

Falmouth Memorial Library



Process

- 2013 SSA hired to conduct feasibility study
- 2014 Schematic drawings
- Bond approved – 61%
- Hired SSA through RPF process to complete architectural drawings
- 2015 hired CM through RFP process

Design

- Library construction
- Design came about as a result of
 - Community input
 - Recommendations from two library consultants
 - Resolution by Town Council -2010
 - “Falmouth Memorial Library has a minimum need for a building of 17,300 square feet and a maximum need for a building of 23,500 gross square feet.”

Due Diligence

- Different Location
 - Available land
 - Cost associated with new location
- Wait for Market to Improve
 - Current trends/predication
 - Cost associated with waiting
- Different Design
 - Additional six months for process
 - Costs associated with new design

Value Engineering

Description	Potential Cost Savings
Delete basement	\$367,000
Change stone to brick	\$187,000
Eliminate sheet piling (no basement)	\$149,500
Change window manufacturer	\$70,945
Eliminate elevator (no basement)	\$63,800
Change wood ceiling to Rulon	\$59,600
Add tie rods to steel frames	\$55,000
Delete ramp at service entrance	\$35,700
Not replace shingles on '95 addition	\$24,850
Change granite curbing to concrete	\$20,000
Change staff office windows	\$10,110
Misc.- e.g., reduced landscaping, eliminate skylight, window deletion, change carpet	\$91,510

Moving Forward

