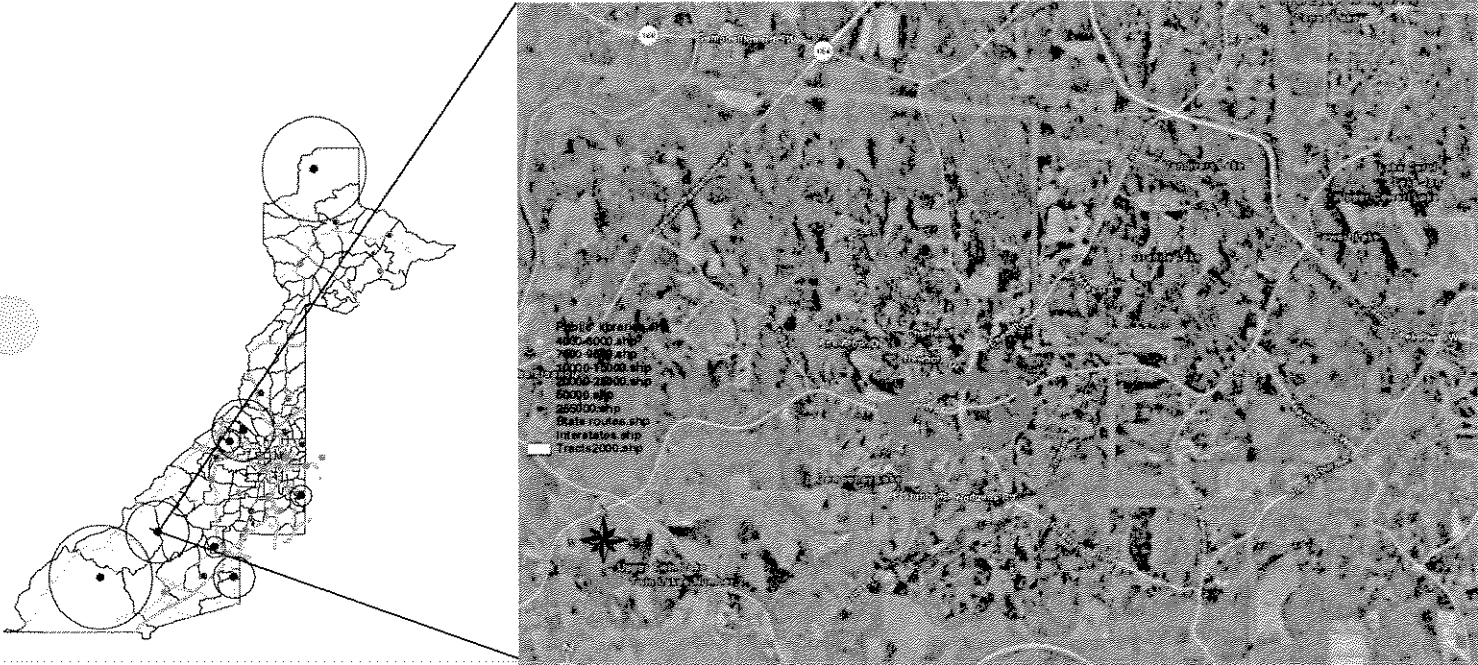


New Wolf Creek Library

Near Intersection of Butner Road and Stonewall Tell Road





5.4 Project Budget Estimates

New Libraries

Building construction costs for a new library is approximately \$200 per square foot and includes include normal site work. If extensive grading, rock, or underground detention conditions exist, these costs would need to be in addition to the normal site development costs provided. Additional line items have been included to the base building construction estimate to account for parking, movable equipment, professional fees, escalation, opening day collection costs, land cost and a 1% fee for public art and the Fulton County tree policy.

The total project cost for all new libraries is approximately \$51,000,000, as adjusted for inflation. Detailed individual project budgets are located on the following pages:

Total Development Project Budget Projection					
Proposed Budgets for New Library Construction and Renovation					
	Building	Site	Phase 1	Phase 2	Target
New Libraries	GSF	Acres	2006-2010	2011-2015	Start Yr.
Birmingham	25,000	4.50	12,510,679	--	2008
Carver / Thomasville Heights	5,000	1.50	2,622,136	--	2008
Chattahoochee Hills	25,000	4.50	12,510,679	--	2008
Wolf Creek	10,000	2.75	4,574,272	--	2008
Donald Lee Hollowell	5,000	1.50	--	2,846,065	2012
Northwest Atlanta	15,000	3.00	--	8,663,294	2012
Old National Highway	7,500	2.00	--	4,431,647	2012
Red Oak	5,000	1.50	--	2,846,065	2012
Total Development Budget	97,500	21.25	32,217,766	18,787,071	
			51,004,837		

The amounts shown are based on 2006 cost plus 3% inflation for each year to target construction start year.



Wolf Creek Library				
New Library Proposed Budget				
2008 Target Construction Start				
		GSF	\$/GSF	Totals
A.	Building Cost *			
	Wolf Creek	10,000	\$200	\$2,000,000
	Sub-Total	10,000		\$2,000,000
B.	Fixed Equipment	(10% of A)		\$200,000
C.	Site Development Cost			
	Parking Spaces	50	\$1,200	\$60,000
D.	Escalation	(A+B+C) + (3.5% x 2 years)		\$142,450
E.	Sub-Total Construction Budget			\$2,402,450
F.	FF&E and Moveable Equipment	(15% of E)		\$360,368
G.	Professional Fees **	(12% of E)		\$288,294
H.	Contingencies	(10% of E+G+H)		\$305,111
I.	Opening Day Collection Budget	Allowance		\$620,000
J.	Estimated Land Cost ***	200,000	2.75 acres	\$550,000
K.	Sub-Total Furnishings, Professional Services & Land Budget			\$2,123,773
L.	1% Tree Policy	(1% of E + K)		\$24,025
M.	1% Public Arts Policy	(1% of E + K)		\$24,025
N.	Sub-Total County Policy			\$48,049
O.	Total Project Budget (E+K+N)			\$4,574,272

* Includes 25% Contractor General Conditions, OH&P and Fee

** Includes full service A/E, geotechnical evaluation, survey, special inspections

*** Land costs may be eliminated (or reduced) based on Fulton County land cost and permitting