

## ANN ARBOR DISTRICT LIBRARY - Downtown Branch

OPTIONS	A	C.4		COMMENTS
	MOVE OUT - ADDITIONS AND MAJOR RENOVATION	MOVE OUT - NEW FOUR STORY BUILDING	COST / SF NEW BUILDING	
<b>BUILDING AREA</b>	159,024 sf	160,516 sf		
<b>CONSTRUCTION SCHEDULE</b>	23 months	24 months		
<b>Construction</b>				
Construction Cost	\$38,510,638	\$43,614,077		
Construction Contingency	\$2,546,269	\$2,061,924		7% ADDITION/RENOV. - 5% NEW
Escalation	\$3,785,773	\$4,211,691		
Construction Manager Personnel / Fee	\$3,363,201	\$3,741,577		
<b>Subtotal</b>	<b>\$48,205,881</b>	<b>\$53,629,269</b>	<b>\$334</b>	
<b>Other Services &amp; Fees</b>				
Professional Fees	\$6,266,765	\$6,971,805		INCLUDES SPECIAL CONSULTANTS
Testing	\$100,000	\$125,000		
Document Reproduction	\$150,000	\$150,000		
Temporary Facilities	\$3,634,347	\$3,712,295		
<b>Subtotal</b>	<b>\$10,151,112</b>	<b>\$10,959,100</b>	<b>\$68</b>	
<b>Ann Arbor District Library</b>				
Environmental Consultant & Abatement	\$150,000	\$150,000		NOVA TO PROVIDE
Furniture & Equipment	\$4,000,000	\$4,000,000		
Technology	\$800,000	\$800,000		
Legal Fees	\$100,000	\$100,000		
Financial Advisor Fees	\$55,000	\$55,000		
Third Party Commissioning Agent	\$200,000	\$200,000		
LEED Basic Certification Fees	not included	not included		\$12,600
<b>Subtotal</b>	<b>\$5,305,000</b>	<b>\$5,305,000</b>	<b>\$33</b>	
<b>Ann Arbor City fees</b>				
Building permit	\$347,650	\$386,753		
Plan review	\$139,060	\$154,701		
Street closure - .15/day/sf	\$606,225	\$639,413		
Sidewalk closure - .05/day/sf	\$230,370	\$240,243		
Water and Sewer	\$150,000	\$150,000		
<b>Subtotal</b>	<b>\$1,473,306</b>	<b>\$1,571,110</b>	<b>\$10</b>	
<b>TOTAL</b>	<b>\$65,135,298</b>	<b>\$71,464,478</b>	<b>\$445</b>	
<b>Difference</b>		<b>\$6,329,180</b>		