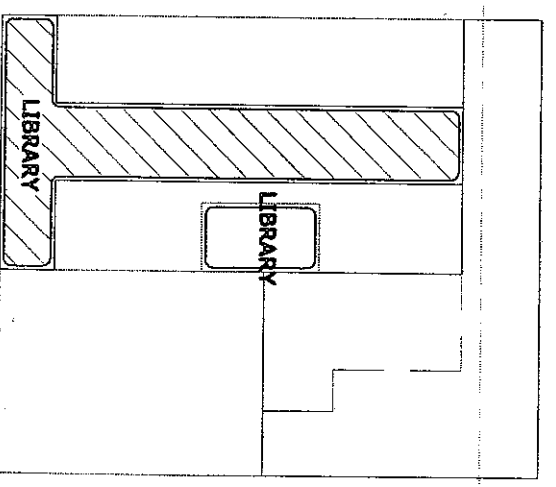
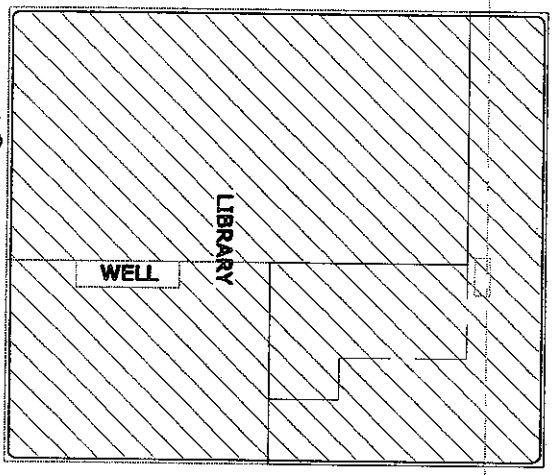
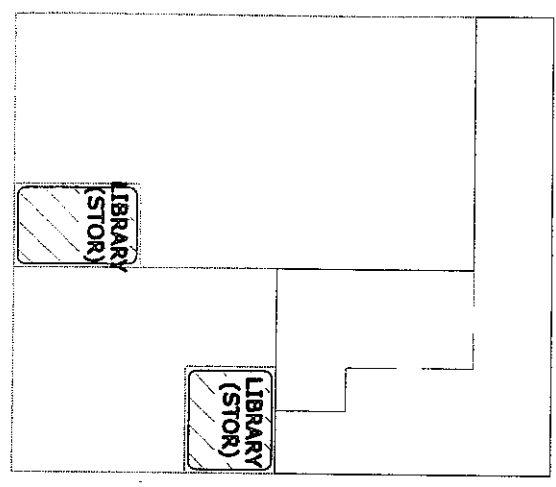


OPTION 1a

Options 1a and 1b remove all other departments to maintain the library in the current location to take advantage of traffic generated by the adjacent parks. Here, an exposed second floor mezzanine is utilized for reading areas and special collections. Demolition of the existing garage and generator, and utilities are relocated to allow expansion of the building to maximize use of the site. This scheme would allow for a drive-thru book drop accessed from the north. The 2020 space needs will not fit into this option once the needed spaces such as public restrooms, mechanical rooms, meeting / conference rooms, etc. that are provided by other departments are added.








DELIVERY ↑

BASEMENT

FIRST FLOOR

SECOND FLOOR

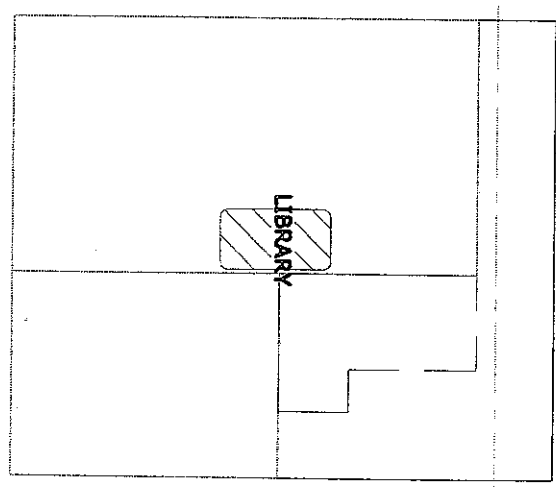
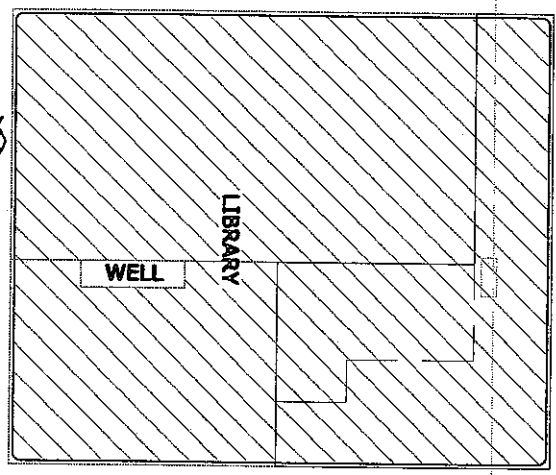
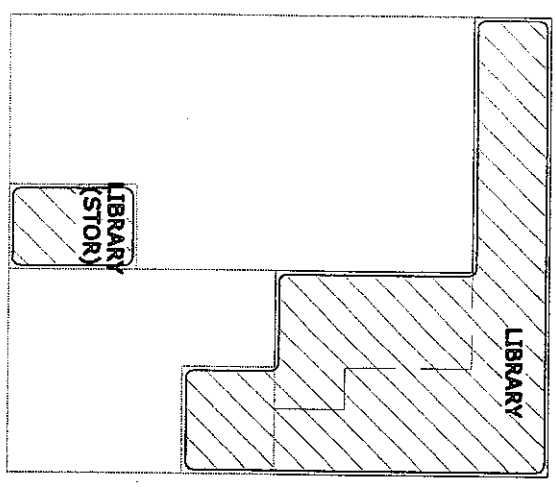
OPTION 1a

-  VILLAGE ADMINISTRATION
-  LIGHT & WATER
-  TOWN ADMINISTRATION
-  POLICE DEPARTMENT
-  LIBRARY

	BASEMENT	FIRST	SECOND
VILLAGE ADMINISTRATION	-	-	-
LIGHT & WATER	-	-	-
TOWN ADMINISTRATION	-	-	-
POLICE DEPARTMENT	-	-	-
LIBRARY	18,850	13,685	3,665
	18,850	13,685	3,665
	1,500	13,685	3,665
	18,850	13,685	3,665

OPTION 1b

Demolition of the existing garage and generator and utilities are relocated to allow expansion. A new basement is utilized for a major collection. New stairs and elevation are required. The 2020 space needs will not fit into this option once the needed spaces such as public restrooms, mechanical rooms, meeting / converage rooms, etc. that are provided by other departments are added.








BASEMENT

FIRST FLOOR

SECOND FLOOR

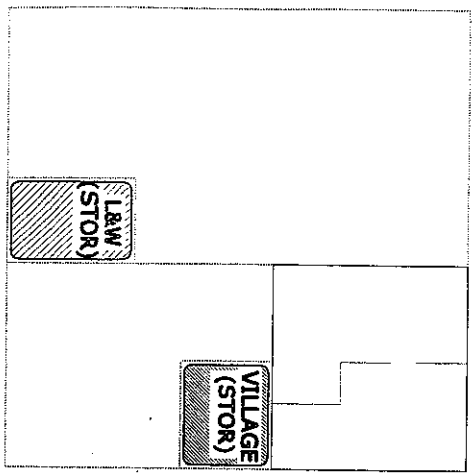
OPTION 1b

-  VILLAGE ADMINISTRATION
-  LIGHT & WATER
-  TOWN ADMINISTRATION
-  POLICE DEPARTMENT
-  LIBRARY

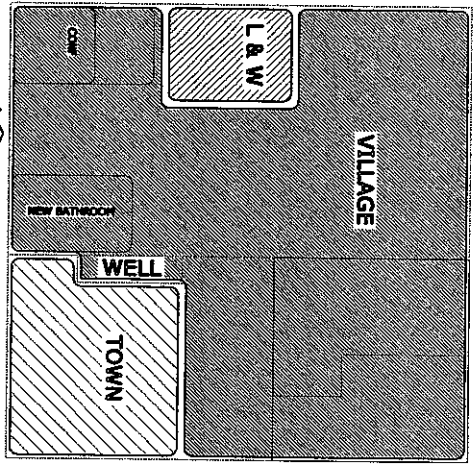
	BASEMENT	FIRST	SECOND
VILLAGE ADMINISTRATION	-	-	-
LIGHT & WATER	-	-	-
TOWN ADMINISTRATION	-	-	-
POLICE DEPARTMENT	-	-	-
LIBRARY	19,930	15,730	-
	19,930	4,200	15,730
	19,930	4,200	15,730

OPTION 2a

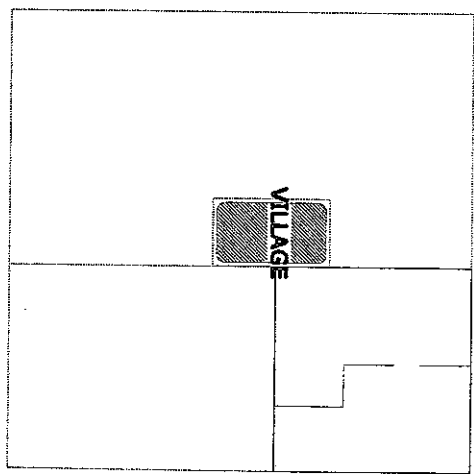
Options 2a and 2b keep the Village, Town, and Light and Water together because of their common uses. The Library and PD are removed to another site. Here, we explored what may be able to be done with a minimum of major demolition and new construction. The Town maintains a prominent location but does NOT and share a lobby common with the other departments. Bathrooms are located to take advantage of the existing basement. The 2020 space needs seem to be well matched to this option.



BASEMENT



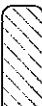
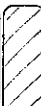


FIRST FLOOR



SECOND FLOOR

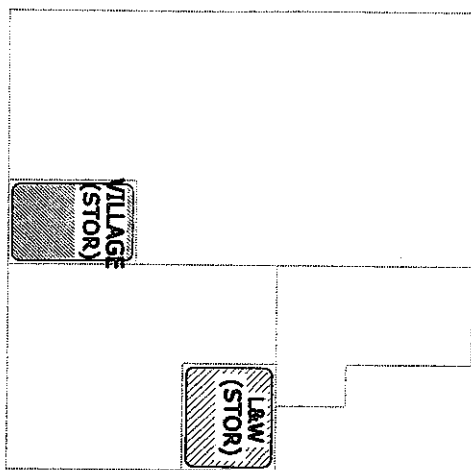
OPTION 2a

-  VILLAGE ADMINISTRATION
-  LIGHT & WATER
-  TOWN ADMINISTRATION
-  POLICE DEPARTMENT
-  LIBRARY

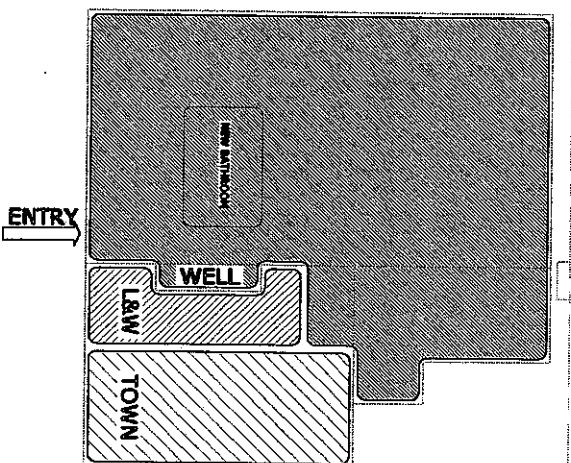
	BASEMENT	FIRST	SECOND
VILLAGE ADMINISTRATION	11,885	10,670	540
LIGHT & WATER	1,590	765	-
TOWN ADMINISTRATION	2,000	2,000	-
POLICE DEPARTMENT	-	-	-
LIBRARY	-	-	-
TOTAL	15,475	13,490	540

OPTION 2b

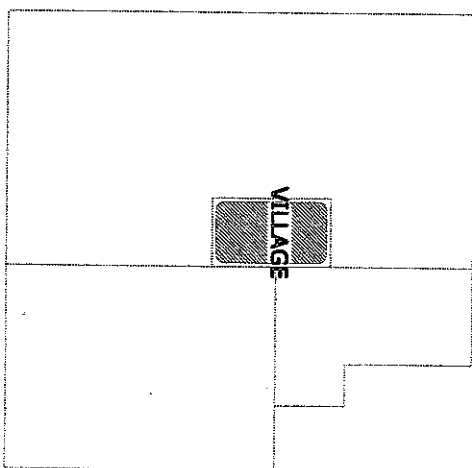
Here, demolition of the existing garage and generator makes way for new construction that provides slightly more breathing room than option 2a. The town maintains a prominent location with an independent entrance. The other departments share access via a common lobby. The existing garage is utilized for storage. The 2020 space needs are slightly exceeded by this option.



BASEMENT



FIRST FLOOR



SECOND FLOOR

OPTION 2b

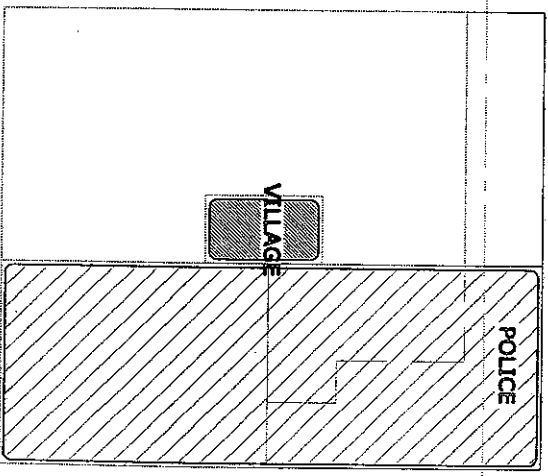
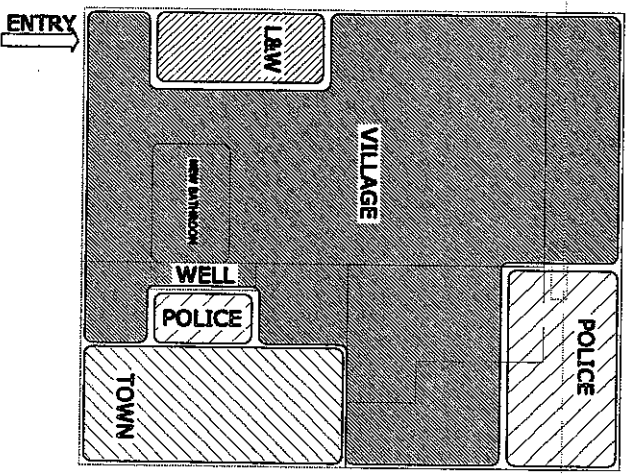
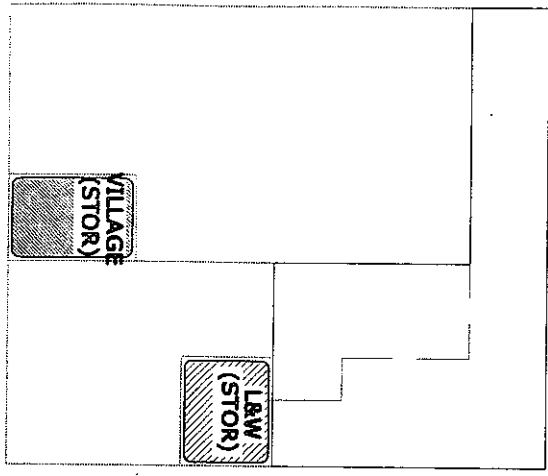
	VILLAGE ADMINISTRATION	10,775
	LIGHT & WATER	1,550
	TOWN ADMINISTRATION	1,940
	POLICE DEPARTMENT	-
	LIBRARY	-

	BASEMENT	FIRST	SECOND
VILLAGE ADMINISTRATION	825	9,410	540
LIGHT & WATER	675	875	-
TOWN ADMINISTRATION	-	1,940	-
POLICE DEPARTMENT	-	-	-
LIBRARY	-	-	-
TOTAL	14,260	12,225	540

OPTION 3a

Options 3a and 3b remove the library to a new location to allow the remaining departments the advantage of being co-located. Here, the town slides into an underutilized area of the existing building and the PD is housed in a new second floor addition, but maintains a first floor presence adjacent to a common lobby area. Demolition of the existing garage and generator, and utilities are relocated to make way for stairs and elevator to the second floor. The main door is now located of the street corner beneath the tower.

The 2020 space needs are slightly exceeded by this option.

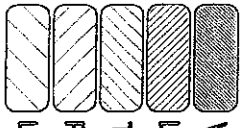


BASEMENT

FIRST FLOOR

SECOND FLOOR

OPTION 3a

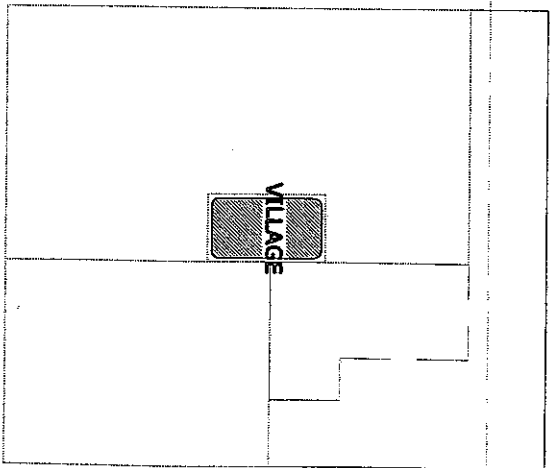
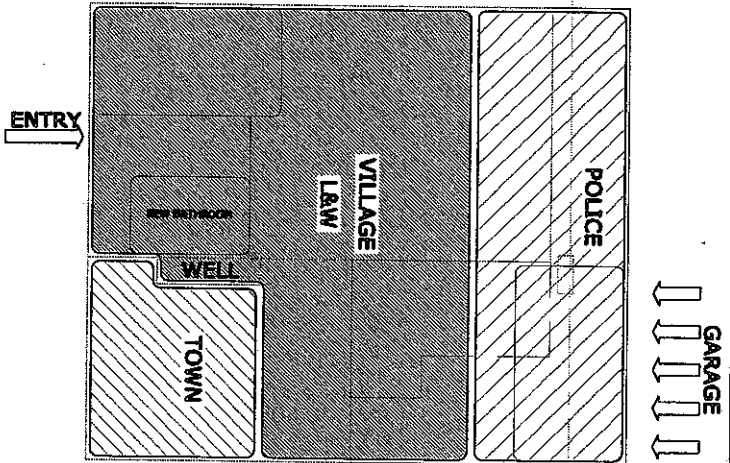
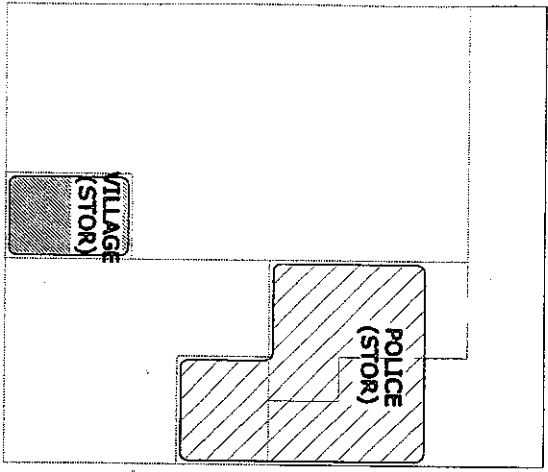


	BASEMENT	FIRST	SECOND
VILLAGE ADMINISTRATION	12,640	825	540
LIGHT & WATER	1,445	675	-
TOWN ADMINISTRATION	1,940	770	-
POLICE DEPARTMENT	8,270	1,745	7,035
LIBRARY	-	-	-
TOTAL	24,805	15,730	7,575

OPTION 3b

This option locates the PD on the north of the facility with an independent public entrance with other shared access to the town hall. The basement is used by the PD for evidence processing and storage, and intermixes the Village and LAW offices to reduce redundant spaces. Demolition of the existing garage and generator, and utilities are relocated to allow the modest western expansion.

The 2020 space needs will not fit in this option without modest trimming of 10%.




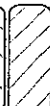



BASEMENT

FIRST FLOOR

SECOND FLOOR

OPTION 3b

-  VILLAGE ADMINISTRATION
-  LIGHT & WATER
-  TOWN ADMINISTRATION
-  POLICE DEPARTMENT
-  LIBRARY

	BASEMENT	FIRST	SECOND
VILLAGE ADMINISTRATION	9,265	9,265	-
LIGHT & WATER	-	(above)	-
TOWN ADMINISTRATION	2,000	2,000	-
POLICE DEPARTMENT	8,445	4,420	540
LIBRARY	-	-	-
	19,710	15,685	540

3,485

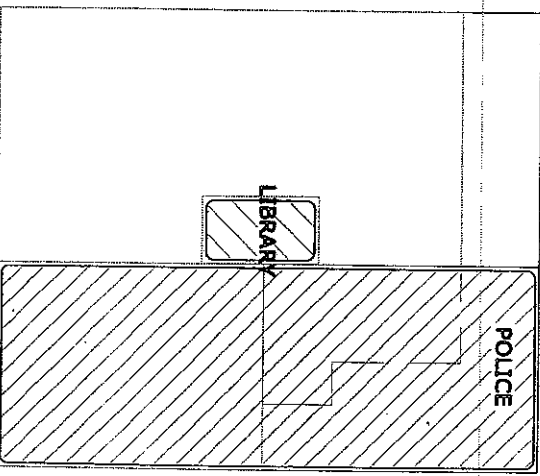
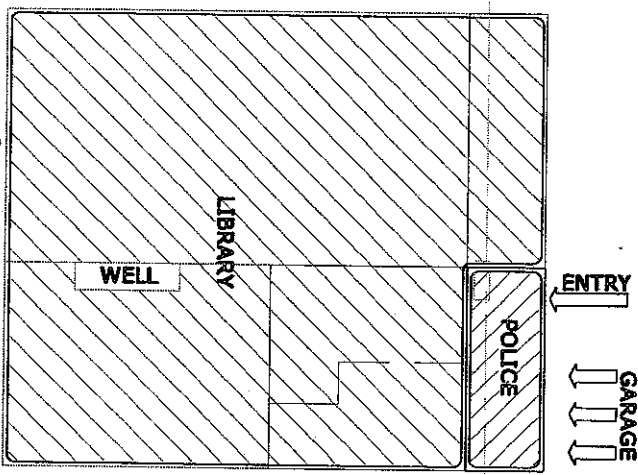
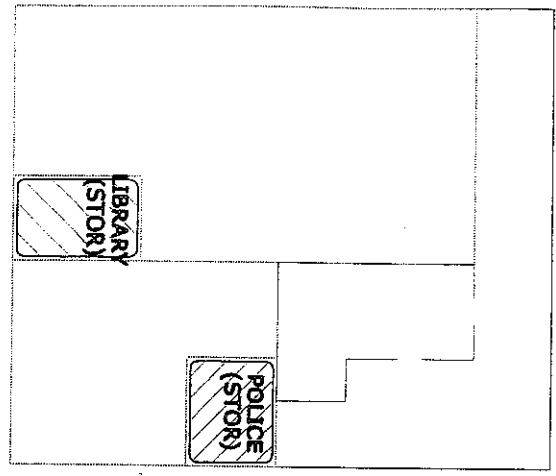
15,685

540

OPTION 4a

Options 4a and 4b keep the Village, Town, and Light & Water together because of their common functions, but relocates them to another site. Demolition of the existing garage and generator, and utilities are relocated to new construction to occur. The PD is on a new second floor location, with public access and the fleet garage on the west side of the building. A drive-up book return is possible to the north.

The 2020 space needs appear to fit this scheme with a slight amount of trimming to account for public toilets and large meeting room.



BASEMENT

FIRST FLOOR

SECOND FLOOR

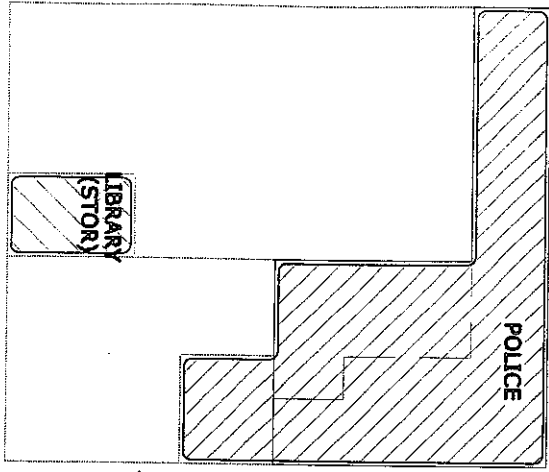
OPTION 4a

- VILLAGE ADMINISTRATION
- LIGHT & WATER
- TOWN ADMINISTRATION
- POLICE DEPARTMENT
- LIBRARY

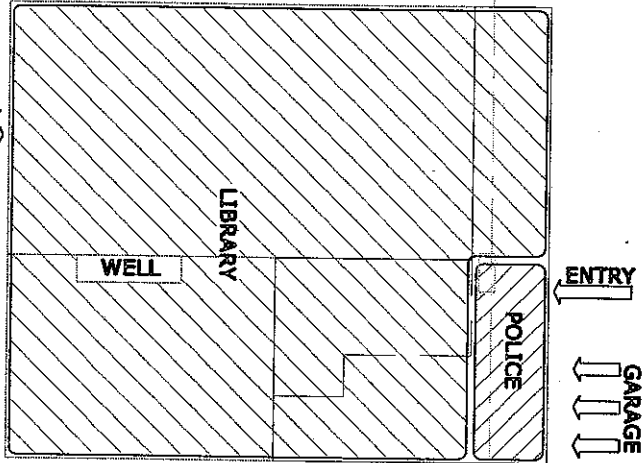
	BASEMENT	FIRST	SECOND	
VILLAGE ADMINISTRATION	-	-	-	-
LIGHT & WATER	-	-	-	-
TOWN ADMINISTRATION	-	-	-	-
POLICE DEPARTMENT	8,490	14,810	7,570	
LIBRARY	16,310	920	-	
	24,800	15,730	7,570	

OPTION 4b

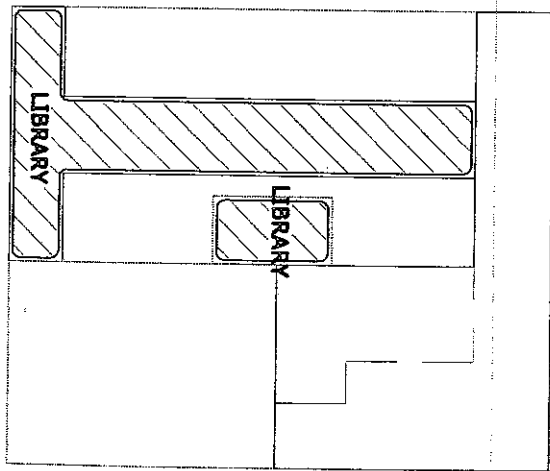
Demolition of the existing garage and generator, and utilities are relocated to allow expansion. Public entry to the PD is now done from the west, and the basement is utilized by the PD. The new basement work allows fixing of the existing basement water issues. The library maintains a prominent face to the park, and allows for a drive-thru book drop at the east. The 2020 space needs appear to fit this scheme with a slight amount of trimming to account for public toilets and large meeting room.



BASEMENT



FIRST FLOOR



SECOND FLOOR

OPTION 4b

-  VILLAGE ADMINISTRATION
-  LIGHT & WATER
-  TOWN ADMINISTRATION
-  POLICE DEPARTMENT
-  LIBRARY

	BASEMENT	FIRST	SECOND
VILLAGE ADMINISTRATION	-	-	-
LIGHT & WATER	-	-	-
TOWN ADMINISTRATION	-	-	-
POLICE DEPARTMENT	6,910	920	540
LIBRARY	18,860	14,810	3,125
TOTAL	25,770	15,730	3,665

Cost Estimates, Complete tear out: New Garbus Municipal / Library Feasibility Study

Category	Options												
	1a	1b	2a	2b	3a	3b	4a	4b					
Village Hall Site													
Estimated Cost	\$ 1,702,940	\$ 2,493,851	\$ 3,657,490	\$ 1,405,776	\$ 3,619,996	\$ 2,218,271	\$ 3,619,991	\$ 2,399,111					
Construction Contingency	15%: \$ 255,441	\$ 374,078	\$ 548,624	\$ 210,866	\$ 542,999	\$ 332,741	\$ 542,999	\$ 359,867					
Total	\$ 1,958,381	\$ 2,867,929	\$ 4,206,114	\$ 1,616,642	\$ 4,162,995	\$ 2,551,012	\$ 4,162,990	\$ 2,758,978					
New Building for displaced departments													
SF of new construction needed elsewhere	19,850	19,850	25,850	25,850	18,500	18,500	13,000	13,000					
Estimated Cost	\$ 2,282,750	\$ 2,282,750	\$ 2,972,750	\$ 2,972,750	\$ 2,127,500	\$ 2,127,500	\$ 1,495,000	\$ 1,495,000					
Construction Contingency	8%: \$ 182,620	\$ 182,620	\$ 237,820	\$ 237,820	\$ 170,200	\$ 170,200	\$ 119,600	\$ 119,600					
Total	\$ 2,465,370	\$ 2,465,370	\$ 3,210,570	\$ 3,210,570	\$ 2,297,700	\$ 2,297,700	\$ 1,614,600	\$ 1,614,600					
All Buildings	\$ 4,423,751	\$ 5,333,299	\$ 7,416,684	\$ 4,827,212	\$ 6,460,695	\$ 4,848,712	\$ 5,777,590	\$ 4,373,578					
Variance (+/- %)	10%: \$ 442,375	\$ 533,330	\$ 741,668	\$ 482,721	\$ 646,070	\$ 484,871	\$ 577,759	\$ 437,358					
High Estimate	\$ 4,866,000	\$ 5,867,000	\$ 8,158,000	\$ 5,310,000	\$ 7,107,000	\$ 5,334,000	\$ 6,355,000	\$ 4,811,000					
Low Estimate	\$ 3,981,000	\$ 4,800,000	\$ 6,675,000	\$ 4,344,000	\$ 5,815,000	\$ 4,364,000	\$ 5,200,000	\$ 3,936,000					

Cost Estimates, Extremely Mild Intervention: New Garbus Municipal / Library Feasibility Study

Category	Options											
	1a	1b	2a	2b	3a	3b	4a	4b				
Village Hall Site												
SF of new construction needed	8,120	10,150	2,700	0	12,100	8,560	12,100	13,200				
Estimated Cost	\$ 1,299,200	\$ 1,624,000	\$ 432,000	\$ -	\$ 1,936,000	\$ 1,369,600	\$ 1,936,000	\$ 2,112,000				
SF of renovation needed	10,730	9,780	12,775	14,260	12,700	11,150	12,700	12,560				
Estimated Cost	\$ 482,850	\$ 440,100	\$ 574,875	\$ 641,700	\$ 571,500	\$ 501,750	\$ 571,500	\$ 565,200				
Total	\$ 1,782,050	\$ 2,064,100	\$ 1,006,875	\$ 641,700	\$ 2,507,500	\$ 1,871,350	\$ 2,507,500	\$ 2,677,200				
Construction Contingency	15%: \$ 267,308	\$ 309,615	\$ 151,031	\$ 96,255	\$ 376,125	\$ 280,703	\$ 376,125	\$ 401,580				
Total	\$ 2,049,358	\$ 2,373,715	\$ 1,157,906	\$ 737,955	\$ 2,883,625	\$ 2,152,053	\$ 2,883,625	\$ 3,078,780				
New Building for displaced departments												
SF of new construction needed elsewhere	19,850	19,850	25,850	25,850	18,500	18,500	13,000	13,000				
Estimated Cost	\$ 2,282,750	\$ 2,282,750	\$ 2,972,750	\$ 2,972,750	\$ 2,127,500	\$ 2,127,500	\$ 1,495,000	\$ 1,495,000				
Construction Contingency	8%: \$ 182,620	\$ 182,620	\$ 237,820	\$ 237,820	\$ 170,200	\$ 170,200	\$ 119,600	\$ 119,600				
Total	\$ 2,465,370	\$ 2,465,370	\$ 3,210,570	\$ 3,210,570	\$ 2,297,700	\$ 2,297,700	\$ 1,614,600	\$ 1,614,600				
All Buildings	\$ 4,514,728	\$ 4,839,085	\$ 4,368,476	\$ 3,948,525	\$ 5,181,325	\$ 4,449,753	\$ 4,498,225	\$ 4,693,380				
Variance (+/- %)	10%: \$ 451,473	\$ 483,909	\$ 436,848	\$ 394,853	\$ 518,133	\$ 444,975	\$ 449,823	\$ 469,338				
High Estimate	\$ 5,333,000	\$ 4,355,000	\$ 4,805,000	\$ 4,343,000	\$ 5,699,000	\$ 4,895,000	\$ 4,948,000	\$ 4,643,000				
Low Estimate	\$ 3,932,000	\$ 4,355,000	\$ 3,932,000	\$ 3,554,000	\$ 4,663,000	\$ 4,005,000	\$ 4,048,000	\$ 3,223,000				