

Santa Cruz Downtown Library

Santa Cruz, California

25 October, 2017

Noll & Tam Project No. 21723.00

Project Cost Reductions

Alternative A.1: Partial Renovation of Existing Library

1. CONSTRUCTION COST REDUCTIONS		
1.1	Site Development Costs	(\$1,241,000)
	Leave most of site as-is	
	Selective accessibility and other improvements around building	
1.2	Building Construction Costs	(\$7,776,000)
	Save exterior walls on first floor at West and South Sides, don't replace.	
	Still do required seismic work	
	Don't replace existing glazing at exterior	
	Add only one new skylight at stairway	
	Leave roofing as-is, patch as necessary	
	Leave main fire sprinkler pipes in place, only replace branch lines as necessary	
	Leave main electric service panels and feeders in place, with all new distribution	
	Leave main air handling units, filters, and main ductwork in place, replace heating and cooling and branch ducts.	
	Leave annex wing alone	
	Shell out 6-9,000 SF of space, no mechanical or electrical	
1.3	Escalation to start of construction, (April 2019)	(\$1,247,953)
	Subtotal	(\$10,264,953)
2. SOFT COST REDUCTIONS		Total
Fundraising Targets		
2.8	Moveable Furnishings and Equipment	\$1,100,000
2.9	Library Graphics and Signage	\$110,000
2.10	Computers and Printers	\$308,000
2.13	AV equipment	\$132,000
2.15	Public Art	\$271,588
	Subtotal	\$1,921,588
2. TOTAL CONSTRUCTION AND SOFT COSTS		\$22,699,370
	PROJECT BUDGET	\$23,000,000
	Surplus / (Deficit)	\$300,630