

COMPARABLE LIBRARY FACILITIES

WITH THE PROPOSED 21,000 SF EL CERRITO LIBRARY

CITY	FACILITY SIZE	POPULATION (2010 CENSUS)	SF/CAPITA	2030 POPULATION (PROJECTED)	SF/CAPITA	YEAR BUILT
Lafayette	30,000	23,900	1.26	26,400	1.14	2009
Millbrae	26,200	21,500	1.22	25,700	1.02	2004
Los Gatos	30,250	29,500	1.03	30,700	0.99	2012
El Cerrito	21,000	23,650	0.89	26,100	0.80	Proposed
Hercules	21,500	24,150	0.89	27,500	0.78	2006
Belmont	20,000	25,900	0.77	28,100	0.71	2006
San Pablo	20,000	29,100	0.69	34,950	0.57	In Progress

Library	El Cerrito (est.)	Walnut Creek	Half Moon Bay	PA Mitchell Park	Castro Valley	Los Gatos	
Building Area (SF)	28,500	42,000	22,000	57,000	34,000	30,250	Gross SF
Year Completed	est. 2019	2010	est. 2018	2014	2009	2012	
Year Bid	est. 2018	2008	2016	2010	2008	2010	
Construction Cost (final)	\$ 19,490,975	\$ 33,077,900	\$ 16,328,700	\$ 31,772,000	\$ 15,041,680	\$ 13,517,545	Final cost including change orders (for EC includes budgeted change order contingency)
Site Cost (final)	\$ 4,160,600	\$ 13,999,100	\$ 1,982,550	\$ 5,140,000	\$ 3,158,753	\$ 1,486,930	Final cost including change orders (for EC includes budgeted change order contingency)
Building Cost (final)	\$ 15,330,375	\$ 19,078,800	\$ 14,346,150	\$ 26,632,000	\$ 11,882,927	\$ 12,030,615	Final cost including change orders (for EC includes budgeted change order contingency)
Building Cost/SF	\$ 538	\$ 454	\$ 652	\$ 467	\$ 349	\$ 398	Final building cost / SF
Escalation to 2018	0%	35%	10%	37%	35%	37%	
Building Cost (2018 dollars)	\$ 15,330,375	\$ 25,756,380	\$ 15,780,765	\$ 36,485,840	\$ 16,041,952	\$ 16,481,943	Escalated to 2018 dollars
Building Cost/SF (2018 dollars)	\$ 538	\$ 613	\$ 717	\$ 640	\$ 472	\$ 545	2018 dollars
Permits & Utilities (2018 dollars)	\$ 1,821,129	incl. in soft costs	incl. in soft costs	incl. in soft costs	\$ 1,745,600	\$ 2,105,670	Escalated to 2018 dollars
Contingency (2018 dollars)	\$ 1,263,980	incl. in soft costs	\$ 2,814,790	incl. in soft costs	\$ 1,415,670	\$ 974,566	Site, soft cost, FF&E, and project contingencies (2018 dollars)
Soft Costs (2018 dollars)	\$ 6,066,916	\$ 11,592,450	\$ 4,984,000	\$ 14,639,820	\$ 6,114,330	\$ 4,748,534	includes swing space (portables) - 2018 dollars
FF&E Cost (2018 dollars)	\$ 1,357,000	\$ 2,353,050	\$ 1,470,260	\$ 3,173,194	\$ 1,134,707	\$ 1,908,154	Furniture, fixtures, equipment, technology (2018 dollars)
Land Acquisition Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	None of these sites had land acquisition costs
Total Cost (2018 dollars)	\$ 30,000,000	\$ 53,700,980	\$ 27,032,365	\$ 59,438,854	\$ 29,611,012	\$ 27,705,797	Escalated to 2018 dollars

Escalated to 2018 dollars
Building Cost/SF (2018 dollars)
est. = estimated



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21 September 2016

MEMORANDUM

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PROJECT
EL CERRITO LIBRARY

SENT VIA
E-Mail:

TOPIC
El Cerrito Library Project Budgets

The project cost models prepared for the new El Cerrito Library are based on site feasibility studies that were developed for various land parcels identified by the City. A feasibility study is the first phase in a projects development, undertaken after determining the needs and benefits of a project. This process usually begins by taking an Initial Project Definition (El Cerrito Building Program updated by Page Associates in 2014) and developing site strategies and cost models to determine the viability of the identified site to meet the identified program and funding requirements. There are many criteria that need to be considered when selecting an appropriate site for a new library such as, access, visibility, capacity, synergy potential and availability. A feasibility study develops programmatic diagrams for the building and the site to test the viability of a site against these criteria at a very conceptual level, as well as ensure the site has physical capacity to house the building and site infrastructure. These very high level feasibility diagrams provide the basis to develop preliminary project costs models. The project has not been designed and construction details have not been developed, therefore detailed estimates cannot be completed; project cost models are developed that are based on the site feasibility diagrams.

Project Cost Model Components

The cost models developed for the El Cerrito Library Feasibility Study are based on a cost per square foot (cost/sf) for each component of the project based on January 2016 dollars. The square foot cost is based on current costs of similar building types and components. Basing the cost model on the cost data from recently built comparable/similar projects (construction type and size) is one of the most accurate means of forecasting project costs. This cost data is accumulated from both individual project data as well as large data base sources. The cost/sf for the components included in the El Cerrito Library Cost Models track the cost/sf of other Bay Area new libraries of similar size and construction type once cost adjustments are included to account for escalation and project scope. Bay area projects that have been used in the development of the cost/sf of the component costs include the Walnut Creek Library, The Mitchell Park Library, the Los Gatos library, and the Half Moon Bay Library (about to start construction). Each of these projects vary in their building and site designs just as each of the as each of the site options developed in the feasibility study had different site and project conditions, therefore it is imperative to have detailed cost information on these



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projects in order to be able develop “apples to apples” comparison. The budget for the New Library is based on the construction of an enduring public project that will have the quality, durability, flexibility and building systems to serve the community of El Cerrito for 40-50 years.

The costs models developed for the feasibility site studies for the New El Cerrito Library are comprehensive project budgets that include all identified costs and allowances for costs that will be defined in future phases. The cost models include the following components:

HARD COSTS (including escalation to planned mid-point of construction)

- Projected Building Construction Cost and Design Contingency
- Projected Site Construction Cost and Design Contingency
- Construction Contingency
- Projected Technology Cost and Contingency
- Projected Furniture, Fixtures and Equipment Cost (FF&E) and Contingency
- Projected Site and Building Signage Cost and Contingency

SOFT COSTS

- Projected CEQA Land Entitlements and Development Cost
- Projected Planning, Architecture and Engineering Fees
- Projected Construction Management Fees
- Projected Testing, Inspections and Permit Fees
- Projected FF&E, Technology and Signage Design Fees

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