



# **Pacific Grove Library Renewal Project: New Contract for Architect Karin Payson**

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# Renewal Project Background

- October 2016: Request For Proposals
- March 15, 2017: Council authorized agreement with Karin Payson Architecture and Design
- Initial Renewal Project budget to address RFP established at approx. \$730,000.
  - However, estimates from architect suggest \$1.2 Million needed.
- Community meetings in early 2017 surfaced several important elements *not* in the RFP.
  - Inclusion of these elements that community members and City staff felt were essential for sustaining project success were estimated to increase project cost to \$2.1 Million.
- Library supporters commit to fundraising campaign.



# Initial Contract with Architect

- Contract for \$95,325 to cover elements in RFP
- Approx. \$70,000 of that contract was expended:
  - Community meetings
  - Review of initial concepts and ideas for the Library Renewal
  - Concept drawings and renderings for the project
  - Preliminary plan sets and cost estimates
- Initial contract expired June 30, 2018



# New Contract With Architect

<b>Design Development</b>	<b><i>\$60,000</i></b>
<b>Construction Documents</b>	<b><i>\$100,000</i></b>
<b>Bidding</b>	<b><i>\$15,000</i></b>
<b>Sub-consultants</b>	
Structural Engineer	<i>\$9,500</i>
Mechanical-Plumbing Engineer	<i>\$15,640</i>
Electrical Engineer	<i>\$15,214</i>
Lighting Design	<i>\$8,300</i>
Cost Estimator	<i>\$13,000</i>
Specification Writer	<i>\$7,800</i>
<b>Subtotal: Sub-Consultants</b>	<b><i>\$69,454</i></b>
<b>Reimbursable Allowance (3% Arch fee)</b>	<b><i>\$5,250</i></b>
<b>Total Fees</b>	<b><i>\$249,704</i></b>



# Fund(rais)ing for Renewal Project

<b>SOURCE</b>	<b>AMOUNT</b>
<b>FRIENDS OF THE LIBRARY</b>	<b>\$461,455</b>
<b>LIBRARY FOUNDATION</b>	<b>\$964,810</b>
<b>FUND FOR THE FUTURE<sup>1</sup></b>	<b>\$128,085</b>
<b>CITY</b>	<b>\$658,140</b>
<b>TOTAL RAISED (TO 6/30/18)</b>	<b>\$2,212,490</b>

*1. The Fund for the Future is a collaboration of the Library Foundation and the Friends of the Library.*