

Exhibit D.I. - Library Cost Estimates & Scope Options

Carl Winters Renovation Cost Estimates

October 31, 2012

Assumptions:

- Pursue Multigenerational housing at Sr. Center/Elliott
- need to relocate Sr to Carl Winters
- all options include scheduled asset management & building main.

Description	Option 1			Option 2			Option 3		
	SF	Cost / SF	Cost	SF	Cost / SF	Cost	SF	Cost / SF	Cost
Complete renovation including library programming & all 3 floor plans				Different than option 1: No renovation of library programming, add incremental library space on second floor; Temp. sr. center on 3rd			No significant changes to 1st & 2nd fl; Temp. Sr. Center on 3rd;		
Level of Service Outcome	World class resort town library and temp. Sr / community center (enhanced LOS)			Satisfactory Library (continued LOS in short term; another renovation project imminent to remain competitive)			Outdated Library (reduced LOS)		
Hard Costs / Cost of Construction (funding source RDA)									
First Floor Remodel -	12,395			1,500			0		
Paint, Carpet, Ceiling & Lights	11,020	\$40	\$440,800						
Paint (Stairs & Restrooms)	1,375	\$8	\$11,000						
Misc Renovation - Allowance		\$150,000	\$150,000		\$20,000	\$20,000			
Paint - Minimal				1,500	\$8	\$12,000			
Second Floor Library Expansion / Remodel -	10,925			10,925			0		
6 Study Rooms in Lieu of 5 Offices	975	\$100	\$97,500	975	\$100	\$97,500			
1 Study Room in Lieu of 4 Study Rooms	775	\$85	\$65,875	775	\$85	\$65,875			
Collections in Lieu of Classroom & Office	2,210	\$60	\$132,600	2,210	\$60	\$132,600			
Paint, Carpet, Ceiling & Lights	5,590	\$40	\$223,600	5,590	\$40	\$223,600			
Paint (Stairs & Restrooms)	1,375	\$8	\$11,000	1,375	\$8	\$11,000			
Third Floor Remodel -	6,435			6,435			6,435		
Senior / Community Center / Kitchen	2,010	\$110	\$221,100	2,010	\$110	\$221,100	2,010	\$110	\$221,100
Paint, Carpet, Ceiling & Lights	3,050	\$40	\$122,000	3,050	\$40	\$122,000	3,050	\$40	\$122,000
Paint (Stairs & Restrooms)	1,375	\$8	\$11,000	1,375	\$8	\$11,000	1,375	\$12	\$16,500
Coop	1,085			1,085			1,085		
PC Film	840			840			840		
Seniors/Community Ctr	2,010			2,010			2,010		
Commercial Kitchen: Vent/Grease trap	Included Above			Included Above			Included Above		
Circulation	1,125			1,125			1,125		
Restrooms	575			575			575		
Construction Sub Total	29,755		\$1,486,475	18,860		\$916,675	6,435		\$359,600
Contingency (15%)			\$222,971			\$137,501			\$53,940
Art (1%)			\$17,094			\$10,542			\$4,135
Green Elements (4%)			\$69,062			\$42,589			\$16,707
Sub Total			\$309,127			\$190,632			\$74,782
Soft Costs									
Design & Engineering			\$165,000			\$90,000			\$50,000
FF&E			\$75,000			\$20,000			\$35,000
Specialty Consulting			\$10,000			\$2,000			\$2,000
Library Moving & Storage			\$10,000			\$2,000			\$2,000
Relocate Seniors			\$15,000			\$15,000			\$15,000
Relocate Coop			\$5,000			\$5,000			\$0
Testing, Fees, Specialty Inspections			\$5,000			\$5,000			\$5,000
Data & Security			\$30,000			\$15,000			\$15,000
Environmental			\$5,000			\$5,000			\$5,000
Miscellaneous			\$10,000			\$10,000			\$10,000
Soft Costs Sub Total			\$330,000			\$169,000			\$139,000
Total			\$2,125,602			\$1,276,307			\$573,382
Additive Alternates & Required B. Maint. (funding RDA & Asset Management)									
Design & Engineering			\$75,000			\$45,000			\$40,000
Spanish & Periodical Expansion on 2nd	1350			0			0		
HVAC (partially funded w/ Asset Management)			\$250,000			\$250,000			\$0
Roof (Funded with Asset Management)			\$200,000			\$200,000			\$200,000
Carpet, Paint, Lighting			\$100,000			\$100,000			\$200,000
Geothermal instead of HVAC			\$500,000			\$0			\$0
Sub Total			\$1,125,000			\$595,000			\$440,000
Total			\$3,250,602			\$1,871,307			\$1,013,382