	60	cars	\$1,250	\$75,000
	Utilities allowance	1	LS	\$50,000	\$50,000
<b>2.00 DEMOLITION</b>					<b>\$80,500</b>
	Demo walls	12,700	SF	\$1	\$12,700
	Demo flooring	12,700	SF	\$1	\$12,700
	Demo ceilings	12,700	SF	\$1	\$12,700
	Demo lights	12,700	SF	\$1	\$12,700
	Demo HVAC	12,700	SF	\$1	\$12,700
	Demo exterior walls allowance	600	SF	\$15	\$9,000
	Demo masonry	800	SF	\$10	\$8,000
<b>3.00 CONCRETE</b>					<b>\$98,000</b>
	new slabs	7,000	SF	\$7	\$49,000
	footings & foundations	7,000	SF	\$7	\$49,000
<b>4.00 MASONRY</b>					<b>\$67,200</b>
	New exterior walls	2000	SF	\$28	\$56,000
	patch existing walls	400	SF	\$28	\$11,200

CONSTRUCTION COST ESTIMATE		DATE: 12/27/2015		SHEET 3 of 4	
PROJECT Eastern Shore Library			BASIS OF ESTIMATE CONCEPT SCHEMATIC DESIGN DEV 50% CONST DOC 100% CONST DOC		
LOCATION Parksley, VA					
ARCHITECT THE LUKMIRE PARTNERSHIP INC					
DRAWING NO:		ESTIMATOR GSL		CHECKED BY X	
TITLE : RENOVATE & EXPAND FRESH PRIDE- \$5 M		QUANTITY			TOTAL COST
		NO UNITS	UNIT MEAS	PER UNIT	TOTAL
<b>5.00 METALS</b>					
	structural steel frame	7000	SF	\$25	\$175,000
	roofing frame	7000	SF	\$18	\$126,000
	lintels over openings	1	LS	\$7,500	\$7,500
<b>6.00 WOOD &amp; PLASTICS</b>					
		1	LS	\$10,000	\$10,000
<b>7.00 THERMAL &amp; MOISTURE PROTECTION</b>					
	Re- Roof existing building	12700	SF	\$5	\$63,500
	new library roof	7000	SF	\$10	\$70,000
<b>8.00 DOORS &amp; WINDOWS</b>					
	Replace existing windows	0	SF	\$40	\$0
	new windows-existing building	600	SF	\$40	\$24,000
	replace existing doors	10	EA	\$1,200	\$12,000
	new doors	15	EA	\$1,200	\$18,000
	new glazing	1000	SF	\$40	\$40,000
<b>9.00 FINISHES</b>					
	new gyp board walls	150	SF	\$60	\$9,000
	insulate existing walls	4,320	SF	\$5	\$21,600
	furr out exterior walls	4,320	SF	\$5	\$21,600
	new flooring	18,700	SF	\$4.00	\$74,800
	new ceilings	18,700	SF	\$4.00	\$74,800
	paint	18,700	SF	\$1.50	\$28,050
	upgrades allowance	18,700	SF	\$1.00	\$18,700
<b>10.00 SPECIALTIES</b>					
	Toilet room accessories	2	rooms	\$3,000	\$6,000
<b>11.00</b>					

CONSTRUCTION COST ESTIMATE		DATE: 10/17/2015		SHEET 4 of 4	
PROJECT Eastern Shore Library			BASIS OF ESTIMATE		
LOCATION Parksley, VA			CONCEPT		X
ARCHITECT THE LUKMIRE PARTNERSHIP INC			SCHEMATIC		
DRAWING NO:			50% CONST DOC		
ESTIMATOR GSL			100% CONST DOC		
CHECKED BY					
TITLE : RENOVATE & EXPAND FRESH PRIDE- \$5 M		QUANTITY			TOTAL COST
		NO UNITS	UNIT MEAS	PER UNIT	TOTAL
<b>12.00 FURNISHINGS</b>					
	Circulation desk	1	EA	\$7,500	\$7,500
	casework	1	LS	\$10,000	\$10,000
<b>13.00 SPECIAL CONSTRUCTION</b>					
\$0					
<b>14.00 CONVEYING SYSTEMS</b>					
\$0					
<b>15.00 MECHANICAL</b>					
\$750,600					
	Demo existing HVAC system	12,700	SF	\$1	\$12,700
	mechanical system- VAV system	18,700	SF	\$30	\$561,000
	Demo existing bathrooms	1	LS	\$2,000	\$2,000
	plumbing system	18,700	SF	\$4	\$74,800
	Sprinkler system	18,700	SF	\$4	\$74,800
	New restrooms	2	EA	\$20,000	\$40,000
<b>16.00 ELECTRICAL</b>					
\$308,550					
	Demo existing elect system	12,700	SF	\$1	\$12,700
	distribution	18,700	SF	\$8	\$112,200
	power	18,700	SF	\$5	\$93,500
	lighting	18,700	SF	\$4	\$74,800
	Emergency Generator	1	LS	\$0	\$0
	FA	18,700	SF	\$1.50	\$28,050
<b>17.00 SECURITY / AUDIO-VISUAL</b>					
\$18,700					
		18,700	SF	\$1	\$18,700

## 5. Operating Budget

Following is the existing FY2016 -17 Budget and the proposed FY 2017-18 budget and a proposed FY2018-19 budget assuming that the Fresh Pride facility is constructed by FY 2019. The Operating Budget is expected to increase due to the addition of one full-time and one part-time staff, and a proportional increase in Maintenance and Utilities is expected due to the increased size of the library. Other budget items are expected to remain constant in this scenario.

INCOME	After Construction	FY2016-2017	FY2015-2016
	FY2019-2020		
	Proposed	Proposed	Approved
Government Income			
Accomack County	\$ 356,284	\$ 345,907	\$ 357,407
Northampton	\$ 128,639	\$ 124,892	\$ 124,892
State Aid	\$ 157,387	\$ 152,803	\$ 152,803
Total Gov Income	\$ 642,310	\$ 623,602	\$ 635,102
Contributions	\$ 8,500	\$ 8,500	\$ 26,500
Reimbursements	\$ 10,025	\$ 10,025	\$ -
Fines & Fees	\$ 22,300	\$ 22,300	\$ 22,337
Endowments	\$ 1,600	\$ 1,600	\$ 1,775
Private Grants	\$ 2,000	\$ 2,000	\$ -
Miscellaneous	\$ 3,620	\$ 3,620	\$ 6,824
<b>TOTAL INCOME</b>	<b>\$ 690,355</b>	<b>\$ 671,647</b>	<b>\$ 692,538</b>
<b>EXPENSE</b>			
Operations			
Building Maintenance	\$ 18,000	\$ 10,000	\$ 33,000
Utilities	\$ 30,000	\$ 23,000	\$ 24,400
Vehicle Operation	\$ 3,000	\$ 3,000	\$ 3,000
Insurance	\$ 13,000	\$ 11,774	\$ 12,696
Computer Software & Services	\$ 31,000	\$ 31,000	\$ 30,630
Operations Total	\$ 95,000	\$ 78,774	\$ 103,726
Equipment Maintenance & Services	\$ 16,000	\$ 16,000	\$ 17,400
Programs	\$ 3,000	\$ 3,000	\$ 1,500
Personnel	\$ 451,250	\$ 358,402	\$ 460,064
Supplies	\$ 12,240	\$ 12,000	\$ -
Materials	\$ 80,020	\$ 78,451	\$ 78,451
Postage	\$ 2,000	\$ 2,000	\$ -
Dues	\$ 1,020	\$ 1,000	\$ 1,500
Travel	\$ 2,040	\$ 2,000	\$ 2,350
Miscellaneous	\$ 150	\$ 150	\$ 200
<b>TOTAL EXPENSES</b>	<b>\$ 662,720</b>	<b>\$ 551,777</b>	<b>\$ 665,191</b>
<b>NET INCOME</b>	<b>\$ 27,635</b>	<b>\$ 119,870</b>	<b>\$ 27,347</b>

### 6. Estimated Project Schedule

Approval of Concept Design.....	April 2016
Fundraising & Grant Applications.....	Spring 2016- Spring 2017
AE Selection for Final Design.....	Fall 2016
Schematic Design.....	Fall 2016
Review.....	Fall 2016
Design Development.....	Winter 2016
Review.....	Winter 2016
Construction Documents.....	Winter 2017-Spring 2017
Permit.....	Spring 2017
Bid & Award.....	Summer 2017
Construction.....	Fall 2017 – January 2019
Occupancy.....	February 2019

### 7. Project Statistics

Site Area.....	1.75 Acres
Proposed Library Area.....	18,630 SF
Existing Fresh Pride Store....	12,630 SF
Proposed Addition.....	6,000 SF
Total Project Cost.....	\$4,948,928
Renovation.....	\$2,085,317
Addition.....	\$1,629,940
Soft Costs.....	\$1,233,671
Estimated Utility Costs/Year =	\$1.25- \$1.50/ SF