



## LIMITED CONSTRUCTION INC.

12/15/2006

MTU Social Sciences Department,

As you may be aware, Limited Construction Inc. has been conducting a design project over the course of this fall semester concentrating on bringing a fresh life to the Academic Office Building Annex that your department is currently located in. The following report and drawings were compiled for you to look at and hopefully take a serious consideration into going forward with this design. Limited Construction Inc.'s mission statement is:

“Our mission is to renovate, restore, and rejuvenate historical buildings so they can be utilized more effectively for the public’s needs and desires.”

Limited Construction Inc. is very pleased to let you know we have stuck to the ideals of this mission statement and brought you the very highest skills of design and engineering.

Our assignment was to bring the Annex up to code, create designs in which the buildings historical significance would be preserved, and create designs which would provide more usable space for the Social Sciences Department, or more specifically, the Industrial Archaeology Program. The current state of the annex makes it difficult for the Industrial Archaeology program to conduct their research and store their artifacts.

This was by no means an easy task for Limited Construction, mainly because of the financial constraint set forth by the University of \$100,000. Most of this money will go into bringing the building up to code, both with the American Disabilities Act (ADA) and other building codes adhering to specific health issues. Other expenses that will come out of this budget will be providing central control, moving the vault to the basement and the removal and adding of various partition walls. This will fix the building’s large circulation problem. There are other small details of this design outlined more specifically in the following report. If MTU were to go with this design, called out “Baseline Design,” the Social Sciences Dept. would be satisfied for now but probably not for very long. There still would be limited access to the second floor and basement. Three alternative designs were also created to provide a more ideal design for this building.

Alternative one consisted of attaching an external stairway to the west end of the building. This stairway would include a lift to comply with ADA standards. Alternative two consisted of having an exterior elevator in place of the stairway from alternative one. Alternative three consisted of putting in an interior elevator where the vault used to be. Any of these alternatives would greatly increase to buildings accessibility and circulation problems. All three of these alternatives also include all of the “Baseline” modifications.

A very crucial part of this project is providing the university with accurate cost estimates. Below is a summary of the design costs:

Baseline Design	\$85,000
Alternative 1	\$212,000
Alternative 2	\$221,000
Alternative 3	\$288,000

As you can see, the alternatives are well over the \$100,000 budget. We believe however that choosing to go forward with one of these alternatives will make the building a lot more functional and will provide the Social Sciences Dept. with much more satisfaction.

We would like to thank you, MTU Social Sciences Department, for choosing Limited Construction Inc. for the Annex Building Project. We hope that our designs will fulfill your needs and we wish you luck in your upcoming decision regarding the future of the Annex Building.

Sincerely

Matthew Gilbert  
Project Manager



**LIMITED CONSTRUCTION INC.**