

# Santa Cruz Downtown Library

Santa Cruz, California

11 October, 2017

Noll & Tam Project No. 21723.00

## Project Cost Model

### Alternative A: Renovation of Existing Library

#### Basic Project Info:

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

<b>1. CONSTRUCTION COSTS</b>					<b>Total</b>
		<b>Quan.</b>	<b>Unit</b>	<b>\$/unit</b>	
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>

<b>2. SOFT COSTS</b>					<b>Total</b>
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>

# Santa Cruz Downtown Library

Santa Cruz, California

11 October, 2017

Noll & Tam Project No. 21723.00

## Project Cost Model

### Alternative B: New Construction - One Story

#### 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	\$31.70	\$1,877,000
1.2 Building Construction Costs	44,000	SF	\$609	\$26,796,000
1.3 Escalation to start of construction, (April 2020)			20.5%	\$5,880,832
<b>Subtotal</b>				<b>\$34,553,832</b>

2. SOFT COSTS				Total
2.1 A/E Fees & Expenses	10%	of	Constr.	\$3,455,383
2.2 Other Professional Fees	1.5%	of	Constr.	\$518,307
2.3 Construction Management	2.5%	of	Proj. Cost	\$1,166,192
2.4 Testing/Inspection	1.25%	of	Constr.	\$431,923
2.5 Permits and Fees	1%	of	Constr.	\$345,538
2.6 Utility Fees			LS	\$160,000
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.	\$345,538
2.16 Donor Signage and Assoc. Fees			LS	\$50,000
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	\$3,455,383
<b>Subtotal</b>				<b>\$12,531,265</b>

<b>2. TOTAL CONSTRUCTION AND SOFT COSTS</b>		<b>\$47,085,097</b>
<b>PROJECT BUDGET</b>		<b>\$23,000,000</b>
<b>Surplus / (Deficit)</b>		<b>(\$24,085,097)</b>

# Santa Cruz Downtown Library

Santa Cruz, California

11 October, 2017

Noll & Tam Project No. 21723.00

## Project Cost Model

### Alternative C: New Construction - Two Story with Roof Deck

#### 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	\$37.90	\$2,244,000
1.2 Building Construction Costs	44,000	SF	\$632.00	\$27,796,620
1.3 Escalation to start of construction, (April 2020)			20.5%	\$6,161,331
<b>Subtotal</b>				<b>\$36,201,951</b>

2. SOFT COSTS				Total
2.1 A/E Fees & Expenses	10%	of	Constr.	\$3,620,195
2.2 Other Professional Fees	1.5%	of	Constr.	\$543,029
2.3 Construction Management	2.5%	of	Proj. Cost	\$1,221,816
2.4 Testing/Inspection	1.25%	of	Constr.	\$452,524
2.5 Permits and Fees	1%	of	Constr.	\$362,020
2.6 Utility Fees		LS		\$160,000
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.	\$362,020
2.16 Donor Signage and Assoc. Fees		LS		\$50,000
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	\$3,620,195
<b>Subtotal</b>				<b>\$12,994,799</b>

<b>2. TOTAL CONSTRUCTION AND SOFT COSTS</b>	<b>\$49,196,750</b>
PROJECT BUDGET	\$23,000,000
Surplus / (Deficit)	<b>(\$26,196,750)</b>

# Santa Cruz Downtown Library

Santa Cruz, California

11 October, 2017

Noll & Tam Project No. 21723.00

## Project Cost Model

### Alternative D: Shared Space

#### Basic Project Info:

Project Budget from Measure S		\$23,000,000
Gross Building Size	SF	44,000
Net Site Development Area	SF	0

1. CONSTRUCTION COSTS	Quan.	Unit	\$/unit	Total
1.1 Site Development Costs	0	SF	\$0	\$0
1.2 Building Construction Costs	44,000	SF	\$380	\$16,720,000
1.3 Escalation to start of construction, (April 2020)			20.5%	\$3,429,272
Subtotal				\$20,149,272

2. SOFT COSTS				Total
2.1 A/E Fees & Expenses	8%	of	Constr.	\$1,611,942
2.2 Other Professional Fees	1.5%	of	Constr.	\$302,239
2.3 Construction Management	1.0%	of	Proj. Cost	\$272,015
2.4 Testing/Inspection	0.5%	of	Constr.	\$100,746
2.5 Permits and Fees	0.5%	of	Constr.	\$100,746
2.6 Utility Fees		LS		\$0
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.	\$201,493
2.16 Donor Signage and Assoc. Fees		LS		\$50,000
2.17 Temporary Facility Costs (15k sf at \$2 per for 24 mo)		LS		\$0
2.18 Moving expenses		LS		\$18,000
2.19 Project Contingency	10.0%	of construction		\$2,014,927
Subtotal				\$6,525,109

<b>2. TOTAL CONSTRUCTION AND SOFT COSTS</b>		<b>\$26,674,381</b>
PROJECT BUDGET		\$23,000,000
Surplus / (Deficit)		<b>(\$3,674,381)</b>