

Ames Public Library: Pre-concept Budget	A	B1 & B2	C	D	E1	E2
Existing Building (1904, 1908 and 1940)	16,000	16,000	16,000	0	0	0
Existing Building (1984)	32,000	0	0	0	0	0
Infill Construction between new and old		4,000	4,000	0	0	0
Vertical expansion above 1984 building	8,000	0	0	0	0	0
2/3 story expansion on land library owns	18,000	78,000	55,400	94,000	94,000	94,000
New construction on land library does not own	24,000	0	22,600	0	0	0
Total SF	98,000	98,000	98,000	94,000	94,000	94,000
A Building Construction Costs						
1 Remodeling of 1904, 1908 and 1940 Building	\$3,200,000	\$3,200,000	\$3,200,000	\$0	\$0	\$0
2 Remodeling of 1984 Building	\$5,600,000	\$0	\$0	\$0	\$0	\$0
3 Add space above 1984 Building	\$1,800,000	\$0	\$0	\$0	\$0	\$0
4 Demolition of Existing 1984 Library	\$0	\$480,000	\$480,000	\$0	\$0	\$0
5 New Construction (Addition)	\$4,050,000	\$16,620,000	\$16,400,000	\$0	\$0	\$0
6 New Construction (Stand Alone)	\$0	\$0	\$0	\$18,800,000	\$18,800,000	\$18,800,000
7 Construction Contingency for unknown conditions and scope adjustments	\$2,197,500	\$2,233,000	\$2,208,800	\$1,880,000	\$1,880,000	\$1,880,000
8 Total Building Construction Cost	\$16,847,500	\$22,533,000	\$22,288,800	\$20,680,000	\$20,680,000	\$20,680,000
9 Inflation for Construction to mid-point of construction of October 2011	\$1,819,530	\$2,433,564	\$2,407,190	\$2,233,440	\$2,233,440	\$2,233,440
10 Grand Total	\$18,667,030	\$24,966,564	\$24,695,990	\$22,913,440	\$22,913,440	\$22,913,440
B Furnishings, Fixtures and Equipment (FF&E) Costs						
1 Furnishings (Assume all new furnishings)	\$2,450,000	\$2,450,000	\$2,450,000	\$2,350,000	\$2,350,000	\$2,350,000
2 Security Book Systems	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000
3 Computers, Phones & Networking Equipment	\$588,000	\$588,000	\$588,000	\$564,000	\$564,000	\$564,000
4 Conveying Systems (Minimum Allowance: Gross sort only)	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
5 Library Related Signage	\$171,500	\$171,500	\$171,500	\$164,500	\$164,500	\$164,500
6 FF&E Contingency	\$604,575	\$604,575	\$604,575	\$584,925	\$584,925	\$584,925
7 Total FF&E Cost	\$4,635,075	\$4,635,075	\$4,635,075	\$4,484,425	\$4,484,425	\$4,484,425
8 Inflation for Furniture, Fixtures and Equipment (2012 - installation)	\$764,787	\$764,787	\$764,787	\$739,930	\$739,930	\$739,930
9 Grand Total	\$5,399,862	\$5,399,862	\$5,399,862	\$5,224,355	\$5,224,355	\$5,224,355
C Soft Costs						
1 Professional Services Fee						
A Site Concept and Schematic Design	\$306,000	\$306,000	\$306,000	\$306,000	\$306,000	\$306,000
B Professional Architectural and Engineering Services: Building	\$2,053,373	\$2,496,656	\$2,469,599	\$2,062,210	\$2,062,210	\$2,062,210
C Professional Interior Design Services: Furnishings	\$539,986	\$539,986	\$539,986	\$522,436	\$522,436	\$522,436
D On-site Code compliance and quality control	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000	\$324,000
E Programming	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
F LEED Certification Fees	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
2 Reimbursable Expenses	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
3 Geotechnical Report	\$10,000	\$25,000	\$25,000	\$40,000	\$40,000	\$40,000
4 Phase I Environmental Survey	\$25,000	\$25,000	\$25,000	\$50,000	\$50,000	\$50,000
5 Code Testing Allowance	\$93,335	\$124,833	\$123,480	\$114,567	\$114,567	\$114,567
6 Topographical Survey (includes as-built confirmation on existing site)	\$45,000	\$25,000	\$25,000	\$20,000	\$20,000	\$20,000
7 LEED Commissioning	\$107,800	\$107,800	\$107,800	\$103,400	\$103,400	\$103,400
8 Moving Costs: From existing (or temp) library to new library	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
9 Moving Costs: From temp location to new library	\$50,000	\$50,000	\$50,000	\$0	\$0	\$0
10 Land Acquisition	TBD	\$0	TBD	\$0	\$0	\$0
11 Allowance: Temporary Location: Assume 45,000 SF for 2 years at \$12.00/SF	\$1,080,000	\$1,080,000	\$1,080,000	\$0	\$0	\$0
12 Total Soft Cost	\$4,879,495	\$5,349,275	\$5,320,865	\$3,787,612	\$3,787,612	\$3,787,612
E Baseline Project Cost Summary						
1 A Total Building Construction Cost	\$18,667,030	\$24,966,564	\$24,695,990	\$22,913,440	\$22,913,440	\$22,913,440
2 B Total FF&E Cost	\$5,399,862	\$5,399,862	\$5,399,862	\$5,224,355	\$5,224,355	\$5,224,355
3 C Total Soft Cost	\$4,879,495	\$5,349,275	\$5,320,865	\$3,787,612	\$3,787,612	\$3,787,612
4 Sub-Total	\$28,946,387	\$35,715,702	\$35,416,718	\$31,925,407	\$31,925,407	\$31,925,407
5 Project Contingency	\$2,894,639	\$2,678,678	\$2,656,254	\$1,596,270	\$1,596,270	\$1,596,270
6 Total	\$31,841,026	\$38,394,379	\$38,072,972	\$33,521,678	\$33,521,678	\$33,521,678
Percentage Difference A to other Options	0%	20.00%	20.00%	5.00%	5.00%	5.00%
Dollar Difference A to other Options	\$0.00	\$6,553,354	\$6,231,946	\$1,680,652	\$1,680,652	\$1,680,652