

Algansee Twp. has decided to go with a new plan for their expansion at the current township hall site: a standalone newly-constructed township hall, and a remodeling of the existing township hall into a space for the library.

The estimate for the new hall is about \$300,000, with the remodeling to cost another approximately \$90,000 (see below for details). The township is curious as to how much the BDL Board is willing to contribute to this project.

Per [our contract](#), the township is “to provide the physical facilities”, while the township and the library both “cooperate in the internal maintenance and repair of the facility”. An argument could certainly be made that chipping in towards the cost of the remodel would be cooperating on the internal repair.

Given the ongoing support from the township, and this opportunity to both increase our space for library services and have access to the new township hall for programming, I encourage you to find an amount that you are willing to contribute.

As you can see from this month’s financial statements, the Assigned Fund Balance for Special Projects has \$401,106, and there is another \$31,705 in donated funds restricted for use at the Algansee Branch.

The timeframe is such that any support that the BDL Board offered to this project would not be expensed until next year. Construction is expected to begin this fall on the new hall, but remodeling the old for use as a library could not begin until after the township moves out and into the new hall.

Submitted by John Rucker

JKG Construction & Remodel L.L.C

82 N Polk St.
Coldwater, MI
49036
(517) 317-4843

Estimate



Name/Address
Alganssee Township Hall 378 S Ray Quincy Rd. Quincy, MI 49082

Date	Estimate No.	Project
06/03/24	371	Library renovation

Item	Description	Quantity	Cost	Total
02.10 Demo	Demo Remove all ceiling coverings Remove all wall coverings Remove subfloor and joists Remove furnace in hallway Remove existing stage Dumpster rental			0.00
07 Wall Frame	Framing material 15-24"x24"X10" concrete piers Concrete block on top of piers to accommodate LVL beams Lvl beams per drawing to carry floor joist 2"x8" SYP floor joist 24" o.c 3/4" osb subfloor 2"x4" infill framing Glue, nails and joist hanger brackets			0.00
16 Electrical and Lighting	Electrical and Lighting Add lighting in suspended ceiling Add plugs, switches and outlets Add A/V wiring for data This is an allowance			0.00
17 Insulation	Insulation 3" spray foam in exterior walls (R-21) R-39 blown cellulose in attic			0.00
			Total	

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Item	Description	Quantity	Cost	Total
19 Ceilings and Cover	Drywall 5/8" drywall on all walls and ceilings			0.00
24 Paint	Painting Prime and paint walls Paint/casing and baseboard			0.00
22 Specialty	Exterior doors 2-36"x80" maintenance free exterior doors			0.00
11 Siding	Siding D-4 white vinyl siding to match rest of building the best possible			0.00
09 Roof Flashing	Roofing Certainteed asphalt shingles to match addition			0.00
19 Ceilings and Cover	Ceilings Suspended ceiling system			0.00
23 Floor Coverings	Floor Coverings LVP flooring \$4.00 allowance			0.00
20 Millwork and Trim	Millwork and Trim Door window and baseboard trim to match existing buildings			0.00

			Total	
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06/03/24	371	Library renovation

Item	Description	Quantity	Cost	Total
Labor	Cost to perform all work listed above which includes labor and material	1	90,502.14	90,502.14
			Total	\$90,502.14