

COMMUNITY CONTRACTORS Inc.

GF Library - Existing Location Project Cost Summary

Project Analysis

December 21, 2010

Existing First Floor (v.)	25,179 gsf
Existing Second Floor (v.)	11,662 gsf
New First Floor Construction	19,159 gsf
New Second Floor Construction	6,300 gsf
Gross Square Footage =	62,300 gsf

A	Construction Cost		Cost	Total
A1	Construction - First Floor Renovation	25,179 GSF	\$124.00 / GSF	\$ 3,122,196
A2	Construction - Second Floor Renovation	11,662 GSF	\$78.00 / GSF	\$ 909,636
A3	Construction - First Floor New Construction	19,159 GSF	\$220.00 / GSF	\$ 4,214,980
A5	Construction - Second Floor New Construction	6,300 GSF	\$195.00 / GSF	\$ 1,228,500
A6	Site / Parking Lots	200 \$	4,800	\$ 960,000
A7	Geothermal Well Field	140 \$	2,240	\$ 313,600
A10	Public Art / View Corridor Elements / Marquee			\$ 240,000
A11	Construction Contract Amount			\$ 10,988,912
A12	Construction Management / on-site supervision	5.50% of A11		\$ 604,390
A13	Construction contingency	5.0% of A8		\$ 549,446
A14	Total Construction Cost			\$ 12,142,748
B	Construction Related Cost			
B1	Hazardous materials abatement	Allowance		\$ 100,000
B2	Temporary facilities - rented library	Allowance		\$ 234,000
B3	Moving expenses	Allowance - Owner		\$ 150,000
B4	Total Construction Related Cost			\$ 484,000
C	Fixtures, Furnishings & Equipment (FF&E)			
C1	Furniture	0.0% of A1		Owner
C2	Equipment General Bldg	0.0% of A1		Owner
C3	Building maintenance equipment	0.0% of A1		Owner
C4	Telephone and IT systems	0.0% of A1		Owner
C5	Total FF&E			\$ -
D	Professional Fees & Expenses			
D1	A/E Fee - Basic services	7.00% of A11		\$ 811,531
D2	Civil / Site Fee / Surveying			\$ 54,000
D3	LEED Certification			\$ 76,000
D4	Geotechnical report			\$ 6,500
D5	Reimbursables	8.00% of D1		\$ 64,922
D13	Total Professional Fees & Expenses			\$ 1,012,954
E	Miscellaneous			
E1	Land Purchase	0 SF	\$0.00 /SF	\$ -
E2	Pond Fee	0 SF	\$0.00 /SF	\$ -
E5	Construction Interest			bond financing - by City
F	TOTAL PROJECT COSTS =		\$219 /SF	\$ 13,639,701

Key points:

- LEED Certified - Silver
- Ground Source Heat pumps - Geothermal Well-field included
- Includes 200 parking stalls
- Additional land not included - Library to acquire land to east or south properties as needed
- Includes SE facing prominent architecture / entrance - achieving high visibility to South Washington
- Includes identifying building marquee and landscaped entry corridor from South Washington
- Remodeled areas to quality of "8" - includes roof, mechanical, electrical, finishes, other architectural
- New building - light, airy, spacious, glass, steel structural system, masonry exterior, curtainwall cladding, unique spaces.

Does not include:
 Site acquisition and street realignment 450,000
 FF&E 3,800,000
 Add 10% contingency 1,363,000
5,613,000