

September 15, 2008

Mr. David Corliss, City Manager
City Hall
6 East 6th Street
Lawrence, KS, 66044

Re: Lawrence Carnegie Library Expansion and Renovation
Treanor Project #05044

Dear David,

I last wrote you concerning the city's desire to restart this long-delayed project in November of last year. Clearly, it has continued to move slowly. The ongoing delays have unfortunate consequences in terms of incremental costs to the project, both in its design and construction phases.

We are now in a position of having essentially complete bid documents, ready for review by city departments. However, in the years since the project's inception, several changes have occurred that have required modifications to the design beyond the scope of our contract with the city. These additional services fall into four groups:

1. Redesign of the addition to lower the roof in order to satisfy SHPO and NPS review comments. The design was approved by unanimous action of the local HRC on September 21, 2006. Subsequently, we were directed to lower the roof of the addition. We request an additional design fee for this work of \$11,740.
2. At the time of the original design work, an end user had not yet been identified. Once the LPR had been identified as the group taking charge of the facility, their staff requested several changes to the design. The fee associated with those changes is \$4,830.
3. The FFNHA was later identified as a tenant for the building. The fee associated with changes made at the director's request is \$1,390.
4. Finally, long delays are inherently costly to the design process. Each time the project has been set aside, then revived, the design team has been required to re-familiarize itself with the project scope and status. Additionally, the city changed building codes, from the UBC to the IBC, during the course of the project. This code change affected many aspects of the design, as did regulatory changes made by the State Fire Marshal. For the combination of costs related to the delays, we are asking for fees of \$12,080.

The total additional services fee we are requesting is \$30,040.

Inflation in the construction industry also continues to add incremental costs to the project. Our original cost estimate for this project was created in April of 2006. Since that time, we have adjusted the estimate several times to account for inflation. The most recent revision was done in March of this year, assuming that construction would have begun this June. We advise that the estimate be revisited again prior to releasing documents for bidding.

Sincerely,



Treanor Architects, PA
David Dunfield, AIA, LEED AP
Project Manager

Cc: Lynne Braddock Zollner
Shoeb Uddin
Gary Mohr
File: 05044 contract