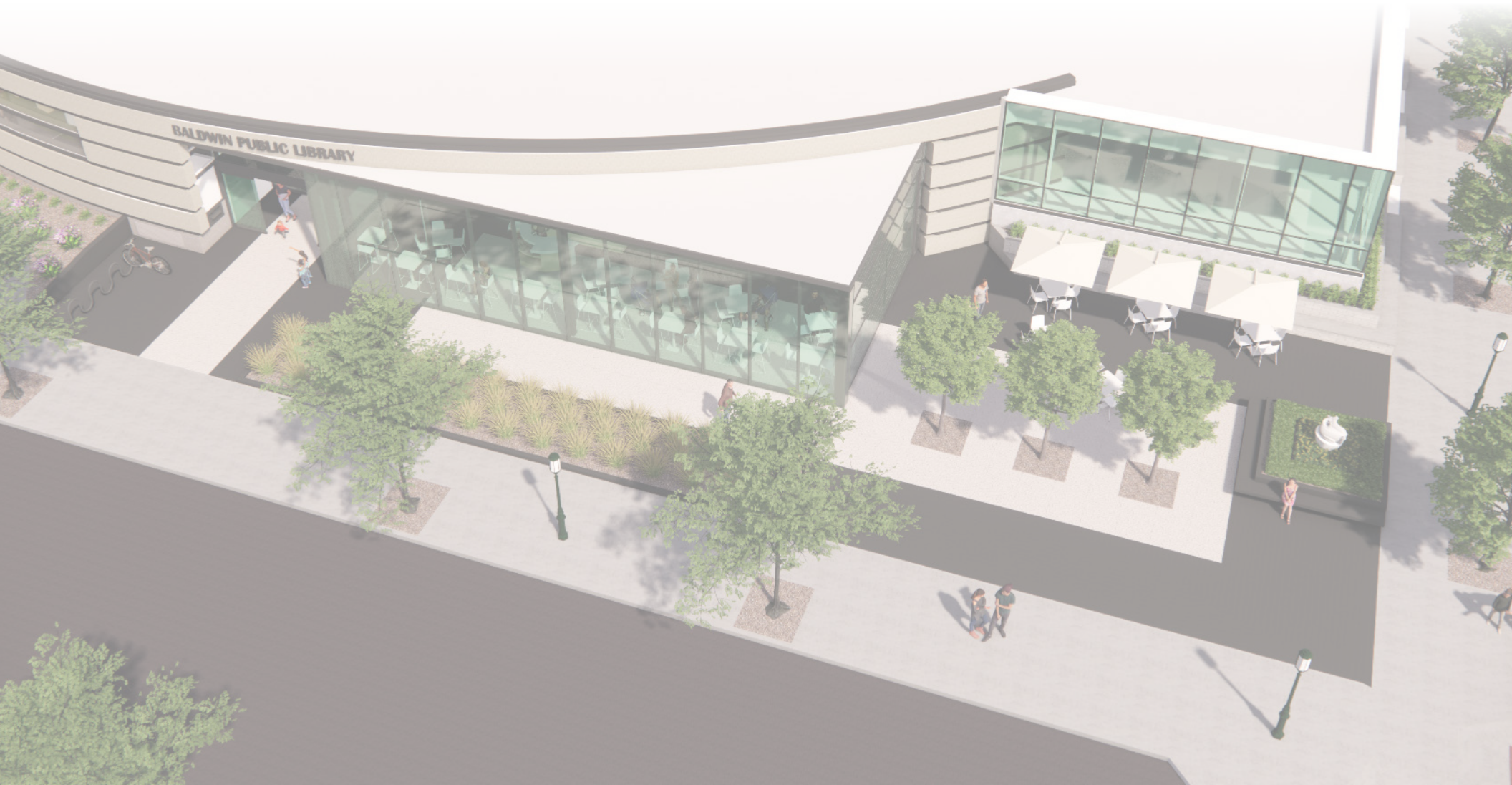


BALDWIN PUBLIC LIBRARY

Long-Range Building Vision: Phase 3 Schematic Design

Report Prepared by: Merritt Cieslak Design
January 19, 2022



LONG-RANGE BUILDING VISION 2016

Phase 1:

Renovate Adult Services



Completed 2017

Phase 2:

Expand & Renovate Youth Services



Completed 2020

Phase 3:

Renovate Circulation, Entrance & Plaza



In Progress

CURRENT EXTERIOR CONDITIONS



Unactivated Plaza - Not Conducive for Library Programming



Dark & Physically Challenging Entry



Non-ADA compliant Ramp Exposed to the Elements



Lacking connection to Shain Park

CURRENT INTERIOR CONDITIONS



Lack of Spatial Orientation Entry Node



Remote Circ Desk with Mismatched Architectural Language

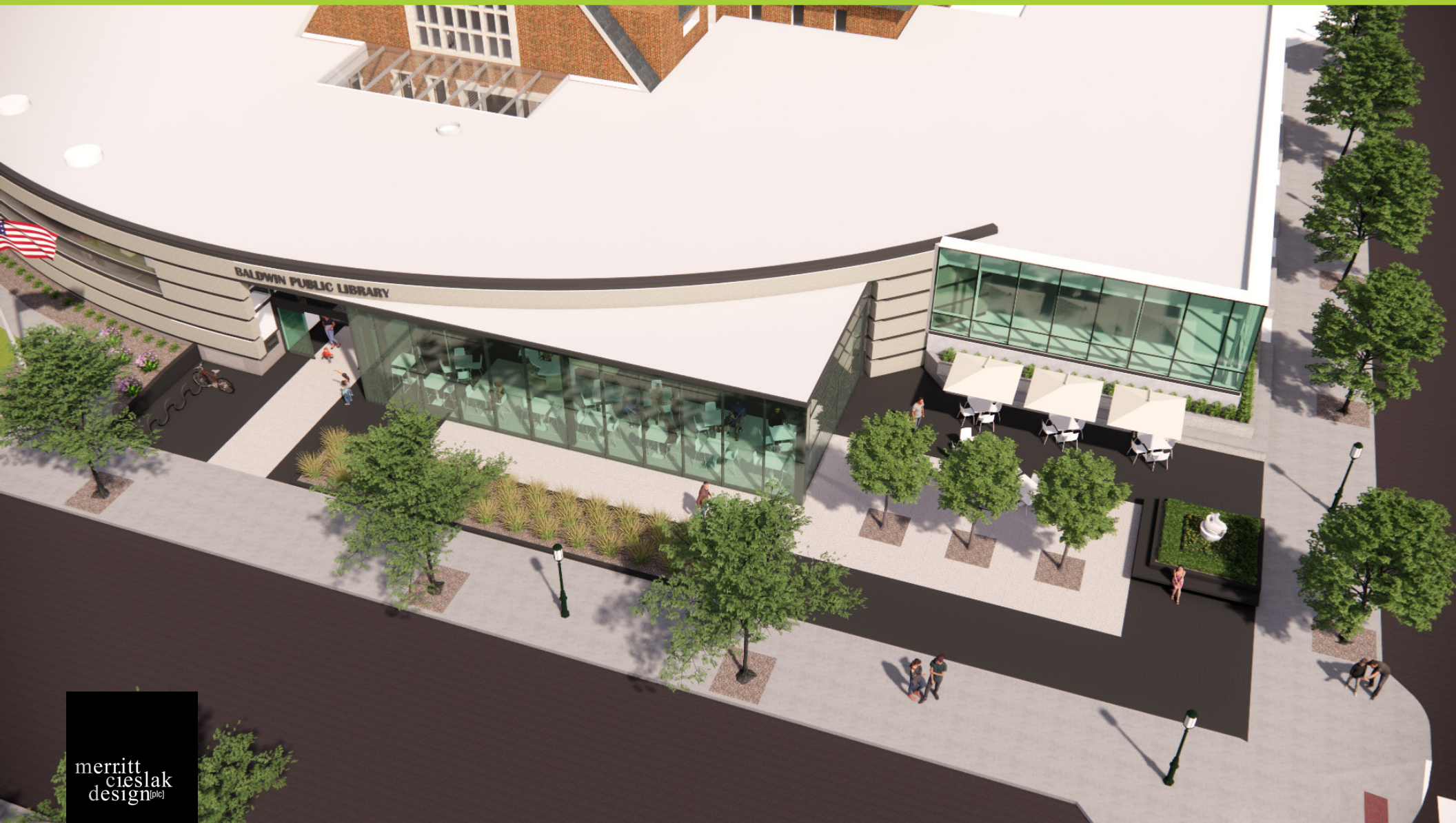


Circ Desk Unnecessarily Large



Staff Detached from Public

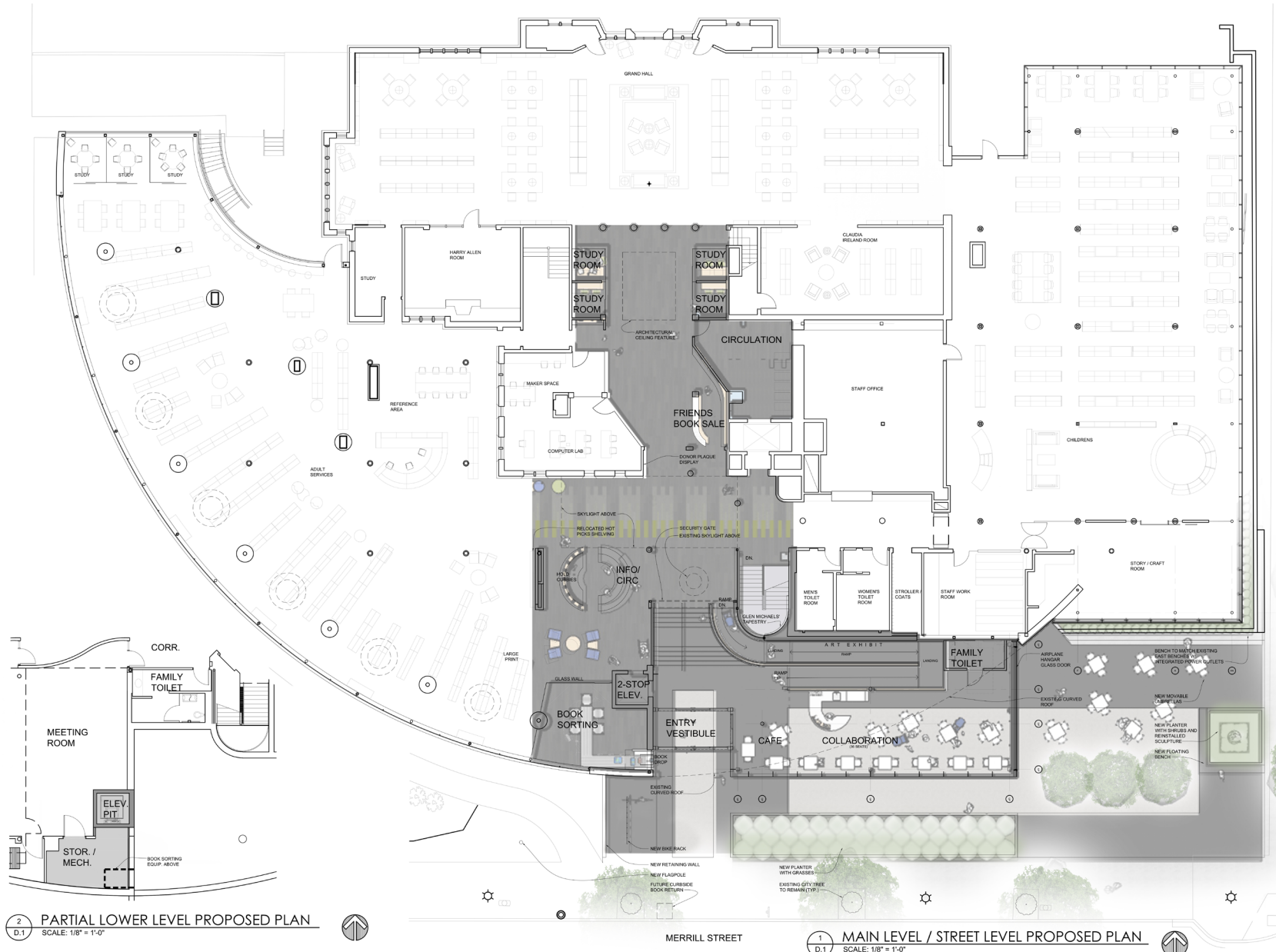
AERIAL VIEW



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PROPOSED PLAN



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ADDITION &
RENOVATION FOR:
**BALDWIN
PUBLIC
LIBRARY**
300 W. MERRILL ST.
BIRMINGHAM, MI

**PROPOSED
MAIN &
LOWER LEVEL
PLANS**

ISSUED:
11/20/21 BC REVIEW
11/27/21 BC REVIEW
12/01/21 BC REVIEW
12/02/21 PRESENTATION
01/10/22 PRESENTATION
01/19/22 PRESENTATION

VIEW FROM COMMUNITY HOUSE



VIEW FROM WEST



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VIEW OF MATERIAL RETURN



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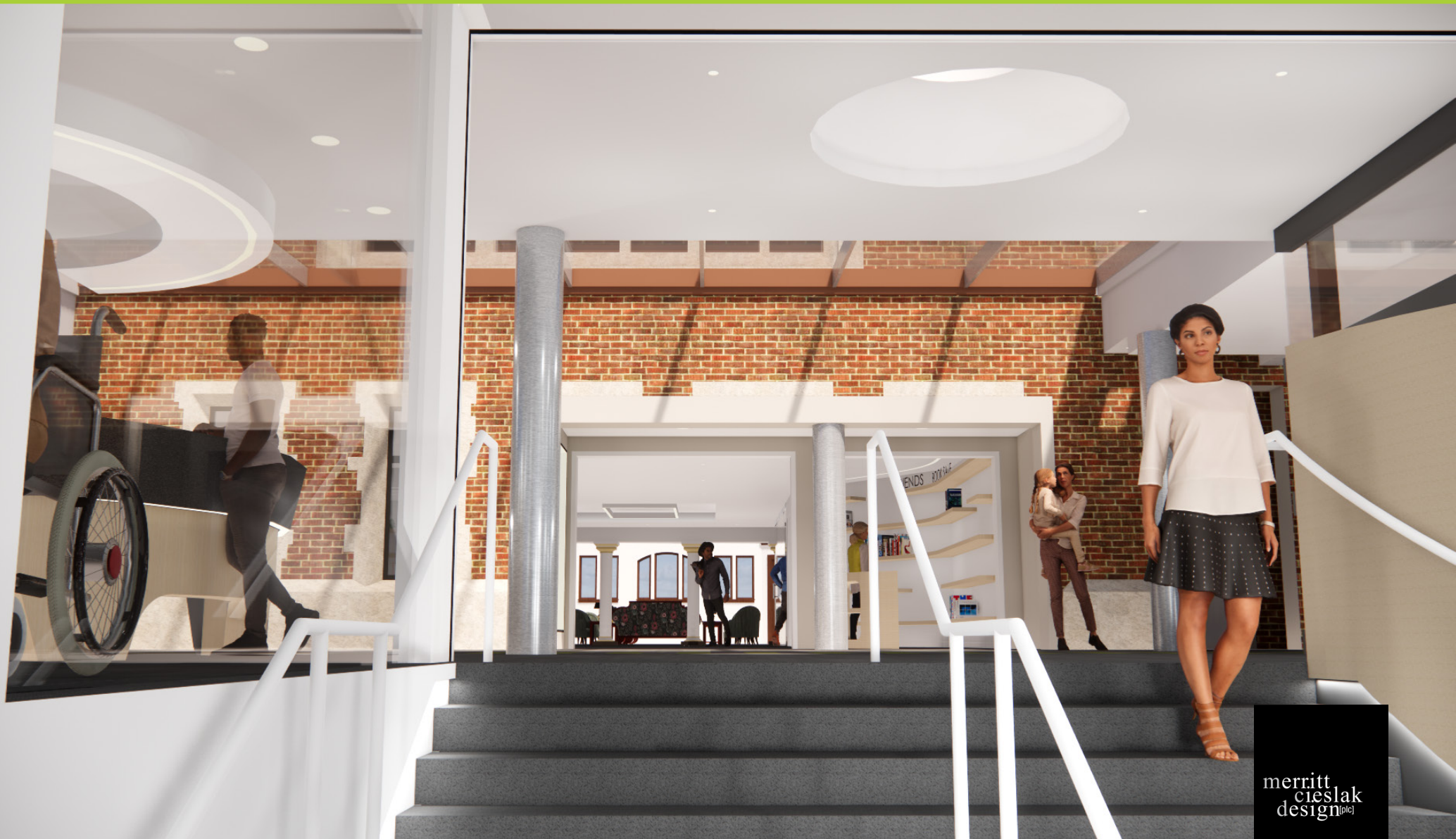
VIEW OF ENTRY



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VIEW FROM VESTIBULE



VIEW OF COLLABORATION & CAFE



VIEW OF COLLABORATION & CAFE



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VIEW FROM SHAIN PARK



VIEW FROM PLAZA



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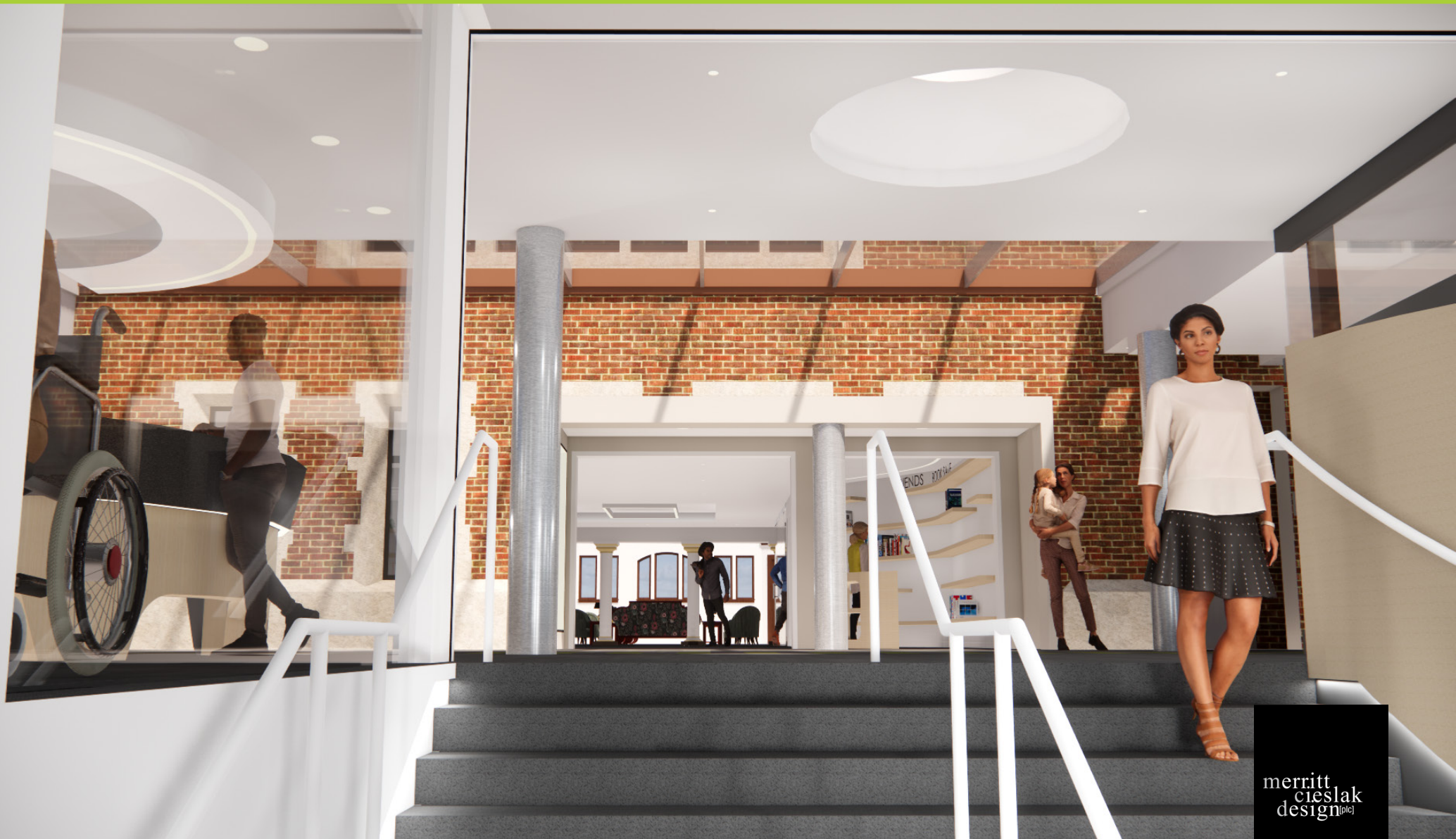
VIEW FROM PLAZA



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VIEW FROM VESTIBULE



VIEW TOWARDS ADULT AREA



VIEW TOWARDS CIRCULATION DESK



VIEW FROM ADULT AREA



VIEW FROM CIRCULATION DESK



VIEW OF FRIENDS AREA



VIEW FROM GRAND HALL



SCHEMATIC COST ESTIMATE SUMMARY

Project Cost in 2023 Dollars **\$3,526,316**

Additional Library Millage	\$ 3,423,902
Library Contribution from Trust	\$ 102,414

Optional Add-ons:

Full East Side Nanwall (instead of Hangar Doors)	\$ 15,000
Snow melt system for full plaza	\$ 50,000

ALTERNATE - FULL EAST NANAWALL



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ALTERNATE - FULL EAST NANAWALL



AERIAL VIEW



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NEXT STEPS TO MOVE FORWARD

1. Commission approves FY 2022-23 budget
2. Library, with City, issues RFP for design development, construction drawings, bid assistance and construction administration
3. Library Board and City Commission approves architect
4. Architect completes design development and construction drawings simultaneously with cost estimate updates and Library Building Committee review meetings
5. Library Board and City Commission approves final design
6. City issues RFP for construction
7. City Commission approves contractor
8. Construction begins spring 2023, ends fall 2023

QUESTIONS + COMMENTS



SCHEMATIC COST ESTIMATE DETAILS

Appendix B

Phase 3: Schematic Design Cost Estimate Summary

Construction costs for expansion and renovation	\$2,533,958
Construction Contingency (5%)	\$126,697
Inflation (6.5%)	\$164,707
<u>SUB-TOTAL</u>	<u>\$2,825,362</u>
Architectural & Engineering Fees (10% of Sub-total)	\$282,536
Construction Manager Fee (3.5% of Sub-total)	\$98,888
Furniture, Fixtures, and Equipment & AV/Low-voltage wiring	\$105,000
Inflation for FFE/AV (6.5%)	\$6,825
Liability Insurance	\$8,101
Owner's Contingency (6%)	<u>\$199,603</u>
TOTAL IN 2023 DOLLARS	\$3,526,316
Additional Library Millage (up to Headlee Max) for next 5 years	\$3,423,902

Optional Add-ons

Full east-side Nanawall (instead of Hangar Door)	\$15,000
Snow melt system for full plaza	\$50,000

These costs include general conditions and construction phasing. Construction is expected to last 8 months.

The Library is committed to keeping the costs of the project as low as possible. Some value engineering may become necessary as the project progresses.

The Library would meet the shortfall between the cost of the project—which is \$3.53 million—and the amount from five years of additional Library millage—which is \$3.42 million—out of its reserves and Trust. The Library has enough money in its Trust to meet that commitment of \$102,414.