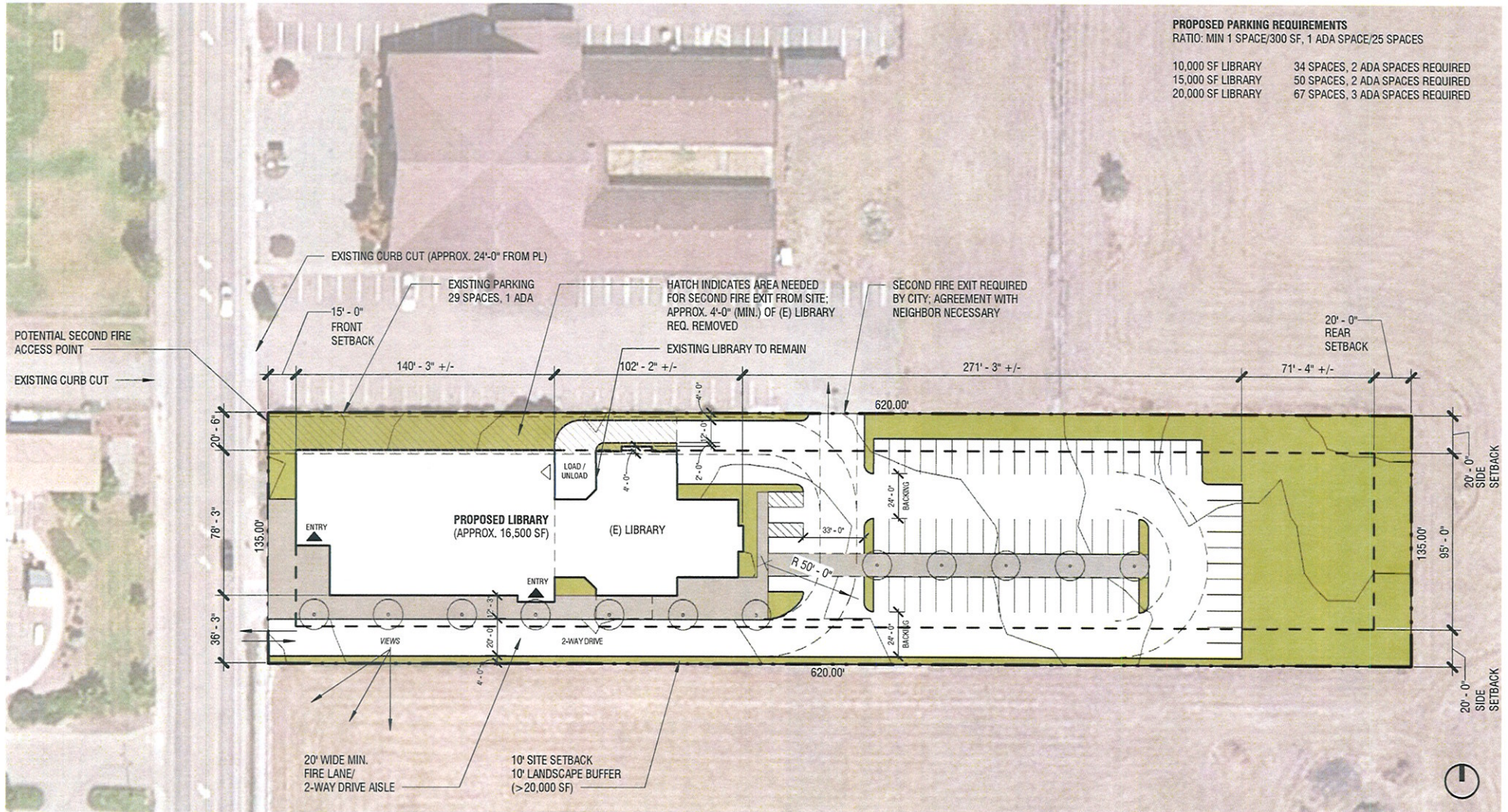


Appendix A: Option I site and floor plans

SITE PLAN (1" = 50'-0")



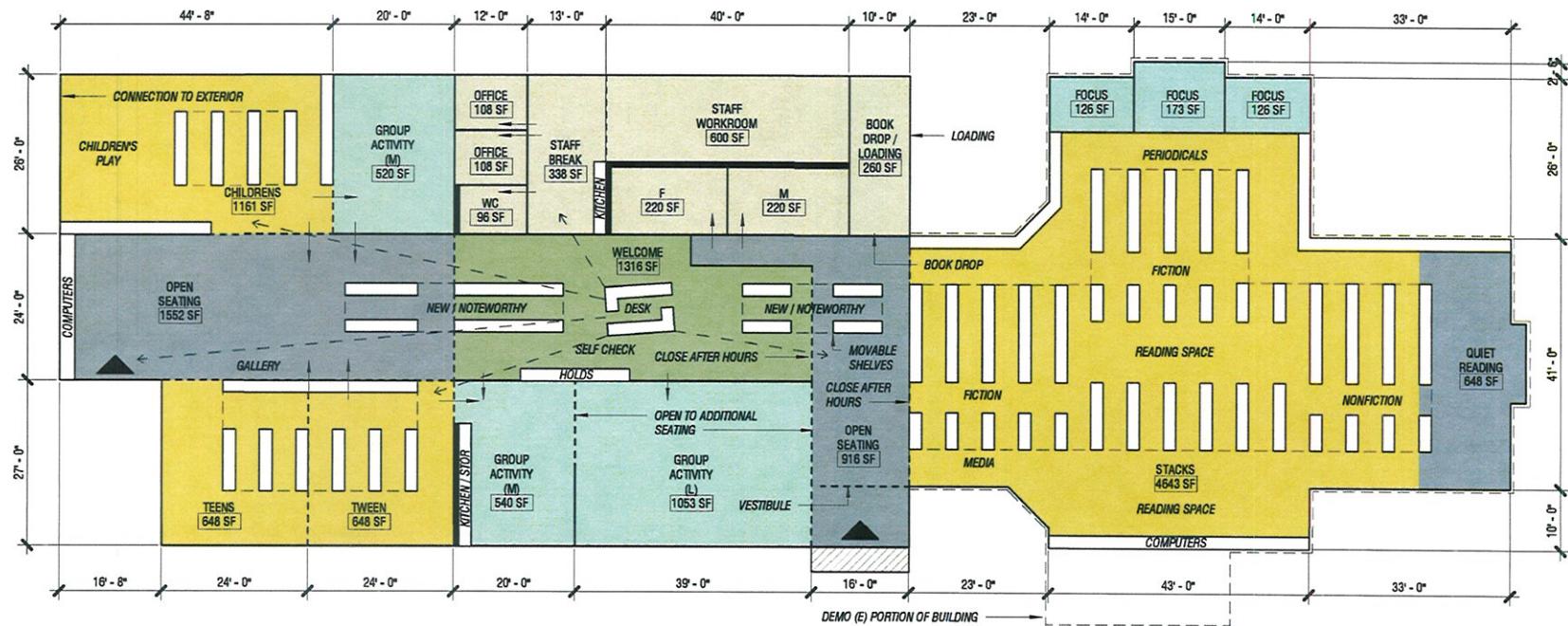
CONCEPTUAL DESIGN PROGRESS | JANUARY 24, 2018

SHKS ARCHITECTS

OPTION 1 (REUSE)

FLOOR PLAN

- Welcome / Gathering
- Assembly Concentrated (chairs only - not fixed)
- Business Areas
- Library Reading Rooms
- Library Stack Area

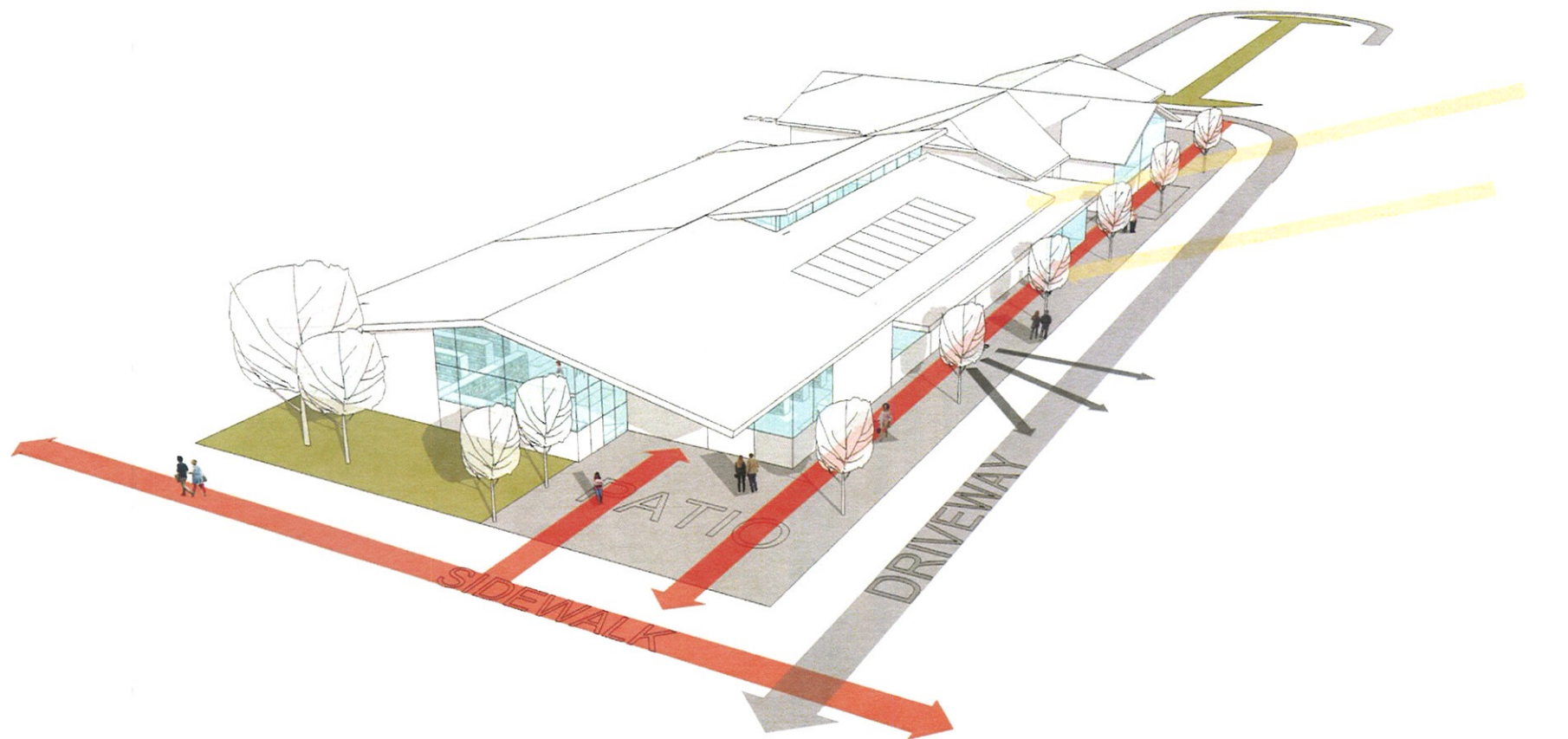


CONCEPTUAL DESIGN PROGRESS | JANUARY 24, 2018

SHKS ARCHITECTS

OPTION 1 (REUSE)

3D BIRDSEYE VIEW

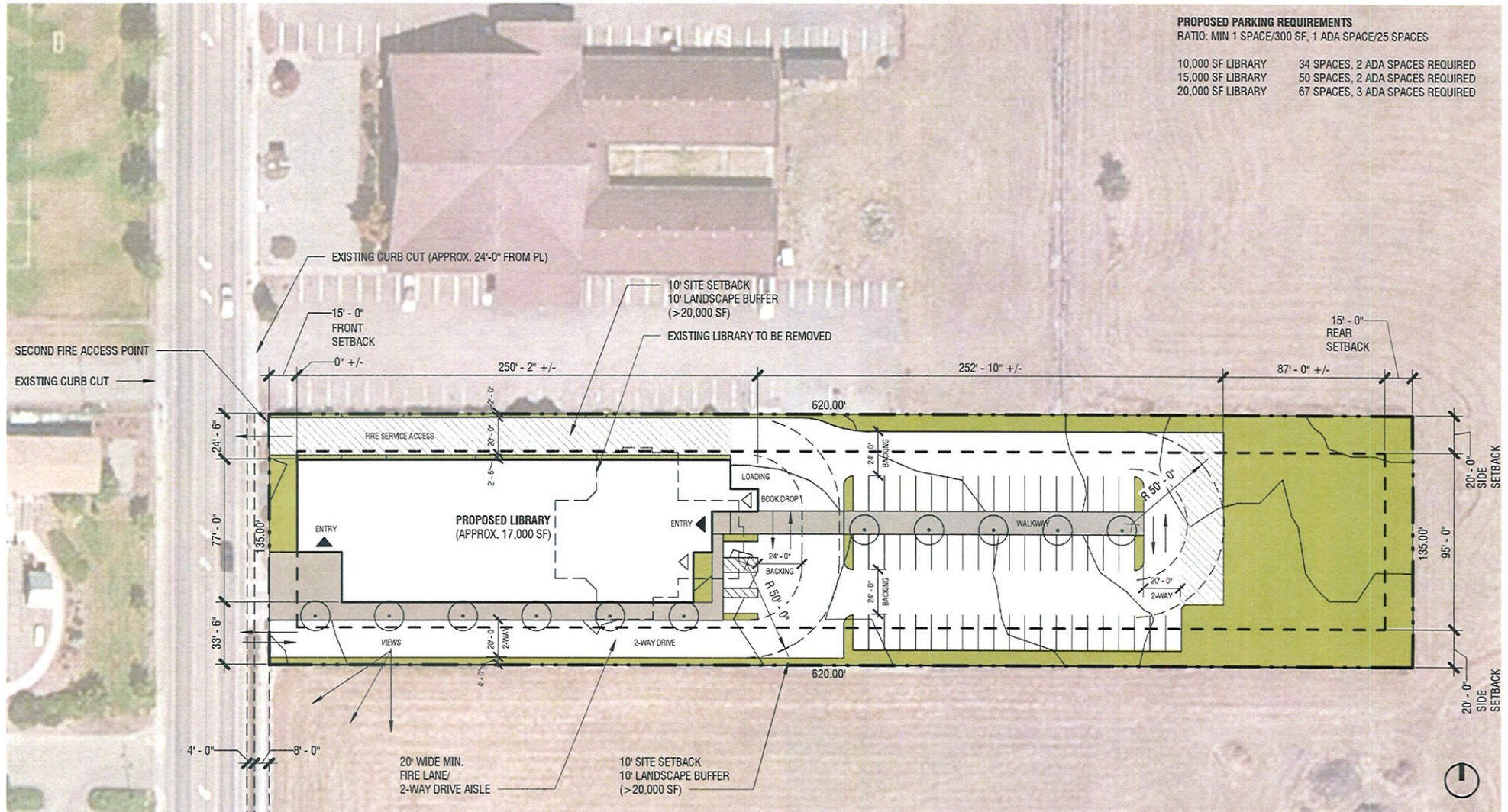


CONCEPTUAL DESIGN PROGRESS | JANUARY 24, 2018

SHKS ARCHITECTS

Appendix B: Option 2 site and floor plans

SITE PLAN (1" = 50'-0")



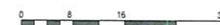
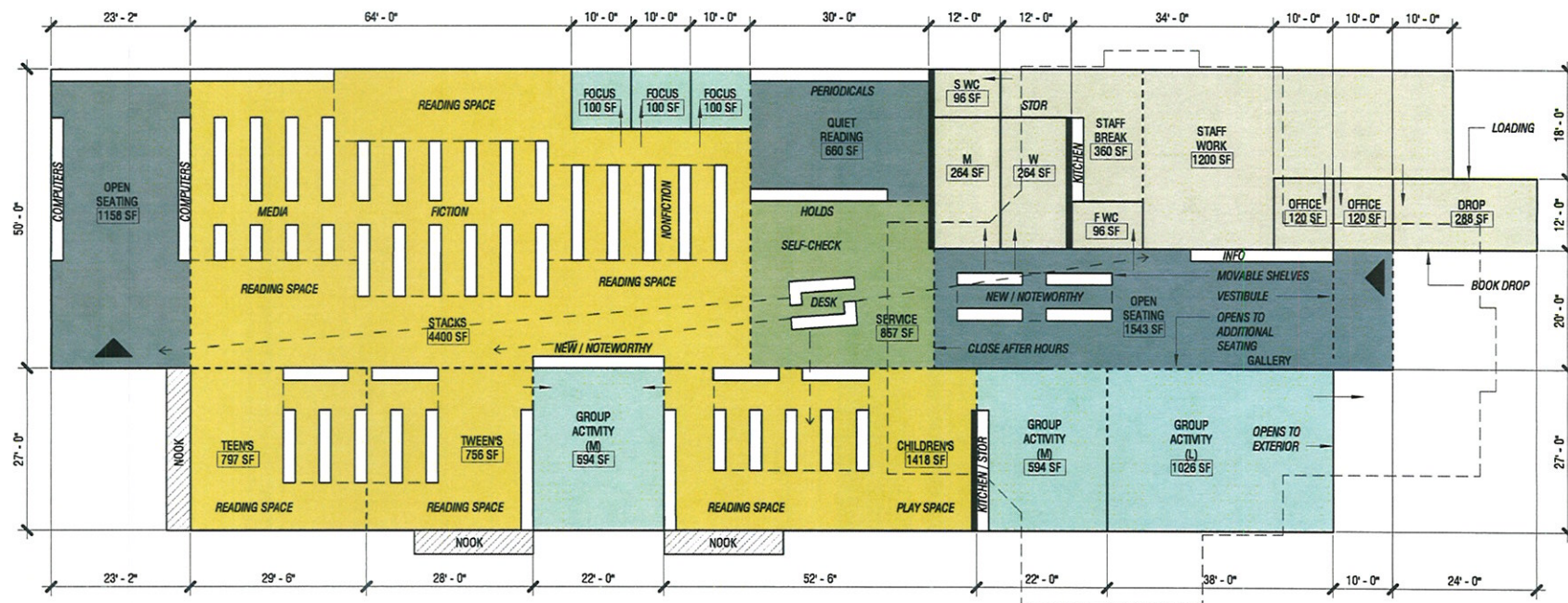
CONCEPTUAL DESIGN PROGRESS | JANUARY 24, 2018

SHKS ARCHITECTS

OPTION 2 (NEW)

FLOOR PLAN

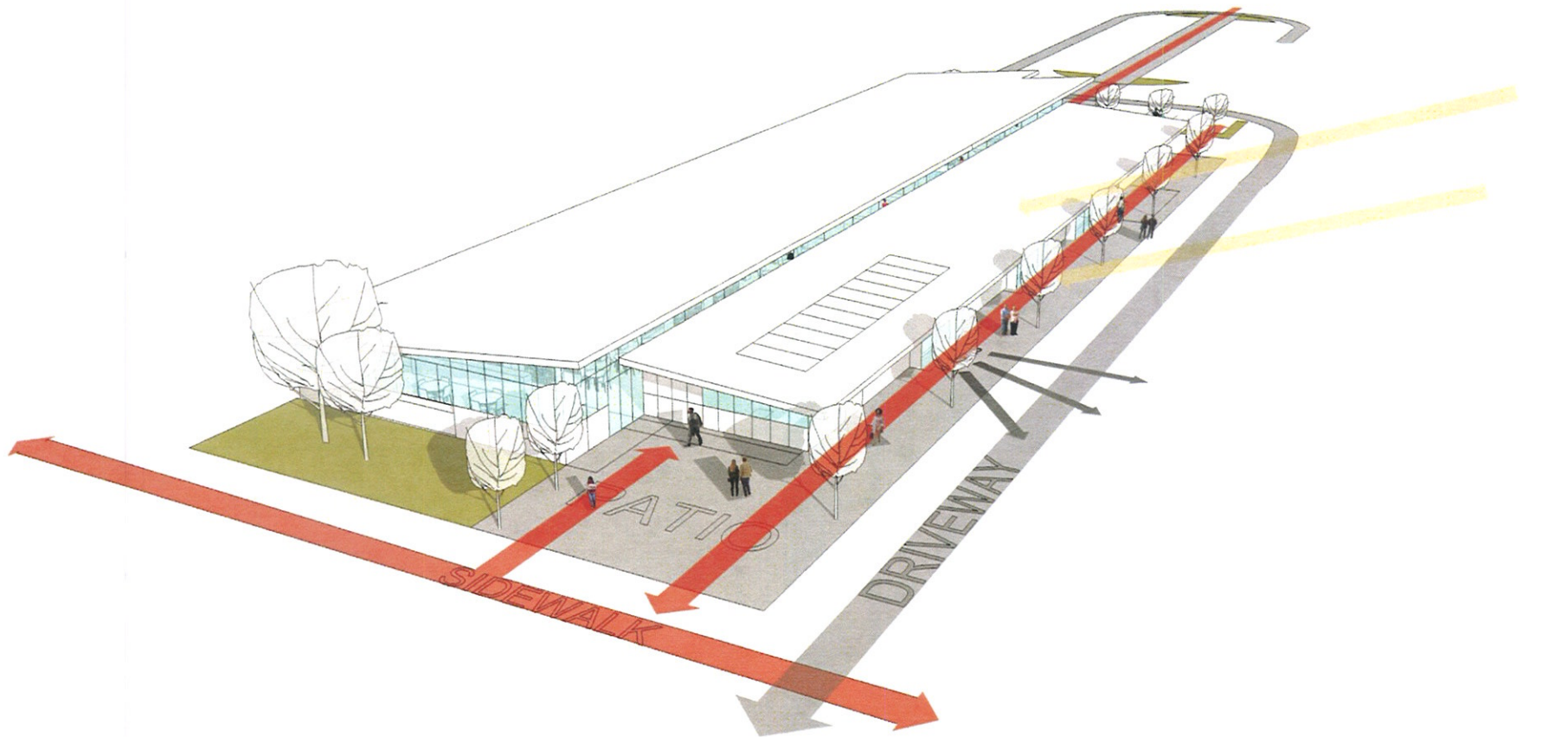
- Welcome / Gathering
- Assembly Concentrated (chairs only - not fixed)
- Business Areas
- Library Reading Rooms
- Library Stack Area



CONCEPTUAL DESIGN PROGRESS | JANUARY 24, 2018

SHKS ARCHITECTS

OPTION 2 (NEW)
3D BIRDSEYE VIEW



Appendix C:
Conceptual design cost estimate summaries for Option 1 & 2

NOLS Sequim Library - Option 1 (Reuse)

16,175

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$7,663,022
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	16,175	sf	\$ 408.66	\$6,610,076
Design Fees				\$914,907
Architecture/Engineering (per WA State Fee Schedule)			9.8%	\$754,041
Interior Design			1.0%	\$66,101
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$861,492.87
Project Total				\$ 9,476,421.58

Project Soft Costs - not included above				
Building Permit Fees			1%	\$76,630.22
WA Sales Tax (Sequim)			8.7%	\$666,683
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$743,313.09

RECOMMENDED PROJECT BUDGET				\$10,219,735
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* Costing provided using WT Partnership estimates

NOLS Sequim Library - Option 2 (New)

17,235

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$8,914,002
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	17,235	sf	\$456.11	\$7,861,056
Design Fees				\$916,803
Architecture/Engineering (per WA State Fee Schedule)			8.3%	\$743,428
Interior Design			1.0%	\$78,611
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$986,780.53
Project Total				\$ 10,854,585.83

Project Soft Costs - not included above				
Building Permit Fees			1%	\$89,140.02
WA Sales Tax (Sequim)			8.7%	\$775,518
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$864,658.18

RECOMMENDED PROJECT BUDGET				\$11,719,244
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* Costing provided using WT Partnership estimates

15,000 sq. ft

NOLS Sequim Library - Option 1 (Reuse)

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$7,182,846
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	15,000	sf	\$ 408.66	\$6,129,900
Design Fees				\$862,856
Architecture/Engineering (per WA State Fee Schedule)			9.8%	\$706,792
Interior Design			1.0%	\$61,299
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$808,270.22
Project Total				\$ 8,890,972.41

Project Soft Costs - not included above				
Building Permit Fees			1%	\$71,828.46
WA Sales Tax (Sequim)			8.7%	\$624,908
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$696,736.06

RECOMMENDED PROJECT BUDGET				\$9,587,708
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* Costing provided using WT Partnership estimates

NOLS Sequim Library - Option 2 (New)

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$7,894,596
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	15,000	sf	\$456.11	\$6,841,650
Design Fees				\$821,591
Architecture/Engineering (per WA State Fee Schedule)			8.3%	\$658,409
Interior Design			1.0%	\$68,417
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$875,318.69
Project Total				\$ 9,628,505.64

Project Soft Costs - not included above				
Building Permit Fees			1%	\$78,945.96
WA Sales Tax (Sequim)			8.7%	\$686,830
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$765,775.81

RECOMMENDED PROJECT BUDGET				\$10,394,281
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* Costing provided using WT Partnership estimates

16,000 sf At

NOLS Sequim Library - Option 1 (Reuse)

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$7,591,506
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	16,000	sf	\$ 408.66	\$6,538,560
Design Fees				\$907,155
Architecture/Engineering (per WA State Fee Schedule)			9.8%	\$747,004
Interior Design			1.0%	\$65,386
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$853,566.09
Project Total				\$ 9,389,227.02

Project Soft Costs - not included above				
Building Permit Fees			1%	\$75,915.06
WA Sales Tax (Sequim)			8.7%	\$660,461
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$736,376.08

RECOMMENDED PROJECT BUDGET				\$10,125,603
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* Costing provided using WT Partnership estimates

NOLS Sequim Library - Option 2 (New)

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$8,350,706
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	16,000	sf	\$456.11	\$7,297,760
Design Fees				\$864,192
Architecture/Engineering (per WA State Fee Schedule)			8.3%	\$696,449
Interior Design			1.0%	\$72,978
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$925,189.76
Project Total				\$ 10,177,087.38

Project Soft Costs - not included above				
Building Permit Fees			1%	\$83,507.06
WA Sales Tax (Sequim)			8.7%	\$726,511
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$810,018.48

RECOMMENDED PROJECT BUDGET				\$10,987,106
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* Costing provided using WT Partnership estimates

17,000 sq. ft.

NOLS Sequim Library - Option 1 (Reuse)

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$8,000,166
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	17,000	sf	\$ 408.66	\$6,947,220
Design Fees				\$951,454
Architecture/Engineering (per WA State Fee Schedule)			9.8%	\$787,216
Interior Design			1.0%	\$69,472
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$898,861.97
Project Total				\$ 9,887,481.64

Project Soft Costs - not included above				
Building Permit Fees			1%	\$80,001.66
WA Sales Tax (Sequim)			8.7%	\$696,014
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$776,016.10

RECOMMENDED PROJECT BUDGET				\$10,663,498
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* Costing provided using WT Partnership estimates

NOLS Sequim Library - Option 2 (New)

Category	Qty.	Unit	Rate	Cost
Site Acquisition Budget			\$ -	\$ -
Construction*				\$8,806,816
Site (Civil, Landscaping, Surface Parking)	83,700	sf	\$ 12.58	\$1,052,946
Building	17,000	sf	\$456.11	\$7,753,870
Design Fees				\$906,792
Architecture/Engineering (per WA State Fee Schedule)			8.3%	\$734,488
Interior Design			1.0%	\$77,539
Site Design- L Arch/Civil/Geotech/Survey			9.00%	\$94,765
Occupancy Related Costs				\$37,000
Moving / temporary location allowance				\$37,000
Project Contingency			10%	\$975,060.83
Project Total				\$ 10,725,669.12

Project Soft Costs - not included above				
Building Permit Fees			1%	\$88,068.16
WA Sales Tax (Sequim)			8.7%	\$766,193
Project Management				
Collections - books/media				
Capital campaign or fundraising costs				
Project Soft Costs Total				\$854,261.15

RECOMMENDED PROJECT BUDGET				\$11,579,930
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* Costing provided using WT Partnership estimates

Appendix D:
Opportunities/Challenges Assessment for Option 1 & 2

NOLS Sequim Library Pros / Cons

Bold indicates items considered to be of particular significance by review Committee.
(Italics) indicates Committee comments about related/offsetting factors or considerations

Option 1: Expand Existing Library

OPPORTUNITY	CHALLENGE
Reuse of an existing infrastructure may be perceived as a more “pragmatic” approach	<i>Cost effective reuse of the existing building requires that any change to existing infrastructure must be minimal. This reality imposes various un-pragmatic constraints, such as, inability to enter directly from the parking lot; greater cost/difficulty in updating IT infrastructure; service area and delivery area size and location constraints; limited natural lighting in old building.</i>
Retain and reuse “embodied energy” of existing building mass	Access drive will require N/S wall demolition + replacement
Retain sentimental value / existing architectural qualities	<i>Required partial demolition would change exterior appearance – would remaining “old” building retain recognizable sentimental qualities?</i>
South entrance presents new identity	<i>Entry is not possible from parking lot without extensive building demo (which would add to cost)</i>
<u>May</u> allow library to operate on site during part of construction	<i>Library will still need to relocate for some part of construction</i>
Lower overall cost per square feet (est. \$408.60/sq.ft.)	Renovation/repair costs more difficult to predict + estimate <i>(hidden costs may arise during remodel)</i>
<i>(deferring upgrades may reduce initial construction costs)</i>	Deferred upgrades will require future repairs and maintenance
	Lower performance of existing systems – comfort + energy use
	Reuse option results in space constraints in staff work area & book handling area (including potential FOSL work space)

	Drive-by book drop unlikely
	Infrastructure of old part of the library would be less flexible to accommodate changing future use.
	Loading is inconvenient due to centralized staff workspace
	More difficult to close off library for after-hours meeting room use due to central entry
	Limited visual access (sight lines) from central desk to both entries
	Limited visual access from central desk to parts of the existing library
	Primarily supports only westward development (future expansion to east is not possible) - limits maximum library size
	Fire exit requires agreement with neighbor
	May be perceived as a compromise

Option 2: New Library

OPPORTUNITY	CHALLENGE
New visual identity	
More coherent design	
More predictable construction cost	
Minimal program constraints	
Improved systems performance	
All systems on same maintenance life-cycle; more consistent makes and models	
Can potentially better respond to site + environmental cues	
Library user book drop near parking	
ADA spaces adjacent to building entry	
Passenger drop-off near parking and entry	
Opportunity for drive-by book-drop	
Entry direct from parking lot	
Meeting rooms close to parking	

More design flexibility creates a more functional library; more flexible to meet changing future needs	
More efficient staff workspace, loading, and operations	
Centralized desk has good visual connection to all entrances	
Good visual connection / sight lines	
East-west flexibility allows central, shared group activity room between teens/children's spaces	
Existing library does not limit library expansion	
Opportunity for better visual connection to outside spaces	
	Requires the demolition of existing library; loses embodied energy, sentimental value
	Staff work area may be further from central customer service space
	Will require temporary library location during construction
	Higher overall cost per square feet (est. \$456.11/sq. ft); may cost more initially
	May be perceived as extravagant