

Berkeley Public Library  
Branch Libraries Facilities Master Plan

Estimated Project Costs  
13 March, 2008

					Alternative A	Alternative B
<b>North Branch Library</b>					<b>North Branch</b>	
	<b>Construction</b>	<b>Soft Costs</b>	<b>Project Costs</b>			
	Renovation \$/SF	\$559	32%	\$738 /sf		
	New Construction \$/SF	\$550	32%	\$726 /sf		
	<b>Existing</b>		<b>New</b>	<b>Total</b>		
A. Option A	5,390 sf		2,200 sf	7,590 sf		
One story addition	\$4.0 M		\$1.6 M	\$5.6 M	\$5.6 M	
B. Option B	5,390 sf		3,250 sf	8,640 sf		
Larger One story addition	\$4.0 M		\$2.4 M	\$6.3 M		\$6.3 M
<b>West Branch Library</b>					<b>West Branch</b>	
	<b>Construction</b>	<b>Soft Costs</b>	<b>Project Costs</b>			
	Renovation \$/SF	\$569	32%	\$751 /sf		
	New Construction \$/SF	\$550	32%	\$726 /sf		
	<b>Existing</b>		<b>New</b>	<b>Total</b>		
A. Option A	2,100 sf		6,560 sf	8,660 sf		
One story addition	\$1.6 M		\$4.8 M	\$6.3 M	\$6.3 M	
B. Option B: Prop 14	2,100 sf		12,500 sf	14,600 sf		
Two story addition	\$1.6 M		\$9.1 M	\$10.7 M		\$10.7 M
<b>South Branch Library</b>					<b>South Branch</b>	
	<b>Construction</b>	<b>Soft Costs</b>	<b>Project Costs</b>			
	Renovation \$/SF	\$600	32%	\$792 /sf		
	New Construction \$/SF	\$550	32%	\$726 /sf		
	<b>Existing</b>		<b>New</b>	<b>Total</b>		
A. Option A	2,730 sf		4,000 sf	6,730 sf		
One story addition	\$2.2 M		\$2.9 M	\$5.1 M	\$5.1 M	
B. Option B	0 sf		8,000 sf	8,000 sf		
All New, 1 Story	\$0.0 M		\$5.8 M	\$5.8 M		\$5.8 M
<b>Claremont Branch Library</b>					<b>Claremont Branch</b>	
	<b>Construction</b>	<b>Soft Costs</b>	<b>Project Costs</b>			
	Renovation \$/SF	\$434 /sf	32% /sf	\$573 /sf		
	New Construction \$/SF	\$550 /sf	32% /sf	\$726 /sf		
	<b>Existing</b>		<b>New</b>	<b>Total</b>		
A. Option A	7,300 sf		0 sf	7,300 sf		
Renovate existing, no addition	\$4.2 M		\$0.0 M	\$4.2 M	\$4.2 M	
B. Option B	7,300 sf		140 sf	7,440 sf		
Small addition	\$4.2 M		\$0.1 M	\$4.3 M		\$4.3 M
<b>Ed Roberts Campus Branch</b>					<b>Ed Roberts Campus Branch</b>	
			<b>Project Costs</b>			
A. Option A				2,200 sf		
2,200 SF Tenant Space				\$1.6 M	\$1.6 M	
B. Option B				6,190 sf		
6,190 SF Tenant Space				\$4.1 M		\$4.1 M
<b>Total Project Capital Costs, All Branches</b>						
					Alternative A	Alternative B
					\$22.8 M	\$31.2 M