

Falmouth Memorial Library



FALMOUTH
MEMORIAL
LIBRARY

Presentation to Falmouth Town Council
July 23, 2018

Project Update

December 2017: Exceeded goal of \$2.81 mil

January 2018: Re-engaged the architects and the
construction manager

February: Submitted paperwork to Town

March: Modified MOU

April: Completed Design Development

May: Received construction estimate

June: Initiated Value Engineering

July: Request bond

How We Got Here

Building Climate

- Bidding Climate
 - 2014 pricing included favorable price estimates
- Building Cost Escalation
 - 2016-18 Building costs alone have experienced escalation more than three times than anticipated
 - This is happening around the state
 - Camden Rockport
 - Yarmouth – “unstable labor force, a lack of qualified bidders on construction projects, and rising material costs across the country.”
 - MeDOT
 - Jesup Memorial Library

How We Got Here

Site Conditions

- Soil Conditions
 - Greater than anticipated structural accommodations required for soil bearing capacity
- Stormwater Management Cost
 - No remediation during '95 addition
 - Tight parcel and impervious soil result in increased costs
 - Connection to Lunt Road must be remediated

What We Considered

- Move off site
 - Expense of purchasing land
 - Residents want us to stay at Lunt Rd
- Tear down and start over
 - Still have issue with soil and stormwater
- Put project on hold
 - The current building is failing
- Smaller addition
 - Referendum indicates 18,000 sq ft
 - Will not meet needs
- Bond



March 2018

What We Have Done

- Value Engineering
 - Design modifications have been incorporated
 - Architectural and site modification
 - Structural modification
- Examples of Modifications
 - Stone to brick on outside façade
 - Add tie rods to steel roof frames to reduce foundations
 - Do not replace existing roof shingles on '95 addition
 - Change design in staff work area
 - Change brand of windows
 - LEED certification fees
 - Delete basement

Next Steps

- Request bond
- Postpone going out to bid
- Continue to apply for grants
- Continue Annual Fund and other fundraising efforts to support daily operations
- Fundraise strategically



FALMOUTH
MEMORIAL
LIBRARY

