



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Natalie
2. The sponsoring representative's last name:
Price
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
Rep. MacDonell; co-sponsorship letter is attached under question #9.
4. Name of the entity that the spending item is intended for:
City of Royal Oak
5. Physical address of the entity that the spending item is intended for:
203 S Troy Street, Royal Oak, MI 48067
6. If there is not a specific recipient, the intended location of the project or activity:
Royal Oak Public Library, 222 E 11 Mile Rd, Royal Oak, MI 48067
7. Name of the representative and the district number where the legislatively directed spending item is located:
Natalie Price, 6th House District
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.
The Royal Oak Public Library is requesting funding in the amount of \$1.3 million for the replacement/modernization of its HVAC system (boilers, chiller and fence chiller.) An independent assessment found the 20-year-old system to be inadequate with not all components (two boilers, pumps, air handling units and water heater) to be in functioning order. The library serves as a community cooling and warming center for people dealing with climate emergencies of hear waves, heavy storms and snowfalls, and power outages. The library serves as critical infrastructure, public commons and social innovator. It

serves to connect visitors to essential resources, supports literacy, provides information and opportunities at no cost including access to technology, workforce development and other critical life skills. This proposed project has not previously received federal, state, local or private funding. Last major facility renovations were completed in 2006 through the issuance of an 18 year bond.

An assessment document is provided under question #9.

9. Attach documents here if needed:

Attachments added to the end of this file.

10. The amount of state funding requested for the legislatively directed spending item.

1300000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["None"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Local unit government

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Not applicable

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Not applicable

15. For a non-profit organization, does the organization have a board of directors?

Not applicable

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

n/a

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

2026/2027 Fiscal Year (July-June)

19. "I hereby certify that all information provided in this request is true and accurate."

Yes



August 16, 2020

Ms. Emily M. Dumas, Director
Royal Oak Public Library
222 E. Eleven Mile Road
Royal Oak, Michigan 48067

Dear Ms. Dumas,

The following pages contain Plante Moran Cresa's (PMC) Facility Assessment of the Royal Oak Public Library. The assessment was based upon visual inspection of the existing building and site conditions, and interviews with library personnel. The documented Facility Report includes operational system improvements related to mechanical, electrical, plumbing, interior finishes, building envelope, and other building systems. While the assessment was not exhaustive or destructive in nature, the intent is for the report to serve as a road map for Royal Oak Public Library for future capital projects related to the facility.

Significant considerations were given to code/ADA compliance issues, which are outlined in the Assessment's comments. Costs related to building deficiencies are synopsized in the report based on Critical, Deferred, and Enhancement need with associated yearly cost escalation.

For their assistance and cooperation, we wish to acknowledge the Royal Oak Public Libraries staff, administration, and all additional City workers who provided information for the preparation of this Facility Assessment Report and their time during PMC's visit to each ROPL site.

Please feel free to contact me with any questions or clarifications regarding the content of this report. On behalf of Plante Moran Cresa, it was a pleasure being part of this engagement for Royal Oak Public Library.

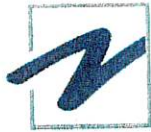
Sincerely,
PLANTE MORAN CRESA

Andy Fountain
Vice President



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SECTION 1

Executive Summary

Overview

Plante Moran Cresa (PMC) performed this property assessment at the request of the **Royal Oak Public Library (ROPL)** for the facilities assessment of their 222 E. 11 Mile Road location.

Date of Assessment: July 24, 2020

Royal Oak Public Library Team: Emily Dumas (ROPL Director), Ed Pank (IT), Larry Jahn (Lighting), Mike McGhee

Plante Moran Cresa Team: Andy Fountain, Lisa M. Pitt, LEED AP

Building Age: Built 1963, 57 years

Approach

PMC reviewed existing drawings provided by ROPL administration, conducted a site visit and met with operations staff/leadership to glean information about equipment age and operational status. In addition to gathering information about the libraries condition, improvements were assessed, and program needs, and deficiencies were reported. As a result of the information gathered, probable cost recommendations are provided within our report.

Recommendations & Considerations

The Royal Oak Public Library is an asset to the community it serves. A library millage was passed in November of 2003, which led to a comprehensive renovation in 2006. This millage which serves as a testament to the Libraries' standing within the community.

To keep the facility in good working order, periodic capital improvements should be made to address aging infrastructure and equipment components that have exceeded their useful life expectancy. According to the U.S. Department of Energy, the life expectancy of a building is 73 years but with proper maintenance and planned capital investment, buildings can last beyond their useful life. As user needs change so should the physical space. Reconfiguration of existing spaces and additions can gain operational efficiencies or support program needs to better serve the public. Before enhancing spaces, review of the proposed improvements to keep buildings warm, safe, and dry should be the first objective. Roofs, exterior enclosures, parking lots, aging mechanical equipment, and accessibility should be addressed as priority items. Some of the baseline needs and operational enhancements for the building are listed below:

Baseline Needs

Site – retaining wall repair, concrete walkway replacement
Building – front canopy, lighting, signage, egress stair
Interior – carpeting, lighting, ADA compliancy

Enhancements/Program Improvements

Site – landscaping, lighting
Building – signage, lighting
Interior – finishes (carpet, paint), minor wall repairs, staff breakroom millwork, lighting, IT upgrades, administrative office renovation, water infiltration investigation (Mechanical Room)

Information Gathering

The Data gathering for this assessment is as follows:

- A Pre-Site Visit Facility Summary Questionnaire was sent to Library Administration, and subsequently completed and returned, a copy of which is included in this report
- An in-person interview with Library Director Emily Dumas
- A phone interview was conducted with Larry Jahn for information pertaining to the lighting systems
- E-mail correspondence was conducted with Ed Pank for information pertaining to IT
- E-mail correspondence was sent to Mike McGhee
- The Library and grounds were walked on July 24, 2020
- Main and Basement level (non-scaled) drawings were provided by Library Administration
- Building asbestos reports were provided by Library Administration

Purpose

The purpose of this assessment is as follows:

- Observe and document readily visible site, materials, and building system defects that might significantly affect the value of the building and property
- Determine if conditions exist that may have a significant impact on the future operation of the building
- Assist ROPL's leadership in identifying the building's critical needs in order to provide a rough order of magnitude of costs for capital improvement planning

Assumptions & Clarifications

- For the purpose of this assessment, all utilities are excluded from the report, and no monies have been allocated
- At the west stone retaining wall, cost to repair/replace the stone veneer is included, the structural wall is excluded
- Money allocation for abatement of any kind is excluded from this assessment. It is advised that ROPL undergo an environmental evaluation by a certified professional prior to the performance of any new work
- Centennial Commons (Plaza) work that is currently in planning/design, will be funded as part of a separate project. As a result, any work associated with this portion of the site has been excluded from this assessment.

Scope

This Facility Assessment Report is based on site visit(s) during which PMC performed a visual, non-intrusive, and nondestructive evaluation of various external and internal building components. This assessment is not a building code, safety, regulatory, or environmental compliance inspection.

PMC observed representative samples of the major building components and evaluated the physical conditions of the following:

- Site development
- Building structure
- Building envelope
- Mechanical and electrical systems
- Plumbing systems
- Life safety and fire protection
- General Americans with Disabilities Act (ADA) and code compliance

ROPL provided PMC with some of the following documentation to aid in the creation of this report:

- Property site plans
- Original construction documents

PMC took photographs to record the buildings' general conditions and to illustrate the specific observed deficiencies.

ADA Compliance

Included in this report is a general overview of the subject's improvement to common public areas (improvements considered to be "public accommodations") based upon the requirements of Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are "readily achievable" and are not an "undue burden." Most states and local municipalities have adopted accessibility requirements that, in some cases, may be more stringent than the ADA. The review of the property for compliance with state and local accessibility requirements is beyond the scope of this report. Any "place of public accommodation," which is designed and constructed for first occupancy after January 26, 1992, is required to be compliant with ADA requirements.

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; correction of these reported items may not bring the property into total compliance with ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by ADA. The owner must determine this issue.

It is also important to note that the ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for existing buildings. Therefore, implementation of certain upgrades may not necessarily be mandated due to "grandfathered clauses" and/or "undue hardships" involved in satisfying ADA standards. Upgrades and/or retrofits would most likely be required only in the event of significant property remodeling, reconstruction, or use/occupancy reclassification. The extent of any upgrade requirements would be subject to interpretation by any number of city, state, or federal agencies.

Corrections of these conditions, if mandated, should be addressed from a liability standpoint and are not considered code violations. The guidelines are civil rights issues as they pertain to the disabled.

Statement of Limitations

This assessment report represents a statement of the physical condition of the building and property based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMC staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions.

In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report.

This assessment report should be read in its entirety. Information provided in the various sections is complementary and in some instances provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.

Evaluation Definitions

The following terms are used throughout the report and are defined as follows:

Excellent

New or like new.

Good

Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair

Average condition for the building system evaluated. Satisfactory; however, some short-term and/or immediate attention is required or recommended (primarily due to normal aging and wear of the building system) to return the system to a good condition.

Poor

Below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement is anticipated to return the building system or material to an acceptable condition.

Priority Definitions

Life Safety

Items should be addressed as soon as possible because they affect the life safety of users.

Critical Need

Items that through our observations or discussions with the ROPL will require capital expenditure **within the next 1 to 3 years** by virtue of current condition, remaining useful life, or the ROPL's desire.

Deferred Maintenance

These are items that through our observations or discussions with the ROPL **will require capital expenditure within the next 4 to 6 years** by virtue of current condition, remaining useful life, or ROPL's desire.

Property Enhancement

These are items that through our observations or discussions with the ROPL **will require capital expenditure within the next 7 to 10 years** by virtue of current condition, remaining useful life, or ROPL's desire. Some of the enhancement items were expected to be financed within a shorter time period and therefore moved to a 4 to 6 year escalation time frame.

Opinion of Probable Cost

Based upon observations during our site visit and information received from our interviews with building users, which for the purpose of this report was deemed reliable, PMC prepared general scope opinions of probable cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated cost were considered commensurate with subject's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as cosmetic, a decorative part or parcel of a building renovation program, routine, or normal preventative maintenance were included as property enhancements. Costs provided are based on mid-level commercial pricing.

Our intent in this report is to outline material physical deficiencies and the corresponding opinion of probable costs that are commensurate with the complexity and age of the buildings. Opinions of probable costs that are a threshold amount of approximately \$1,000 or less are omitted from our review.

Replacement and repair cost estimates are based on approximate quantities. Specific building square footages are estimates based on the information provided by ROPL. A detailed inventory of quantities for cost estimating is not a part of the scope of this report. Estimates were derived using Metro Detroit area material and labor costs. As this report projects costs over the next 10 years, PMC utilized a reasonable cost escalation factor for these costs based on the anticipated time of improvement implementation.

Please note that these budget values are conceptual values only, and do not represent hard bid market pricing. These conceptual budget values are intended for a high-level planning approach by ROPL in consideration for future renovations of the aforementioned building. We highly recommended that, if any of the recommendations are to move forward accordingly, the Royal Oak Public Library will (a) have a formal design completed by a registered architectural or engineering firm and (b) undergo the formal competitive bid process per the requirements set forth.

Statement of Limitations

This assessment report represents a statement of the physical condition of the buildings and properties based upon visual site observation. It applies only to those portions of the property, items, and equipment that PMC staff were able to visually observe. Walls and ceilings were not opened to observe covered, hidden, or concealed conditions. PMC's assessment of plumbing systems did not include the collection or testing of water samples to determine water quality. The assessment of mechanical systems and equipment based on general observations of condition and/or age and not a full diagnostic or inspection by a certified maintainer.

In addition, PMC did not sample any property components or test nonfunctioning equipment at the time the assessment was conducted. Minimal as-built or record drawings and specifications were available only to the extent described in this report. PMC's assessment, analysis, and recommendations are, in whole or in part, dependent on the information provided by SCS and other third parties. PMC cannot provide an opinion on the reliability of such information, and inaccuracies in such information may impact our assessment, analysis, and recommendations.

This assessment may identify items by third party architect that do not appear to be in general conformance with the Title III requirements; correction of these reported items may not bring the property into total compliance with ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by ADA. The owner must determine this issue. Such opinions are subject to the limitations on opinions of probable cost set forth in Section A (Opinion of Probable Cost). While PMC will communicate items of concern regarding compliance with title III and/or other codes it has observed, PMC makes no representation that the identified items of concern are actual code violations or are inclusive of any and all potential code violations. This assessment is not a building code, safety, regulatory, or environmental compliance inspection.

This assessment does not include any services (including the collection or testing of samples) related to known or unknown Constituents of Concern. Constituents of Concern shall include: (i) asbestos, (ii) petroleum, (iii) radioactive material, (iv) polychlorinated biphenyls (PCBs), (v) hazardous waste, (vi) lead, or (vii) any substance, product, waste, or other material listed under any other federal, state, or local (meaning any applicable jurisdiction) statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material. The parties further acknowledge that PMC is not and shall not be required to be an "owner," "arranger," "operator," "generator," or "transporter" of any Constituents of Concern.

This report was prepared for, and intended solely for the information use of ROPL and may not be used or relied upon by another party without the express written authorization of PMC.

The contents of the report are based on the relevant information available and the condition observed at the time of issuance. Information and conditions are subject to change, and PMC assumes, no responsibility to update this report in the event of such change.

This assessment report should be read in its entirety. Information provided in the various sections is complementary and in some instances provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.



SECTION 3

Royal Oak Public Library – Building Information



Address: 222 E. 11 Mile Road, Royal Oak, Michigan 48067

Year Built: 1963

Year(s) Remodeled: 2006 renovation

Addition(s): None

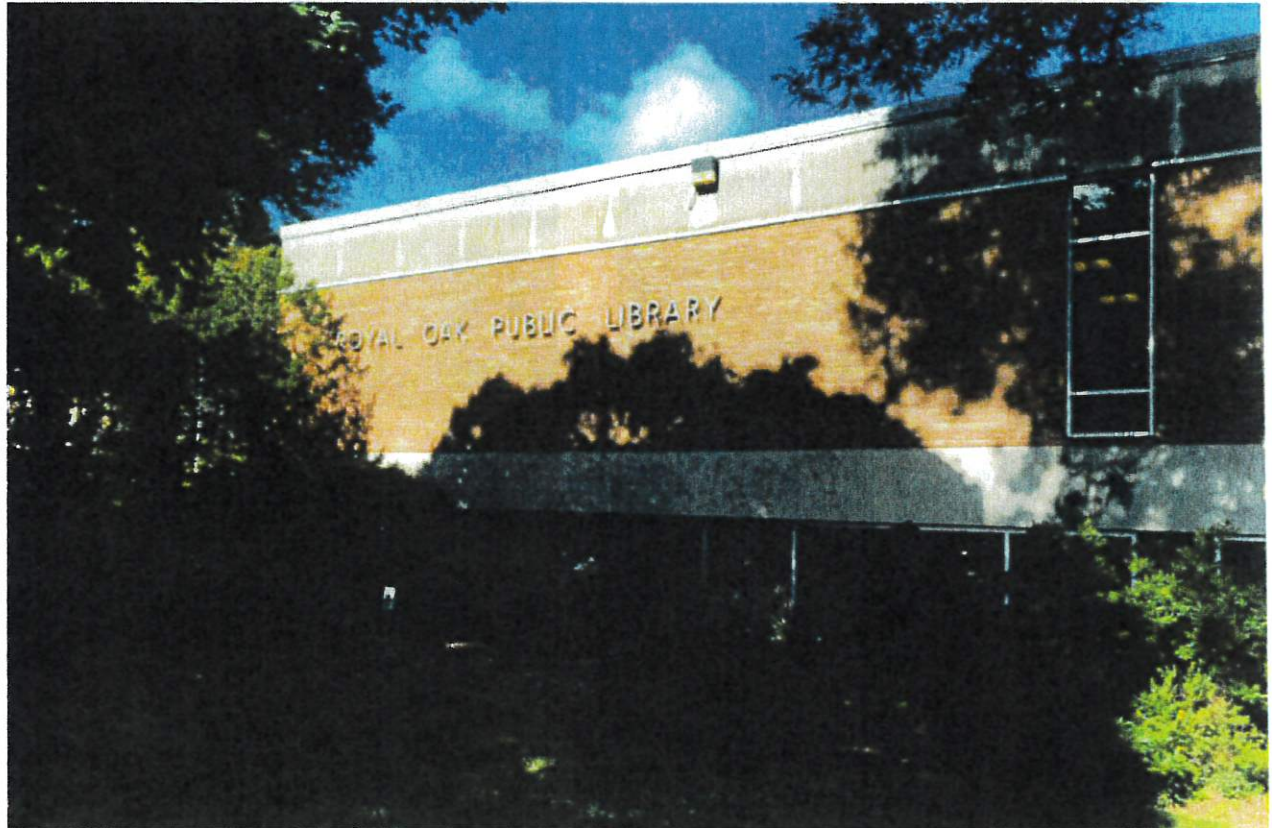
Square Footage: 42,000 s.f.

Site Area: Approximately 1.5 acres

Building Information Overview

Stories:	One Story with Basement
Square Footage:	42,000 s.f.
Basement:	Yes
Elevator(s):	1
Building Superstructure:	Slab on grade, concrete waffle slab between floors, and roof system
Exterior Façade:	Brick veneer, glass curtain wall and storefront systems
Roof:	2005 – Firestone, flat EDPM roof
Masonry:	Modular brick
Fire Protection:	Yes, entire facility
Air Conditioning:	Yes – replaced 2006
Parking Spaces:	Public parking structures and surface parking at Police Station
Loading Area:	Yes - east side
Heating System:	Boilers and air handling units
Electrical:	Underground, primary service replaced 2005
City Sewer/Septic:	City Sewer
Accessibility:	North – main entry accessible ramp

Building Information Overview



Royal Oak Public Library

Location:	222 E. 11 Mile Road, Royal Oak, Michigan 48067
Building Age:	57 years
Square Footage:	42,000 s.f.
Acres:	Approximately 1.5

Description:

The Royal Oak Public Library is a 42,000 s.f. one-story with full basement, brick clad structure. The building was constructed in 1963 with a large renovation in 2006. Smaller renovations projects have also taken place, the most recent being the handicapped entrance, including new doors and ramping, at the main entry.

The public portion of the basement is dedicated to Children Services and contains a circulation and reference desk area, game computers, story and activity rooms. The basement also contains the mechanical and storage rooms, as well as administrative offices, staff lounge, and conference room.

The library main level is dedicated to Adult Services and contains a circulation and reference desk area, two meeting rooms, computer and quiet study rooms, dedicated reference rooms, reading stacks, popular materials room, Friends Book Store, Auditorium, and library support rooms.

Building Information Overview



Site:

The ADA entrance at the north of the building is a recent addition to the site.

There is on-street metered parking, a public parking deck as well as an on-site parking lot north of the police station for patrons to utilize. The parking deck has accessible spaces on each level near the elevators for handicap patrons.

The retaining wall at the east elevated walkway has deteriorated to the point where large portions of the concrete are missing, holes through the concrete can also be seen on the top of the walkway. The entirety of this walk should be replaced. The railing should also be addressed. It is rusting, with peeling paint and a portion at the terminus is missing. The retaining wall at the condensers has areas of stone that have fallen off as well as areas of previous repair. A stone mason should be engaged to evaluate the wall and conduct the necessary repairs.

The south side of the library has a large greenspace with copious plantings. There appears to be a handful of dead trees that should be removed. The stone steps and pavers appear to be in good condition with only minor attention required around the base of the trees.

Building Information Overview



Site Continued:

There are many plantings around the building that should be removed and replaced as they are overlarge/ hide the façade or are past their useful life.

The stone panels around the perimeter of the library are stained with age, cleaning is recommended.

The basement level exit stair on the west side of the library has steps with spalling concrete and a raised drain at the base of the stairs creating a trip hazard. The drain cover should be replaced with a flush mount and the steps should be removed and replaced.

There is a changeable board sign mounted on the west side of the library at the south corner. This sign is obscured from view by a large tree and should be relocated to a more visible location. At the south plaza entry into the library there is no building mounted signage. With the current site renovations to the south of the library, signage at this locations would be beneficial in promoting the library to potential patrons. The building mounted signage located along the east side of the library is partially obstructed by trees. There is not building mounted signage at the north, main entry of the library.

The site is illuminated by older wall and soffit mounted lighting fixtures and should be replaced with energy efficient LED fixtures. There are decorative, fluorescent pole light fixtures with discolored lenses at the south plaza which should also be updated to LED to match the pole mounted light fixtures that have been installed along the sidewalk at the north of the library.

The north front canopy roof was not replaced with the 2006 renovations, and the underside fluorescent lighting is recommended for replacement. As there is no signage at the front main entry of the library, there is opportunity to remove and replace this canopy in order to provide a more welcoming entry with signage that promotes the library from the street.

The site appears to have adequate drainage.

Building Information Overview



Roofing:

The entire EPDM roofing system was replaced in 2005 with a warranty that will continue through 2025. The roof on the main north canopy is the only roofing not replaced with the last renovations. It is recommended that minimally this roofing should be replaced if the canopy is to remain.



HVAC:

The building heating, ventilating and cooling system was replaced with the 2006 renovation and includes two Lochinvar boilers, pumps, air handling units and water heater. There is a wall mounted split system unit in the IT/Equipment room that appears to be functioning properly.

During the visit, it was noted that only two out of the eight fans on the chiller were running. It is recommended that a condition assessment be conducted by a licensed third-party contractor to evaluate the chiller for operational adequacy.

All thermostats have been replaced with Honeywell devices and are clearly labeled to indicate the VAV box it controls.

The mechanical room appears to have perimeter water infiltration and should be investigated by a licensed professional to determine the best course of correction.

Building Information Overview



Electrical:

The building has a combination of fluorescent light fixture types. To increase the amount of lighting available, the lighting in the storage room off of Children Services, as well as a bank of lights in the Children's area have previously been replaced with LED fixtures. It is recommended that the existing fluorescent lighting fixtures be replaced with more energy efficient LED fixtures throughout the building.

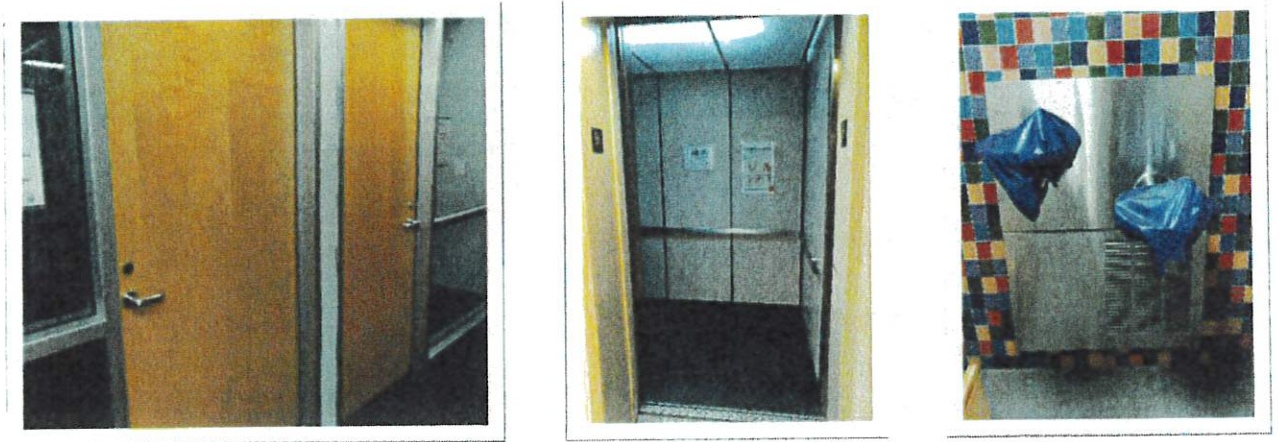
The electrical panels as well as the primary switchgear were replaced with the 2006 renovations. It has been conveyed that there are many empty breakers to perform future updates to the lighting/IT. There appeared to be adequate clearance in from of the panels for access.



Plumbing:

Both the main and basement levels have a men's and women's group toilet room that were fully renovated in 2006 as well as the single men's and women's toilet rooms for staff on the basement level. They remain in good condition although the under-counter panel is missing in the main level women's group toilet room and should be replaced.

Building Information Overview



ADA:

Considerations should be made to accommodate Title III Americans with Disabilities Act for commercial buildings. If services are not achievable through other means, architectural barriers should be removed to allow for access by people with disabilities.

The hardware throughout the facility has been replaced with lever hardware and appears to comply with ADA 404.2.7 allowing for operation with a closed fist or loose grip that will accommodate the greatest range of users. The noted exception are the operations doors on the basement level for back of house functions. The doors themselves are in good condition but the hardware may be replaced to allow for greater access by people with disabilities.

Toilet room facilities have been updated to achieve ADA accessibility clearance recommendations with the 2006 renovation.

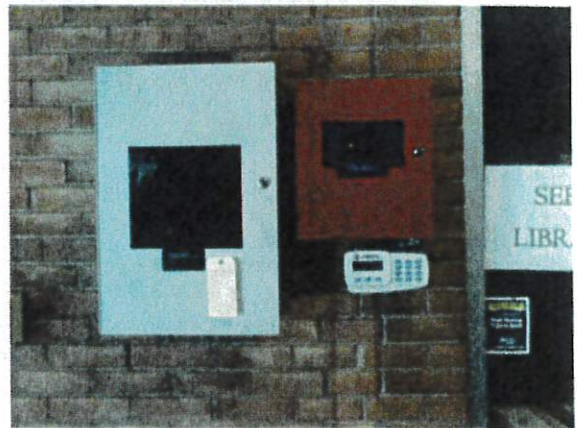
There is one Otis elevator which is inspected regularly to ensure safety and proper working order.

Accessible height drinking fountains are available on both the main and the basement levels.

The main level circulation desk has an area that is accessible height for side approach access. The Children Services circulation desk appears to be lower in its entirety for accessibility.

Signage throughout the library should be evaluated for compliance with ADA 703 wherein both visual and tactile characters are required for non-temporary (7 days or less) signage. Tactile characters were not noted on the existing signage and most locations have printed signage with wall mounted slip covers.

Building Information Overview



Life Safety:

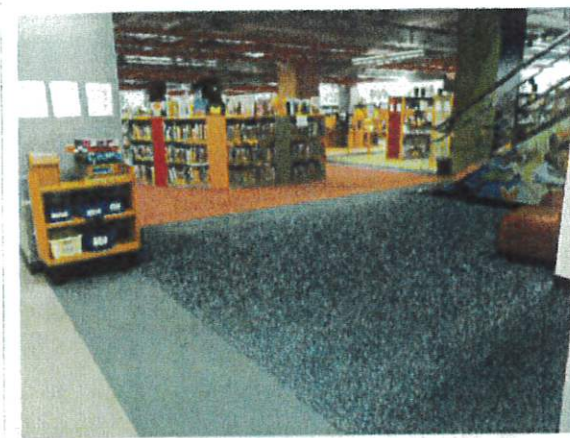
It has been conveyed that the security lighting does not function properly and should be replaced.

The Exit signage appears to have been replaced with the 2006 renovations. They clearly denote exits and contain strobes for the hearing impaired.

The building is entirely fire suppressed with newer pull stations and fire watch panels. The fire panel is easily accessible near the north main entry to accommodate fire department requirements. Fire alarm horns and strobes appear to be present throughout the building.

Fire extinguishers are also easily available and appropriately labeled.

Building Information Overview



Finishes:

The updates that took place in the 2006 renovation remain in relatively good condition throughout the building, although normal wear and tear and useful lifespan are beginning to show.

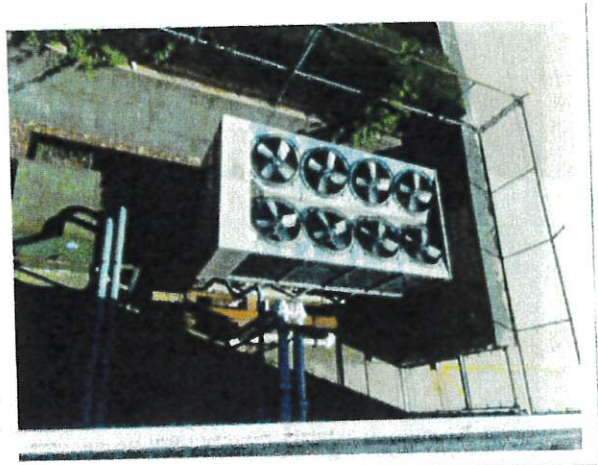
Basement level – The normal lifespan for commercial grade carpeting is 12 – 15 years. The carpeting on this level has begun to fray at the seams and dull with age. Some door and columns have scratches and chips due to the use of book carts scraping the finishes. The lighting is a combination of fluorescent fixtures and for efficiency, should be updated to LED. The countertop in the Activity Room has aged due to heavy usage, and the staff lounge contains original metal cabinetry and countertops which require update.

Main level – The carpeting, initially replaced in 2006, is due for replacement. There are some areas of staining throughout, and delamination is occurring at the stair in the Administrative area. The lighting is a combination of fluorescent grid mount and pendant fixtures and for efficiency, should be updated to LED.

SECTION 3 | Royal Oak Public Library – Building Information



Building Exterior – Light Packs



Chiller – Condensing Fans

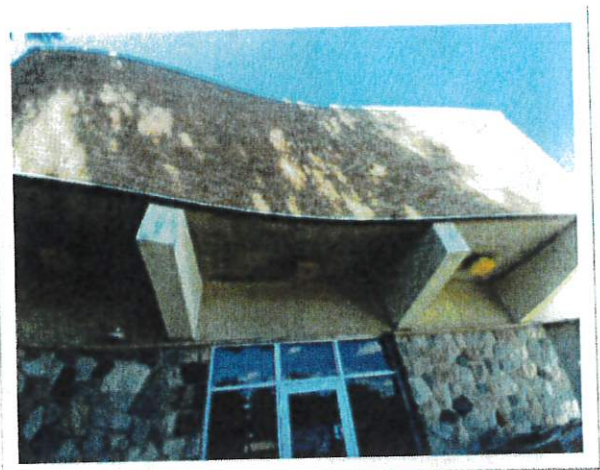


Southeast Site



Exit Stairwell – West

SECTION 3 | Royal Oak Public Library – Building Information



**Building Exterior – Lighting /
Peeling Paint**



East Retaining Wall – Stone Failing



Building Exterior – South Plantings



Building Exterior – South Entry

SECTION 3 | Royal Oak Public Library – Building Information



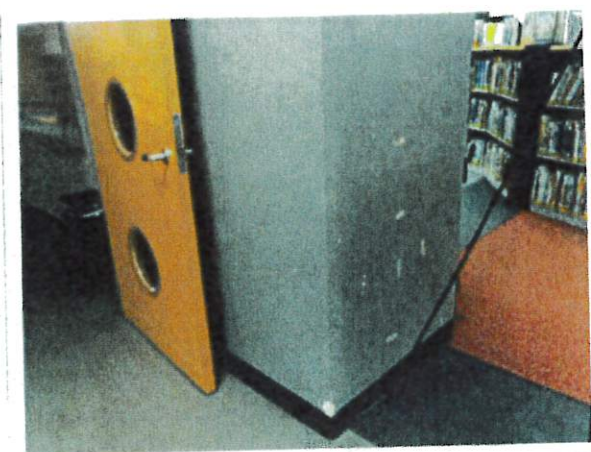
Building Exterior – North Entry



Mechanical Room – Water Infiltration



Knob Hardware



Cart Damage

SECTION 3 | Royal Oak Public Library – Building Information



Asbestos Flooring – Elevator Room



Basement Level - Lighting



Basement Level – Activity / Story Rooms

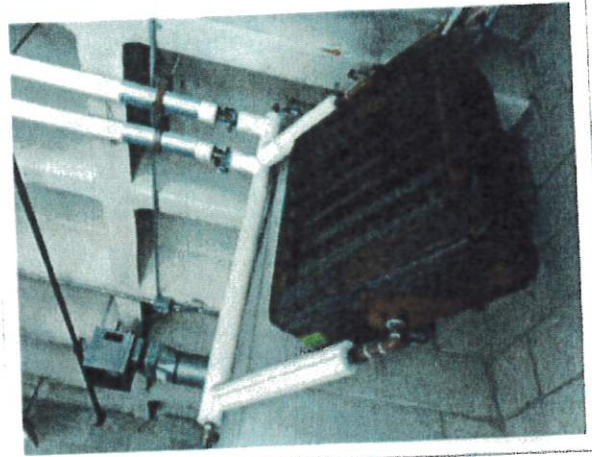


Basement Level - Storage

SECTION 3 | Royal Oak Public Library – Building Information



Loading – Overhead Door



Loading – Box Heater



Electrical Switchgear

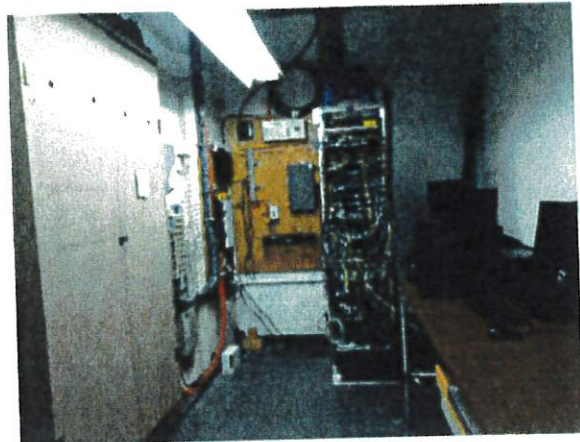


Fire Protection

SECTION 3 | Royal Oak Public Library – Building Information



Basement Level – Large Storage



IT / Equipment Room



**IT / Equipment Room –
Split System Unit**



**Entry Vestibules –
Cabinet Unit Heaters**



SECTION 4

Facilities Assessment Budget Report

Royal Oak Public Library

42,000 s.f. Two Story Building

Built: 1963

Specification Fact (Medium)

Geographi (U.S. Median)
Summer 2020

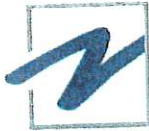
Cost Escalation Factors

1.05

1.28

1.48

Program Area	Net Present Value Cost (\$)	As % of Total Cost	Critical Needs Cost (1 - 3 years)	Deferrable Maintenance Cost (4 - 6 years)	Property Enhancement Cost (7 - 10 years)
1.0 SITE					
Demolition	\$8,400	0.20%	\$0	\$0	\$12,411
Remove North Canopy					
Paving	\$52,500	1.26%	\$52,500	\$0	\$0
West Egress - Replace Concrete Stair	\$0	0.00%	\$0	\$0	\$0
West Egress - Poured Concrete Walls not included	\$0	0.00%	\$0	\$0	\$0
West Egress - Railing Replacement not included	\$105,000	2.51%	\$105,000	\$0	\$0
Remove & Replace Raised Walk and Retaining Wall (Incl. Railing) at Loading (N & S)					
Landscaping	\$630	0.02%	\$0	\$0	\$931
Fence & Railing Removal - Chiller	\$1,109	0.03%	\$0	\$0	\$1,638
Chain Link Fencing - 4' (Vinyl Coated)	\$3,940	0.09%	\$0	\$0	\$5,821
Chain Link Fencing - 8' (Vinyl Coated)	\$15,750	0.38%	\$0	\$0	\$23,270
Landscape Restoration	\$0	0.00%	\$0	\$0	\$0
Tree Removal - South (5 Trees) - Excluded (See Assumptions & Clarifications)					
Misc.	\$15,750	0.38%	\$0	\$0	\$23,270
Building Signage - Exterior	\$0	0.00%	\$0	\$0	\$0
Rear Site Lighting - Excluded (See Assumptions & Clarifications)	\$10,500	0.25%	\$10,500	\$0	\$0
Supplemental Architectural Site Lighting	\$1,260	0.03%	\$1,260	\$0	\$0
Replace Metal Waffle Grate - North	\$78,750	1.89%	\$78,750	\$0	\$0
Stone Retaining Wall / Stone Veneer - Investigation & Repair					
Rear Entrance Modifications - Excluded (See Assumptions & Clarifications)					
SITE SUBTOTAL	\$293,588	7.03%	\$248,010	\$0	\$67,340
2.0 BUILDING ENVELOPE					
Building Additions / Renovations	\$52,500	1.26%	\$0	\$0	\$77,566
Addition - Front Entry Canopy	\$245,700	5.88%	\$0	\$0	\$363,011
Renovation - Basement Administrative Area					
Roofing Work	\$0	0.00%	\$0	\$0	\$0
Existing Roof - Warranty Expires 2025	\$308,700	7.39%	\$0	\$393,988	\$0
Replace Roof (EPDM) - .60 Mil/Reinforced/Fully-Adhered					
Windows	\$273,420	6.55%	\$0	\$0	\$403,966
Replace Exterior Curtainwall System	\$71,663	1.72%	\$0	\$0	\$105,878
Replace Exterior Window System	\$26,250	0.63%	\$0	\$0	\$38,783
Replace Exterior Storefront System	\$15,750	0.38%	\$0	\$0	\$23,270
Replace Select Exterior Concrete Window Sills					
Exterior Walls	\$26,250	0.63%	\$0	\$0	\$38,783
Exterior Paint (Soffits / EIFS) - Prepare and Paint	\$15,750	0.38%	\$0	\$0	\$23,270
Tuckpointing (Allowance)	\$26,250	0.63%	\$0	\$0	\$38,783
Clean Exterior Fascia Panels					
Exterior Doors	\$15,750	0.38%	\$0	\$20,101	\$0
Overhead Door Replacement					
BUILDING ENVELOPE SUBTOTAL	\$1,077,983	25.81%	\$0	\$414,090	\$1,110,311
3.0 INTERIOR/FINISHES					
Interior Doors & Hardware	\$15,750	0.38%	\$0	\$0	\$23,270
Replace Door Hardware					
Walls & Partitions	\$105,000	2.51%	\$105,000	\$0	\$0
Investigate/ Repair Perimeter Water Infiltration - Mechanical Room	\$5,250	0.13%	\$5,250	\$0	\$0
Corner Guards	\$5,250	0.13%	\$5,250	\$0	\$0
Patch Drywall					
Ceilings	\$10,500	0.25%	\$10,500	\$0	\$0
Replace Acoustic Ceiling Tiles Disturbed by Construction Allowance					
Flooring	\$31,626	0.76%	\$31,626	\$0	\$0
Remove & Replace Flooring - Basement Level (Children Services) Carpet	\$30,776	0.74%	\$30,776	\$0	\$0
Remove & Replace Flooring - Basement Level (Administration & Back of House) Carpet	\$67,536	1.62%	\$67,536	\$0	\$0
Remove & Replace Flooring - Main Level (Adult Services) Carpet	\$9,387	0.22%	\$9,387	\$0	\$0
Remove & Replace Flooring - Main Level (Auditorium) Carpet	\$9,450	0.23%	\$9,450	\$0	\$0
Remove & Replace Flooring - Main Level (Administrative) Carpet	\$4,095	0.10%	\$4,095	\$0	\$0
Remove & Replace Flooring - Main Level (Vestibule) Carpet	\$6,095	0.15%	\$6,095	\$0	\$0
Remove & Replace Flooring - Basement Level (Self Check Station) Rubber Flooring	\$84,355	2.02%	\$84,355	\$0	\$0
Remove & Replace Flooring - Basement Level (Self Check Station) Rubber Flooring					
Paint	\$2,625	0.06%	\$2,625	\$0	\$0
Painting Allowance - Touch Up and Repairs	\$10,500	0.25%	\$10,500	\$0	\$0
Painting Allowance					
Signage	\$15,750	0.38%	\$15,750	\$0	\$0
Replace Interior Signage					
Restrooms	\$26,250	0.63%	\$0	\$0	\$38,783
Renovation Allowance					
Casework & Countertops	\$7,350	0.18%	\$0	\$0	\$10,859
Replace Countertops - Plastic Laminate	\$21,000	0.50%	\$0	\$0	\$31,027
Circulation Station Millwork	\$15,750	0.38%	\$15,750	\$0	\$0
Replace Staff Lounge Casework/Furniture					
INTERIOR/FINISHES SUBTOTAL	\$484,295	11.60%	\$413,945	\$0	\$103,939



SECTION 4

Facilities Assessment Budget Report

Program Area	Net Present Value	As % of Total	Critical Needs Cost	Deferrable	Property
	Cost (\$)	Cost	(1 - 3 years)	Maintenance Cost (4 - 6 years)	Enhancement Cost (7 - 10 years)
4.0 PLUMBING SYSTEMS					
Equipment & Fixtures	\$5,250	0.13%	\$0	\$0	\$7,757
Replace Hot Water Heater - 2004 A.O. Smith Master-Fit					
Piping	\$21,000	0.50%	\$0	\$0	\$31,027
Replace Piping / Valves and Unions					
PLUMBING SYSTEMS SUBTOTAL	\$26,250	0.63%	\$0	\$0	\$38,783
5.0 HVAC SYSTEMS					
Equipment	\$210,000	5.03%	\$0	\$0	\$310,266
Existing Boilers Lochinvar 2006 - Replace	\$15,750	0.38%	\$0	\$0	\$23,270
Replace Boiler Pumps	\$210,000	5.03%	\$0	\$0	\$310,266
Replace Air Handler Unit (AHU)	\$157,500	3.77%	\$157,500	\$0	\$0
Replace Chiller	\$13,125	0.31%	\$0	\$16,751	\$0
Replace Split System Cooling Unit - IT Room	\$78,750	1.89%	\$0	\$0	\$116,350
Replace Misc. HVAC Equipment	\$5,250	0.13%	\$5,250	\$0	\$0
Replace Box Heater - Loading					
Piping	\$21,000	0.50%	\$0	\$0	\$31,027
Replace Piping / Valves and Unions	\$6,615	0.16%	\$0	\$8,443	\$0
Air and Water Balance	\$15,750	0.38%	\$0	\$20,101	\$0
Add / Modify Temperature Controls Allowance					
HVAC SYSTEMS SUBTOTAL	\$793,740	17.57%	\$162,750	\$45,295	\$791,177
6.0 ELECTRICAL SYSTEMS					
Power	\$26,250	0.63%	\$0	\$0	\$38,783
Replace Existing Electrical Panels	\$52,500	1.26%	\$0	\$0	\$77,566
Electrical Wiring Upgrades					
Lighting					
Basement Level:					
Replace Lighting with LED's (New OS, Switching, etc.) (Children Services)	\$37,469	0.90%	\$0	\$0	\$55,359
Replace Lighting with LED's (New OS, Switching, etc.) (Story/Activity Rooms)	\$8,634	0.21%	\$0	\$0	\$12,756
Replace Lighting with LED's (New OS, Switching, etc.) (Administration & Back of House)	\$29,348	0.70%	\$0	\$0	\$43,360
Replace Lighting with LED's (New OS, Switching, etc.) (Staff Lounge)	\$4,061	0.10%	\$0	\$0	\$6,000
Replace Lighting with LED's (New OS, Switching, etc.) (Mechanical)	\$17,882	0.43%	\$0	\$0	\$26,419
Replace Lighting with LED's (New OS, Switching, etc.) (Storage/Loading)	\$14,674	0.35%	\$0	\$0	\$21,680
Replace Lighting with LED's (New OS, Switching, etc.) (Large Storage)	\$21,158	0.51%	\$0	\$0	\$31,259
Replace Lighting with LED's (New OS, Switching, etc.) (Toilet Rooms)	\$5,597	0.13%	\$0	\$0	\$8,269
Main Level:					
Replace Lighting with LED's (New OS, Switching, etc.) (Adult Services)	\$50,744	1.22%	\$0	\$0	\$74,972
Replace Lighting with LED's (New OS, Switching, etc.) (Young Adult)	\$3,037	0.07%	\$0	\$0	\$4,487
Replace Lighting with LED's (New OS, Switching, etc.) (Local History)	\$2,730	0.07%	\$0	\$0	\$4,033
Replace Lighting with LED's (New OS, Switching, etc.) (Quiet Study)	\$2,730	0.07%	\$0	\$0	\$4,033
Replace Lighting with LED's (New OS, Switching, etc.) (Meeting Room)	\$2,594	0.06%	\$0	\$0	\$3,832
Replace Lighting with LED's (New OS, Switching, etc.) (Tutorial Room)	\$2,594	0.06%	\$0	\$0	\$3,832
Replace Lighting with LED's (New OS, Switching, etc.) (Computer Room)	\$5,665	0.14%	\$0	\$0	\$8,369
Replace Lighting with LED's (New OS, Switching, etc.) (New Books)	\$2,730	0.07%	\$0	\$0	\$4,033
Replace Lighting with LED's (New OS, Switching, etc.) (Friends Book Store)	\$1,775	0.04%	\$0	\$0	\$2,622
Replace Lighting with LED's (New OS, Switching, etc.) (Circulation)	\$27,573	0.66%	\$0	\$0	\$40,738
Replace Lighting with LED's (New OS, Switching, etc.) (Auditorium)	\$10,169	0.24%	\$0	\$0	\$15,025
Replace Lighting with LED's (New OS, Switching, etc.) (Administrative)	\$10,238	0.25%	\$0	\$0	\$15,125
Replace Lighting with LED's (New OS, Switching, etc.) (Popular Materials)	\$16,039	0.38%	\$0	\$0	\$23,697
Replace Lighting with LED's (New OS, Switching, etc.) (Toilet Rooms)	\$2,867	0.07%	\$0	\$0	\$4,235
Replace Exterior Wall Packs	\$3,938	0.09%	\$3,938	\$0	\$0
Replace Exterior - Site Lighting (Flush Mount and Can Lighting)	\$21,000	0.50%	\$21,000	\$0	\$0
Fire Alarm System	\$5,250	0.13%	\$0	\$0	\$7,757
Adjustments to Fire Alarm System					
ELECTRICAL SYSTEMS SUBTOTAL	\$389,240	9.32%	\$24,938	\$0	\$538,241
7.0 SECURITY					
Security	\$10,500	0.25%	\$0	\$0	\$15,513
Security Allowance					
SECURITY SYSTEMS SUBTOTAL	\$10,500	0.25%	\$0	\$0	\$15,513
8.0 ABATEMENT					
ABATEMENT SUBTOTAL	\$0	0.00%	\$0	\$0	\$0
9.0 FURNITURE & EQUIPMENT					
General Furniture	\$52,500	1.26%	\$0	\$0	\$77,566
Misc. Furniture	\$5,250	0.13%	\$5,250	\$0	\$0
Appliance Replacement	\$57,750	1.38%	\$5,250	\$0	\$77,566
FURNITURE & EQUIPMENT SUBTOTAL					
10.0 TECHNOLOGY					
Technology	\$78,750	1.89%	\$78,750	\$0	\$0
Technology Infrastructure - Update MDF	\$78,750	1.89%	\$78,750	\$0	\$0
TECHNOLOGY SUBTOTAL	\$3,152,096	75.48%	\$933,643	\$459,385	\$2,745,871
Building Infrastructure Improvement Total:	\$301,560	7.22%	\$84,964	\$45,938	\$266,830
Project Contingency:	\$82,929	1.99%	\$23,365	\$12,633	\$73,378
Permits, Testing & Printing:	\$306,008	7.33%	\$86,217	\$46,616	\$270,766
Construction Manager Fee and Costs:	\$333,548	7.99%	\$93,977	\$50,812	\$295,135
Professional Fees & Costs:	\$4,176,141	100.00%	\$1,222,167	\$615,384	\$3,651,981
PROJECT TOTAL					



SECTION 5

Pre-Site Visit Facility Summary Questionnaire

The following tables summarize the significant building/elements of the property. Fill out one for each major building or building type.

General Information

Property Name:	Royal Oak Public Library
Street Address:	222 E. 11 Mile Rd., Royal Oak, MI 48067
Year Built (age):	1963
Total Building Area (sq ft):	42,000 sq ft
Site area (acres):	approx. 1.5 acres
Number of Buildings:	1
Number of Stories:	1 with basement
Basement (Yes/No):	Yes
Tunnel System (Yes/No):	No
Size/Date of Building Additions & Type:	Renovation in 2006
Renovation Dates/Scope:	2006/Youth area moved to basement, Acad. added
Elevator in Facility (Y/N) / Qty / Age / In-Use (Y/N)	Y / ? / Y
Kitchen in Facility (Y/N) / Use (Prepare vs. Heat)	Y / prepare
Location/Types of Abatement Remaining	?
Does the building have a current NESHAP report?	Yes
Any Major Code Concerns?	No
Non-Traditional Programs Housed in Facility	No
Which Facility do Graduates Attend Next?	N/A
MISC COMMENTS:	

Site Information

Parking Areas - Condition / Last Refresh	Staff parking resurfaced approx. 10 years ago
Playground (Y/N) / Age / Condition	N
Watermain Public / Private	Public
Watermain - Age / Condition / Material	4" D.I. Fire line, 2" copper service - connect to 8" DIWM 1980s
Storm / Sanitary - Combined or Separate	Separate, 8" san

SECTION 5 | Pre-Site Visit Facility Summary Questionnaire

Storm System – Condition	?
Storm System – Detention/Retention / UG	None
Sanitary System – Age / Condition / Material	
Gas Service – Age / Condition / Material	?
Electrical Service – Overhead or Underground?	underground
Site Lighting – Private / Public / Sufficient?	Private / hoping to improve
Exterior Wall Packs - Condition	Parking area retention wall is crumbling
Is existing parking sufficient for the building?	No
Is traffic flow/circulation an issue?	No
Any known drainage or ponding concerns?	Some parking on the roof
Environmental subsurface materials concerns?	No
MISC COMMENTS:	

Athletics

Athletic Turf – Age / Condition	
Tennis Court Condition / Needs	
Running Track Condition / Needs	
Aux / Practice Field Condition / Needs	
Bleacher Condition / Needs	
Stadium Lighting Condition / Needs	
Press Box Condition / Needs	
Softball Field Condition / Needs	
Baseball Condition / Needs	
MISC COMMENTS:	

Building Envelope

Building Skin Material	
Roof – Type / Manufacturer / Age / Condition	2005 – Firestone, EPDM
Roof – Under Warranty (Y/N) / Expiration	Yes – 2025 expiration
Gutters/Downspouts or Internal Roof Drains?	Internal Roof drains
Exterior Windows – Single or Double Pane?	Double
Exterior Doors – FRP/Aluminum/Hollow/HM	

SECTION 5 | Pre-Site Visit Facility Summary Questionnaire

MISC COMMENTS:	
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Mechanical / Plumbing / Fire Protection

Domestic Piping Material (Mains, Branch, Etc.)	Iron
Plumbing Fixtures – Older or Recently Updated?	older
Boilers – Type / Age / # / Capacity / Condition	
Chiller – Type / Age / Capacity / Condition	
Which Areas / Spaces Currently Air Conditioned	All areas
AHU's Requiring Replacement? Qty / Size	No
RTU's Requiring Replacement? Qty / Size	No
Classroom HVAC Type – VUV, HUV, Etc.	
Is the Building Fire Suppressed? Which Areas?	Yes. All areas
MISC COMMENTS:	

Electrical

Electrical Service – Primary or Secondary?	Primary
Service Size (Amps & Volts) Configuration	
Service Age & Condition	Newer / Good condition
Is current power sufficient? (Y/N)	Yes
Emergency Generator (Y/N) / Size / Fuel Type	N
What does Emergency Generator Support?	—
Lighting Type – LED, T12, T8, T5, Etc	T12, T8, T5 mixture
Fire Alarm – Addressable? Require Updating?	Yes/No
PA System – Up to Date or Need Replacement	Up to date
MISC COMMENTS:	Planning to update to LED

Assessment Completed By + Title:	
Date Completed:	

