

San Juan Island Library District: 660 Spring Street Library

Budget Summary By Major Category -- 15,000 square feet

Site purchase repayment (1)	\$	2,146,783.00
Building Construction & Site Buildout (2)(3)	\$	12,806,766.00
Furniture and Fixtures (4)(5)	\$	415,000.00
Shelving Estimate (4)	\$	400,000.00
Architecture & Engineering Fees (6)	\$	1,280,676.60
Construction Management Fees (7)	\$	943,000.00
Contingency Estimate (8)	\$	2,000,000.00

TOTAL ESTIMATED COST	\$	19,992,225.60
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NOTES

- (1) Estimated based on principal of 2,075,000, interest rate 2.22%, paid off 36 months after borrowing (by December 2023) - would be less with early 2023 repayment
- (2) Re-estimate by O'Connor Construction Management, dated 24 April 2022
- (3) Includes demolition of existing building and site prep for new construction
- (4) Estimate inclusive of normal retail sales tax
- (5) Base estimate 330K, plus 15% for outdoor FFE, plus sales tax
- (6) Estimate based on 10% of Building Construction and Site Layout - OCMI recommendation given industry practice
- (7) Estimate from O'Connor Construction Management, dated 13 June 2022
- (8) Some cost escalation is included in the Building Construction and Site Buildout; this is additional buffer for inflation