

## San Juan Island Library District: 660 Spring Street Library

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

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

<b>TOTAL ESTIMATED COST</b>	<b>\$</b>	<b>19,992,225.60</b>
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#### NOTES

- (1) Estimate inclusive of normal retail sales tax
- (2) Base estimate 330K, plus 15% for outdoor FFE, plus sales tax
- (3) Re-estimate by O'Connor Construction Management, dated 25 March 2022
- (4) 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
- (5) Estimate based on 10% of Building Construction and Site Layout - OCMI recommendation given industry practice
- (6) Includes demolition of existing building and site prep for new construction
- (7) Some cost escalation is included in the Building Construction and Site Buildout; this is additional buffer for inflation