



One Katherine Street
Little Ferry, NJ 07643

tel: 201.641.0600
fax: 201.641.0626

www.aiarchs.com

Edward Arcari, AIA, PP
Anthony Iovino, AIA, PP, LEED



May 8, 2019

Lisa Fahoury, Library Board President
WEST ORANGE PUBLIC LIBRARY
46 Mt. Pleasant Avenue
West Orange, New Jersey 07052

RE: PROFESSIONAL SERVICES PROPOSAL
LIBRARY CONCEPT STUDY - 10 ROONEY CIRCLE

Dear Ms. Fahoury,

It was nice to meet with you and the committee recently regarding the building at 10 Rooney Circle. We discussed tasks that the board would like us to perform to further the conceptual study. It was understood that the pending state grant application process may begin at any moment and that this study should be completed in early June.

During our meeting we discussed incorporating a portion of the lower level into the previous concept plan thus adding roughly 7,500 square feet of area to the proposed library. This would bring the new proposed library to roughly 32,000sf. We also talked about certain features the library should contain as well as exterior improvement ideas. Our study will include these items and take a broad view of the building and the approach to the property.

Structural Assessment

I had also mentioned the initial findings of our structural engineer and the need to sample the steel frame to determine the metal composition. This would confirm the floor loading capability and enable us to more confidently plan the spaces. We have secured a quote from our consultant for such testing and describe the costs below should you elect to pursue that evaluation.

Cost Assessment

Ultimately, we will produce a concept plan and an updated opinion of the probable construction value. We discussed engaging a third-party cost estimating consultant for a more detailed assessment. We have secured a quote for such services and included it as an optional service.

Conceptual Design

We would begin our process by gathering the documents from the initial study and revisiting the property to observe the exterior conditions in more focus. We would prepare a list of the spaces

and their room sizes to enumerate the library components. This would be sent to the library for review and feedback. Concurrently, we would explore options for the larger library plan encompassing both floors. A meeting would be held with the committee to review the plan and to collaborate on the design concept.

With a direction selected, we would refine the plan graphic and information regarding the exterior improvements. An opinion of the probable construction value or the optional estimator's service would then be performed. In order to meet the expedited timeframe, some tasks will overlap.

The materials produced through this proposal's scope may be used in part for the pending state grant application for library construction. It is understood that additional materials will be required by the state but are not quantifiable until they release their regulations later this year. We can assist with that application process as an additional service.

Architectural services:

Our fee for this enhanced conceptual study is **Seven Thousand Five Hundred (\$7,500)**.

Estimating services (optional):

The fee for third-party cost estimator services is **\$3,500** and will include one conceptual cost estimate based upon the floor plan and scope information we develop and provide.

Structural testing (optional):

The library would need to engage a contractor to cut several samples from the girders and then send them to a lab for testing. You will need the building owner's permission to cut the samples. We believe that the lab results could be done in 3 to 4 weeks. We also recommend that a core sample be drilled into the concrete slabs to confirm thickness and if they are slab-on-grade as assumed.

Testing Lab costs should be in the range of \$3,000 to \$5,000 for 3 samples. A contractor's cost to cut the samples should be in the \$3,000-\$5,000 range. Our structural engineer would bill hourly to coordinate the sampling and do a site visit and estimates their time to be \$3,000. Altogether we believe the testing costs to be in the **\$9,000-13,000 range**.

We anticipate that Architectural report will be submitted within 45 days of authorization to proceed. We look forward to working with you again.

Sincerely,



Anthony Iovino, AIA, PP, LEED
Arcari + Iovino Architects, P.C.
American Institute of Architects - NJ Chapter Firm of the Year 2011