

Thank you so much for your CIP submission. I wanted to write to you this morning to follow up on a few questions below that the CIP committee has asked and is wondering if you can provide further details on.

1. Is there a breakdown of the individual projects from the engineer/architect that encompass the request. i.e. cost for bathroom installation, cost of replacement of elevator, cost of renovation of 3rd floor?

Preliminary construction cost numbers generated by Milestone Engineering & Construction for August 28, 2019 reflect that the least expensive approach to this project was to complete it in total. Breaking it down into components resulted in increased cost from setting up a construction project on multiple occasions. Following a meeting with SMP, Milestone, and the library building committee members, trustees concurred with the expert advice, moving forward with the project in total as opposed to phased as originally discussed. If a decision was made to eliminate any part of the project altogether, the total would be adjusted accordingly – although no single piece beyond the core elevator would likely result in significant savings.

The final baseline numbers after all of the engineering studies were completed as reported to the Board of Trustees at their March 3, 2020 meeting with representatives of SMP and Milestone Engineering:

Project Description	2020 Design Costs	2021 Construction Costs	
Tower, Elevator, Third Floor, & System Support Construction		\$2, 018,697.00	
Architectural & Mechanical Engineering Design Costs	\$ 114,250.00		
Furniture, Fixtures & Equipment		\$ 40,000.00	
Contingency		\$ 200,000.00	
2021 Inflation Allowance		\$ 130,000.00	
<b>TOTAL</b>	<b>\$ 114,250.00</b>	<b>\$2,388,697.00</b>	<b>\$2,502,947.00</b>

2. Can you please explain the difference in amounts on Scenario 1 sheet of 2.6 M and the request for the 2.3M?

If we had started the project as planned in early 2020, the cost would have been 2.3M with construction documents finalized in mid-2020 and construction commencing mid to late fall 2020. As we have now postponed the project the cost increases between 5 and 7 percent for each year (this estimated escalation provided by SMP and Milestone). The difference amounts to approximate \$130,000.00 (5%) per year, again as reported by SMP and Milestone.

3. Can you also please explain the rationale behind holding off would increase the cost of the project by 1M and where that number came from? Did this number come from the engineers/architects?

Yes, this increased estimate was built into the proposal submitted by Milestone Engineers who were hired to provide this number for the purpose of funding. SMP and Milestone estimate that project costs could increase between 5 and 7 percent for each year we postpone. They have used the number of \$130,000.00 (5%) and characterize it as inflation expansion. A 7% inflation expansion adds \$158,108.00 per year to the cost. If you project six years for project completion that would add from \$780,000.00 (5%) to \$948,652.00 (7%) to the cost of the project.

4. The committee has also asked if you have a cost benefit analysis cost per resident breakdown?

This project is not a matter of straight economic data and the TFL Board believes a cost/benefit analysis is not warranted. Our research and careful consideration (specifically about cost/benefit analysis related to [especially small] libraries and services/projects) indicate that the cost of doing any kind of quality cost-benefit study of this project would be prohibitive and would add significantly to the entire project cost. The methods, survey instruments, data collection and analysis would not provide the appropriate data for a decision that is fundamentally a reflection of community values.