

## REAL PROPERTY CHARITABLE DONATION AGREEMENT

This Real Property Charitable Donation Agreement (this "Agreement") is made and entered into as of \_\_\_\_\_, 2016 (the "Effective Date"), by and between **HNI CORPORATION**, an Iowa corporation (the "Company") and the **CITY OF MUSCATINE**, Iowa (the "City") with respect to a charitable donation as described herein (the "Contribution"). The purpose of this Agreement is to set forth the terms and conditions pursuant to which the Company shall provide and the City shall receive the Contribution.

### **Background**

The City is a political subdivision or governmental unit for the purposes of Section 170(c)(1) of the Internal Revenue Code of 1986, as amended (the "Code"). The Company desires to support the City through its Contribution for use exclusively for public purposes.

The parties hereto agree as follows:

#### 1. Contribution

- a. The Company shall donate to the City the real property described on Exhibit A hereto, consisting of a parcel of land of approximately 2.4 acres and all buildings and improvements situated thereon, subject to the terms and conditions of this Agreement (the "Real Property").
- b. The Company shall donate to the City the personal property described on Exhibit B hereto (the "Personal Property").

#### 2. Settlement

- a. The Company shall deliver to the City a current abstract of title showing marketable title to the Real Property in conformity with this Agreement and with the land title examination standards of the Iowa State and Muscatine County Bar Associations.
- b. Settlement and delivery of possession of the Real Property will occur on or before December 5, 2016 ("Settlement"). Settlement will be held at the offices of the City. The Company and the City will cooperate on preparing documents and inspections. At Settlement, the Company will deliver to the City a corporate warranty deed to the Real Property and a bill of sale to the Personal Property in form and manner satisfactory to both parties.
- c. If the Company determines Settlement can be earlier, the City will accommodate and accept the earlier date.
- d. Real property taxes on the Real Property will be prorated as of the close and Settlement based upon the latest available tax information.

- e. All risk of loss for the Real Property and the Personal Property will remain with the Company until Settlement.

### 3. Representations and Warranties

- a. The Company represents and warrants as follows:

- i. It has good and marketable title to the Real Property free from all mortgages, security interests or other encumbrances; and
- ii. It will deliver the Personal Property free and clear of any lien or encumbrance.
- iii. The ground water remediation on Lot 1 has reached "no further action" status, and written confirmation of such status from the Iowa Department of Natural Resources is pending. There is a monitoring well on Lot 1, and there will be a recorded prohibition of using ground water from Lot 1 for any purpose. With those exceptions, the Company will deliver to the City at the Settlement a Groundwater Hazard Statement that there are no known wells, hazardous waste disposal sites, hazardous waste, or underground storage tanks on the Real Property. The Company will share with the City, at the City's request, all records of historical remediation activities with respect to the Real Property, all of which have been completed.
- iv. There is no suit, action, arbitration, legal, administrative or other proceeding or inquiry pending or threatened against the Real Property or any portion thereof, or pending or threatened against the Company which could affect the Company's title to the Real Property or any portion thereof, or subject an owner of the Real Property, or any portion thereof, to liability.

- b. The City represents and warrants as follows:

- i. It is a governmental unit or political subdivision for the purposes of Section 170(c)(1) of the Code, and the Contribution will be tax deductible by the Company; and
- ii. The City has full authority and power to enter into this Agreement, and when signed, it shall be a valid obligation of, and enforceable against, the City.

### 4. Additional Agreements and Covenants

- a. The City shall use the Real Property and the Personal Property exclusively for the following public purposes:

- i. A community center and meeting place
  - ii. The public library for the City of Muscatine and surrounding areas
  - iii. If due to changed circumstances it is impracticable to carry out the above purposes, the Real Property will be used for purposes as nearly akin to the original purpose as possible
- b. The City shall name the primary building on the Real Property the “HNI Community Center”, which shall not be changed without the written approval of an authorized officer of the Company.
- c. The City shall name the public library housed within the HNI Community Center the “Musser Public Library”; provided, however, that the City may change the name of the public library with appropriate City Council approval.
- d. Additionally, the City agrees to permit the Company to name up to five (5) areas or rooms within the HNI Community Center/Musser Public Library of the Company’s choosing.
- e. The community center concept will require the City to permit substantial use of the building for community gatherings and functions, including meeting space for nonprofit and community organizations.
- f. The City agrees to maintain the Real Property in excellent condition, which shall among other things mean maintaining a clean building exterior and maintaining the landscaping and grounds free of weeds and in a neat fashion. If, in its sole discretion, the Company determines the City has failed to meet its obligations under this Section 4(d), the Company shall notify the City of its determination in writing. If the City has not corrected the failure within 30 days after the date of such notice, the Company may, but shall not be required to, take all steps it deems necessary or advisable to provide such maintenance or undertake the work of making an improvement, and the City agrees to reimburse the Company for any expenses, fees or other costs reasonably incurred in providing such services.
- g. The City agrees to cooperate with the Company to complete any documentation or additional paperwork necessary or helpful to assist the Company in documenting its gift or to make a filing with any government entity or regulator. In the event the tax deductibility of the Contribution is challenged, the City agrees to provide reasonable assistance to the Company in contesting the unfavorable determination or ruling.
- h. From time to time, and upon reasonable request, the City will permit the Company and its employees to use parking spaces on the Real Property.

5. Disclosure of Gift. The Parties acknowledge that certain state or federal laws now or in the future may require the Company to disclose information on donations provided to charitable entities. The Company may report information about the Contribution provided under this Agreement, as required by law. Once reported, such information may be publicly accessible. Notwithstanding any other provision in this Agreement, the City understands and agrees that the Company reserves the right to post on a website accessible to the public, information regarding funding under this Agreement, whether or not required by law, including the identity of the City, the value of the Contribution, and the purposes for such Contribution, and other information as the Company determines is appropriate.
6. No Assignment. Neither party may assign, directly or indirectly, by operation of law, change of control or otherwise, this Agreement or any rights or obligations hereunder, without the prior written consent of the other party.
7. No Third Party Beneficiaries. This Agreement inures to the benefit of the City and the Company only, and no third party shall have any rights under it, except as expressly provided herein.
8. Amendment; Entire Agreement. This Agreement may not be amended other than by a writing signed by authorized representatives of both parties. This Agreement represents the entire agreement between the parties with respect to the subject matter hereof and supersedes any prior oral or written agreements, understandings or arrangements.
9. Survival. This Agreement, each of its provisions and all representations, warranties, covenants and agreements in this Agreement will survive the closing and the Settlement and shall not merge in any instrument conveying title to the City.
10. Governing Law. This Agreement is governed by the internal laws of the State of Iowa.
11. Right to Inspect Property. In addition to examining the abstract, as part of its due diligence, the City may require and/or conduct inspections, tests, and studies with respect to the physical and environmental condition of the Real Property. The City and its consultants, agents, engineers, inspectors, contractors, and employees must be given reasonable access to the Real Property for the purpose of performing such due diligence. The City shall not conduct any intrusive or destructive inspections or borings without the Company's prior written consent, which consent shall not be unreasonably withheld. The City's due diligence shall not interfere with the Company's business operations.

**IN WITNESS WHEREOF**, the parties have signed and thereby caused this Agreement to be duly executed effective as of the date written above.

HNI CORPORATION

CITY OF MUSCATINE, IOWA

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A TO  
REAL PROPERTY CHARITABLE DONATION AGREEMENT**

Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 and the former public alley in Block 15 of the City of Muscatine, Muscatine County, Iowa, EXCEPT the parts of Lots 4 and 5 conveyed to the State of Iowa by Warranty Deed recorded in Book 193 of Lots, page 8, in the Muscatine County Recorder's office, subject to all easements, restrictions, and covenants of record.

**EXHIBIT B TO  
REAL PROPERTY CHARITABLE DONATION AGREEMENT**

The following list of personal property is an estimate. HNI Corporation is finalizing the list of furniture items with Musser Public Library and City staff. Some changes and additions may occur. A final list will be provided on or before the settlement as identified in 2b.

- Board room furniture – table, 20 high back leather chairs
- Conference and collaboration room furniture for 6 meeting rooms
- Reception desk, chair, and vestibule seating consisting of couch and 2 upholstered chairs
- Commons collaboration furniture consisting of 5 tables, 40 chairs, 6 upholstered chairs, table and upholstered booths with seating for 8
- Pantry furnishings and Café furniture consisting of table, 10 chairs, refrigerator, freezer, dish washer, and microwave ovens
- Complete suites of office furniture for 7 offices consisting of desk, storage, shelving, office chair and side chairs
- 18 lateral wood storage cabinets
- Miscellaneous collaboration tables, chairs, work stations, storage cabinets, and filing cabinets



# **HNI Community Center and Musser Public Library**

## **FEASIBILITY STUDY**

HNI Corporation Headquarters

Muscatine, IA

August 12, 2016

OPN Architects

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# EXECUTIVE SUMMARY

OPN Architects is very excited to submit this Feasibility Study for the HNI Community Center and Musser Public Library. The HNI Corporation Headquarters is a terrific facility and it was an interesting process to study the space to see if it could serve as a new home for the HNI Community Center and Musser Public Library. Outlined below are a few of our key observations and conclusions:

1. The facility's location on E 2nd Street and the ample parking will serve the library well.
2. The facility has two primary entrances which will benefit patrons by providing access to E 2nd Street and to the parking area, but two entrances can complicate control and visibility of the entrances by staff members. The decision to maintain a volunteer staff position at the E 2nd Street entrance will alleviate this concern.
3. The facility has a great character, transparency between spaces, connections between floors, and terrific views. A public library needs to appeal to all demographics in a community and we are confident that patrons will find a great variety of spaces that appeal to their specific desires.
4. The most significant concern we have with the facility is that most of the structure is not suited to library floor loading requirements of 150#/sf. But, through the conceptual design exercise we were able to address this by reinforcing the structure in select areas to meet today's needs. As the project progresses, this issue will need to be approved by local building officials and well-documented to ensure that any future modifications in shelving layout is done within these structural limitations.
5. The conceptual design works within the existing built spaces and requires minimal demolition or new construction. We did include re-painting of the entire interior and new carpeting in select areas. The appendix to the report includes a detailed summary of the assumptions used in developing the cost estimate.
6. "Libraries of the Future" are more about community and less about collection. This concept will have a very strong focus on community spaces while still maintain a level of collection to meet the library's goals.

# EXECUTIVE SUMMARY

The estimated project costs to complete the transformation of the HNI Corporation Headquarters into the new HNI Community Center and Musser Public Library are as follows:

<b>A. Construction Cost Estimate</b>	<b>\$667,715</b>
(this equates to \$18.65/sf)	
<b>B. Architecture/Engineering Fees</b>	<b>\$69,000</b>
<b>C. Project Total (Project Costs Subject To Final Negotiation)</b>	<b>\$736,715</b>

**D. Exclusions:**

Additional furniture and shelving

Costs for computers/servers/phone system

Modifications or improvements to the exterior of the building

Automated book sorting system

Moving costs

Legal Fees

Parking area and landscape improvements (with the exception of a new sign and plaza upgrades)

In conclusion, we are very excited about this project and appreciate the opportunity to be a part of it.

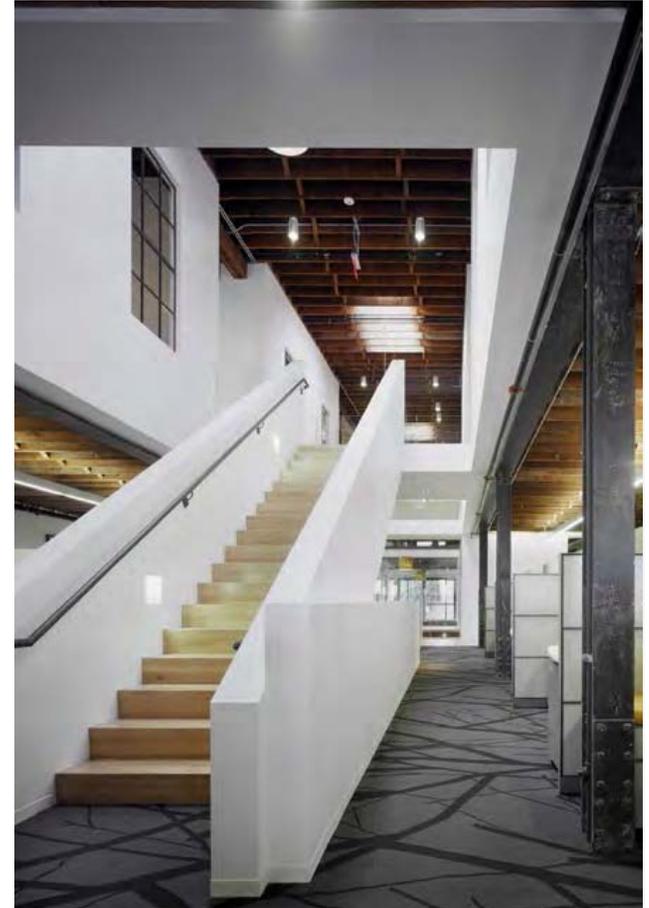
OPN Architects, Inc.

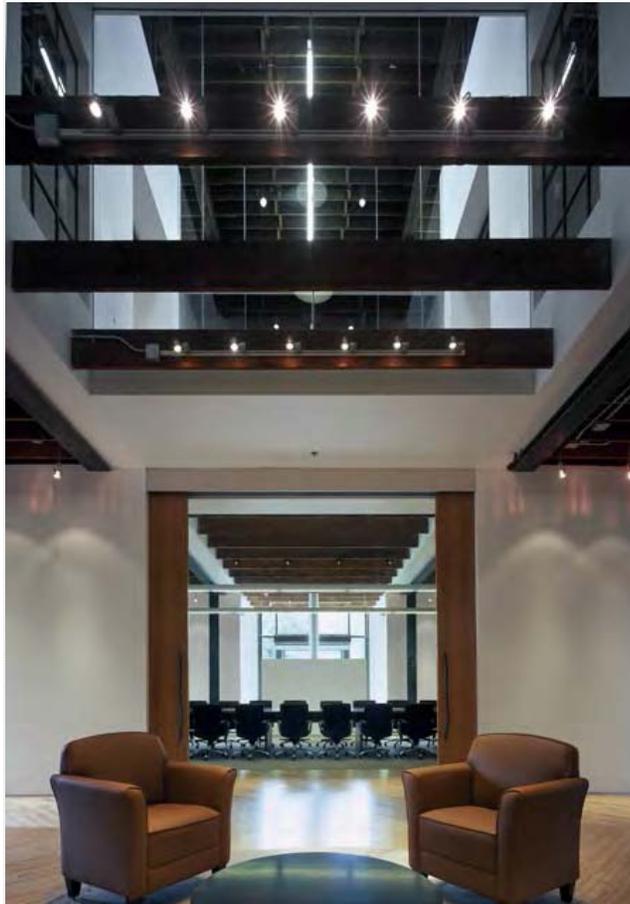


Bradd A. Brown, AIA

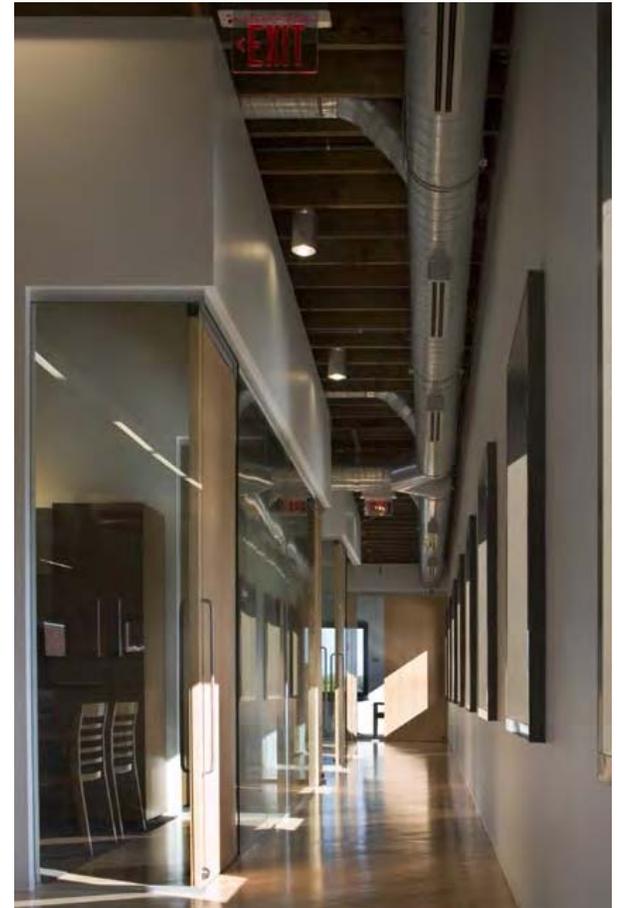
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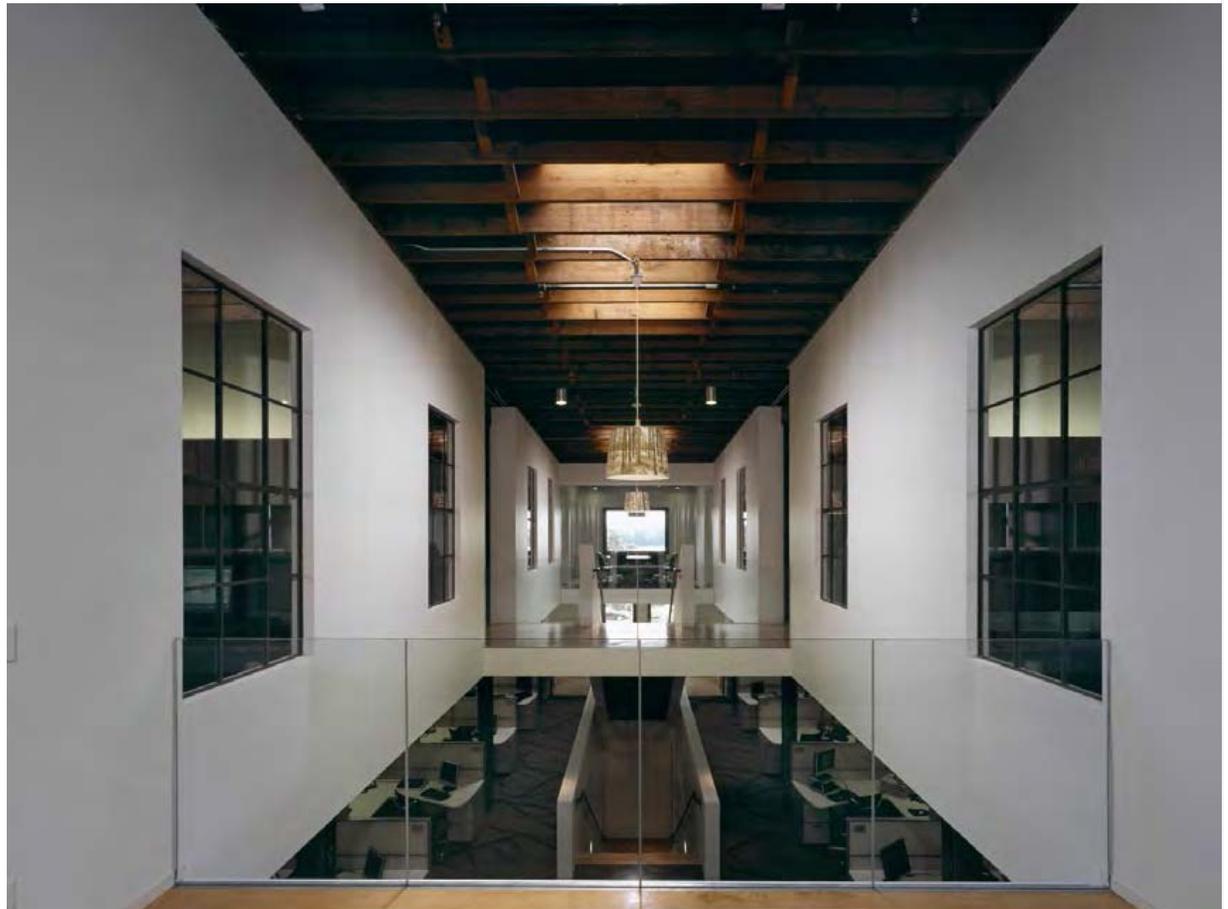
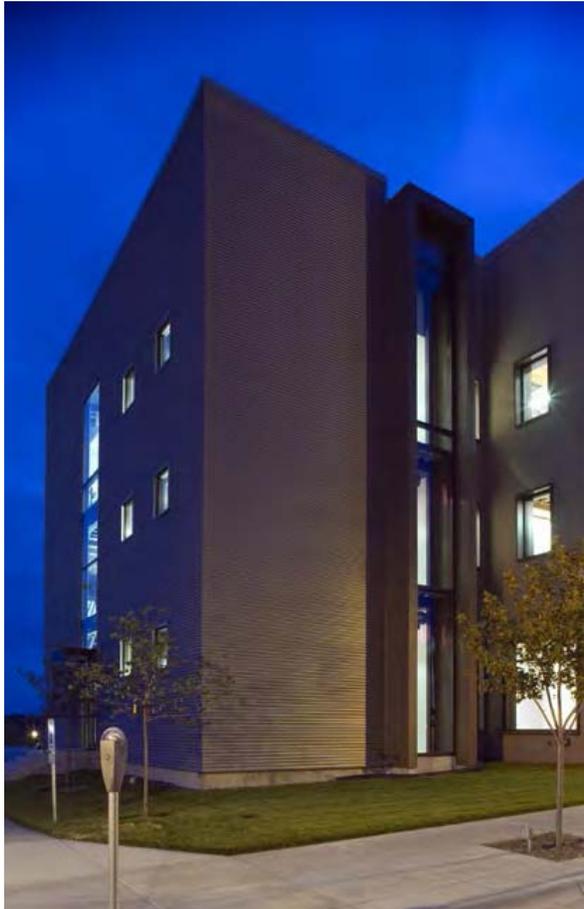
# EXISTING CONDITIONS





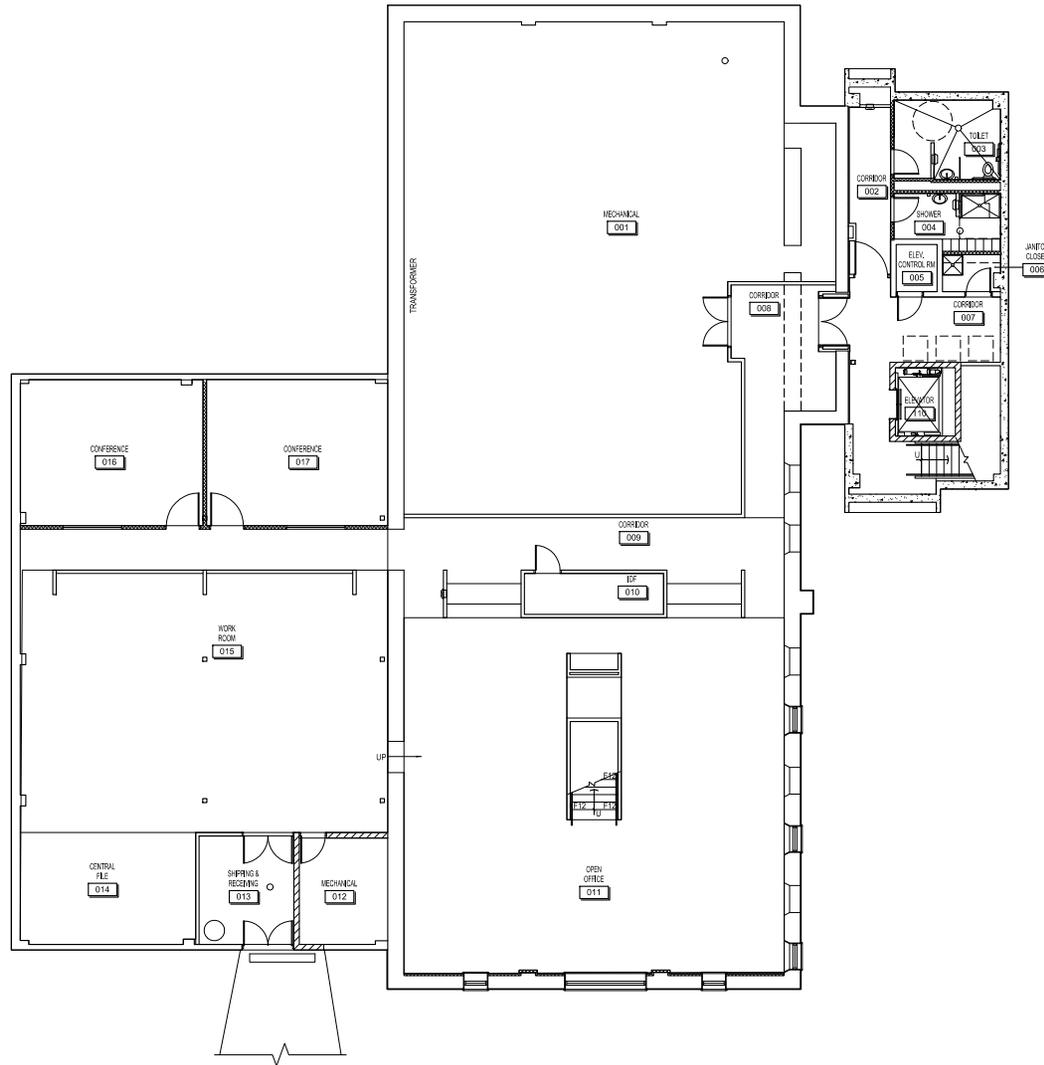
# EXISTING CONDITIONS



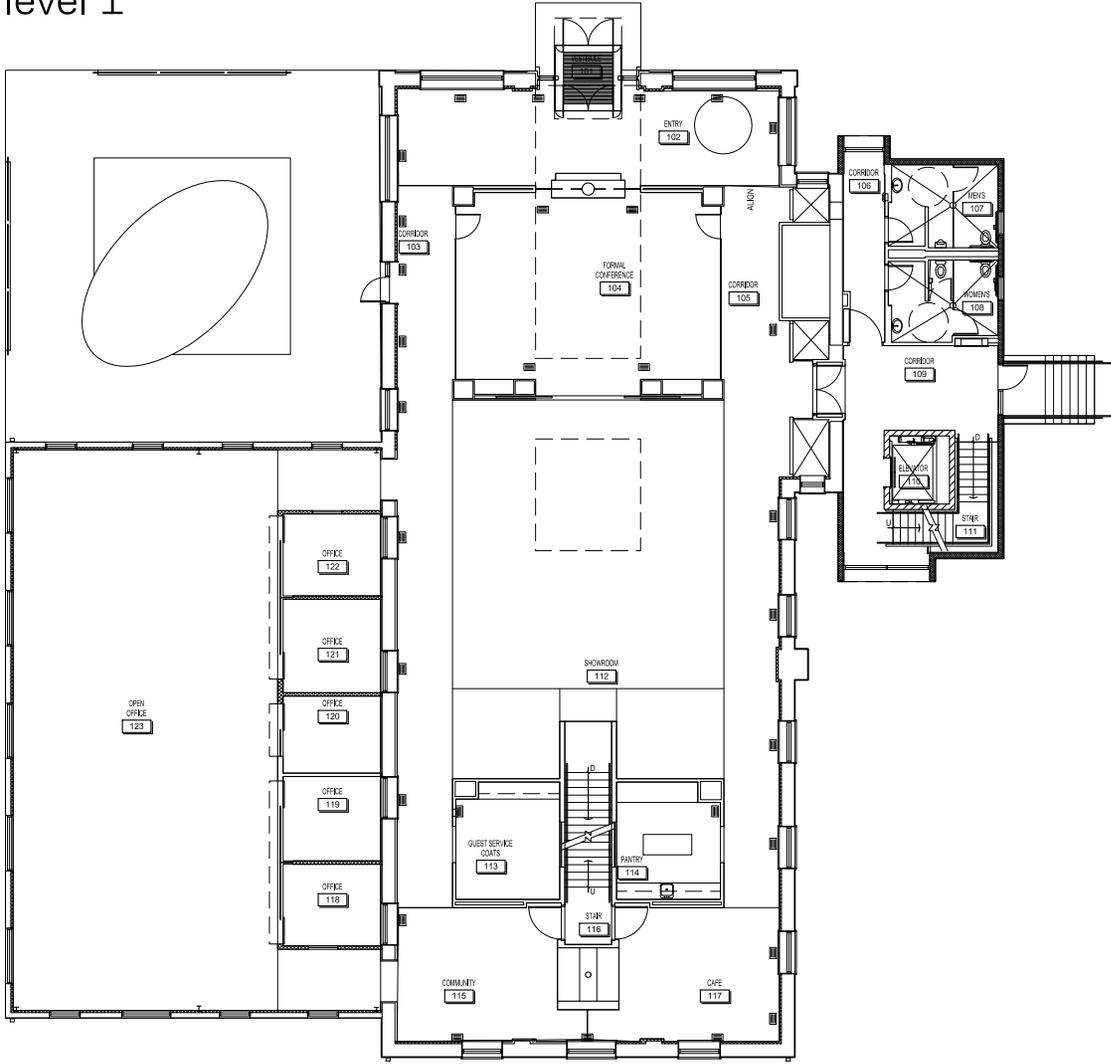


# EXISTING CONDITIONS

level 0

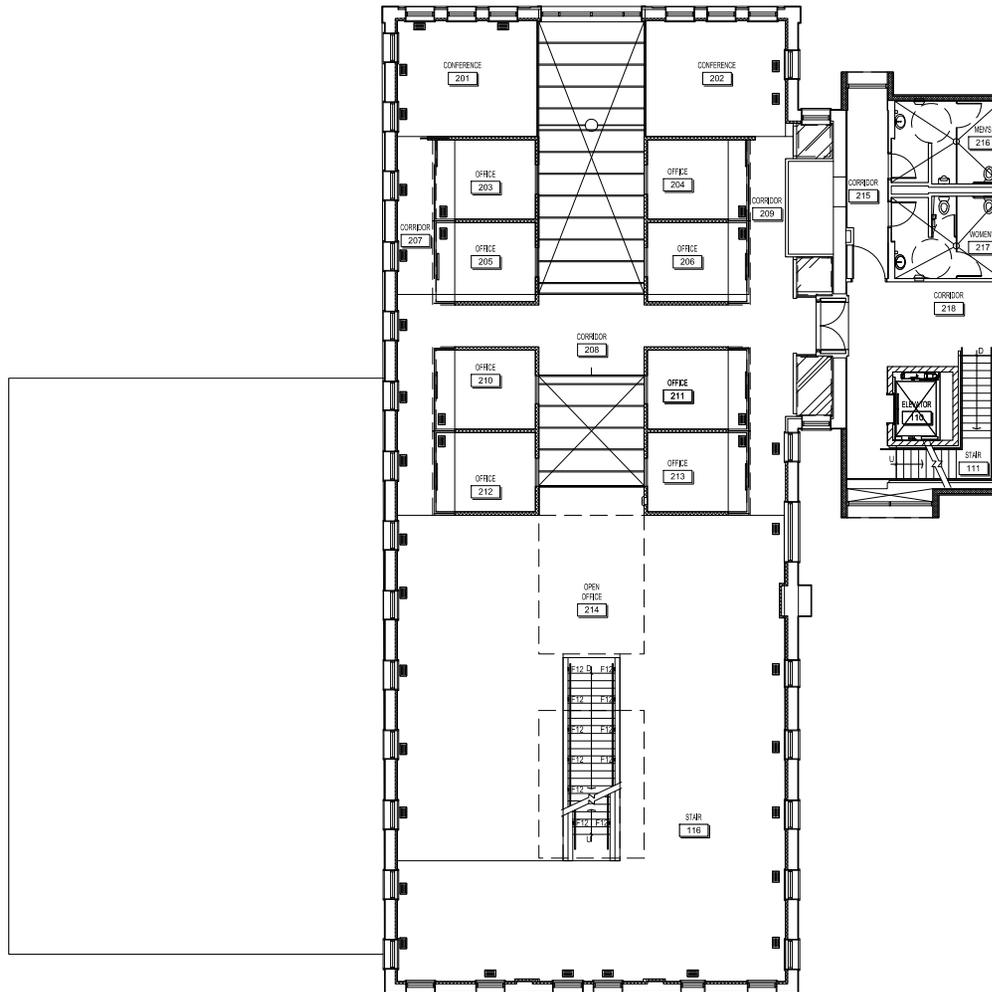


level 1

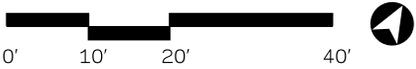
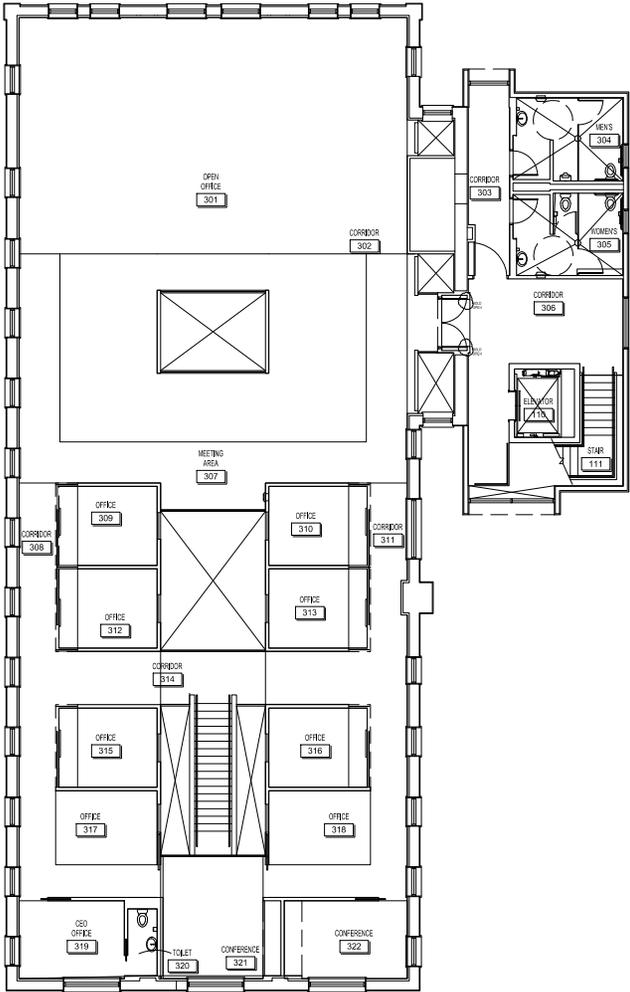


# EXISTING CONDITIONS

level 2

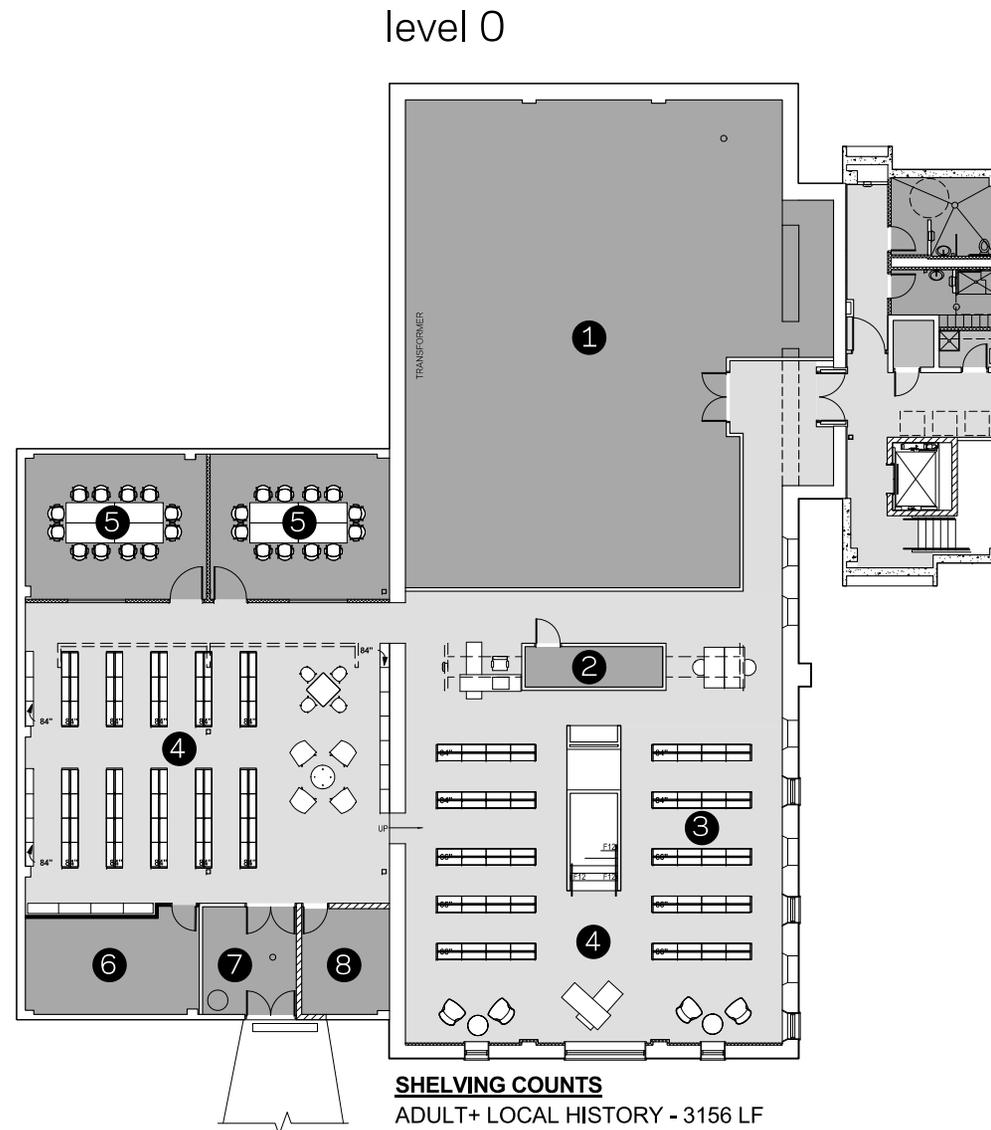


level 3



# PROPOSED CONCEPTUAL DESIGN

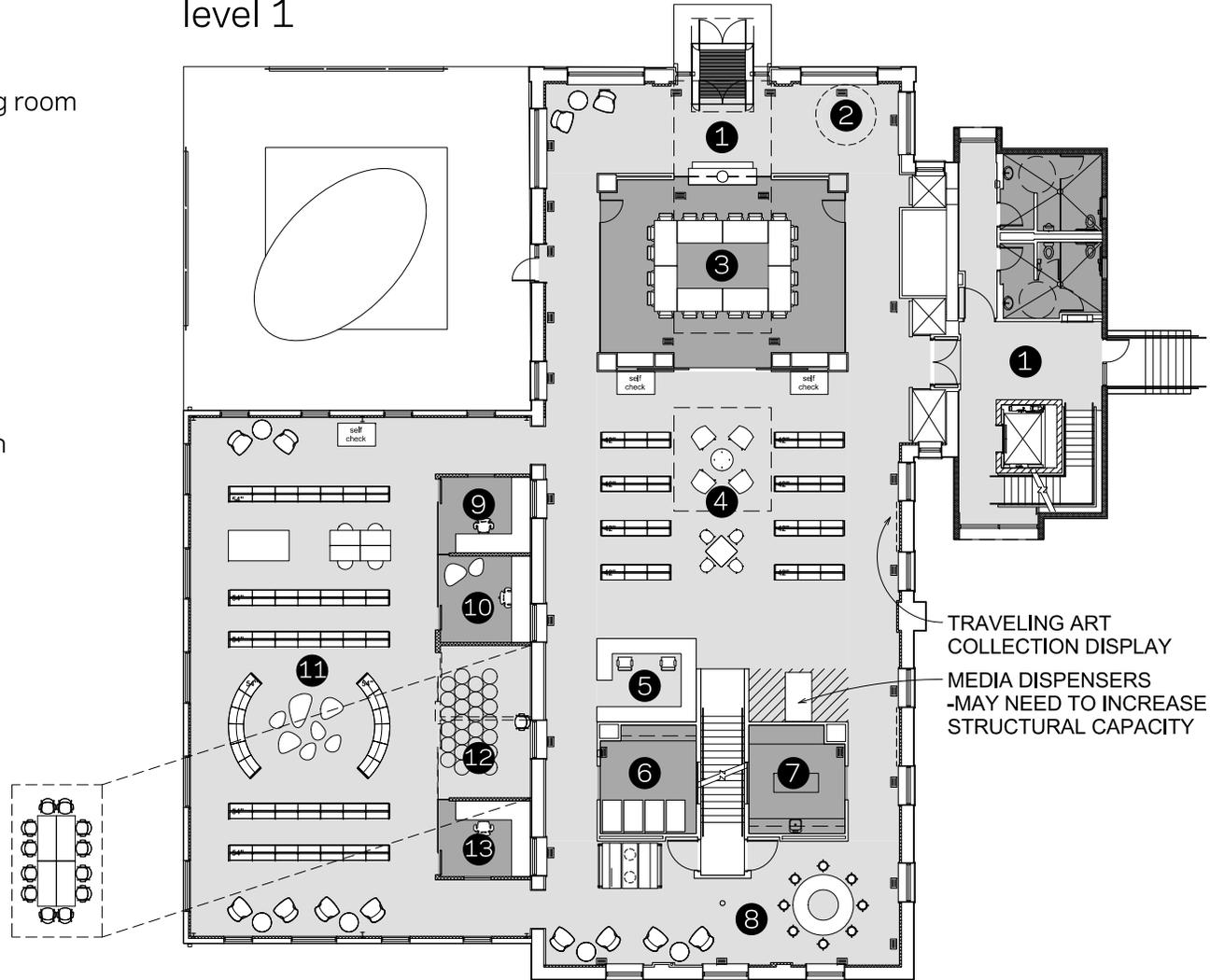
- 1 mechanical and storage
- 2 existing data closet
- 3 local history
- 4 adult collection
- 5 conference room
- 6 receiving room
- 7 service vestibule
- 8 existing mechanical room



# PROPOSED CONCEPTUAL DESIGN

- 1 lobby/entry
- 2 information desk
- 3 community meeting room
- 4 the mix
- 5 service kiosk
- 6 staff work room
- 7 coffee bar
- 8 lounge
- 9 staff office
- 10 family room
- 11 children's collection
- 12 reading room
- 13 lena's office

level 1



**SHELVING COUNTS**

THE MIX - 432 LF

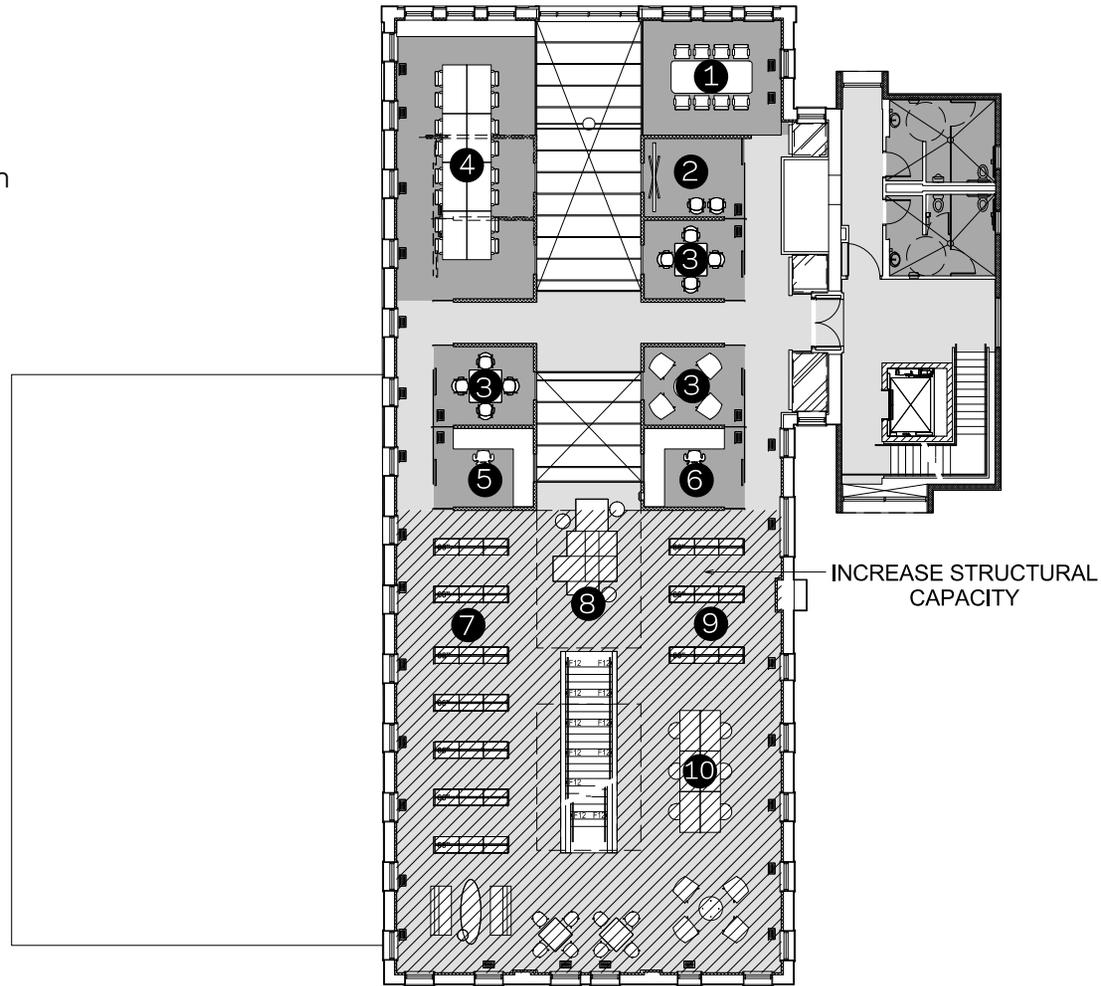
CHILDREN'S COLLECTION - 1128 LF



# PROPOSED CONCEPTUAL DESIGN

- 1 conference room
- 2 green room
- 3 study room
- 4 maker space
- 5 pam's office
- 6 bobby's office
- 7 young adult collection
- 8 lounge
- 9 feature collection
- 10 computers

level 2



**SHELVING COUNTS**

YOUNG ADULT COLLECTION - 630 LF

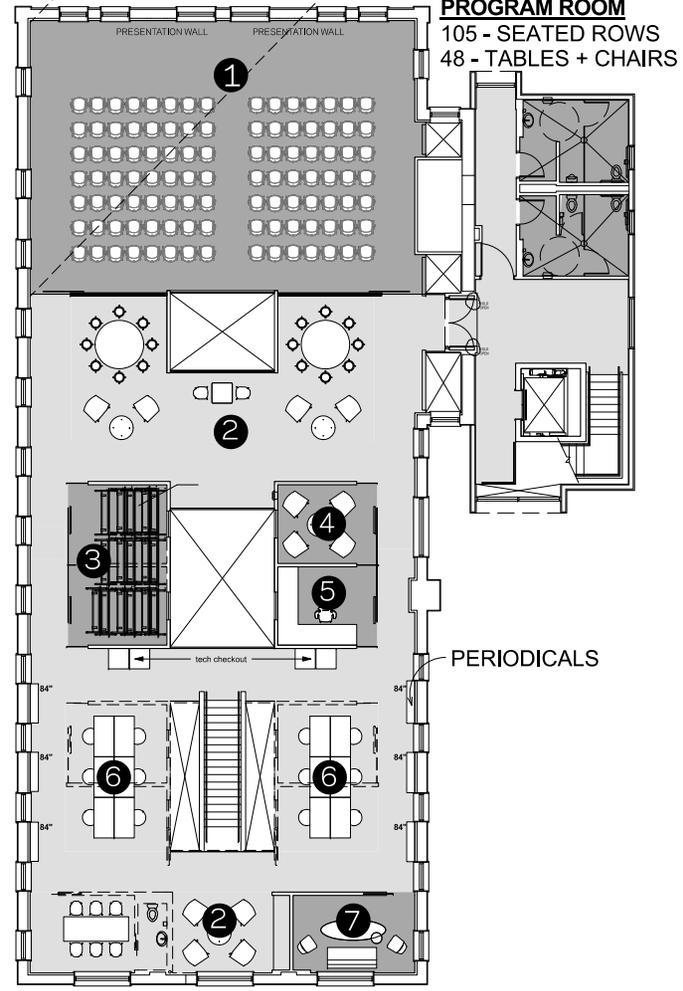
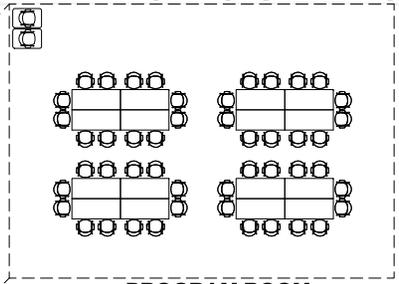
FEATURE COLLECTION - 270 LF



# PROPOSED CONCEPTUAL DESIGN

- 1 program room
- 2 lounge
- 3 program room storage
- 4 study room
- 5 staff room
- 6 computers
- 7 casual seating conference space

level 3



**PROGRAM ROOM**  
105 - SEATED ROWS  
48 - TABLES + CHAIRS

PERIODICALS

**SHELVING COUNTS**  
PERIODICALS - 210 LF

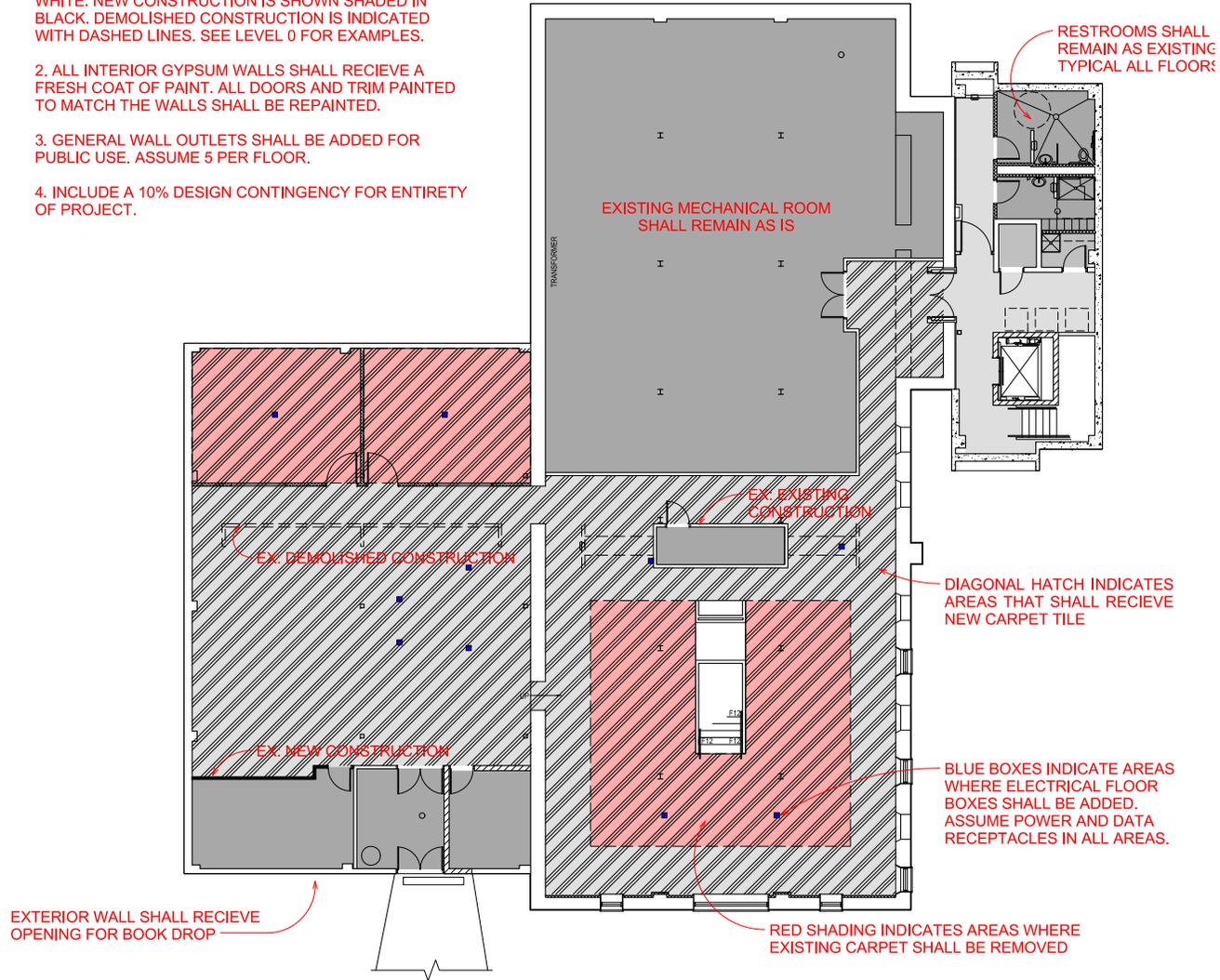


# APPENDIX: COST ESTIMATE

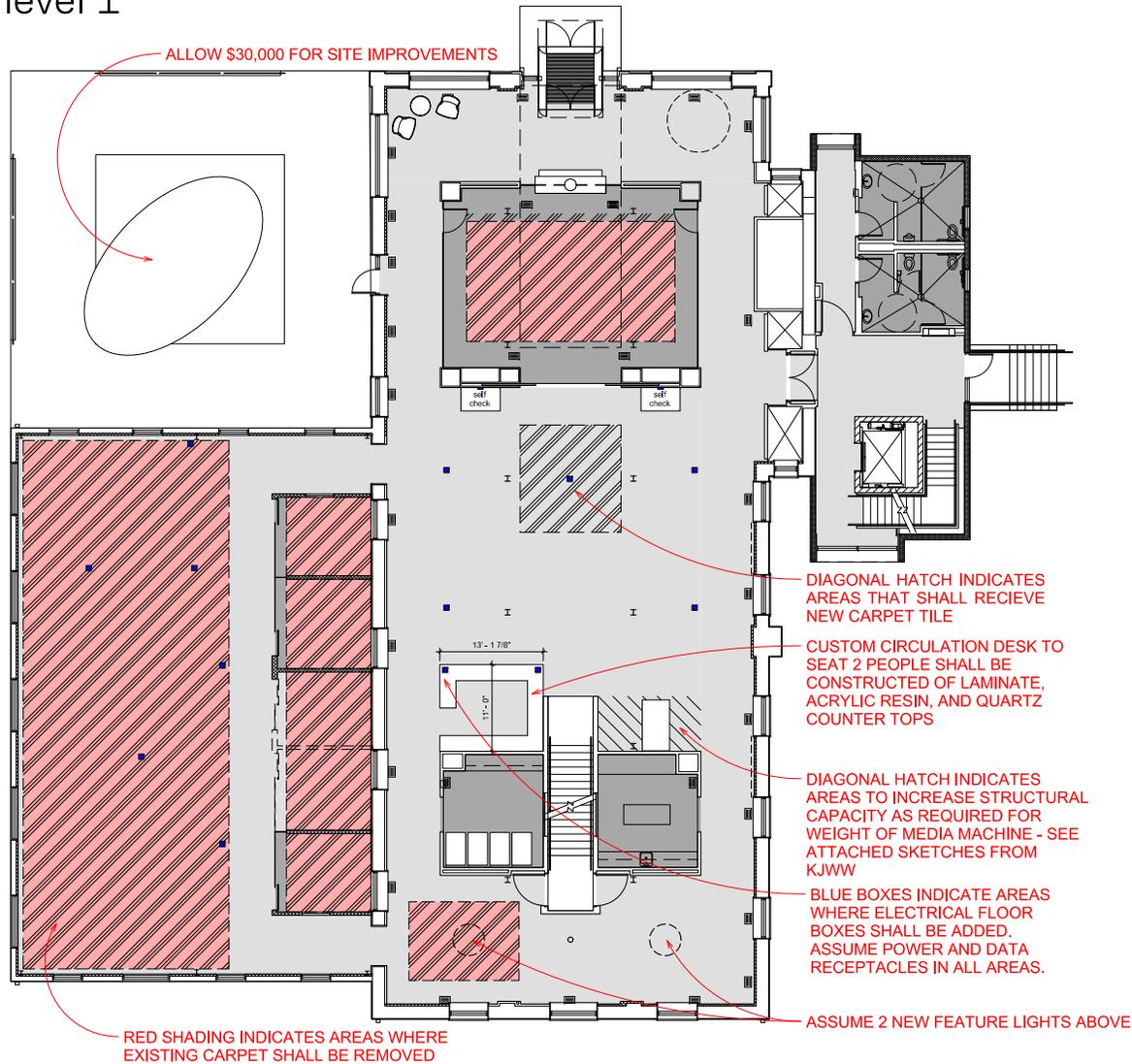
## GENERAL NOTES

1. EXISTING CONSTRUCTION IS SHOWN SHADED IN WHITE. NEW CONSTRUCTION IS SHOWN SHADED IN BLACK. DEMOLISHED CONSTRUCTION IS INDICATED WITH DASHED LINES. SEE LEVEL 0 FOR EXAMPLES.
2. ALL INTERIOR GYPSUM WALLS SHALL RECEIVE A FRESH COAT OF PAINT. ALL DOORS AND TRIM PAINTED TO MATCH THE WALLS SHALL BE REPAINTED.
3. GENERAL WALL OUTLETS SHALL BE ADDED FOR PUBLIC USE. ASSUME 5 PER FLOOR.
4. INCLUDE A 10% DESIGN CONTINGENCY FOR ENTIRETY OF PROJECT.

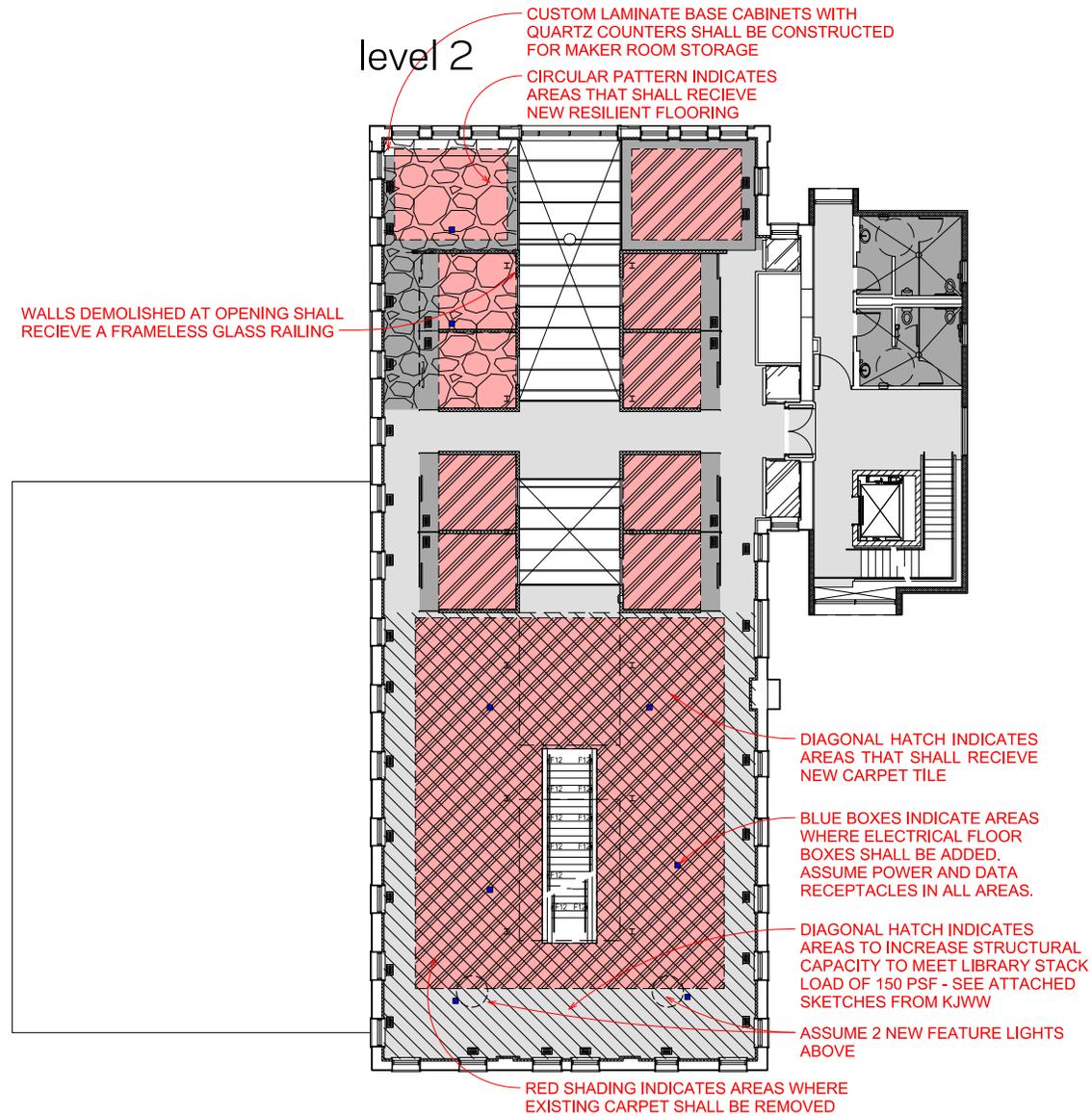
level 0



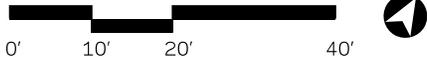
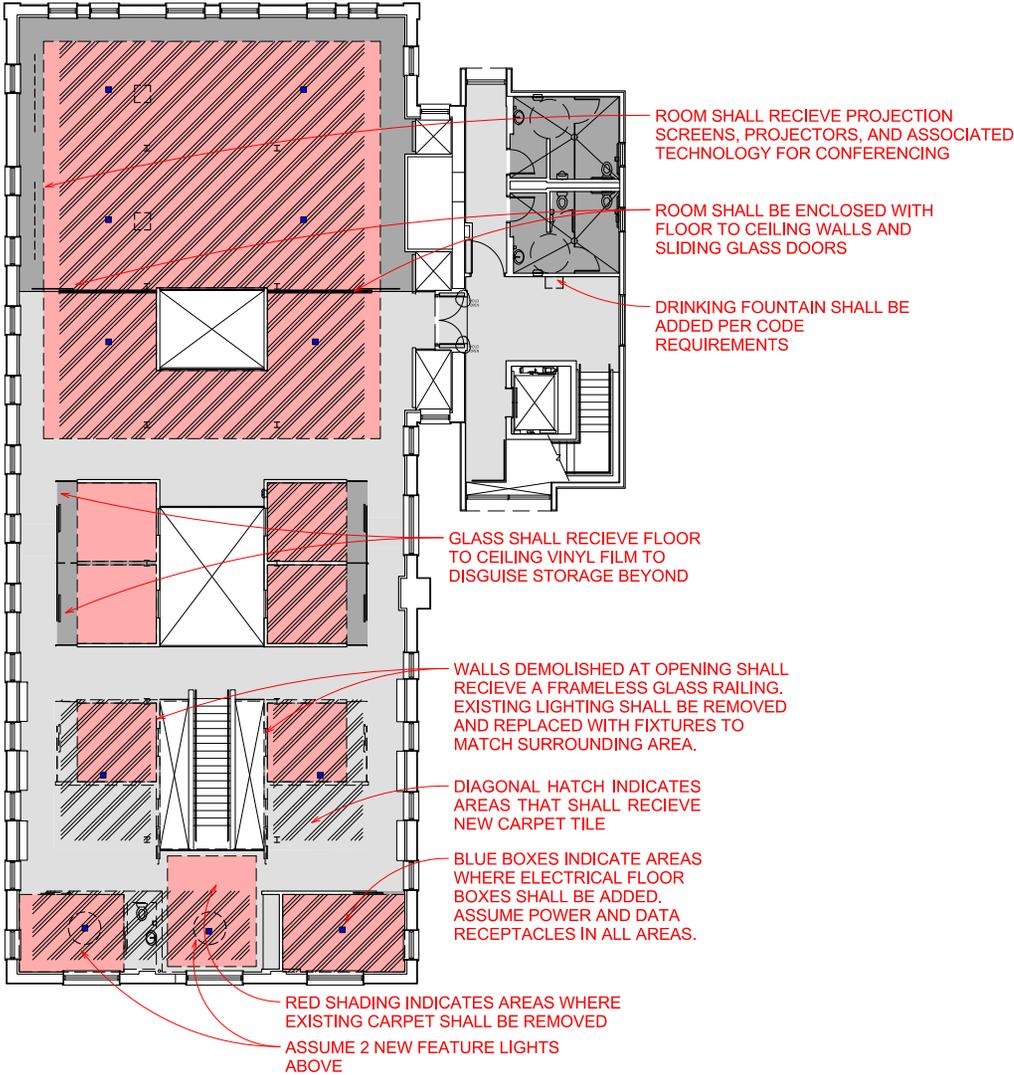
level 1



# APPENDIX: COST ESTIMATE



level 3



# APPENDIX: COST ESTIMATE

SUMMARY OF COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 1

PROJECT: **MUSSER PUBLIC LIBRARY RENOVATIONS**  
 OWNER: **CITY OF MUSCATINE, IOWA**  
 ARCHITECT: **OPN ARCHITECTS**

LOCATION: **MUSCATINE, IOWA**  
 DATE: **APRIL 19, 2016**  
 STATUS: **FEASIBILITY STUDY**

DESCRIPTION OF WORK	TOTAL
SITWORK	57,173
LEVEL 0 RENOVATION	88,890
LEVEL 1 RENOVATION	113,192
LEVEL 2 RENOVATION	141,298
LEVEL 3 RENOVATION	155,872
EXTERIOR ENCLOSURE - NO WORK	
MECHANICAL WORK	28,904
ELECTRICAL WORK	82,386
<b>COST ESTIMATE TOTAL</b>	<b>\$667,715</b>

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 2

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	<b>SITWORK</b>				
2					
3	SITE IMPROVEMENTS				
4	- ALLOWANCE	1	LS	30000.00	30000
5					
6	NEW MONUMENT/BUILDING SIGN	1	LS	15000.00	15000
7					
8	NO OTHER SITWORK REQUIRED				
9					
10					
11					
12					
13					
14	<b>LEVEL 0 RENOVATION</b>				
15					
16	<u>BUILDING DEMOLITION</u>				
17	REMOVE EXTG CARPET & BASE	997	SF	0.92	922
18					
19	REMOVE EXTG ACOUSTICAL TILE CEILINGS	796	SF	1.40	1112
20	REMOVE EXTG DOOR & FRAME	1	EA	237.19	237
21	REMOVE EXTG GYPBOARD PARTITIONS	1074	SF	6.79	7295
22					
23	SLOT CONCRETE FLOOR FOR ELECTRICAL BOXES	85	LF	6.24	533
24	- PATCH	85	LF	3.30	282
25	SLOT GB WALLS FOR CONNECTION TO ELECTRICAL	28	LF	3.80	106
26	- PATCH	28	LF	22.00	616
27					
28	CUT GYPBOARD FOR NEW OUTLETS	5	EA	47.44	237
29					
30					
31	CUT & REMOVE EXTG MASONRY FOR BOOK DROP	6	SF	52.94	318
32	- PATCH PERIMETER	10	LF	27.50	275
33					
34	MISC. DEMOLITION	1	LS	550.00	550
35	REMOVE & DISPOSE OF DEBRIS	1	LS	825.00	825
36					
37					
38					
39	<u>NEW WORK</u>				
40	NEW INTERIOR PARTITIONS				
41	- STEEL STUD FRAMING - 3 5/8"	204	SF	3.85	785
42	- SOUND BATTS	204	SF	1.10	224
43	- GYPBOARD - 5/8"	408	SF	3.30	1346
44					
45					

# APPENDIX: COST ESTIMATE

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 3 COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 4

PROJECT: <b>MUSSER PUBLIC LIBRARY RENOVATIONS</b>		LOCATION: <b>MUSCATINE, IOWA</b>			
OWNER: <b>CITY OF MUSCATINE, IOWA</b>		DATE: <b>APRIL 19, 2016</b>			
ARCHITECT: <b>OPN ARCHITECTS</b>		STATUS: <b>FEASIBILITY STUDY</b>			
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
46	HM DOOR FRAME - SINGLE	1	EA	437.53	438
47	- WOOD DOOR	1	EA	496.38	496
48	- FINISH HARDWARE	1	EA	525.80	526
49					
50	PATCH GYPBOARD @ NEW OUTLETS	5	EA	110.00	550
51	MISC. GYPBOARD PATCHING	1	LS	1650.00	1650
52					
53	ACOUSTICAL TILE CEILINGS @ CONFERENCE RMS	796	SF	4.40	3500
54					
55	NEW CARPET TILE	5107	SF	5.50	28091
56	- NEW WALL BASE	688	LF	3.30	2271
57					
58	PAINTING				
59	- NEW GYPBOARD	408	SF	0.66	269
60	- EXTG GYPBOARD WALLS	6672	SF	0.55	3670
61	- NEW DOORS & FRAMES	1	EA	192.50	193
62	- EXTG DOORS & FRAMES	10	EA	137.50	1375
63					
64	MISC. FINISHES	5713	SF	1.10	6284
65					
66					
67	BOOK DROP	1	EA	1839.75	1840
68					
69	MISC. SPECIALTIES	1	LS	1650.00	1650
70	SIGNAGE	1	LS	1500.00	1500
71					
72					
73					
74					
75					
76					
77					
78					
79	<b>LEVEL 1 RENOVATION</b>				
80					
81	<u>BUILDING DEMOLITION</u>				
82	REMOVE EXTG CARPET & BASE	2880	SF	0.92	2661
83					
84	REMOVE EXTG ACOUSTICAL TILE CEILINGS	645	SF	1.40	903
85					
86	REMOVE EXTG GLASS PARTITIONS W/DOORS	138	SF	6.00	830
87	REMOVE EXTG GYPBOARD PARTITIONS	387	SF	6.79	2629
88					
89	CUT WOOD FLOOR FOR ELECTRICAL BOXES	7	EA	37.95	266
90	- PATCH	7	EA	24.86	174

PROJECT: <b>MUSSER PUBLIC LIBRARY RENOVATIONS</b>		LOCATION: <b>MUSCATINE, IOWA</b>			
OWNER: <b>CITY OF MUSCATINE, IOWA</b>		DATE: <b>APRIL 19, 2016</b>			
ARCHITECT: <b>OPN ARCHITECTS</b>		STATUS: <b>FEASIBILITY STUDY</b>			
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
91	CUT CONCRETE FLOOR FOR ELECTRICAL BOXES	6	EA	6.24	37
92	- PATCH	6	EA	3.30	20
93					
94	CUT GYPBOARD FOR NEW OUTLETS	5	EA	47.44	237
95					
96					
97	MISC. DEMOLITION	1	LS	825.00	825
98	REMOVE & DISPOSE OF DEBRIS	1	LS	825.00	825
99					
100					
101					
102	<u>NEW WORK</u>				
103	PATCH GYPBOARD @ NEW OUTLETS	5	EA	110.00	550
104	MISC. GYPBOARD PATCHING	1	LS	1100.00	1100
105					
106	ACOUSTICAL TILE CEILINGS @ CONFERENCE RMS	645	SF	4.40	2840
107					
108	NEW CARPET TILE	3065	SF	5.50	16856
109	- NEW WALL BASE	261	LF	3.30	861
110					
111	PAINTING				
112	- EXTG GYPBOARD WALLS	11335	SF	0.55	6234
113	- EXTG DOORS & FRAMES	9	EA	137.50	1238
114					
115	MISC. FINISHES	8680	SF	1.10	9548
116					
117	INCREASE STRUCTURAL CAPACITY OF FLOOR				
118	- REINFORCE EXTG BEAM	32	LF	116.49	3728
119	- REINFORCE WOOD JOISTS	98	SF	12.66	1241
120					
121	CUSTOM CIRCULATION DESK - PL. LAM/ACRYLIC	150	SF	195.53	29280
122	- QUARTZ COUNTERTOPS	43	LF	93.78	4012
123					
124					
125	MISC. SPECIALTIES	1	LS	1650.00	1650
126	SIGNAGE	1	LS	550.00	550
127					
128					
129					
130					
131					
132					
133					
134					
135					

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COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 5 COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 6

PROJECT: MUSSER PUBLIC LIBRARY RENOVATIONS		LOCATION: MUSCATINE, IOWA			
OWNER: CITY OF MUSCATINE, IOWA		DATE: APRIL 19, 2016			
ARCHITECT: OPN ARCHITECTS		STATUS: FEASIBILITY STUDY			
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
136	<b>LEVEL 2 RENOVATION</b>				
137					
138	<u>BUILDING DEMOLITION</u>				
139	REMOVE EXTG CARPET & BASE	2822	SF	0.92	2607
140					
141	REMOVE EXTG ACT - NOT REQUIRED				
142					
143	REMOVE EXTG GLASS PARTITIONS W/DOORS	211	SF	6.00	1262
144	REMOVE EXTG WINDOWS	2	EA	142.31	285
145	REMOVE EXTG GYPBOARD PARTITIONS	398	SF	6.79	2707
146					
147	CUT WOOD FLOOR FOR ELECTRICAL BOXES	8	EA	37.95	304
148	- PATCH	8	EA	24.86	199
149					
150	CUT GYPBOARD FOR NEW OUTLETS	5	EA	47.44	237
151					
152					
153	MISC. DEMOLITION	1	LS	825.00	825
154	REMOVE & DISPOSE OF DEBRIS	1	LS	825.00	825
155					
156					
157					
158	<u>NEW WORK</u>				
159	PATCH GYPBOARD @ NEW OUTLETS	5	EA	110.00	550
160	MISC. GYPBOARD PATCHING	1	LS	1100.00	1100
161					
162	ACOUSTICAL TILE CEILINGS - NOT REQUIRED				
163					
164	NEW GLASS ENTRANCE TO MAKER ROOM	56	SF	88.00	4928
165					
166	NEW GLASS RAILING TO MATCH EXTG	17	LF	313.23	5325
167					
168	NEW CARPET TILE	2462	SF	5.50	13542
169	- NEW WALL BASE	225	LF	3.30	743
170					
171	NEW RESILIENT FLOORING	593	SF	8.80	5217
172	- BASE	95	LF	3.30	312
173					
174	PAINTING				
175	- EXTG GYPBOARD WALLS	7239	SF	0.55	3982
176	- EXTG DOORS & FRAMES	2	EA	137.50	275
177					
178	MISC. FINISHES	5634	SF	1.10	6197
179					
180					

PROJECT: MUSSER PUBLIC LIBRARY RENOVATIONS		LOCATION: MUSCATINE, IOWA			
OWNER: CITY OF MUSCATINE, IOWA		DATE: APRIL 19, 2016			
ARCHITECT: OPN ARCHITECTS		STATUS: FEASIBILITY STUDY			
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
181	INCREASE STRUCTURAL CAPACITY OF FLOOR				
182	- REINFORCE EXTG BEAM	113	LF	116.49	13216
183	- REINFORCE WOOD JOISTS	2712	SF	12.66	34325
184					
185					
186	CUSTOM PL. LAM. CABINETS - BASE UNITS	52	SF	132.88	6966
187	- QUARTZ COUNTERS	17	LF	93.78	1638
188					
189	MISC. SPECIALTIES	1	LS	1650.00	1650
190	SIGNAGE	1	LS	2000.00	2000
191					
192					
193					
194					
195					
196	<b>LEVEL 3 RENOVATION</b>				
197					
198	<u>BUILDING DEMOLITION</u>				
199	REMOVE EXTG CARPET & BASE	2834	SF	0.92	2619
200					
201	REMOVE EXTG ACT - NOT REQUIRED				
202					
203	REMOVE EXTG GLASS PARTITIONS W/DOORS	199	SF	6.00	1192
204	REMOVE EXTG DOORS & FRAMES	2	EA	237.19	474
205	REMOVE EXTG GYPBOARD PARTITIONS	2238	SF	6.79	15203
206					
207	CUT WOOD FLOOR FOR ELECTRICAL BOXES	11	EA	37.95	417
208	- PATCH	11	EA	24.86	273
209					
210	CUT GYPBOARD FOR NEW OUTLETS	5	EA	47.44	237
211					
212	MISC. DEMOLITION	1	LS	825.00	825
213	REMOVE & DISPOSE OF DEBRIS	1	LS	825.00	825
214					
215					
216	<u>NEW WORK</u>				
217	PATCH GYPBOARD @ NEW OUTLETS	5	EA	110.00	550
218	MISC. GYPBOARD PATCHING	1	LS	1100.00	1100
219					
220	ACOUSTICAL TILE CEILINGS - NOT REQUIRED				
221					
222	NEW GLASS ENTRANCES TO CONFERENCE ROOM	389	SF	71.50	27841
223	- SLIDING DOORS	2	EA	2200.00	4400
224	GYPBOARD PARTITION ABOVE	300	SF	13.20	3964
225					

# APPENDIX: COST ESTIMATE

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 7 COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 8

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
226	NEW GLASS RAILING TO MATCH EXTG	37	LF	313.23	11549
227					
228	VINYL FILM ON EXTG GLASS	206	SF	5.50	1135
229					
230	NEW CARPET TILE	2624	SF	5.50	14430
231	- NEW WALL BASE	154	LF	3.30	508
232					
233	PAINTING				
234	- NEW GYPBOARD	601	SF	0.66	396
235	- EXTG GYPBOARD WALLS	9206	SF	0.55	5063
236	- EXTG DOORS & FRAMES	2	EA	137.50	275
237					
238	MISC. FINISHES	5645	SF	1.10	6209
239					
240	PROJECTION SCREENS - ELECT. CLG HUNG - 10' X 8'	2	EA	2750.00	5500
241	PROJECTORS - CLG MOUNTED	2	EA	5500.00	11000
242					
243	MISC. SPECIALTIES	1	LS	1650.00	1650
244	SIGNAGE	1	LS	2000.00	2000
245					
246	MOTORIZED ROOM DARKENING ROLLER SHADES	231	SF	13.20	3049
247					
248					
249					
250					
251					
252	<b>EXTERIOR ENCLOSURE - NO WORK</b>				
253					
254	NOTHING REQUIRED				
255					
256					
257					
258					
259					
260					
261	<b>MECHANICAL WORK</b>				
262					
263	<b>MECHANICAL ALLOWANCES</b>				
264	<b>LEVEL 0</b>				
265	NO FIRE PROTECTION CHANGES REQUIRED				
266					
267	NO PLUMBING CHANGES REQUIRED				
268					
269	MISCELLANEOUS HVAC CHANGES	1	LS	5000.00	5000
270					

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
271	<b>LEVEL 1</b>				
272	NO FIRE PROTECTION CHANGES REQUIRED				
273					
274	NO PLUMBING CHANGES REQUIRED				
275					
276	MISCELLANEOUS HVAC CHANGES	1	LS	5000.00	5000
277					
278					
279	<b>LEVEL 2</b>				
280	NO FIRE PROTECTION CHANGES REQUIRED				
281					
282	NO PLUMBING CHANGES REQUIRED				
283					
284	MISCELLANEOUS HVAC CHANGES	1	LS	5000.00	5000
285					
286					
287	<b>LEVEL 3</b>				
288	NO FIRE PROTECTION CHANGES REQUIRED				
289					
290	REMOVE TOILET & SINK	2	EA	165.00	330
291	- CAP LINES	1	LS	220.00	220
292					
293	ADD DRINKING FOUNTAIN	1	LS	1100.00	1100
294	- SANITARY & WATER	1	LS	1100.00	1100
295					
296	MISCELLANEOUS HVAC CHANGES	1	LS	5000.00	5000
297					
298					
299					
300					
301					
302					
303	<b>ELECTRICAL WORK</b>				
304					
305	<b>ELECTRICAL ALLOWANCES</b>				
306	<b>LEVEL 0</b>				
307	ELECTRICAL DEMOLITION	1	LS	1100.00	1100
308					
309	ADD ELECTRICAL FLOOR BOXES	10	EA	110.00	1100
310	- CONDUIT & WIRE	171	LF	11.00	1877
311					
312	ADD WALL OUTLETS - ALLOWANCE	5	EA	275.00	1375
313					
314	NEW LIGHTING @ BOOK DROP ROOM	263	SF	4.40	1157
315					

# APPENDIX: COST ESTIMATE

COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

PAGE 9 COST ESTIMATE prepared by STECKER-HARMSSEN, INC.

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PROJECT: MUSSER PUBLIC LIBRARY RENOVATIONS		LOCATION: MUSCATINE, IOWA			
OWNER: CITY OF MUSCATINE, IOWA		DATE: APRIL 19, 2016			
ARCHITECT: OPN ARCHITECTS		STATUS: FEASIBILITY STUDY			
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
316	LEVEL 1				
317	ELECTRICAL DEMOLITION	1	LS	1100.00	1100
318					
319	ADD ELECTRICAL FLOOR BOXES	13	EA	110.00	1430
320	- CONDUIT & WIRE	273	LF	11.00	3005
321					
322	ADD WALL OUTLETS - ALLOWANCE	5	EA	275.00	1375
323					
324	NEW FEATURE LIGHTS	2	EA	2750.00	5500
325					
326					
327	LEVEL 2				
328	ELECTRICAL DEMOLITION	1	LS	1100.00	1100
329					
330	ADD ELECTRICAL FLOOR BOXES	8	EA	110.00	880
331	- CONDUIT & WIRE	259	LF	11.00	2853
332					
333	ADD WALL OUTLETS - ALLOWANCE	5	EA	275.00	1375
334					
335	NEW FEATURE LIGHTS	2	EA	2750.00	5500
336					
337					
338	LEVEL 3				
339	ELECTRICAL DEMOLITION	1	LS	1100.00	1100
340					
341	ADD ELECTRICAL FLOOR BOXES	11	EA	110.00	1210
342	- CONDUIT & WIRE	192	LF	11.00	2107
343					
344	ADD WALL OUTLETS - ALLOWANCE	5	EA	275.00	1375
345					
346	NEW FEATURE LIGHTS	2	EA	2750.00	5500
347					
348	NEW LIGHTING @ CONFERENCE ROOM	1625	SF	6.60	10727
349					
350	POWER TO PROJECTORS	2	EA	550.00	1100
351	A/V FOR CONFERENCE ROOM - ALLOWANCE	1	LS	5500.00	5500
352	CRESTRON CONTROL SYSTEM - ALLOWANCE	1	LS	5500.00	5500
353					
354					
355					
356					
357					
358					
359					
360					

PROJECT: MUSSER PUBLIC LIBRARY RENOVATIONS		LOCATION: MUSCATINE, IOWA			
OWNER: CITY OF MUSCATINE, IOWA		DATE: APRIL 19, 2016			
ARCHITECT: OPN ARCHITECTS		STATUS: FEASIBILITY STUDY			
NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
361					
362					
363					
364	<b>COST ESTIMATE SUBTOTAL</b>				<b>525553</b>
365					
366	<b>ADD FOR GENERAL REQUIREMENTS</b>	5.00%			<b>26,278</b>
367					
368					<b>551,830</b>
369					
370	<b>CONTRACTOR'S MARKUP</b>	10.00%			<b>55,183</b>
371					
372					<b>607,013</b>
373					
374	<b>DESIGN CONTINGENCY</b>	10.00%			<b>60,701</b>
375					
376	<b>COST ESTIMATE TOTAL</b>				<b>\$667,715</b>
377					

Design Contingency: The 10% Design Contingency is intended to account for potential scope modifications that may occur as the design is further developed. We caution that this estimate is based only on conceptual design information and is not intended to represent an actual bid.

