

CONCEPTUAL COST ESTIMATE - Option 1

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan
 Bldg size & description: 113,379 SF - Remodel & expand existing building
 Estimate date & estimator: Jul 11, 2007 LJH File: AADL Main Library Reorganization 2b Opt 1.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 1 Summary

Remodel & expand existing library building. Assume construction in mid-2009.

Upgrade existing utility infrastructure	\$200,000 to	\$270,000
New Building Construction:		
enclose porch for Café use	110,000	120,000 Incs 550 SF
enclose Garden for more space	370,000	430,000 Incs 1,629 SF
add egress stair from Lower Level	30,000	40,000 Incs 200 SF
enclose atrium space at Second Floor	50,000	80,000
add storm water detention	20,000	60,000
Renovation Work:		
create Auditorium on Lower Level	1,140,000	1,360,000 Incs 7,500 to 8,500 SF
renovate existing spaces	6,300,000	8,300,000 Incs 103,500 to 102,500 SF
Contractor bond, Gen Reqts, permits and fee	inc abv	inc abv
Furniture, fixtures & equipment	3,401,370	3,680,000

TOTAL ESTIMATED CONSTRUCTION COST: \$11,600,000 to \$14,300,000

	OPTION 1	OPTION 1
	Remodel &	Remodel &
	Expand Exist	Expand Exist
	Low Range	High Range
	7-11-07	7-11-07
Library bldg area (SF):	113,379	113,379
Library bldg area cost per SF:	\$102.31	\$126.13

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0
Financing & legal costs	0	0
Design & engineering costs	0	0 Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0 Incs City of A2 reqts & assessments
water system fees		
sanitary sewer mitigation		
parkland donations		
Technology costs	0	0
Moving costs	0	0
Interim facility rental	0	0
Collection upgrades	0	0
Owner contingency	0	0 Recommend 5% minimum

CONCEPTUAL COST ESTIMATE - Option 2

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan
 Bldg size & description: 124,065 SF Replace Original Bldg & Remodel "Addition"
 Estimate date & estimator: Jul 11, 2007 LJH File: AADL Main Library Reorganization 2b Opt 2.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 2 Summary

Remove & replace west structures along Fifth Ave. and remodel remaining building. Assume construction in mid-2009.

Upgrade existing utility infrastructure	\$70,000 to	\$140,000
New Building Construction:		
demo existing bldg (including abatement)	190,000	210,000
backfill 50% previous basement	50,000	60,000
add new 3-story building w/ lower level	12,270,000	14,720,000 Incs 48,000 SF
add east expansion for collection & loading dock	280,000	320,000 Incs 1,400 SF
construct entry drives & park	150,000	200,000
add storm water detention	110,000	210,000
Renovation Work:		
renovate existing spaces	4,550,000	6,050,000 Incs 74,665 SF
Contractor bond, Gen Reqts, permits and fee	inc abv	inc abv
Furniture, fixtures & equipment	3,721,950	4,030,000

TOTAL ESTIMATED CONSTRUCTION COST: \$21,400,000 to \$25,900,000

OPTION 2	OPTION 2
Replace Orig Bldg & Remodel "Addition"	Replace Orig Bldg & Remodel "Addition"
Low Range	High Range
7-11-07	7-11-07

Library bldg area (SF):	124,065	124,065
Library bldg area cost per SF:	\$172.49	\$208.76

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0
Financing & legal costs	0	0
Design & engineering costs	0	0 Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0 Incs City of A2 reqts & assessments
water system fees		
sanitary sewer mitigation		
parkland donations		
Technology costs	0	0
Moving costs	0	0
Interim facility rental	0	0
Collection upgrades	0	0
Owner contingency	0	0 Recommend 5% minimum

CONCEPTUAL COST ESTIMATE - Option 3

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan

Bldg size & description: 122,000 SF - Remove Existing Bldg & Rebuild on top of City-owned Underground Park

Estimate date & estimator: Jul 11, 2007 LJH

File: AADL Main Library Reorganization 2b Opt 3.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 3 Summary

Remove existing building & build new library on top of new underground parking deck to be built by City.

Assume construction in mid-2009.

New Building Construction:

build underground parking on city lot	\$0	to	\$0	Assume all work by City
upgrade parking structure to support new library bldg	320,000		470,000	
add new 5-story library building	31,170,000		37,410,000	Incs 122,000 SF
demo existing library bldg (including abatement)	500,000		590,000	
backfill remaining building basement	0		0	Assume leave excavation for City
extend new underground parking to William St	0		0	Assume all work by City
construct entry drive to library	150,000		200,000	
contribute to "Garden" over parking deck	150,000		200,000	
contribute to storm water detention system	110,000		210,000	
Contractor bond, Gen Reqts, permits and fee		inc abv		inc abv
Furniture, fixtures & equipment	3,660,000		3,960,000	

TOTAL ESTIMATED CONSTRUCTION COST: \$36,100,000 to \$43,000,000

OPTION 3	OPTION 3
Build New Library	Build New Library
on City Parking Deck	on City Parking Deck
Low Range	High Range
7-11-07	7-11-07

Library bldg area (SF):	122,000	122,000
Library bldg area cost per SF:	\$295.90	\$352.46

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0	
Financing & legal costs	0	0	
Design & engineering costs	0	0	Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0	Incs City of A2 reqts & assessments
water system fees			
sanitary sewer mitigation			
parkland donations			
Technology costs	0	0	
Moving costs	0	0	
Interim facility rental	0	0	
Collection upgrades	0	0	
Owner contingency	0	0	Recommend 5% minimum

CONCEPTUAL COST ESTIMATE - Option 4

Project name & location: ANN ARBOR DISTRICT LIBRARY: Main Library Building Reorganization - Ann Arbor, Michigan

Bldg size & description: 122,000 SF Remove Existing Bldg & Rebuilt on top of Library-owned Underground Pa

Estimate date & estimator: Jul 11, 2007 L J H

File: AADL Main Library Reorganization 2b Opt 4.xls

The cost estimate provided below is for Construction Cost including Furniture, Fixtures and Equipment only. There will be additional owner costs incurred, as identified under SEPARATE OWNER BUDGETS, for each of the options.

BUILDING CONSTRUCTION

Option 4 Summary

Remove existing building & build new underground parking deck with new library building on top. Assume construction in mid-2009.

New Building Construction:

demo existing library bldg (including abatement)	\$500,000	to	\$590,000
build underground parking on library property	18,170,000		19,990,000 Incs 400 spaces
add storm water detention system	170,000		260,000
upgrade parking structure to support new library bldg	370,000		560,000
add new 5-story library building	31,170,000		37,410,000 Incs 122,000 SF
construct entry drive to library	150,000		200,000

Contractor bond, Gen Reqts, permits and fee	inc abv	inc abv
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Furniture, fixtures & equipment	3,660,000	3,960,000
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TOTAL ESTIMATED CONSTRUCTION COST: \$54,200,000 to \$63,000,000

OPTION 4	OPTION 4
Build New Library	Build New Library
w/ Own U/G Parking	w/ Own U/G Parking
Low Range	High Range
7-11-07	7-11-07

Library bldg area (SF):	122,000	122,000
Library bldg area cost per SF:	\$295.33	\$352.54
Parking Garage bldg area cost per Library SF:	\$148.93	\$163.85
Total construction cost per Library SF:	\$444.26	\$516.39

SEPARATE OWNER BUDGETS (not in construction estimates):

Land acquisition costs	0	0
Financing & legal costs	0	0
Design & engineering costs	0	0 Incs Const Mgr Pre-construction costs
Site Plan approval costs, including:	0	0 Incs City of A2 reqts & assessments
water system fees		
sanitary sewer mitigation		
parkland donations		
Technology costs	0	0
Moving costs	0	0
Interim facility rental	0	0
Collection upgrades	0	0
Owner contingency	0	0 Recommend 5% minimum