

Initial Comparison of Library Project Budgets
September 12, 2013

	Renovation	Chapter 149	Chapter 149A	September 2011
Total Project Budget*	\$12,853,197	\$23,911,037	\$26,460,672	\$18,469,989
Less Grant	\$0	\$7,959,989	\$7,959,989	\$7,959,989
Less Fundraising	\$0	\$1,750,000	\$1,750,000	\$1,750,000
To Be Borrowed	\$12,853,197	\$14,201,048	\$16,750,683	\$8,760,000
Say	\$12,800,000	\$14,200,000	\$16,750,000	\$8,760,000
	Difference to Renovation	\$1,400,000	\$3,950,000	
	Chapter 149A v. 149		\$2,550,000	
Bond Authorization*	\$12,800,000	\$23,900,000	\$26,460,000	\$18,470,000

* Bond Authorization will be for the full value of the rounded project budget

Debt Service Impact

Year	Renovation	Chapter 149	Chapter 149A	September 2011
1	\$99.21	\$110.06	\$130.01	\$65.89
2	\$98.57	\$109.36	\$129.18	\$64.33
3	\$96.05	\$106.55	\$125.86	\$62.76
4	\$93.52	\$103.75	\$122.55	\$61.20
5	\$90.99	\$100.94	\$119.23	\$59.63
6	\$88.46	\$98.14	\$115.91	\$58.07
7	\$85.94	\$95.34	\$112.59	\$56.51
8	\$83.41	\$92.53	\$109.28	\$54.94
9	\$80.88	\$89.73	\$105.96	\$53.38
10	\$78.35	\$86.92	\$102.64	\$51.81
11	\$75.83	\$84.12	\$98.93	\$50.25
12	\$73.30	\$81.32	\$95.63	\$48.69
13	\$70.77	\$78.51	\$92.33	\$46.73
14	\$68.24	\$75.71	\$89.04	\$45.18
15	\$65.72	\$72.90	\$85.74	\$43.64
16	\$63.19	\$70.10	\$82.44	\$42.09
17	\$60.66	\$67.30	\$79.14	\$40.54
18	\$58.13	\$64.49	\$75.85	\$39.00
19	\$55.61	\$61.69	\$72.55	\$37.45
20	\$53.08	\$58.88	\$69.25	\$35.90

Current Average Residential Tax Bill Outside Levy Limit (FY 2013)

FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
\$385.82	\$369.89	\$348.62	\$297.33	\$323.41

SHREWSBURY PUBLIC LIBRARY
Total Project Budget Summary
Ch. 149a, Ch. 149, Repair/Reno-Only

Sept 12, 2013

Cost Item	Ch. 149a CM@Risk	Ch. 149 Design Bid Build	Repair / Reno Only
Feasibility / Schematic Studies	\$ 212,100	\$ 212,100	\$ 212,100
Administration	\$ 73,500	\$ 73,500	\$ 73,500
Owner's Project Manager	\$ 1,154,967	\$ 1,145,505	\$ 896,040
Architecture and Engineering	\$ 1,548,000	\$ 1,548,000	\$ 1,060,000
Construction Costs	\$ 19,750,451	\$ 17,391,250	\$ 8,834,152
Miscellaneous Project Costs (Temp Facilities & Storage)	\$ 887,000	\$ 887,000	\$ 112,000
Furnishings and Equipment	\$ 1,407,144	\$ 1,407,144	\$ 955,188
Owner's Contingencies	\$ 1,639,610	\$ 1,458,638	\$ 922,316
Total Project Budget - excludes Feasibility/Schematic Study, previously funded	\$ 26,460,672	\$ 23,911,037	\$ 12,853,197



**SHREWSBURY PUBLIC LIBRARY
Total Project Budget
based on ch. 149a delivery**



Sept 12, 2013

COST ITEM	Estimated Budget
Feasibility / Schematic Studies	
OPM Feasibility Study / Schematic Support	\$17,100
A&E Feasibility Study	\$45,000
A&E Schematic Study	\$150,000
Env. & Site	
Other	
Feasibility Study Agreement Subtotal	\$212,100
Administration	
Legal Fees	\$20,000
Financing Bond	\$20,000
Advertising	\$10,000
Permitting	\$0
Owner's Insurance	\$13,500
Other Administrative Costs	\$10,000
Administration Subtotal	\$73,500
Owner's Project Manager	
Base Services	
Design Development	\$71,445
Construction Contract Documents	\$108,596
Bidding	\$40,800
Construction Contract Administration	\$685,872
Closeout	\$34,034
Reimbursable Services	
Construction Material Testing	\$40,800
Printing / Document Distribution	\$8,000
Hazardous Materials: Ind Hygienist	\$30,000
Geotech Field Observation	\$5,000
Commissioning Services	\$97,920
FF&E / Move Consultant	\$25,000
Other Reimbursable Costs	\$7,500
Cost Estimates	\$0
OPM Subtotal	\$1,154,967
Architecture and Engineering	
Base Services	
Design Development	\$461,000
Construction Contract Documents	\$615,000
Bidding	\$46,000
Construction Contract Administration	\$370,000
Closeout	\$46,000
Other Basic Services	
FF&E / IT Design & Procurement	\$0
Library Consultant	incldd
Green Consultant	incldd
Reimbursable Services	
Printing (over minimum)	
Site Survey	\$5,000
Support for Combining Parcels	\$5,000
Other Reimbursable Costs	
Architectural/Engineering Subtotal	\$1,548,000



**SHREWSBURY PUBLIC LIBRARY
Total Project Budget
based on ch. 149a delivery**



Sept 12, 2013

COST ITEM	Estimated Budget
Site Acquisition	
Land/Building Purchase	
Appraisal Fees	
Recording fees	
Site Acquisition Subtotal	\$0
CM @ Risk Preconstruction Services	
Pre-Construction Services	\$100,000
Construction Costs	
Construction Budget	
CM@R Fee @ 2.5%	\$448,640
Insurance (Builder's Risk, P&P Bond)	\$319,886
CM Contingency @ 3%	\$538,368
Division 1 - General Requirements	
General Conditions	\$1,710,000
General Requirements	\$313,614
Labor Union Premiums	\$700,000
Division 2 - Existing Conditions	
Demolition of Library Additions	\$137,943
Demolition of Credit Union	\$25,894
Abatement of HazMats	\$200,000
Division 3 - Concrete	\$838,002
Division 4 - Masonry	\$816,105
Division 5 - Metals	\$1,389,055
Division 6 - Woods, Plastics and Composites	\$512,268
Division 7 - Thermal and Moisture Protection	\$911,241
Division 8 - Openings	\$1,301,630
Division 9 - Finishes	\$1,049,568
Division 10 - Specialties	\$221,886
Division 11 - Equipment	\$270,660
Division 12 - Furnishings	\$20,155
Division 13 - Special Construction	\$0
Division 14 - Conveying Systems	\$154,000
MECHANICAL SYSTEMS	\$2,293,199
Division 21 - Fire Suppression	incldd
Division 22 - Plumbing	incldd
Division 23 - HVAC	incldd
ELECTRICAL SYSTEMS	\$1,170,117
Division 25 - Integrated Automation	incldd
Division 26 - Electrical	incldd
Division 27 - Communications	incldd
Division 28 - Electronic Safety and Security	incldd
SITE WORK	\$1,958,975
Division 31 - Earthwork	incldd
Division 32 - Exterior Improvements	incldd
Division 33 - Utilities	incldd
Design Contingency @ 10%	\$1,631,420
Escalation 4%	\$717,825
Construction Contract	\$19,650,451



SHREWSBURY PUBLIC LIBRARY
Total Project Budget
 based on ch. 149a delivery



Sept 12, 2013

COST ITEM	Estimated Budget
Alternates	
None identified at this time	
Alternates Subtotal	\$0
Miscellaneous Project Costs	
Utility company Fees	\$0
Moving Costs (out from and return to)	\$50,000
Swing Space (modular units)	\$825,000
Storage	\$12,000
Other Project Costs (Mailing, etc.)	\$0
Misc. Project Costs Subtotal	\$887,000
Furnishings and Equipment	
Furniture, Fixtures & Equipment (excludes shelving)	\$821,794
Shelving	\$250,000
Computer Equipment / Software	\$335,350
FF&E Subtotal	\$1,407,144
Owner's Contingencies	
Owner's Hard Contingency @ 8%	\$1,572,036
Owner's Soft Contingency @ 2.5%	\$67,574
Owner Contingencies Subtotal	\$1,639,610
Total Project Budget - sum excludes Feasibility / Schematic Study, previously funded	\$26,460,672



SHREWSBURY PUBLIC LIBRARY
Total Project Budget
based on ch. 149 delivery



Sept 12, 2013

COST ITEM	Estimated Budget
Feasibility / Schematic Studies	
OPM Feasibility Study / Schematic Support	\$17,100
A&E Feasibility Study	\$45,000
A&E Schematic Study	\$150,000
Env. & Site	
Other	
Feasibility Study Agreement Subtotal	\$212,100
Administration	
Legal Fees	\$20,000
Financing Bond	\$20,000
Advertising	\$10,000
Permitting	\$0
Owner's Insurance	\$13,500
Other Administrative Costs	\$10,000
Administration Subtotal	\$73,500
Owner's Project Manager	
Base Services	
Design Development	\$71,445
Construction Contract Documents	\$108,596
Bidding	\$38,650
Construction Contract Administration	\$685,872
Closeout	\$34,034
Reimbursable Services	
Construction Material Testing	\$38,650
Printing / Document Distribution	\$8,000
Hazardous Materials: Ind Hygienist	\$30,000
Geotech Field Observation	\$5,000
Commissioning Services	\$92,759
FF&E / Move Consultant	\$25,000
Other Reimbursable Costs	\$7,500
Cost Estimates	\$0
OPM Subtotal	\$1,145,505
Architecture and Engineering	
Base Services	
Design Development	\$461,000
Construction Contract Documents	\$615,000
Bidding	\$46,000
Construction Contract Administration	\$370,000
Closeout	\$46,000
Other Basic Services	
FF&E / IT Design & Procurement	\$0
Library Consultant	incldd
Green Consultant	incldd
Reimbursable Services	
Printing (over minimum)	
Site Survey	\$5,000
Support for Combining Parcels	\$5,000
Other Reimbursable Costs	
Architectural/Engineering Subtotal	\$1,548,000



SHREWSBURY PUBLIC LIBRARY
Total Project Budget
based on ch. 149 delivery

Sept 12, 2013



COST ITEM	Estimated Budget
Site Acquisition	
Land/Building Purchase	
Appraisal Fees	
Recording fees	
Site Acquisition Subtotal	\$0
CM @ Risk Preconstruction Services	
Pre-Construction Services	
Construction Costs	
Construction Budget	
CM@R Fee @ 2.5%	N/A
Insurance (Builder's Risk, P&P Bond)	\$150,516
CM Contingency	N/A
Division 1 - General Requirements	
General Conditions	\$928,949
General Administrative O&P	\$851,979
Labor Union Premiums	N/A
Division 2 - Existing Conditions	
Demolition of Library Additions	\$137,943
Demolition of Credit Union	\$25,894
Abatement of HazMats	\$200,000
Division 3 - Concrete	\$838,002
Division 4 - Masonry	\$816,105
Division 5 - Metals	\$1,389,055
Division 6 - Woods, Plastics and Composites	\$512,268
Division 7 - Thermal and Moisture Protection	\$911,241
Division 8 - Openings	\$1,301,630
Division 9 - Finishes	\$1,049,568
Division 10 - Specialties	\$221,886
Division 11 - Equipment	\$270,660
Division 12 - Furnishings	\$20,155
Division 13 - Special Construction	\$0
Division 14 - Conveying Systems	\$154,000
MECHANICAL SYSTEMS	\$2,293,199
Division 21 - Fire Suppression	incldd
Division 22 - Plumbing	incldd
Division 23 - HVAC	incldd
ELECTRICAL SYSTEMS	\$1,170,117
Division 25 - Integrated Automation	incldd
Division 26 - Electrical	incldd
Division 27 - Communications	incldd
Division 28 - Electronic Safety and Security	incldd
SITE WORK	\$1,958,975
Division 31 - Earthwork	incldd
Division 32 - Exterior Improvements	incldd
Division 33 - Utilities	incldd
Design Contingency @ 10%	\$1,520,214
Escalation	\$668,894
Construction Contract	\$17,391,250



SHREWSBURY PUBLIC LIBRARY
Total Project Budget
based on ch. 149 delivery

Sept 12, 2013



COST ITEM	Estimated Budget
Alternates	
None identified at this time	
Alternates Subtotal	\$0
Miscellaneous Project Costs	
Utility company Fees	\$0
Moving Costs (out from and return to)	\$50,000
Swing Space (modular units)	\$825,000
Storage	\$12,000
Other Project Costs (Mailing, etc.)	\$0
Misc. Project Costs Subtotal	\$887,000
Furnishings and Equipment	
Furniture, Fixtures & Equipment (excludes shelving)	\$821,794
Shelving	\$250,000
Computer Equipment	\$335,350
FF&E Subtotal	\$1,407,144
Owner's Contingencies	
Owner's Hard Contingency @ 8%	\$1,391,300
Owner's Soft Contingency @ 2.5%	\$67,338
Owner Contingencies Subtotal	\$1,458,638
Total Project Budget - sum excludes Feasibility / Schematic Study, previously funded	\$23,911,037



SHREWSBURY PUBLIC LIBRARY
Total Project Budget
Renovation Only

Sept 12, 2013



COST ITEM	Estimated Budget
Feasibility / Schematic Studies	
OPM Feasibility Study / Schematic Support	\$17,100
A&E Feasibility Study	\$45,000
A&E Schematic Study	\$150,000
Env. & Site	
Other	
Feasibility Study Agreement Subtotal	\$212,100
Administration	
Legal Fees	\$20,000
Financing Bond	\$20,000
Advertising	\$10,000
Permitting	\$0
Owner's Insurance	\$13,500
Other Administrative Costs	\$10,000
Administration Subtotal	\$73,500
Owner's Project Manager	
Base Services	\$751,300
Reimbursable Services	
Construction Material Testing	\$21,835
Printing / Document Distribution	\$8,000
Hazardous Materials: Ind Hygienist	\$30,000
Geotech Field Observation	\$0
Commissioning Services	\$52,405
FF&E / Move Consultant	\$25,000
Other Reimbursable Costs	\$7,500
Cost Estimates	\$0
OPM Subtotal	\$896,040
Architecture and Engineering	
Base Services	\$1,050,000
Reimbursable Services	\$10,000
Architectural/Engineering Subtotal	\$1,060,000
Site Acquisition	
Land/Building Purchase	
Land/Building Sale	
Appraisal Fees	
Recording fees	
Site Acquisition Subtotal	\$0
CM @ Risk Preconstruction Services	
Pre-Construction Services	\$100,000
Construction Costs	
Construction Budget - From AMFoguerty estimate of 5/21/13	\$8,734,152
Construction Contract	\$8,734,152
Alternates	
None identified at this time	
Alternates Subtotal	\$0
Miscellaneous Project Costs	
Utility company Fees	\$0
Moving Costs (out from and return to)	\$50,000
Swing Space (modular units)	\$50,000
Storage	\$12,000
Other Project Costs (Mailing, etc.)	\$0
Misc. Project Costs Subtotal	\$112,000



SHREWSBURY PUBLIC LIBRARY
Total Project Budget
Renovation Only

Sept 12, 2013



COST ITEM	Estimated Budget
Furnishings and Equipment	
Furniture, Fixtures & Equipment (excludes shelving)	\$542,895
Shelving	\$151,943
Computer Equipment	\$260,350
FF&E Subtotal	\$955,188
Owner's Contingencies	
Owner's Hard Contingency @ 10%	\$873,415
Owner's Soft Contingency @ 2.5%	\$48,901
Owner Contingencies Subtotal	\$922,316
Total Project Budget - sum excludes Feasibility / Schematic Study, previously funded	\$12,853,197