

ALTERNATIVE C - FULL RENOVATION

## Project Cost Model

### Alternative C: Renovation of Existing Library

**Basic Project Info:**

Project Budget from Measure S		\$23,000,000
Gross Building Size	SF	44,000
Net Site Development Area	SF	59,200

1. CONSTRUCTION COSTS	Quan.	Unit	\$/unit	Total
1.1 Site Development Costs	59,200	SF	\$28.40	\$1,681,000
1.2 Building Construction Costs	44,000	SF	\$504.00	\$22,176,000
1.3 Escalation to start of construction, (April 2019)			13.8%	\$3,301,809
<b>Subtotal</b>				<b>\$27,158,809</b>

2. SOFT COSTS				Total
2.1 A/E Fees & Expenses	12%	of	Constr.	\$3,259,057
2.2 Other Professional Fees	1.5%	of	Constr.	\$407,382
2.3 Construction Management	2.5%	of	Constr.	\$678,970
2.4 Testing/Inspection	1.25%	of	Constr.	\$339,485
2.5 Permits and Fees	1%	of	Constr.	\$271,588
2.6 Utility Fees			LS	\$80,000
2.7 Printing Costs			LS	\$5,000
2.8 Moveable Furnishings and Equipment	44,000	SF	\$25.00	\$1,100,000
2.9 Library Graphics and Signage	44,000	SF	\$2.50	\$110,000
2.10 Computers and Printers	44,000	SF	\$7.00	\$308,000
2.11 Telecom Active Equipment	44,000	SF	\$3.00	\$132,000
2.12 Security system	44,000	SF	\$1.50	\$66,000
2.13 AV equipment	44,000	SF	\$3.00	\$132,000
2.14 FF&E Design Fees (see 2.2 above)				
2.15 Public Art	1%	of	Constr.	\$271,588
2.16 Donor Signage and Assoc. Fees			LS	\$0
2.17 Temporary Facility Costs (15k sf at \$2 per mo for 24 mo)			LS	\$720,000
2.18 Moving expenses			LS	\$30,000
2.19 Project Contingency	10.0%	of construction		\$2,715,881
<b>Subtotal</b>				<b>\$10,626,952</b>

<b>2. TOTAL CONSTRUCTION AND SOFT COSTS</b>		<b>\$37,785,761</b>
<b>PROJECT BUDGET</b>		<b>\$23,000,000</b>
<b>Surplus / (Deficit)</b>		<b>(\$14,785,761)</b>