

South Davis Library

Cost Estimate and Funding - Escalated to 2025

Prepared 12-16-2022, Updated 02-14-2023

Assumptions:

Start with Doug Davis costs from 12/1 for 12,000 sq. ft. facility.

8% Construction Escalation in 2023, 6% in 2024, 4% in 2025

Projection:

Category	Doug Davis (2022 Cost Estimate)	8% Escalation	2023 Cost Estimate	6% Escalation	2024 Cost Estimate	4% Escalation	2025 Cost Estimate
Construction - building	10,200,000	816,000	11,016,000	660,960	11,676,960	467,078	12,144,038
Site work - exterior (i)	607,000	48,560	655,560	39,334	694,894	27,796	722,689
Site work - exterior	1,593,000	127,440	1,720,440	103,226	1,823,666	72,947	1,896,613
A&E consultant	1,700,000	136,000	1,836,000	110,160	1,946,160	77,846	2,024,006
CEQA	120,000	9,600	129,600	7,776	137,376	5,495	142,871
Geotechnical investigation	30,000	2,400	32,400	1,944	34,344	1,374	35,718
Construction management	350,000	28,000	378,000	22,680	400,680	16,027	416,707
GSD project time	100,000	8,000	108,000	6,480	114,480	4,579	119,059
Commissioning consultant	50,000	4,000	54,000	3,240	57,240	2,290	59,530
FFE	1,075,000	86,000	1,161,000	69,660	1,230,660	49,226	1,279,886
Collection	426,000	34,080	460,080	27,605	487,685	19,507	507,192
Public art	102,000	8,160	110,160	6,610	116,770	4,671	121,440
Contingency	1,562,500	125,000	1,687,500	101,250	1,788,750	71,550	1,860,300
Total Costs	17,915,500	1,433,240	19,348,740	1,160,924	20,509,664	820,387	21,330,051

Note: (i) Estimated to be allowable for construction staking, grading, utilities, electrical.

California State Library Grant - Allowable/Unallowable

Category	2025 Cost Estimate	Allowable	Allowable Costs	Unallowable Costs
Construction - building	12,144,038	Yes	12,144,038	-
Site work - exterior (i)	722,689	Yes	722,689	-
Site work - exterior	1,896,613	No	-	1,896,613
A&E consultant	2,024,006	Yes	2,024,006	-
CEQA	142,871	Yes	142,871	-
Geotechnical investigation	35,718	Yes	35,718	-
Construction management	416,707	Yes	416,707	-
GSD project time	119,059	Yes	119,059	-
Commissioning consultant	59,530	Yes	59,530	-
FFE	1,279,886	No	-	1,279,886
Collection	507,192	No	-	507,192
Public art	121,440	No	-	121,440
Contingency	1,860,300	Yes/No	1,566,462	293,838
Total Costs	21,330,051		17,231,081	4,098,970

Funding Sources Available:

Amount

State Library Grant	8,783,400
Library DIF (A)	3,100,000
Library CFD Special Tax	5,949,400
Accumulated Capital Outlay (B)	2,035,950
GF Capital Improvement Reserve (B)	3,563,021
American Rescue Plan (C)	2,500,000
City of Davis Contribution (D)	1,500,000

Note:

(A) Amount committed in grant application. Current balance \$2,621,487 however expect to grow to match amount by 2024.

(B) Use of significant amounts of these countywide sources likely to impact or delay other projects in Capital Improvement Plan.

(C) Reflects amount that could be repurposed if St. Johns project does not proceed.

(D) City funding target approved at the 2/7/23 board meeting. Requires formal approval as part of City budget in May, 2023.