



Department of Purchasing & Contract Compliance

Felicia Strong-Whitaker, *Interim Director*

June 30, 2009

Re: 09RFP0508PM-K-DJ

Program Management Services For The Atlanta Fulton County Library Capital Improvement Program

Dear Proposers:

Attached is one (1) copy of Addendum #2, hereby made a part of the above referenced RFP.

Except as provided herein, all terms and conditions in the RFP referenced above remain unchanged and in full force and effect.

Sincerely,

Donna Jenkins

Donna Jenkins
Interim Contracts Administrator

Winner 2000 - 2008 Achievement of Excellence in
Procurement Award • National Purchasing Institute



**Program Management Services For the Atlanta Fulton County Library
Capital Improvement Program, 09RFP0508PM-K-DJ
Addendum No. 2
Page 2**

This Addendum forms a part of the contract documents and **modifies** the original RFP documents as noted below:

1. Questions 36 and 40 in Addendum 1 asked for clarification on placement of resumes for key personnel, which are requested twice in the RFP – in Sections 3.1 and 4.3. We interpret the Addendum clarification as follows: to place all Key Personnel resumes in Section 3; to place the 5 identified Key Personnel resumes (Program Mgr, Asst Program Mgr, Project Controls, Safety, Quality Assurance) in Section 4; and to place additional support resumes as assigned to the team in Section 4. This would indeed mean duplication of Key Personnel resumes in Sections 3 and 4. Can you please verify so that we do not duplicate resumes unless desired?

RESPONSE: provide **all** resumes in Section 3 to include Program Manager, Assistant Program Manager, Project Controls Manager, Safety Coordinator and Quality Assurance Coordinator. The format of the resumes should be as stated in Section 4 item 3a. Do not duplicate any resumes.

2. Proposers are to submit one (1) original of the Financial Information with the Technical Proposal marked “Original” and one (1) copy in a separate sealed envelope. Is it acceptable to place the (1) Financial Information original within the Appendix of the Technical Proposal binder?

RESPONSE: Yes, label this Appendix as Financials.

3. Does the County want proposers to include any comments to the Sample Contract? If so, where should comments be placed?

RESPONSE: If you have comments in regards to the Sample Contract, you may state them in an appendix and include it in the Technical Proposal document.

4. This series of questions addresses Exhibit 2:

1. The numbering system used with the Employee Classifications in Exhibit 2 is discontinuous (there are 22 positions listed and the numbers go up to 26). Do these numbers correlate to any County numbering system and/or is there any other significance to the numbering system used in Exhibit 2? **RESPONSE:** No, this was simply a typo, please see revised Exhibit 2 attached at the end of this addendum.

2. Are we to submit an hourly rate for each and every one of the positions indicated in Exhibit 2, whether we plan to include such a role in our management plan or not? **RESPONSE:** Yes

3. May we include additional positions not listed in Exhibit 2, based on our proposed team organization? **RESPONSE:** Yes

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5. Will there be any requirement to include **BIM** – Building Information Modeling – in proposals by A/E firms and CM/GC companies? If not, will the County consider the inclusion of BIM or the capability to use BIM by A/Es and CM/GCs an advantage for those firms who have that capability?
RESPONSE: Yes. This service may be required - life cycle including the processes of construction and facility operation.
6. Your response to question # 2 states that the County is currently using both **TM2** and **VFA** software. Will proposers be required to purchase and/or interface with either of these software packages?
RESPONSE: No.
7. Similarly, in question # 30, you state that the County is currently using **CGI-AMS** software for its accounting and financial management. Will proposers be required to purchase and/or interface with the CGI-AMS software?
RESPONSE: No
8. Your response to question # 9 was a question. Can a **Subcontractor / Consultant** (not a Prime or J-V partner) offer services and be listed on more than one proposal?
RESPONSE: Yes, a Subcontractor/Sub-consultant can be listed on more than one proposal.
9. In question # 16, you stated: ***“PMT must submit an itemized list of equipment for the County’s approval.”*** Is such a list of office furniture, equipment and other office appointments to be included in our proposals?
RESPONSE: Yes. Can you please confirm that all such office costs, once approved by the County, will be covered as reimbursable expenses?
RESPONSE: All requested reimbursable must be submitted for approval prior to commencement of work. County will inform selected firm what is acceptable for reimbursement.
10. In question # 30, you stated: ***“Existing building as-built drawing(s) will be available for a fee.”*** Is a fee charged for hard-copy paper drawings only?
RESPONSE: Hard Copies and CDs will be available for a fee. There will be no charge for available electronic file. If so, how much are the fees?
RESPONSE: TBD (To be determined). May such fees be considered reimbursable costs? **RESPONSE:** No. Are CAD files of as-built drawings of the existing buildings available? **RESPONSE:** Some are available. If so, is there also a fee for obtaining the existing as-built CAD files?
RESPONSE: Only available electronic files will be provided at no cost.

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11. Has land been acquired for the Central Library assuming it is moved from its existing location?

RESPONSE: No. Both land acquisition and design/construction are dependent upon additional funding.

12. The RFP states that the Safety Coordinator is one of the five Key Personnel and therefore must be deliverable. Please provide clarification on what the County/Library perceives the role of the Safety Coordinator to be.

RESPONSE: The safety Coordinator will be responsible for all life safety and construction concerns.

13. Per Question #36 in Addendum #1, regarding the resumes in Section 3 #1 and Section 4 #3: Both sections ask for resumes of the key personnel, but the County has identified specific key personnel in section 4. Please clarify the intention of Section 3. Also both Section 3 and Section 4 (per the Addendum #1) explicitly request the Program Manager's resume be placed in that section. In which section should it be provided or do you want us to duplicate the information in both sections?

RESPONSE: Please see the response to question #1 of this addendum.

14. Per Question #18 in Addendum #1 "May the PM submit an appendix to its submittal with additional projects and resumes." The answer was yes. We assume this appendix section should be included within the Technical submittal; is this correct?

RESPONSE: Yes

15. In light of the discussion regarding Section 6, Exhibits C and D, which require proposers to estimate the dollar value or percentage of work performed by each proposed Sub-contractor or Sub-consultant, will we be required to provide an overall dollar value for the proposed Program Management Services for the project, if not with the RFP responses to be submitted on July 13, then if we are selected for the short list that you stated in Addendum # 1, question # 51, will be created? And if such an overall dollar value for proposed PM Services is required, shall it be provided for Phase 1 only or for Phase 2 as well?

RESPONSE: The estimated dollars must reflect the entire project.

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16. PMT Services Budget, What is the County's Target Budget (dollar amount) for the PMT Services in both Phase 1 and Phase 2? Please include other dollars reserved for special consultants and services. **RESPONSE:** Please see attached documents which feature estimates for each of the projects in the Facility Master Plan.
17. Program Schedule, I understand it is not possible to establish a firm start date for the work give the selection / award process. Could you furnish the current planned duration for the PMT Services in both Phase 1 and Phase 2? **RESPONSE:** Duration is expected to last through the completion of Phase I projects, which is expected to last no longer than 5 years.
18. Exhibit C - Schedule of Intended Subcontractor Utilization, Where it asks for the Total Dollar Value of Subcontractor Agreements (\$) and (%) can this number be an estimate at this point? **RESPONSE:** This figure would be an estimate.
19. Section 3.6 Technical Proposal Format and Content, In Section 6 - Proposer Financial Information it requests the last three (3) years annual report and financial statement. Our firm is a private organization and we do not prepare an annual report. How do we handle? **RESPONSE:** Submit any documentation that would provide the County with information regarding your financial condition. In addition, we view our financial statements as confidential information. **RESPONSE:** See Section 2.15, CONFIDENTIAL INFORMATION of the RFP How does the County protect this information? Will the County allow a face to face review in lieu of submitting hard copies? **RESPONSE:** No
20. On the information required for Exhibit 2 Page 49.
We do not wish to share actual salaries of our personnel. Can we just list only the Billing Rates?
It seems unnecessary and will require a significant amount of confidential information to list for each position:
Base Rate Per Hour (if this is the actual salary)
Multiplier
Profit
Actual Billing Rate
Can this be provided if selected and then provided prior to contract execution?
Or provided if shortlisted for an interview?
RESPONSE: Please follow instructions per requirement of the RFP and Reference Section 2.15 Confidential Information.

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21. Page 38, second bullet refers to a County Sustainable Objectives can you provide these objectives.

RESPONSE: To construct and maintain County Buildings that are energy efficient and environmentally responsible and that provide healthy, comfortable places to live and work. Achieve the most efficient use of energy consumed in building. Carbon Reduction - Reduce the overall energy consumption in Fulton County Buildings. There is reference to safety within the RFP. What involvement will the county have in job site safety? **RESPONSE:** The General Services Department – Construction Division with Risk Management/ OCIP (Owner Controlled Insurance Programs) will be responsible for monitoring the project. What involvement will the PMT have in job site safety? **RESPONSE:** The PMT will be responsible for the providing support as needed.

22. With respect to LEED certification the RFP indicates that Building Commissioning will be a solicited service from a third party. Is the PMT to provide Energy modeling or is this to be provided by a third party or is this an option that the PMT can provide?

RESPONSE: This an option that can be provided on an as needed basis.

23. Does the County have a program budget that shows the anticipated fees for Program Management services? At the second Q&A session we were told there was and you would publish this in the addendum.

RESPONSE: Reference Phase I Budget Estimates attached at the end of this addendum. Please see attached documents which feature estimates for each of the projects in the Facility Master Plan.

24. Contract Compliance Forms Exhibit C and Exhibit D : For several reasons including the optional services that the County can select, the phasing of the projects, the one year term with optional renewals and the uncertainty of the timing it is difficult to determine for all of the subcontractors

Estimated Dollar value

Percentage value

Project Commence Date

Project Completion Date

Can we list the scope and indicate To be determined (TBD) for the four items listed above?

RESPONSE: We can't use TBD because OCC won't be able to determine a projected MBE percentage. Prime Contractors will need to state estimated dollars so we can determine projected MBE participation.

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25. We do not wish to have all of our employees payroll information and salaries disclosed as requested on Exhibit 2 Page 49. . Can we show the billing rates and put all salary information (the requested table) of each position in a confidential envelope?
RESPONSE: Please follow instructions per requirement of the RFP and Reference Section 2.15 Confidential Information.
26. Will the PMT be required to provide any support to the Municipal Bond team (underwriters, attorneys etc)? **RESPONSE:** Yes. Dependent on the timing of the issuance of bonds, yes, it is possible that the PMT would support this effort in some way.
27. Where are the locations of the identified sites for the East Roswell, Palmetto, and Wolf Creek libraries? **Response:** The East Roswell location has been identified as the southwest corner of Fouts Road and Holcomb Bridge Road, currently owned by the City of Roswell and offered to Fulton County for purposes of a building a branch library. The Palmetto location has been identified as a three-acre parcel on the south side of Highway 154 just two blocks from U.S. 29. It is currently owned by the City of Palmetto and has been offered to Fulton County for purposes of building a branch library. The Wolf Creek location is Fulton County-owned property at the corner of Enon Road and Belk Lane.
28. On page 46 of the RFP, Section 6 – Proposer Financial Information, there is a request for the following documentation for #2: “The latest quarterly financial report and a description of any material changes in financial position since the last annual report.” Our company does not prepare quarterly financial reports. Will our financial statements for the last three years suffice?
29. Should we provide information on sub-consultants as well as the Prime/JV for questions #1 – 6 on page 46 of the RFP in Section 6 – Proposer Financial Information?
RESPONSE: Only provide financial information on the Prime.
30. Does the County want the PMT to carry the costs for desks, chairs, calculators, lights, etc. within each employee's burden rate?
RESPONSE: No
31. May we carry the equipment that we consider necessary to properly run the program within an itemized list with a cost attached to that listing separately from the employee rates and include it as such within the RFP response? That

cost would then become reimbursable and negotiable with the County and not muddle the staff costs.

RESPONSE: Please see the response for question number 9.

32. For the purposes of the RFP response, is it acceptable to submit a Memo of Agreement between the Joint Venture partners along with copies of the J-V partners' individual business licenses to comply with item # 10?

RESPONSE: Yes

33. Within Addendum No. 1, question number 16 asks about what the Owner will supply with regard to workstations, software, hardware and other necessary work related items such as furniture and equipment as well as whether the intended space for the PMT will require renovation. The answer states that the owner will not provide workstations, software or hardware and will only provide power, internet connection and lighting. It goes on to say that the PMT will be responsible for outfitting the space appropriately and that it must provide an itemized list of equipment for County approval.

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RESPONSE: The selected firm will be responsible for outfitting the space appropriately. The County will provide the space with limited connectivity only.

34. The answer to question 15 also states that the only things reimbursable are basically office, paper goods expenses and that equipment/furniture was not included in the reimbursables.

RESPONSE: All items deemed necessary must be submitted for approval.

35. Within question 13, the County states that equipment is to be included within the employee burden rate.

RESPONSE: Yes.

36. Does the County want the PMT to carry the costs for desks, chairs, calculators, lights, etc. within each employee's burden rate? It would be reasonable to include the cost of a computer within the burden rate because that computer would come and go with the employee, but unreasonable to include the cost for outfitting the office in general because an employee may come and go, but the Owner would continue to pay for equipment for the project which may not be tied to a specific employee (and their billing rate).

RESPONSE: No. Furniture will not be considered as part of the burden rate.

37. Additionally, we do not have a definitive listing of employees that will actually be working within the PMT. We can only assume that the 5 Key persons that are identified within the RFP will be part of the program and would therefore have

to load all of the upfront equipment cost into their rates, making them very large. It would be more beneficial to the County with regard to getting to the actual cost of the PMT staff if the equipment was carried separately allowing the County an apples to apples comparison of rates. May we carry the equipment that we consider necessary to properly run the program within an itemized list with a cost attached to that listing separately from the employee rates and include it as such within the RFP response?

RESPONSE: Yes.

**Attachments: Exhibit 2 – Hourly Rates Schedule
Budget Estimates for Phase I Project
Library FMP Cost Info.
Demolitions**

EXHIBIT 2 (revised)
DIRECT PAYROLL HOURLY RATES SCHEDULE

<u>Employee Classification*</u>	<u>Rate per Hour</u>
1. Program Manager	\$ _____
2. Assistant Program Manager	\$ _____
3. Construction Manager	\$ _____
4. Project Manager/Director	\$ _____
5. Project Controls Manager	\$ _____
6. <i>Chief Estimator</i>	\$ _____
7. <i>Chief Scheduler</i>	\$ _____
8. <i>Scheduler</i>	\$ _____
9. Project Engineer	\$ _____
10. Senior Engineer	\$ _____
11. Engineer	\$ _____
12. Structural Engineer	\$ _____
13. Senior Architect	\$ _____
14. Design Architect	\$ _____
15. Landscape Architect	\$ _____
16. GIS Technician, Sr.	\$ _____
17. GIS Technician	\$ _____
18. Draftsperson	\$ _____
19. Administrative/Clerical	\$ _____
20. Specifications Writer	\$ _____
21. Safety Coordinator	\$ _____
22. Quality Assurance Coordinator	\$ _____

* Provide your formal, written job description for each of the classifications listed above.

Provide additional classifications as necessary.

Please provide a table/chart that includes the following:

Employee Classification

- Base Rate Per Hour
- Multiplier
- Profit
- Actual Billing Rate for each position

**Atlanta-Fulton Public Library System
Facility Master Plan
Phase I Project – Budget Estimates**

PROJECT	CONSTRUCTION COST *	START DATE	END DATE
Milton Library (new)	\$ 9,434,865	Late 2010	Late 2011/2012
Wolf Creek Library (new)	\$ 9,434,865	Late 2010	Late 2011/2012
Southeast Atlanta Library (new)	\$ 5,660,919	Late 2010	Late 2011/2012
Northwest Atlanta Library (new)	\$ 9,434,865	Late 2010	Late 2011/2012
East Roswell Library (new)	\$ 5,660,919	Late 2010	Late 2011/2012
Alpharetta Library (new)	\$ 9,434,865	Late 2010	Late 2011/2012
Stewart-Lakewood Library (new)	\$ 9,434,865	Late 2010	Late 2011/2012
Chattahoochee Hills Library (new)	\$ 3,773,946	Late 2010	Late 2011/2012
Auburn Avenue Library (expansion)	\$ 15,973,755	Late 2010	Late 2011/2012
South Fulton Library (expansion)	\$ 3,639,750	Late 2010	Late 2011/2012

* NOTE: These amounts include construction, site work, and parking. They do not include FF&E, swing space (if any), public art, land acquisition, architectural, engineering or program management fees. Total project costs are available if needed.

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ACKNOWLEDGEMENT OF ADDENDUM NO. 2

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Purchasing Department, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30303 by the RFP due date and time **Monday, July 13, 2009, at 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 2, _____ day of _____, 2009.

Legal Name of Bidder

Signature of Authorized Representative

Title

ATLANTA-FULTON PUBLIC LIBRARY SYSTEM

Facility Master Plan

Cost Information

2008



ATLANTA-FULTON PUBLIC LIBRARY SYSTEM
Facility Master Plan
Cost Information
2008

1. OVERVIEW
2. BOND ISSUE/DEBT SERVICE
3. NEW LIBRARIES
4. RENOVATION & EXPANSION
5. RENOVATIONS
6. DEMOLITIONS
7. MARKET ANALYSIS



Section 1

Library Master Plan Overview



INTEROFFICE MEMORANDUM

TO: Board of Commissioners

THRU: Zachary Williams, County Manager

FROM: John F. Szabo, Director *JFS*

COPY: Ruth Jones, Interim Deputy County Manager
Larry Ramsey, Interim County Attorney
Patrick O'Connor, Director, Finance Dept.
Willie Hopkins, Director, General Services Dept.

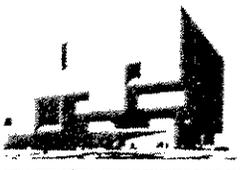
DATE: May 13, 2008

SUBJECT: Library Facility Master Plan: Capital and Operational Cost Information and Timeline for Potential Bond Referendum

Following your March 19, 2008 approval of the scope of the Library's Facility Master Plan, you directed staff to return with cost information. General Services and Library staff have been working on developing this data and the attachments reflect the costs associated with implementation of the Plan.

The capital costs include: construction, land acquisition, site work, architectural and engineering fees, project management/construction management, fixtures, furnishings, equipment, library collections, public art, tree funds, moving costs where applicable, contingencies, and other costs as indicated in the summaries. Costs associated with LEED Silver (green building) construction have also been included for all new library projects and are listed separately within each project budget. The proposed plan envisions two five-year phases. As recommended by the Library Board of Trustees, all new libraries are included in the first phase. Also included are the two expansions. The attached cost estimates assume the remaining renovations of existing facilities would be in the second phase. Calculations for the potential bond issue/debt service project 2010 construction costs for the new libraries and renovations.

Also attached is operational cost information for new and expanded libraries, as well as the timeline (prepared by April Pye, Registration & Elections) leading up to a potential November 4, 2008 bond referendum.



John F. Szabo, Director

One Margaret Mitchell Square, Atlanta, Georgia 30303-1089
(404) 730-1972, Fax (404) 730-1990

Please let me or my colleagues above know if you have questions or need additional information.

Thank you.

JFS/cmt/zrc
Attachments

ATLANTA-FULTON PUBLIC LIBRARY SYSTEM
FACILITY MASTER PLAN

**SUMMARY OF ESTIMATED OPERATING COSTS
FOR NEW AND EXPANDED LIBRARIES**

LOCATION	FACILITY SQ. FT.	SUMMARY COST
Alpharetta	25,000	\$ 1,358,453
Milton	25,000	\$ 1,358,453
Northwest Atlanta	25,000	\$ 1,358,453
Stewart-Lakewood	25,000	\$ 1,358,453
Wolf Creek	25,000	\$ 1,358,453
East Roswell	15,000	\$ 996,310
Southeast Atlanta	15,000	\$ 996,310
Chattahoochee Hills	10,000	\$ 837,365
South Fulton	25,000	\$ 1,358,453
Auburn Avenue Research*		\$ 983,574
Total		\$ 11,964,277

Additional funds required taking into account existing libraries' operating costs	\$ 8,035,270
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*Reflects additional operational costs.

LIBRARY BOND REFERENDUM NOVEMBER ELECTION

This information is provided in response to an inquiry as to the deadline for submission of information for a bond referendum special election. Below is a tentative timeline for a Special Election to be held November 4, 2008. This timeline is prepared in accordance with the Georgia Election Code and is subject to the approval of the Fulton County Board of Registration and Elections

DATE	ACTION	JUSTIFICATION
July 16	Board of Commissioners approve bond referendum	
No later than August 12	Board of Registration and Elections adopt resolution calling special election	21-2-540d
No later than August 13	Registration and Elections forward the Call and Notice of Election to the County Attorney for submission to USJD for pre-clearance	Section 5 of the Federal Voting Rights Act 51.12-15:19
September 11, September 18, September 25, October 2	Registration and Elections publish resolution (once a week for four weeks).	O.C.G.A. § 21-2-45. Public notice shall be published at least 30 days prior to the election.
November 4, 2008	Special Election Date November General Election	21-2-540(c)(1)(B)

Section 2

Bond/Issue Debt Service

Financial parameters of proposed 2009 Library General Obligation bonds

	avg. interest rate 4.85% 30 year maturity	avg. interest rate 4.54% 20 year maturity	
Total size of Phase I bond issue	\$ 160,375,000	159,690,000	
Expected premium to be received on issuance	6,652,510	7,029,896	
Total bond issuance costs, including underwriter	(2,477,510)	(2,169,896)	
Total expected proceeds for projects	<u>164,550,000</u>	<u>164,550,000</u>	
Annual Debt service on Phase I borrowings	10,222,750	12,303,125	
Bond millage rate estimated necessary to finance annual library bond debt service-Phase I	0.1882	0.2265	
Total size of Phase II bond issue	\$ 58,275,000	\$ 57,985,000	
Expected premium to be received on issuance	1,393,028	1,522,672	
Total bond issuance costs, including underwriter	(1,168,028)	(1,007,672)	
Total expected proceeds for projects	<u>58,500,000</u>	<u>58,500,000</u>	
Annual Debt service on Phase I & II borrowings	13,160,913	15,057,176	
Bond millage rate estimated necessary 2011 & beyond to finance annual library bond debt service-Phase I & II	0.2485	0.2843	
Bond Fund			
2009 estimated value of 1 mil	54,313,204	54,313,204	
2010 estimated value of 1 mil	53,642,063	53,642,063	
2011 estimated value of 1 mil	52,961,195	52,961,195	
2012 estimated value of 1 mil	52,961,195	52,961,195	
2013 estimated value of 1 mil	52,961,195	52,961,195	
General Fund			
2009 estimated value of 1 mil	49,234,791	49,234,791	
2010 estimated value of 1 mil	48,563,650	48,563,650	
2011 estimated value of 1 mil	47,882,783	47,882,783	
2012 estimated value of 1 mil	47,882,783	47,882,783	
2013 estimated value of 1 mil	47,882,783	47,882,783	
Estimated Operating Impact	Costs	Millage Impact	
	2009	2,000,000	0.041
	2010	4,000,000	0.082
	2011	8,000,000	0.167

Section 3

New Libraries

Total Project Budget for Recommended Libraries		
New Libraries Proposed 2010 Budget		
New Libraries	GSF	Total Project Budgets
Milton	25,000	\$19,129,976
Southeast Atlanta	15,000	\$10,411,662
Chattahoochee Hills	10,000	\$7,266,827
East Roswell	15,000	\$10,900,240
Northwest Atlanta	25,000	\$21,132,146
Stewart-Lakewood	25,000	\$21,449,943
Alpharetta	25,000	\$24,732,476
Wolf Creek	25,000	\$18,167,067
Total Project Budget	165,000	\$133,355,337

**Milton Library
New Library Proposed 2010 Budget**

		GSF	\$/GSF	Totals
A.	Building Cost			
	Milton	25,000	\$308	\$7,700,000
	Sub-Total	25,000		\$7,700,000
B.	Fixed Equipment	14% of A		\$1,078,000
C.	Site Development Cost			
	Parking Spaces	125	\$1,320	\$165,000
D.	Escalation	5.5% of A+B+C		\$491,865
E.	Sub-Total Construction Budget			\$9,434,865
F.	FF&E Moveable Equipment	15% of E		\$1,415,230
G.	Professional Fees	15% of E		\$1,415,230
H.	CM/PM	2% of E		\$188,697
I.	Contingencies	10% of E+H		\$1,085,009
J.	Opening Day Collection Budget	Allowance		\$3,750,000
K.	Estimated Land Cost	188,160	5.0 Acres	\$940,800
L.	Sub-Total Furnishings, Professional Services & Land Budget			\$8,794,966
M.	Tree Policy	1% of E & L		\$182,298
N.	Public Arts Policy	1% of E & L		\$182,298
O.	Commissioning	0.35% of E of L		\$63,804
H.	LEED Silver	5% of E		\$471,743
P.	Sub-Total County Policy			\$900,144
Q.	Total Project Budget			\$19,129,976

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$20,086,474.34
Projected Project Budget for 2012	5% of Q	\$21,090,798.05
Projected Project Budget for 2013	5% of Q	\$22,145,337.96

**Southeast Atlanta Library
New Library Proposed 2010 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Southeast Atlanta	15,000	\$308	\$4,620,000
Sub-Total	15,000		\$4,620,000
B. Fixed Equipment	14% of A		\$646,800
C. Site Development Cost			
Parking Spaces	75	\$1,320	\$99,000
D. Escalation	5.5% of A+B+C		\$295,119
E. Sub-Total Construction Budget			\$5,660,919
F. FF&E Moveable Equipment	15% of E		\$849,138
G. Professional Fees	15% of E		\$849,138
H. CM/PM	2% of E		\$113,218
I. Contingencies	10% of E+H		\$651,006
J. Opening Day Collection Budget	Allowance		\$1,020,000
K. Estimated Land Cost	250,880	3.0 Acres	\$752,640
L. Sub-Total Furnishings, Professional Services & Land Budget			\$4,235,140
M. Tree Policy	1% of E & L		\$98,961
N. Public Arts Policy	1% of E & L		\$98,961
O. Commissioning	0.35% of E of L		\$34,636
H. LEED Silver	5% of E		\$283,046
P. Sub-Total County Policy			\$515,603
Q. Total Project Budget			\$10,411,662

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$10,932,245.20
Projected Project Budget for 2012	5% of Q	\$11,478,857.46
Projected Project Budget for 2013	5% of Q	\$12,052,800.33

**Chattahoochee Hills Library
New Library Proposed 2010 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Chattahoochee Hills	10,000	\$308	\$3,080,000
Sub-Total	10,000		\$3,080,000
B. Fixed Equipment	14% of A		\$431,200
C. Site Development Cost			
Parking Spaces	50	\$1,320	\$66,000
D. Escalation	5.5% of A+B+C		\$196,746
E. Sub-Total Construction Budget			\$3,773,946
F. FF&E Moveable Equipment	15% of E		\$566,092
G. Professional Fees	15% of E		\$566,092
H. CM/PM	2% of E		\$75,479
I. Contingencies	10% of E+H		\$434,004
J. Opening Day Collection Budget	Allowance		\$1,500,000
K. Estimated Land Cost	0.0 Acres		\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$3,141,667
M. Tree Policy	1% of E & L		\$69,156
N. Public Arts Policy	1% of E & L		\$69,156
O. Commissioning	0.35% of E of L		\$24,205
H. LEED Silver	5% of E		\$188,697
P. Sub-Total County Policy			\$351,214
Q. Total Project Budget			\$7,266,827

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$7,630,168.04
Projected Project Budget for 2012	5% of Q	\$8,011,676.44
Projected Project Budget for 2013	5% of Q	\$8,412,260.26

**East Roswell Library
New Library Proposed 2010 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
East Roswell	15,000	\$308	\$4,620,000
Sub-Total	15,000		\$4,620,000
B. Fixed Equipment	14% of A		\$646,800
C. Site Development Cost			
Parking Spaces	75	\$1,320	\$99,000
D. Escalation	5.5% of A+B+C		\$295,119
E. Sub-Total Construction Budget			\$5,660,919
F. FF&E Moveable Equipment	15% of E		\$849,138
G. Professional Fees	15% of E		\$849,138
H. CM/PM	2% of E		\$113,218
I. Contingencies	10% of E+H		\$651,006
J. Opening Day Collection Budget	Allowance		\$2,250,000
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$4,712,500
M. Tree Policy	1% of E & L		\$103,734
N. Public Arts Policy	1% of E & L		\$103,734
O. Commissioning	0.35% of E of L		\$36,307
H. LEED Silver	5% of E		\$283,046
P. Sub-Total County Policy			\$526,821
Q. Total Project Budget			\$10,900,240

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$11,445,252.06
Projected Project Budget for 2012	5% of Q	\$12,017,514.66
Projected Project Budget for 2013	5% of Q	\$12,618,390.39

**Northwest Atlanta Library
New Library Proposed 2010 Budget**

		GSF	\$/GSF	Totals
A.	Building Cost			
	Northwest Atlanta	25,000	\$308	\$7,700,000
	Sub-Total	25,000		\$7,700,000
B.	Fixed Equipment	14% of A		\$1,078,000
C.	Site Development Cost			
	Parking Spaces	125	\$1,320	\$165,000
D.	Escalation	5.5% of A+B+C		\$491,865
E.	Sub-Total Construction Budget			\$9,434,865
F.	FF&E Moveable Equipment	15% of E		\$1,415,230
G.	CM/PM	2% of E		\$188,697
H.	Professional Fees	15% of E		\$1,415,230
I.	Contingencies	10% of E+H		\$1,085,009
J.	Opening Day Collection Budget	Allowance		\$375,000
K.	Estimated Land Cost	1,254,400	5.0 Acres	\$6,272,000
L.	Sub-Total Furnishings, Professional Services & Land Budget			\$10,751,166
M.	Tree Policy	1% of E & L		\$201,860
N.	Public Arts Policy	1% of E & L		\$201,860
O.	Commissioning	0.35% of E of L		\$70,651
H.	LEED Silver	5% of E		\$471,743
P.	Sub-Total County Policy			\$946,115
Q.	Total Project Budget			\$21,132,146

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

	5%	
Projected Project Budget for 2011	5% of Q	\$22,188,753.57
Projected Project Budget for 2012	5% of Q	\$23,298,191.25
Projected Project Budget for 2013	5% of Q	\$24,463,100.81

**Stewart -Lakewood
New Library Proposed 2010 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Stewart -Lakewood (Demo is included)	25,000	\$308	\$7,700,000
Sub-Total	25,000		\$7,700,000
B. Fixed Equipment	14% of A		\$1,078,000
C. Site Development Cost			
Parking Spaces	125	\$1,320	\$165,000
D. Escalation	5.5% of A+B+C		\$491,865
E. Sub-Total Construction Budget			\$9,434,865
F. FF&E Moveable Equipment	15% of E		\$1,415,230
G. Professional Fees	15% of E		\$1,415,230
H. CM/PM	2% of E		\$188,697
I. Contingencies	10% of E+H		\$1,085,009
J. Opening Day Collection Budget	Allowance		\$2,250,000
K. Estimated Land Cost	941,500	5.0 Acres	\$4,707,500
L. Sub-Total Furnishings, Professional Services & Land Budget			\$11,061,666
M. Tree Policy	1% of E & L		\$204,965
N. Public Arts Policy	1% of E & L		\$204,965
O. Commissioning	0.35% of E of L		\$71,738
H. LEED Silver	5% of E		\$471,743
P. Sub-Total County Policy			\$953,412
Q. Total Project Budget			\$21,449,943

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$22,522,440.16
Projected Project Budget for 2012	5% of Q	\$23,648,562.17
Projected Project Budget for 2013	5% of Q	\$24,830,990.28

**Alpharetta
New Library Proposed 2010 Budget**

		GSF	\$/GSF	Totals
A.	Building Cost			
	Alpharetta	25,000	\$308	\$7,700,000
	Sub-Total	25,000		\$7,700,000
B.	Fixed Equipment	14% of A		\$1,078,000
C.	Site Development Cost			
	Parking Spaces	125	\$1,320	\$165,000
D.	Escalation	5.5% of A+B+C		\$491,865
E.	Sub-Total Construction Budget			\$9,434,865
F.	FF&E Moveable Equipment	15% of E		\$1,415,230
G.	Professional Fees	15% of E		\$1,415,230
H.	CM/PM	2% of E		\$188,697
I.	Contingencies	10% of E+H		\$1,085,009
J.	Opening Day Collection Budget	Allowance		\$2,250,000
K.	Estimated Land Cost	1,582,933	5.0 Acres	\$7,914,665
L.	Sub-Total Furnishings, Professional Services & Land Budget			\$14,268,831
M.	Tree Policy	1% of E & L		\$237,037
N.	Public Arts Policy	1% of E & L		\$237,037
O.	Commissioning	0.35% of E of L		\$82,963
H.	LEED Silver	5% of E		\$471,743
P.	Sub-Total County Policy			\$1,028,780
Q.	Total Project Budget			\$24,732,476

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$25,969,100.21
Projected Project Budget for 2012	5% of Q	\$27,267,555.22
Projected Project Budget for 2013	5% of Q	\$28,630,932.98

**Wolf Creek Library
New Library Proposed 2010 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Wolf Creek	25,000	\$308	\$7,700,000
Sub-Total	25,000		\$7,700,000
B. Fixed Equipment	14% of A		\$1,078,000
C. Site Development Cost			
Parking Spaces	125	\$1,320	\$165,000
D. Escalation	5.5% of A+B+C		\$491,865
E. Sub-Total Construction Budget			\$9,434,865
F. FF&E Moveable Equipment	15% of E		\$1,415,230
G. Professional Fees	15% of E		\$1,415,230
H. CM/PM	2% of E		\$188,697
I. Contingencies	10% of E+H		\$1,085,009
J. Opening Day Collection Budget	Allowance		\$3,750,000
K. Estimated Land Cost		Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$7,854,166
M. Tree Policy	1% of E & L		\$172,890
N. Public Arts Policy	1% of E & L		\$172,890
O. Commissioning	0.35% of E of L		\$60,512
H. LEED Silver	5% of E		\$471,743
P. Sub-Total County Policy			\$878,035
Q. Total Project Budget			\$18,167,067

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$19,075,420.10
Projected Project Budget for 2012	5% of Q	\$20,029,191.10
Projected Project Budget for 2013	5% of Q	\$21,030,650.66

Section 4

Renovation & Expansion

Total Project Budget for Recommended Libraries Renovated and Expanded Libraries Proposed 2010 Budget		
New Libraries	GSF	Total Project Budgets
Auburn Avenue	25,000	\$24,996,263
S. Fulton	10,000	\$8,416,283
Total Project Budget	35,000	\$33,412,546

Auburn Avenue Library				
Renovated and Expanded Libraries Proposed 2010 Budget				
		GSF	\$/GSF	Totals
A.	Building Cost			
	Auburn Avenue	25,000	\$490	\$12,250,000
	Sub-Total	25,000		\$12,250,000
B.	Fixed Equipment	14% of A		\$1,715,000
C.	Site Development Cost			
	Parking Spaces	120	\$9,800	\$1,176,000
D.	Escalation	5.5% of A+B+C		\$832,755
E.	Sub-Total Construction Budget			\$15,973,755
F.	FF&E Moveable Equipment	15% of E		\$2,396,063
H.	Professional Fees	15% of E		\$2,396,063
G.	PM/CM	2% of E		\$319,475
I.	Contingencies	10% of E+H		\$1,836,982
	a. Mobilization	\$500,000	2	\$1,000,000
	b. Lease Space			\$500,000
J.	Opening Day Collection Budget	Allowance		
K.	Estimated Land Cost	-	0.0 Acres	\$0
L.	Sub-Total Furnishings, Professional Services & Land Budget			\$8,448,583
M.	Tree Policy	1% of E & L		\$244,223
N.	Public Arts Policy	1% of E & L		\$244,223
O.	Commissioning	0.35% of E of L		\$85,478
P.	Sub-Total County Policy			\$573,925
Q.	Total Project Budget			\$24,996,263

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$26,246,076.55
Projected Project Budget for 2012	5% of Q	\$27,558,380.37
Projected Project Budget for 2013	5% of Q	\$28,936,299.39

S. Fulton Library				
Renovated and Expanded Libraries Proposed 2010 Budget				
		GSF	\$/GSF	Totals
A. Building Cost				
S. Fulton		10,000	\$300	\$3,000,000
	Sub-Total	10,000		\$3,000,000
B. Fixed Equipment	14% of A			\$420,000
C. Site Development Cost				
Parking Spaces		25	\$1,200	\$30,000
D. Escalation	5.5% of A+B+C			\$189,750
E. Sub-Total Construction Budget				\$3,639,750
F. FF&E Moveable Equipment	15% of E			\$545,963
H. Professional Fees	15% of E			\$545,963
G. PM/CM	2% of E			\$72,795
I. Contingencies	10% of E+H			\$418,571
a. Mobilization	\$500,000		2	\$1,000,000
b. Lease Space				\$500,000
J. Opening Day Collection Budget	Allowance			\$1,500,000
K. Estimated Land Cost	-	0.0 Acres		\$0
L. Sub-Total Furnishings, Professional Services & Land Budget				\$4,583,291
M. Tree Policy	1% of E & L			\$82,230
N. Public Arts Policy	1% of E & L			\$82,230
O. Commissioning	0.35% of E of L			\$28,781
P. Sub-Total County Policy				\$193,241
Q. Total Project Budget				\$8,416,283

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2011	5% of Q	\$8,837,096.86
Projected Project Budget for 2012	5% of Q	\$9,278,951.70
Projected Project Budget for 2013	5% of Q	\$9,742,899.28

Section 5

Renovations

Total Project Budget for Recommended Libraries
Renovated Libraries Proposed 2014 Budget

Renovated Libraries	GSF	Total Project Budgets
Adams Park	7,500	\$797,659
Adamsville	10,000	\$1,213,693
Buckhead	20,000	\$1,926,894
Central	203,116	\$34,807,771
Cleveland	8,400	\$1,030,013
College Park	7,500	\$722,585
Dogwood	6,000	\$773,260
East Atlanta	8,000	\$120,118
Eastpoint	10,000	\$1,144,253
Fairburn	8,100	\$1,185,791
Hapeville	5,000	\$600,590
Kirkwood	7,500	\$739,008
Martin Luther King, Jr.	4,100	\$67,870
Mechanicsville	8,000	\$278,103
Northeast/ Spruill Oaks	25,000	\$2,220,933
Northside	10,000	\$1,301,279
Ocee	25,000	\$250,246
Peachtree	10,000	\$1,051,033
Ponce de Leon	10,000	\$1,288,767
Roswell	20,000	\$1,351,328
Sandy Springs	25,000	\$2,815,268
Southwest	25,000	\$2,721,425
Washington	7,500	\$825,812
West End	7,500	\$882,117
Total Project Budget	478,216	\$60,115,817

Adams Park
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Adams Park	7,500	\$85	\$637,500
Sub-Total	7,500		\$637,500
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$35,063
E. Sub-Total Construction Budget			\$672,563
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$40,354
H. PM/CM	2% of E		\$13,451
I. Contingencies	10% of E+H		\$71,292
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$125,097
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$797,659

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$837,542.08
Projected Project Budget for 2016	5% of Q	\$879,419.19
Projected Project Budget for 2017	5% of Q	\$923,390.14

Adamsville/ Collier Heights Library
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Adamsville/ Collier	10,000	\$97	\$970,000
Sub-Total	10,000		\$970,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$53,350
E. Sub-Total Construction Budget			\$1,023,350
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$61,401
H. PM/CM	2% of E		\$20,467
I. Contingencies	10% of E+H		\$108,475
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	4.5 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$190,343
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,213,693

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,274,377.76
Projected Project Budget for 2016	5% of Q	\$1,338,096.64
Projected Project Budget for 2017	5% of Q	\$1,405,001.47

Buckhead
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Buckhead	20,000	\$77	\$1,540,000
Sub-Total	20,000		\$1,540,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$84,700
E. Sub-Total Construction Budget			\$1,624,700
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$97,482
H. PM/CM	2% of E		\$32,494
I. Contingencies	10% of E+H		\$172,218
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$302,194
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,926,894

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$2,023,238.91
Projected Project Budget for 2016	5% of Q	\$2,124,400.86
Projected Project Budget for 2017	5% of Q	\$2,230,620.90

Central
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Central (note: deduct 7th, 8th and Aud) (-61,884) 265,000	203,116	\$123	\$24,881,710
Sub-Total	203,116		\$24,881,710
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$1,368,494
E. Sub-Total Construction Budget			\$26,250,204
F. FF&E Moveable Equipment	14% of E		\$3,675,029
G. Professional Fees	6% of E		\$1,575,012
H. PM/CM	2% of E		\$525,004
I. Contingencies	10% of E+H		\$2,782,522
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	- 0.0 Acres		\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$8,557,567
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$34,807,771

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$36,548,159.10
Projected Project Budget for 2016	5% of Q	\$38,375,567.05
Projected Project Budget for 2017	5% of Q	\$40,294,345.41

**Cleveland Avenue
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Cleveland	8,400	\$98	\$823,200
Sub-Total	8,400		\$823,200
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$45,276
E. Sub-Total Construction Budget			\$868,476
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$52,109
H. PM/CM	2% of E		\$17,370
I. Contingencies	10% of E+H		\$92,058
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$161,537
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,030,013

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,081,513.16
Projected Project Budget for 2016	5% of Q	\$1,135,588.82
Projected Project Budget for 2017	5% of Q	\$1,192,368.26

College Park
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
CollegePark	7,500	\$77	\$577,500
Sub-Total	7,500		\$577,500
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$31,763
E. Sub-Total Construction Budget			\$609,263
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$36,556
H. PM/CM	2% of E		\$12,185
I. Contingencies	10% of E+H		\$64,582
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$113,323
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$722,585

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$758,714.59
Projected Project Budget for 2016	5% of Q	\$796,650.32
Projected Project Budget for 2017	5% of Q	\$836,482.84

Dogwood
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Dogwood	6,000	\$103	\$618,000
Sub-Total	6,000		\$618,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$33,990
E. Sub-Total Construction Budget			\$651,990
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$39,119
H. PM/CM	2% of E		\$13,040
I. Contingencies	10% of E+H		\$69,111
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$121,270
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$773,260

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$811,923.15
Projected Project Budget for 2016	5% of Q	\$852,519.30
Projected Project Budget for 2017	5% of Q	\$895,145.27

East Atlanta
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
EastAtlanta	8,000	\$12	\$96,000
Sub-Total	8,000		\$96,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$5,280
E. Sub-Total Construction Budget			\$101,280
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$6,077
H. PM/CM	2% of E		\$2,026
I. Contingencies	10% of E+H		\$10,736
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$18,838
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$120,118

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$126,123.98
Projected Project Budget for 2016	5% of Q	\$132,430.18
Projected Project Budget for 2017	5% of Q	\$139,051.69

**East Point
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Eastpoint	10,000	\$85	\$850,000
Sub-Total	10,000		\$850,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$46,750
E. Sub-Total Construction Budget			\$896,750
F. FF&E Moveable Equipment	9% of E		\$80,708
G. Professional Fees	6% of E		\$53,805
H. PM/CM	2% of E		\$17,935
I. Contingencies	10% of E+H		\$95,056
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$247,503
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,144,253

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,201,465.65
Projected Project Budget for 2016	5% of Q	\$1,261,538.93
Projected Project Budget for 2017	5% of Q	\$1,324,615.88

**Fairburn
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Fairburn	8,100	\$117	\$947,700
Sub-Total	8,100		\$947,700
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$52,124
E. Sub-Total Construction Budget			\$999,824
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$59,989
H. PM/CM	2% of E		\$19,996
I. Contingencies	10% of E+H		\$105,981
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$185,967
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,185,791

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,245,080.20
Projected Project Budget for 2016	5% of Q	\$1,307,334.21
Projected Project Budget for 2017	5% of Q	\$1,372,700.93

Hapeville
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Hapeville	5,000	\$96	\$480,000
Sub-Total	5,000		\$480,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$26,400
E. Sub-Total Construction Budget			\$506,400
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$30,384
H. PM/CM	2% of E		\$10,128
I. Contingencies	10% of E+H		\$53,678
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$94,190
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$600,590

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$630,619.92
Projected Project Budget for 2016	5% of Q	\$662,150.92
Projected Project Budget for 2017	5% of Q	\$695,258.46

**Kirkwood
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Kirkwood	7,500	\$75	\$562,500
Sub-Total	7,500		\$562,500
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$90	\$0
D. Escalation	5.5% of A+B+C		\$30,938
E. Sub-Total Construction Budget			\$593,438
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$35,606
H. PM/CM	2% of E		\$11,869
I. Contingencies	10% of E+H		\$62,904
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$110,379
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$703,817

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$739,007.72
Projected Project Budget for 2016	5% of Q	\$775,958.10
Projected Project Budget for 2017	5% of Q	\$814,756.01

**Martin Luther King, Jr.
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
MLK	4,100	\$12	\$49,200
Sub-Total	4,100		\$49,200
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$2,706
E. Sub-Total Construction Budget			\$51,906
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$3,114
H. PM/CM	2% of E		\$1,038
I. Contingencies	10% of E+H		\$5,502
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$9,655
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$61,561

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$84,638.54
Projected Project Budget for 2016	5% of Q	\$67,870.47
Projected Project Budget for 2017	5% of Q	\$71,263.99

**Mechanicsville
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Mechanicsville	8,000	\$24	\$192,000
Sub-Total	8,000		\$192,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$10,560
E. Sub-Total Construction Budget			\$202,560
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$12,154
H. PM/CM	2% of E		\$4,051
I. Contingencies	10% of E+H		\$21,471
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$37,676
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$240,236

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$252,247.97
Projected Project Budget for 2016	5% of Q	\$264,860.37
Projected Project Budget for 2017	5% of Q	\$278,103.38

Northeast/ Spruill Oaks
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Northeast/ Spruill Oaks	25,000	\$71	\$1,775,000
Sub-Total	25,000		\$1,775,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$97,625
E. Sub-Total Construction Budget			\$1,872,625
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$112,358
H. PM/CM	2% of E		\$37,453
I. Contingencies	10% of E+H		\$198,488
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	- 0.0 Acres		\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$348,308
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$2,220,933

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$2,331,979.91
Projected Project Budget for 2016	5% of Q	\$2,448,578.91
Projected Project Budget for 2017	5% of Q	\$2,571,007.85

Northside
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Northside	10,000	\$104	\$1,040,000
Sub-Total	10,000		\$1,040,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$57,200
E. Sub-Total Construction Budget			\$1,097,200
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$65,832
H. PM/CM	2% of E		\$21,944
I. Contingencies	10% of E+H		\$116,303
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$204,079
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,301,279

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,366,343.16
Projected Project Budget for 2016	5% of Q	\$1,434,660.32
Projected Project Budget for 2017	5% of Q	\$1,506,393.33

Ocee
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Ocee	25,000	\$8	\$200,000
Sub-Total	25,000		\$200,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$11,000
E. Sub-Total Construction Budget			\$211,000
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$12,660
H. PM/CM	2% of E		\$4,220
I. Contingencies	10% of E+H		\$22,366
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$39,246
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$250,246

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$262,758.30
Projected Project Budget for 2016	5% of Q	\$275,896.22
Projected Project Budget for 2017	5% of Q	\$289,691.03

Peachtree			
Renovated Libraries Proposed 2014 Budget			
	GSF	\$/GSF	Totals
A. Building Cost			
Peachtree	10,000	\$84	\$840,000
Sub-Total	10,000		\$840,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces		0	\$0
D. Escalation	5.5% of A+B+C		\$46,200
E. Sub-Total Construction Budget			\$886,200
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$53,172
H. PM/CM	2% of E		\$17,724
I. Contingencies	10% of E+H		\$93,937
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$164,833
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,051,033

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,103,584.86
Projected Project Budget for 2016	5% of Q	\$1,158,764.10
Projected Project Budget for 2017	5% of Q	\$1,216,702.31

Ponce de Leon
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
PoncedeLeon	10,000	\$103	\$1,030,000
Sub-Total	10,000		\$1,030,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$56,650
E. Sub-Total Construction Budget			\$1,086,650
F. FF&E Moveable Equipment	0% of E		\$0
H. Professional Fees	6% of E		\$65,199
G. PM/CM	2% of E		\$21,733
I. Contingencies	10% of E+H		\$115,185
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$202,117
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,288,767

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,353,205.25
Projected Project Budget for 2016	5% of Q	\$1,420,865.51
Projected Project Budget for 2017	5% of Q	\$1,491,908.78

Roswell			
Renovated Libraries Proposed 2014 Budget			
	GSF	\$/GSF	Totals
A. Building Cost			
Roswell	20,000	\$54	\$1,080,000
Sub-Total	20,000		\$1,080,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$59,400
E. Sub-Total Construction Budget			\$1,139,400
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$68,364
H. PM/CM	2% of E		\$22,788
I. Contingencies	10% of E+H		\$120,776
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$211,928
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$1,351,328

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$1,418,894.82
Projected Project Budget for 2016	5% of Q	\$1,489,839.56
Projected Project Budget for 2017	5% of Q	\$1,564,331.54

**Sandy Springs
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
SandySprings	25,000	\$90	\$2,250,000
Sub-Total	25,000		\$2,250,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$123,750
E. Sub-Total Construction Budget			\$2,373,750
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$142,425
H. PM/CM	2% of E		\$47,475
I. Contingencies	10% of E+H		\$251,618
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$441,518
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$2,815,268

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$2,956,030.88
Projected Project Budget for 2016	5% of Q	\$3,103,832.42
Projected Project Budget for 2017	5% of Q	\$3,259,024.04

**Southwest
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Southwest	25,000	\$87	\$2,175,000
Sub-Total	25,000		\$2,175,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$119,625
E. Sub-Total Construction Budget			\$2,294,625
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$137,678
H. PM/CM	2% of E		\$45,893
I. Contingencies	10% of E+H		\$243,230
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$426,800
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$2,721,425

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$2,857,496.51
Projected Project Budget for 2016	5% of Q	\$3,000,371.34
Projected Project Budget for 2017	5% of Q	\$3,150,389.91

**Washington Park
Renovated Libraries Proposed 2014 Budget**

	GSF	\$/GSF	Totals
A. Building Cost			
Washington Park	7,500	\$88	\$660,000
Sub-Total	7,500		\$660,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$36,300
E. Sub-Total Construction Budget			\$696,300
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$41,778
H. PM/CM	2% of E		\$13,926
I. Contingencies	10% of E+H		\$73,808
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$129,512
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$825,812

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$867,102.39
Projected Project Budget for 2016	5% of Q	\$910,457.51
Projected Project Budget for 2017	5% of Q	\$955,980.38

West End
Renovated Libraries Proposed 2014 Budget

	GSF	\$/GSF	Totals
A. Building Cost			
Westend	7,500	\$94	\$705,000
Sub-Total	7,500		\$705,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$38,775
E. Sub-Total Construction Budget			\$743,775
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$44,627
H. PM/CM	2% of E		\$14,876
I. Contingencies	10% of E+H		\$78,840
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$138,342
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$882,117

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2015	5% of Q	\$926,223.01
Projected Project Budget for 2016	5% of Q	\$972,534.16
Projected Project Budget for 2017	5% of Q	\$1,021,160.87

Section 6.

Demolitions

Total Project Budget for Recommended Libraries		
Demolish Libraries Proposed Budget		
Renovated Libraries	GSF	Total Project Budgets
Stewart- Lakewood	9,650	\$126,139
Bankhead	1,600	\$20,914
Thomasville	1,600	\$20,914
Bowen	1,600	\$20,914
	14,450	\$188,882

Total Project Budget

Stewart and Lakewood Demolish Libraries Proposed Budget			
	GSF	\$/GSF	Totals
A. Building Cost			
Stewart-Lakewood	9,650	\$10	\$96,500
Sub-Total	9,650		\$96,500
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$5,308
E. Sub-Total Construction Budget			\$101,808
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$6,108
H. PM/CM	2% of E		\$2,036
I. Contingencies	15% of E+H		\$16,187
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$24,332
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$126,139

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2010	5% of Q	\$132,446.47
Projected Project Budget for 2011	5% of Q	\$139,068.79
Projected Project Budget for 2012	5% of Q	\$146,022.23

Bankhead Courts				
Demolish Libraries Proposed Budget				
		GSF	\$/GSF	Totals
A.	Building Cost			
	Bankhead	1,600	\$10	\$16,000
	Sub-Total	1,600		\$16,000
B.	Fixed Equipment	0% of A		\$0
C.	Site Development Cost			
	Parking Spaces	0	\$0	\$0
D.	Escalation	5.5% of A+B+C		\$880
E.	Sub-Total Construction Budget			\$16,880
F.	FF&E Moveable Equipment	0% of E		\$0
G.	Professional Fees	6% of E		\$1,013
H.	PM/CM	2% of E		\$338
I.	Contingencies	15% of E+H		\$2,684
J.	Opening Day Collection Budget	Allowance		\$0
K.	Estimated Land Cost	-	0.0 Acres	\$0
L.	Sub-Total Furnishings, Professional Services & Land Budget			\$4,034
M.	Tree Policy	0% of E & L		\$0
N.	Public Arts Policy	0% of E & L		\$0
O.	Commissioning	0.00% of E of L		\$0
P.	Sub-Total County Policy			\$0
Q.	Total Project Budget			\$20,914

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2010	5% of Q	\$21,960.04
Projected Project Budget for 2011	5% of Q	\$23,058.04
Projected Project Budget for 2012	5% of Q	\$24,210.94

Thomasville				
Demolish Libraries Proposed Budget				
		GSF	\$/GSF	Totals
A.	Building Cost			
	Tomasville	1,600	\$10	\$16,000
	Sub-Total	1,600		\$16,000
B.	Fixed Equipment	0% of A		\$0
C.	Site Development Cost			
	Parking Spaces	0	\$0	\$0
D.	Escalation	5.5% of A+B+C		\$880
E.	Sub-Total Construction Budget			\$16,880
F.	FF&E Moveable Equipment	0% of E		\$0
G.	Professional Fees	6% of E		\$1,013
H.	PM/CM	2% of E		\$338
I.	Contingencies	15% of E+H		\$2,684
J.	Opening Day Collection Budget	Allowance		\$0
K.	Estimated Land Cost	-	0.0 Acres	\$0
L.	Sub-Total Furnishings, Professional Services & Land Budget			\$4,034
M.	Tree Policy	0% of E & L		\$0
N.	Public Arts Policy	0% of E & L		\$0
O.	Commissioning	0.00% of E of L		\$0
P.	Sub-Total County Policy			\$0
Q.	Total Project Budget			\$20,914

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2010	5% of Q	\$21,960.04
Projected Project Budget for 2011	5% of Q	\$23,058.04
Projected Project Budget for 2012	5% of Q	\$24,210.94

Bowen Demolish Libraries Proposed Budget			
	GSF	\$/GSF	Totals
A. Building Cost			
Bowen	1,600	\$10	\$16,000
Sub-Total	1,600		\$16,000
B. Fixed Equipment	0% of A		\$0
C. Site Development Cost			
Parking Spaces	0	\$0	\$0
D. Escalation	5.5% of A+B+C		\$880
E. Sub-Total Construction Budget			\$16,880
F. FF&E Moveable Equipment	0% of E		\$0
G. Professional Fees	6% of E		\$1,013
H. PM/CM	2% of E		\$338
I. Contingencies	15% of E+H		\$2,684
J. Opening Day Collection Budget	Allowance		\$0
K. Estimated Land Cost	-	0.0 Acres	\$0
L. Sub-Total Furnishings, Professional Services & Land Budget			\$4,034
M. Tree Policy	0% of E & L		\$0
N. Public Arts Policy	0% of E & L		\$0
O. Commissioning	0.00% of E of L		\$0
P. Sub-Total County Policy			\$0
Q. Total Project Budget			\$20,914

** Land costs may be eliminated (or reduced) based on Fulton County land opportunities

Projected Project Budget for 2010	5% of Q	\$21,960.04
Projected Project Budget for 2011	5% of Q	\$23,058.04
Projected Project Budget for 2012	5% of Q	\$24,210.94