

## Some Recent Questions....

**Q: Who has been providing the guidance and cost estimates on this project?**

A: Milestone Engineering and Construction - the construction management company retained by the library trustees for this project. The architecture firm being used is SMP Architecture.

**Q: The average house building cost is \$153 per square foot, that is on a high end budget! The cost to the tax payer you are presenting is a staggering \$1133 per square foot. This cost is outrageous!**

A: That is not an accurate calculation. You appear to have taken the entire cost of the project - including the renovation and mechanical systems costs - and divided it only by the square footage of the addition. Most of the budget is for renovation of existing space as well as for the replacement and renovation of underlying systems (HVAC, etc.). If you calculate based on total square footage being renovated plus the new construction you get something like: \$2,997,756.07 (total new construction/renovation cost) divided by the total affected SF of 15,792 SF you get a **\$189.00 / SF** cost which is very reasonable for a commercial type of construction project such as what we are proposing.

**Q: Being in the aviation business, a building of 100,000 square feet will cost less than the 3,000 square feet your trust is proposing, this includes the repairs to the systems that need work!**

A: The total square footage of the library at the end of this project will be the 15,972 SF noted above and not the 3000 SF of the addition. Using the total cost applied only to the small addition does not accurately reflect how those costs are spread across all the planned work.

**Q: Why has the heating system not been fixed prior to this request being sent to the public? As that heating system is less than 15 years old.**

A: The heating system is not less than 15 years old. There have been a number of repairs to the HVAC system (almost \$17K over the last 3 years alone) but these are mostly Band-Aids to keeping the existing system running until it can be replaced. The boiler was installed in 2006 and will be retained. The rooftop chiller was replaced in 2007. Much of the rest of the HVAC mechanical system (air handlers, etc.) is closer to 30 years old and is at the end of its lifespan as well as being very inefficient compared to modern systems. The Trustees anticipated that this renovation work would have been done in any one of the last 6 attempts to be put on the warrant. There was no reason to think that the project wouldn't be approved, so there was no reason for the trustees to spend money on work that would be redone/upgraded. Fixes that we were forced to do based on failed parts were done with the mindset that they could be used in a future building/renovation project.

**Q: Have you made public the reports on which the heating system and windows are failing?**

A: The report is found on the project page. <https://www.wadleighlibrary.org/Pages/Index/94/library-renovation-project>

**Q: What is the maintenance cost going to be with the new system after 5, 10, 15 years?**

A: With regular preventative maintenance, the proposed system should last 12-15 years. Maintenance costs are difficult to forecast with too many variables in play.

**Q: Have you made public the cost breakdown of this project in an itemized list?**

A: The detailed cost breakdown has not been released. An overall project budget is available which shows the breakdown across the various aspects of the project (renovation, mechanical systems, addition, etc.). We have specific guidelines which can be tweaked based on the costs at the time of construction. We may be able to save money on one particular line item (toilets) which can be applied to another system. We may get donations which will enable us to alter line items. We needed gross numbers for cost estimating. We also have a 40% contingency budget. The budget we received from SMP is on the project page: <https://www.wadleighlibrary.org/Pages/Index/94/library-renovation-project>

**Q: Can you guarantee the cost of the project will not exceed 3.4 million and that if the project cost less the funds are returned to the bond and not rolled into a budgetary fund of any kind?**

A: The contract is a construction management approach with a "GMP" - a Guaranteed Maximum Price - for the construction. Soft costs and contingency are part of the overall budget. Anything not used will go back to the bond but we do not anticipate any leftover funds as the budget is quite tight.