

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>         |           |                                 |                      |
| <b>A. Option A</b>                               | 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>B. Option B</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>         |           |                                 |                      |
| <b>A. Option A</b>                               | 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>B. Option B: Prop 14</b>                      | 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>         |           |                                 |                      |
| <b>A. Option A</b>                               | 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>B. Option B</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>         |           |                                 |                      |
| <b>A. Option A</b>                               | 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>B. Option B</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> |           |                                 |                      |
| <b>A. Option A</b>                               |                        |                   | 2,200 sf             |           |                                 |                      |
| 2,200 SF Tenant Space                            |                        |                   | \$1.6 M              |           | \$1.6 M                         |                      |
| <b>B. Option B</b>                               |                        |                   | 6,190 sf             |           |                                 |                      |
| 6,190 SF Tenant Space                            |                        |                   | \$4.1 M              |           |                                 | \$4.1 M              |
| <b>Total Project Capital Costs, All Branches</b> |                        |                   |                      |           |                                 |                      |
|  |                        |                   |                      |           | <b>Alternative A</b>            | <b>Alternative B</b> |
|  |                        |                   |                      |           | \$22.8 M                        | \$31.2 M             |