

# East Asheville Library Project

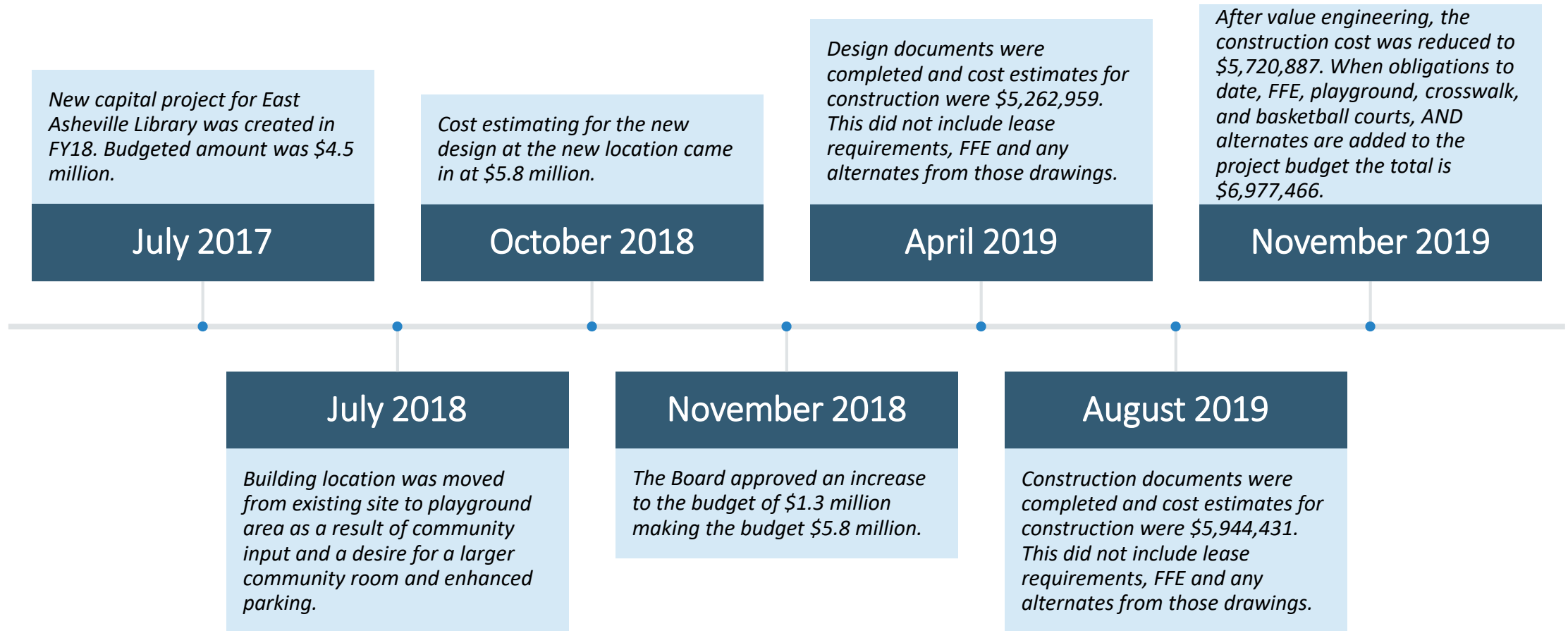
Board of Commissioners Meeting  
December 17, 2019



Jim Blanton, Library Director  
Mike Mace, General Services Director



# Project Timeline



# Project Costs

Design Costs:	\$489,514
Construction Bid:	\$5,944,431
Value Engineering (removed):	-\$223,544
Fixtures, Furniture and Equipment:	\$325,000
Playground Costs:	\$70,000*
Crosswalk Costs:	\$85,721
Basketball Court Costs:	\$62,862
Optional Alternates:	\$223,482
<b>Project Total:</b>	<b>\$6,977,466</b>

\* \$35,000 In Matching Grant Funds to Be Reimbursed



# Current Project Budget

Project Total:	\$6,977,466
Budgeted Amount:	-\$5,800,000
<b>Additional Funds Needed:</b>	<b>-\$1,177,466**</b>

\*\*Major variances include site development, finish carpentry and casework, glass and glazing, HVAC, demolition/abatement and landscaping.



# Top 6 Value Engineering Highlights

Deletion of Sub Grade Waterproofing:	-\$41,407
Japanese Maple Relocation:	-\$30,421
Alternate Mechanical Insulation:	-\$22,645
Tree Protection Simplification:	-\$20,936
Alternate Asphalt Shingle:	-\$14,146
Alternate Conduit Fittings:	-\$9,393
Total Value Engineering savings:	-\$223,544



# Alternate Costs - \$223,482

Operable Wall  
\$26,179

Wood Trim  
\$36,470



Trellis  
\$42,871

Courtyard  
\$74,989

Sunshade  
\$42,973



# Alternate Details

- **Operable Wall:** Divides the community room into two smaller rooms for separate uses increasing functionality of the space.
- **Wood Trim:** Community feedback indicated that wood trim was desirable for interior aesthetics. The wood trim feature will soften the appearance of the interior and align with the look and feel of other area homes and buildings.
- **Sunshade:** Feature primarily improves the exterior appearance, while also providing minimal glare and heat reduction in reading room.



# Alternate Details

- **Courtyard:** Community feedback indicated the courtyard feature was important to offset loss of playground space. The courtyard will also earn the project 1 point toward LEED certification, for providing outside gathering space for the community.
- **Trellis:** Provides limited shelter, primarily an aesthetic feature to improve building appearance.





# Project Financing Plan

<b>Total Project Amount:</b>	<b>\$ 6,977,466</b>
<b>Amount Obligated to Date:</b>	<b><u>\$ 489,514</u></b>
<b>Remaining Project Cost:</b>	<b>\$ 6,487,952</b>

- The entire project will be financed with tax exempt bonds with a 20 year term
- \$1.3MM of appropriated fund balance will be transferred back to the General Fund
- The project is anticipated to be included in the February debt issue with other County and School capital projects



# Requested Action

1. Move forward with current project as designed and in accordance with construction bids for an **amount totaling \$6,977,466** which is **\$1,177,466** more than the current budgeted amount; approve the corresponding budget amendments.
2. Award the contract for the amount of \$5,944,369, including alternates (+\$223,482) and with the value engineering removed (-\$223,544), to James R. Vannoy Construction Company.

