



LISLE LIBRARY DISTRICT  
PROJECT DEFINITION EXERCISE

1/8/2020

PREPARED BY:



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PROJECT NO. 19.111

SUMMARY

Page #2 - Project Funding

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- Multiple Sources including Library Reserves and Alternate Revenue Bonds.

Page #3 - Project Costs

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- Guideline project costs are as follows:

Project Options	Estimated Library Size	Order of Magnitude Project Cost
Renovation in Current Space	33,000	\$ 9.7 M
Renovation and Addition to Meet Program 'Wishlist'	37,246	\$ 13.13 M
30K SF Downtown Lisle Build Out	30,000	\$ 9.3 M
Downtown Lisle Build Out to Meet Program 'Wishlist'	35,925	\$ 10.65 M

Page #4 - Project Schedule

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- The project schedule will depend on the approved project scope. A typical large project duration will be in the range of two to two and a half years.

Page #5 - Potential Partnerships with Developers

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- Discussions are ongoing with at least one developer in Downtown Lisle.

Page #6 - Lisle Library Next Steps

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- The Library will need to determine how much funding can be allocated to a project. Scope, locations and timing is then to be determined.



## Financial Considerations

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### Project Funding

Library capital improvement projects traditionally are funded from multiple funding sources. During the course of the Project Definition Exercise the Lisle Library District Board invited a representative from PMA Securities, LLC to provide an overview of funding source options available to the Library to fund capital projects.

A summary of funding sources for the Library to consider, based on PMA's presentation, are as follows:

- Library General Reserves
  - Fund Balance: \$4.48M (as of FY 2018)
- Library Special (Capital) Reserves
  - Fund Balance: \$3.31M (as of 6/30/2019)
- Alternate Revenue Bonds or Debt Certificates
  - Does not increase taxes as long as Library pays the debt service
  - Funding Level is dependent on how much the Library borrows. Based on current market conditions the following examples are provided:
    - \$3M in funding = to \$205,000 / year in debt payments for 20 years
    - \$5M in funding = to \$340,000 / year in debt payments for 20 years
    - \$8M in funding = to \$540,000 / year in debt payments for 20 years
  - Does not require a referendum
- Referendums for building bonds and limiting rate increases are also options but were not discussed in detail.
- Miscellaneous Sources including donations and grants are also potential funding sources. CCS does not recommend including prospective donations and grants when budgeting for capital improvement projects.



Project Costs

Guideline project costs for four potential projects were developed based on the Library’s 2019-2022 Strategic Plan, Library Staff input and feedback from the Library Board during the September 26, 2019, Board Meeting.

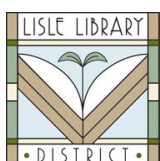
The GUIDELINE PROJECT COSTS for all four options are summarized as follows:

**Existing Building Renovation Options:**

- 1. Renovation within the Current Space \$9.7M Project Cost
  - 33,000 SF Total Building Size
- 2. Renovation of the Existing Space & Addition \$13.13M Project Cost
  - 37,246 SF Total Building Size

**Downtown Development Interior Fit-Out Options:**

- 1. Base Program Build Out \$9.3M Project Cost
  - 30,000 SF Total Build
  - Assumes a developer ‘gifts’ land, shell and core costs to the Library
- 2. Wishlist Program Build-Out \$10.65M Project Cost
  - 35,925 SF Total Build
  - Assumes a developer ‘gifts’ land, shell and core costs to the Library



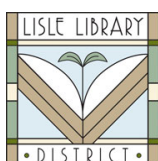
## Project Schedule

The duration of any project will be dependent on the approved scope of the project. As a guideline it is CCS’s opinion that the duration for a non-referendum renovation project will be in the range of two to two and a half years.

The project schedule for building out a space in a downtown project will be dependent on the developer’s schedule. A downtown development project is not expected to be faster than a renovation project on the existing site.

GUIDELINE PROJECT SCHEDULE FOR A NON-REFERNDUM PROJECT

Project Phase	Months																												
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Decision to Further Pursue a Building Project	█																												
Board Approval of Project Parameters <i>(Scope, Cost, Schedule, Delivery, Risk Strategy)</i>	█	█																											
Design Team Selection			█	█	█																								
Design Phase <i>(Duration is dependant on Project Scope)</i>				█	█	█	█	█	█	█	█	█	█																
Contractor Selection													█	█	█														
Construction Phase <i>(Duration is dependant on Project Scope / Phasing)</i>																													
Closeout																													█



## Potential Partnerships with Developers

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During the course of the Project Definition Exercise the Lisle Library District Board authorized CCS to discuss potential downtown Lisle development opportunities with developers. The intent of the discussions was to ascertain the potential of including the Library within a larger development project in downtown Lisle.

Meetings were held with three developers, a summary of the discussions is as follows:

- Developer #1 – The Library board authorized Flaherty & Collins (F&C) to include the Library within a potential development in downtown Lisle north of School St. between Main St. and Spencer Ave. F&C presented a concept to the Lisle Planning and Zoning Commission in December 2019 in order to obtain feedback on the concept prior to formalizing any proposal to the Village or the Library. Next steps for the developer include:
  - Discussions with Village Staff
  - Review of potential Village funding contributions for a parking garage in the project; such as TIF financing.

Once the developer has additional information from the Village discussions with the Library regarding inclusion of a new Library space in the F&C development will continue.

- Developer #2 – This developer is the owner of a large parcel of land north of School St. between Spencer Ave. and Center Ave. The developer intended to develop townhomes on the property and did not find inclusion of the Library within the development feasible unless the Library bought the property and developed it as a Library independently of the Developer.
- Developer #3 – A developer approached the Library about the potentially including the Library in a larger downtown redevelopment scheme. However, the developer has no land ownership or contract to purchase land in downtown Lisle. To date, and to our knowledge, this developer does not have an agreement in place to purchase land and has not made an offer to include the Library in any development.



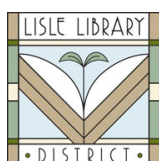
## Lisle Library Next Steps

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Next steps for the Library are outlined as follows:

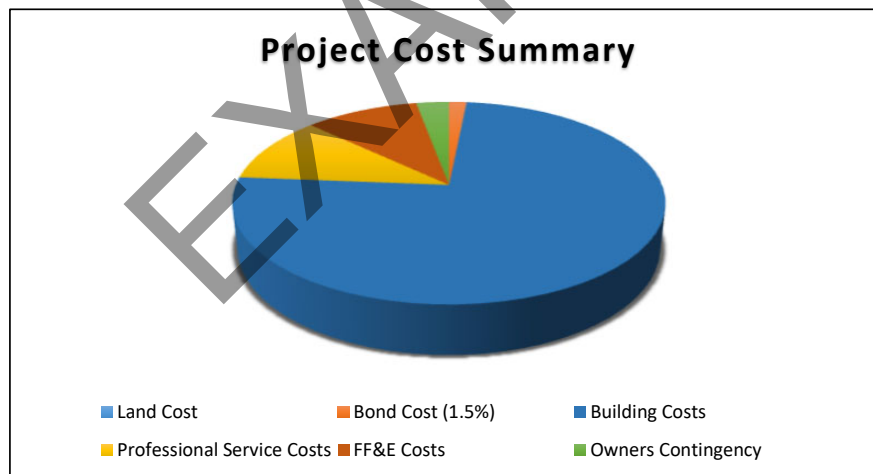
- 1. Determine how much the Library is willing to spend on a Capital Project:**
  - a. What is the Library’s expenditure tolerance for a project?
  
- 2. Determine if the Downtown Development Options are feasible:**
  - a. Does the Library prefer to be located in Downtown Lisle over the existing location?
  - b. Is a developer willing to ‘gift’ the Library sufficient contributions to bring project costs inline with the expenditure tolerance of the Library?
  
- 3. Determine when to pursue a project:**
  - a. Considering FQC’s projected maintenance projects and costs when does a project need to take place to be of highest value to the Library?

Once a project is determined to be necessary steps should be taken to finalize a preliminary scope of work in order to procure necessary design professionals.



# Capital Improvement Project Proforma Example Existing Building Renovation BASE Construction - 33,000 SQFT

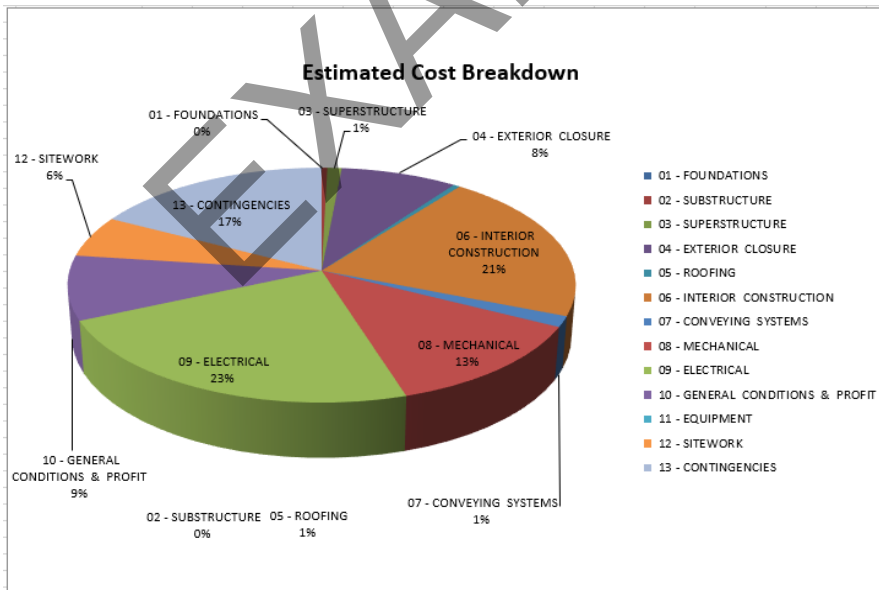
CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	7,223,894	
Professional Service Costs	\$	1,039,141	
Primary Consultants			\$ 749,158
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 119,483
FF&E Costs	\$	975,000	
Furniture			\$ 600,000
Fixtures			\$ 160,000
Equipment			\$ 215,000
		<b>Sub Total</b>	<b>\$ 9,388,035</b>
Owner's Project Cost Contingency (%)	\$	281,641	
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>9,669,676</b>	





<b>Building Costs</b>		
Permit Cost	\$	34,053
<b>Construction Cost</b>	\$	6,810,526
Change Order Contingency	\$	204,316
Environmental Remediation	\$	-
Phasing Allowance (2 Phases)	\$	150,000
Utility Hook-Up	\$	25,000
<b>Total Building Costs</b>	<b>\$</b>	<b>7,223,894</b>

<b>Construction Cost Estimate Breakdown (From Construction Cost Estimate)</b>		
Gen. Cond., Overhead & Profit	\$	604,306
Foundations - No Addition	\$	-
Substructure	\$	27,500
Superstructure	\$	70,000
Exterior Closure	\$	570,125
Roofing	\$	32,436
Interior Construction	\$	1,421,421
Conveying Systems	\$	100,000
Mechanical	\$	858,000
Electrical	\$	1,567,500
Equipment - in FF&E	\$	-
Sitework - Misc. Accessories	\$	388,900
Contingencies	\$	1,170,339
<b>Sub Total</b>	<b>\$</b>	<b>6,810,527</b>



<b>Professional Service Costs</b>		
<b>Primary Consultants</b>		
Architect / MEP / Interior / Civil (8%)	\$	544,842
Owner Representative (2%)	\$	136,211
Reimbursable Expenses (1% estimated)	\$	68,105
<b>Sub Total</b>	<b>\$</b>	<b>749,158</b>
<b>Specialized Consultants</b>		
Cost Estimating Consultant	\$	75,000
Land Surveyor	\$	10,000
IT Consultant	\$	-
AV Consultant	\$	20,000
Lighting Consultant	\$	50,000
Environmental Consultant	\$	-
Move Consultant	\$	-
Equipment Consultants	\$	-
Reimbursable Expenses (estimated)	\$	15,500
<b>Sub Total</b>	<b>\$</b>	<b>170,500</b>
<b>Owner Provided Services</b>		
Soil Testing	\$	15,000
Environmental Testing	\$	15,000
Material Testing	\$	25,000
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	13,621
Legal Counsel	\$	30,000
Title	\$	10,000
Reimbursable Expenses (estimated)	\$	10,862
<b>Sub Total</b>	<b>\$</b>	<b>119,483</b>
<b>Total Professional Service Cost</b>	<b>\$</b>	<b>1,039,141</b>
Owner's Professional Services Cost Contingency (%)	3% \$	31,174
<b>Total Professional Service Cost w/ Contingency Allocation</b>	<b>\$</b>	<b>1,070,315</b>

<b>FF&amp;E Costs</b>		
<b><u>Furniture</u></b>		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New + Additional Space)	\$	200,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	<b>Sub Total</b>	<b>\$ 600,000</b>
<b><u>Fixtures</u></b>		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 160,000</b>
<b><u>Equipment</u></b>		
Book Drop	\$	20,000
Self Check-Out	\$	-
Servers	\$	-
Network Switches	\$	-
Printers	\$	-
Computers	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 215,000</b>
<b>Total FF&amp;E Costs</b>	<b>Sub Total</b>	<b>\$ 975,000</b>
Owner's FF&E Contingency (%)	3%	\$ 29,250
<b>Total FF&amp;E Costs w/ Contingency Allocation</b>		<b>\$ 1,004,250.00</b>

# Order of Magnitude - Renovation of Existing Building

Lisle Library District

Lisle, IL

33,000 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

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Suite 200  
Oakbrook Terrace, IL 60181

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**NOTES REGARDING THIS ESTIMATE:**

This Program estimate is based on program data, direction provided by the Library Board during a meeting on 9/26/2019 as well as the direction from discussions with the Lisle Library staff and supplemental information.

This estimate assumes a normal market conditions.

This estimate assumes five or more qualified contractors competitively bidding on this project.

This estimate assumes one contract awarded to one General Contractor.

This estimate assumes a competitively bid contract ( Design Bid Build approach ).

After six months this estimate should be updated for current market conditions.

Escalation is included assuming 12/2020 as the start of construction and 12/2021 as the substantial completion of construction.

The estimate example is only intended to provide order of magnitude cost guidance to the Library District.

**THIS ESTIMATE EXCLUDES:**

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

**DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:**

**PROGRAM**

The project scope is assumed to be a gut renovation of the existing Lisle Library Building

Components excluded from the estimate are as follows:

- Foundations
- Substructure other than a slab on grade repair / replacement for a new entrance
- Superstructure
- Exterior Enclosure other than a new entrance on the North side of the existing building
- Roofing
- Site Utilities (electricity, gas, water and sewer service is assumed to be available and run to the cold dark shell space)

The space is limited to the existing building size.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

**SITWORK IMPROVEMENT ALLOWANCES**

Sitework allowances are included for Library provided improvements at a new entrance and perimeter landscaping

PARAMETER COSTING MODEL			
Lisle Library District			
Full Renovation Concept - 33,000 SF			
GROSS AREA:		33000 SF	12/2/2019
CONSTRUCTION COST SUMMARY			
DESCRIPTION	TOTAL COST	RATE/SF	% of Total
<b>01 - FOUNDATIONS</b>	\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00	
012 - Special Foundations	\$0	\$0.00	
<b>02 - SUBSTRUCTURE</b>	\$27,500	\$0.83	0%
021 - Slab on Grade	\$27,500	\$0.83	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
<b>03 - SUPERSTRUCTURE</b>	\$70,000	\$2.12	1%
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$70,000	\$2.12	
<b>04 - EXTERIOR CLOSURE</b>	\$570,125	\$17.28	8%
041 - Exterior Walls	\$300,717	\$9.11	
042 - Exterior Doors & Windows	\$269,408	\$8.16	
<b>05 - ROOFING</b>	\$32,436	\$0.98	0%
<b>06 - INTERIOR CONSTRUCTION</b>	\$1,421,421	\$43.07	21%
061 - Partitions	\$721,017	\$21.85	
062 - Interior Finishes	\$490,604	\$14.87	
063 - Specialties	\$209,800	\$6.36	
<b>07 - CONVEYING SYSTEMS</b>	\$100,000	\$3.03	1%
<b>08 - MECHANICAL</b>	\$858,000	\$26.00	13%
081 - Plumbing	\$99,000	\$3.00	
082 - HVAC	\$660,000	\$20.00	
083 - Fire Protection	\$99,000	\$3.00	
084 - Special Systems	\$0	\$0.00	

**PARAMETER COSTING MODEL**

**Lisle Library District**

**Full Renovation Concept - 33,000 SF**

**GROSS AREA: 33000 SF**

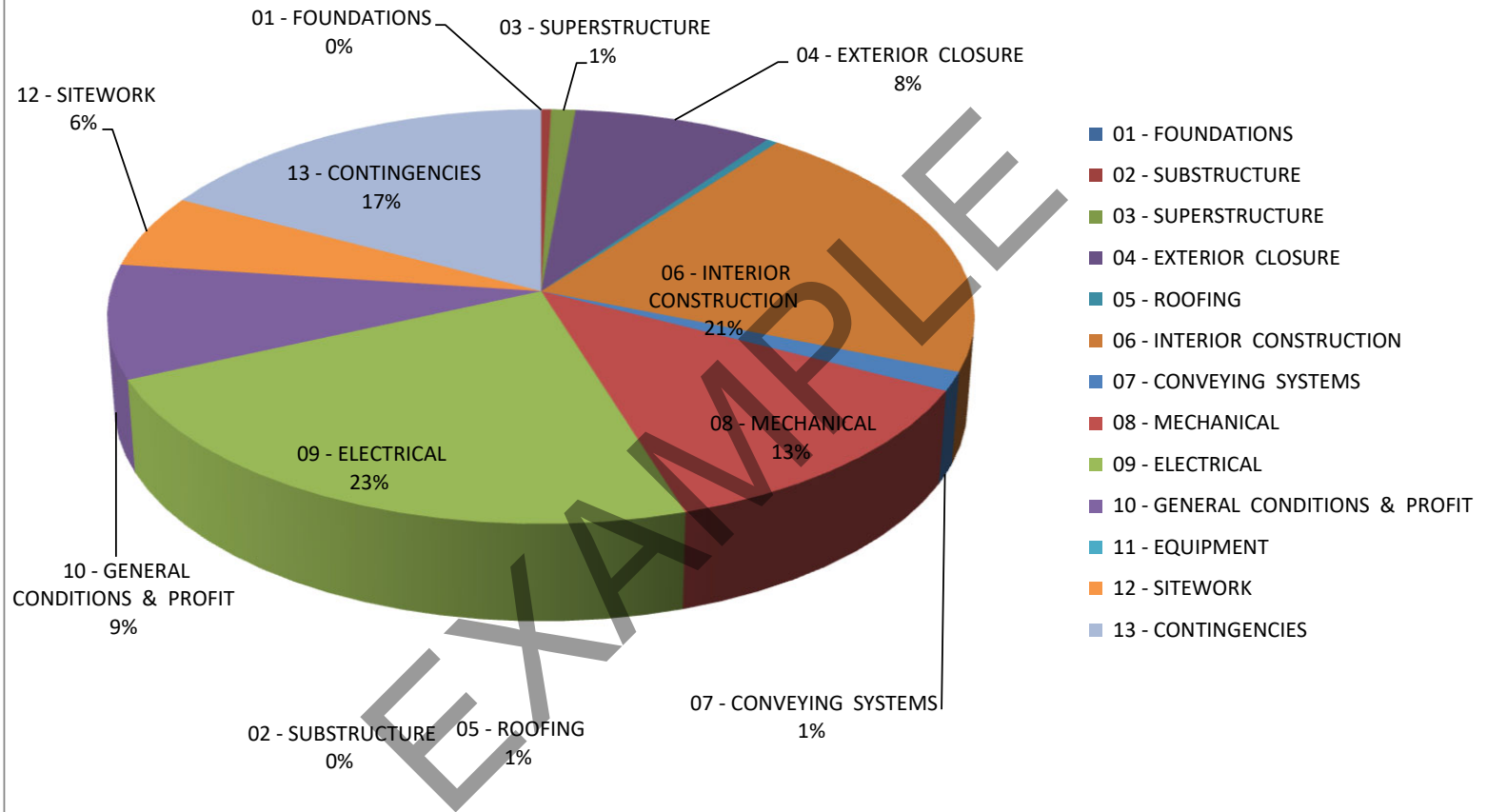
**12/2/2019**

**CONSTRUCTION COST SUMMARY**

<b>DESCRIPTION</b>	<b>TOTAL COST</b>	<b>RATE/SF</b>	<b>% of Total</b>
<b>09 - ELECTRICAL</b>	\$1,567,500	\$47.50	23%
091 - Service & Distribution	\$247,500	\$7.50	
092 - Lighting & Power	\$825,000	\$25.00	
093 - Special Systems	\$495,000	\$15.00	
<b>10 - GENERAL CONDITIONS &amp; PROFIT</b>	\$604,306	\$18.31	9%
NET BUILDING CONSTRUCTION COST	\$5,251,287		
<b>11 - EQUIPMENT</b>	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
<b>12 - SITEWORK</b>	\$388,900	\$11.78	6%
121 - Site Preparation	\$77,500	\$2.35	
122 - Site Improvements	\$311,400	\$9.44	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$5,640,187		
<b>13 - CONTINGENCIES</b>	\$1,170,339	\$35.46	17%
131 - Design	\$846,028	\$25.64	
132 - Escalation	\$324,311	\$9.83	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$6,810,526</b>	<b>\$206.38</b>	



### Estimated Cost Breakdown



**PARAMETER COSTING MODEL**

**Core and Shell**

**Lisle Library District**

**Full Renovation Concept - 33,000 SF**

**12/2/2019**

**SHELL COST : \$97.74**

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
<b>STRUCTURE</b>					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
No Excavation for Slab	Mass Excavation	0	CY	\$20.00	\$0
No Mass Fill	Mass Fill	0	CY	\$30.00	\$0
No Foundation Work	Foundation Wall & Footing	0	LF	\$190.00	\$0
No Footing Work	Column Footing	0	EA	\$1,200.00	\$0
Allowance for Entrance Slab Patching	Slab on Grade	2500	SF	\$11.00	\$27,500
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No Floor Structure Work	Elevated Floor Structure	0	SF	\$50.00	\$0
No Roof Structure Work	Roof Structure	0	SF	\$45.00	\$0
Replace One Main Stair and One Egress	Stairs	2	EA	\$35,000.00	\$70,000
<b>ENVELOPE</b>					
Allowance for Siding Replacement	Exterior Enclosure	15036	SF	\$20.00	\$300,717
Curtainwall @ New Entrance + New Windows	Window Wall	2374	SF	\$100.00	\$237,408
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
No Demolition Assumed	Exterior Demolition	0	SF	\$0.00	\$0
No New Roofing	Roofing	0	SF	\$15.00	\$0
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Aluminum Gutters and Roof Edge	Roof Edge	649	LF	\$50.00	\$32,436
<b>CONVEYING SYSTEMS</b>					
Electric Elevators	Elevators etc.	1	EA	\$100,000.00	\$100,000
<b>MECHANICAL</b>					
Plumbing Allowance	Plumbing	33000	SF	\$3.00	\$99,000
H.V.A.C. Allowance	H.V.A.C	33000	SF	\$20.00	\$660,000
Fire Protection Allowance	Fire Protection	33000	SF	\$3.00	\$99,000
None Assumed on Project	Special Mechanical	33000	SF	\$0.00	\$0
<b>ELECTRICAL</b>					
Service & Distribution Allowance	Service & distribution	33000	SF	\$7.50	\$247,500
Lighting & Power Allowance	Lighting & Power	33000	SF	\$25.00	\$825,000
Special Systems Allowance	Special systems	33000	SF	\$15.00	\$495,000
				<b>TOTAL CORE /SHELL COST</b>	<b><u>\$3,225,561</u></b>
				<b>RATE/SF</b>	<b><u>\$97.74</u></b>

PARAMETER COSTING MODEL

Lisle Library District

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework )

Full Renovation Concept - 33,000 SF

12/2/2019

Shell Cost \$97.74

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$85,703	\$146.50
adult circulation (open space for circulation)	2631	2631	1	103	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$314,683	\$119.61
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$44,578	\$137.16
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$194,971	\$121.86
adult new materials	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$123,369	\$143.45
adult seating	1975	1975	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$248,609	\$125.88
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$47,547	\$135.85
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$16,530	\$275.49
digital media stacks	1160	1160	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$143,551	\$123.75
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$74,167	\$148.33
elevator	85	85	1	18	\$400.00	\$0.00	\$0	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$15,593	\$183.45
janitors closet	50	50	1	14	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$13,471	\$269.42
mechanical	550	550	1	47	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,066	\$140.12
non fiction stacks	4214	4214	1	130	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$512,234	\$121.56
public restrooms	325	163	2	25	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$6,500	\$93,642	\$288.13
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$68,556	\$157.60
story time / craft space	450	450	1	42	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$69,577	\$154.62
youth circulation and active space	1710	1710	1	83	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$217,826	\$127.38
dedicated teen space														
youth computers	150	150	1	24	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$23,036	\$153.57
youth services	850	850	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$107,091	\$125.99
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$243,833	\$120.71
stairs and landings	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$87,885	\$237.53
staff restroom	70	70	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,400	\$21,692	\$309.89
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$91,115	\$127.43
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$46,608	\$155.36
literacy room	116	116	1	22	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$18,900	\$162.93
family restroom	150	75	2	17	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$54,432	\$362.88
nursing room	75	75	1	17	\$151.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$16,523	\$220.30

**PARAMETER COSTING MODEL**

**Lisle Library District**

**(Cost Incl. Core and Shell)**

**(Excl. Markups and Sitework )**

**Full Renovation Concept - 33,000 SF**

**12/2/2019**

**Shell Cost \$97.74**

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
general circulation	575	288	2	34	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$100,096	\$174.08
administrative offices	1010	168	6	26	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$152,428	\$150.92
back of house circulation	200	100	2	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,589	\$167.94
elevator	90	90	1	19	\$400.00	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$16,397	\$182.19
general circulation	830	830	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$104,836	\$126.31
meeting space	1600	800	2	57	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$222,605	\$139.13
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$69,205	\$203.54
server room	160	160	1	25	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$24,314	\$151.96
staff break areas	345	345	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$46,984	\$136.18
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$17,959	\$256.56
storage	1519	760	2	55	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$171,603	\$112.97
technical services department	1145	1145	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$141,860	\$123.90
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$17,233	\$229.77
mechanical	905	905	1	60	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$117,724	\$130.08
public restrooms	545	273	2	33	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$10,900	\$137,746	\$252.74
staff restroom	150	75	2	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$53,412	\$356.08
group study	760	127	6	23	\$151.00	\$0.00	\$2,500	\$8.00	\$0.00	\$0.00	\$0.00	\$30,000	\$146,204	\$192.37

**SITE PREPARATION**

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UM</b>	<b>UNIT COST</b>	<b>ESTIMATED COST</b>
Demo Existing Parking Pavement	5,000	SQFT	\$1.50	\$7,500
Demolish Concrete, Curb & Gutter	1	LSUM	\$10,000.00	\$10,000
Erosion Control Allowance	1	LSUM	\$5,000.00	\$5,000
Stabilized Construction Entrance	1	LSUM	\$5,000.00	\$5,000
Misc Site Preparation Allowance (silt fencing, haybales, rip-rap, general earthwork, etc.)	1	LSUM	\$15,000.00	\$15,000
General Site Preparation Allowance for Grading	1	EACH	\$25,000.00	\$25,000
Site Clearing	1	LSUM	\$10,000.00	\$10,000

EXAMPLE

**SITE PREPARATION SUB-TOTAL**

**\$77,500**

**SITE IMPROVEMENTS**

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Asphalt Paving @ New Entrance including sub-grade	5,000	SQFT	\$6.00	\$30,000
5" Concrete Sidewalk at New Building Entrance	100	SQFT	\$9.00	\$900
5" Concrete Sidewalk at Site	250	SQFT	\$9.00	\$2,250
Concrete Curb and Gutter	1,250	LNFT	\$20.00	\$25,000
Parking Stall	130	EACH	\$25.00	\$3,250
Pavement Striping	1	LSUM	\$15,000.00	\$15,000
Landscaping Allowance	1	LSUM	\$150,000.00	\$150,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Trash Receptacle	1	LSUM	\$5,000.00	\$5,000
Trash Enclosure	1	LSUM	\$10,000.00	\$10,000
Signage	1	LSUM	\$25,000.00	\$25,000
Flagpole	1	EACH	\$5,000.00	\$5,000
Misc Site Improvements Allowance	1	LSUM	\$25,000.00	\$25,000

EXAMPLE

**SITE IMPROVEMENTS SUB-TOTAL**

**\$311,400**

**SITE UTILITIES**

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UM</b>	<b>UNIT COST</b>	<b>ESTIMATED COST</b>
Sanitary System (existing to remain)	-	LSUM	-	-
Storm System (misc. allowance for improvements)	-	LSUM	-	-
Electric System (existing to remain)	-	LSUM	-	-
Telephone and Data (existing to remain)	-	LSUM	-	-
Gas System (existing to remain)	-	LSUM	-	-
Water System (existing to remain)	-	LSUM	-	-
Site Lighting Allowance (existing to remain)	-	LSUM	-	-

EXAMPLE

**SITE UTILITIES SUB-TOTAL**

PARAMETER COSTING INTERIOR OUTLINE

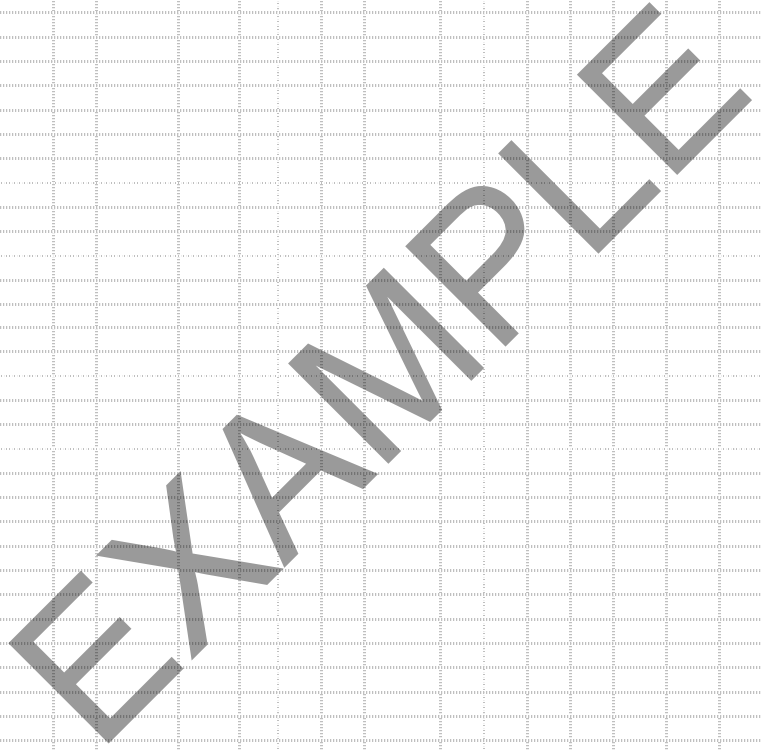
Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH													
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	GLASS NON RATED				TOTAL GUT	PARTIAL GUT		SOLID CORE WD	HOLLOW METAL		SPECIAL DOORS	SIDELITE			PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE		RUBBER BASE	CT BASE	WOOD BASE
585	youth activity (TV) space	120										2500							25								6		
2631	adult circulation (open space for circulation)	120										2500							25								6		
325	adult computers	120										2500							25								6		
1600	adult fiction	120										2500							25								6		
860	adult new materials	120										2500							25								6		
1975	adult seating	120										2500							25								6		
350	adult services office	120										2500							25								6		
60	book drop	120										2500							25								6		
1160	digital media stacks	120										2500							25								6		
500	early literacy	120										2500							25								6		
85	elevator		400																										
50	janitors closet		400									2500							25								6		
550	mechanical		400									2500							25								6		
4214	non fiction stacks	120										2500							25								6		
163	public restrooms		400									2500									350							30	
435	receiving		400									2500	5000						25								6		
450	story time / craft space	120										2500							25								6		
1710	youth circulation and active space	120										2500							25								6		
0	dedicated teen space																												
150	youth computers	120										2500							25								6		
850	youth services	120										2500							25								6		
2020	youth stacks	120										2500							25								6		
370	stairs and landings	120										2500							25										40
70	staff restroom	120										2500									350							30	
715	circulation office	120										2500							25								6		
300	art stacks	120										2500							25								6		
116	literacy room	120										2500							25								6		
75	family restroom		400									2500									350							30	
75	nursing room	120										2500							25								6		





PARAMETER COSTING INTERIOR OUTLINE

Ave SF		SPECIALTIES																					
		TOILET ACCESS	CABINERY/MILLWK	SHELVING/MILLWORK	FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SPECIAL EQUIPMENT	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ												
585	youth activity (TV) space		10000																				
2631	adult circulation (open space for circulation)																						
325	adult computers																						
1600	adult fiction		0																				
860	adult new materials		15000																				
1975	adult seating		10000																				
350	adult services office																						
60	book drop		5000																				
1160	digital media stacks																						
500	early literacy		8500																				
85	elevator																						
50	janitors closet																						
550	mechanical																						
4214	non fiction stacks		15000																				
163	public restrooms	3250																					
435	receiving																						
450	story time / craft space		10000																				
1710	youth circulation and active space		10000																				
0	dedicated teen space																						
150	youth computers																						
850	youth services																						
2020	youth stacks																						
370	stairs and landings		10000																				
70	staff restroom	1400																					
715	circulation office																						
300	art stacks		5000																				
116	literacy room																						
75	family restroom	1500																					
	nursing room	1500																					



Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH						
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
288	general circulation	120							2500				25							6		
168	administrative offices	120							2500				25							6		
100	back of house circulation	120							2500				25							6		
90	elevator		400																			
830	general circulation	120							2500				25							6		
800	meeting space	120							2500				25							6		
85	meeting space support	120							2500				25							6		
160	server room	120							2500				25							6		
345	staff break areas	120							2500				25							6		
70	staff kitchen	120							2500				25							6		
760	storage	120							2500				25							6		
1145	technical services department	120							2500				25							6		
75	janitors closet		400						2500				25							6		
905	mechanical		400						2500				25							6		
273	public restrooms		400						2500						320						30	
75	staff restroom		400						2500						320						30	
127	group study	120							2500				25							6		

EXAMPLE

Ave SF		FLOOR FINISH							CEILING FINISH																		
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED											
288	general circulation						8			7																	
168	administrative offices						8			7																	
100	back of house circulation						8			7																	
90	elevator																										
830	general circulation						8			7																	
800	meeting space						8			7																	
85	meeting space support						8			7																	
160	server room						8			7																	
345	staff break areas						8			7																	
70	staff kitchen						8			7																	
760	storage							1																		0	
1145	technical services department						8			7																0	
75	janitors closet							1																		0	
905	mechanical							1																		0	
273	public restrooms			20																							15
75	staff restroom			20																							15
127	group study						8			7																	

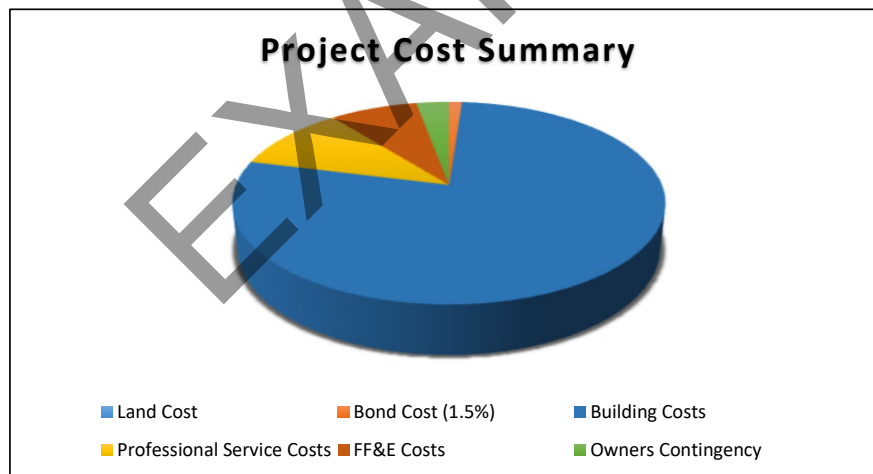
EXAMPLE

		SPECIALTIES																					
Ave SF		TOILET ACCESS	CABINETS/MILLWK	SHELVING/MILLWORK		FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SOUND PROOFING	FF & E NIC	NONE INCLUDED		LOADING DOCK EQ										
288	general circulation		10000																				
168	administrative offices																						
100	back of house circulation																						
90	elevator																						
830	general circulation																						
800	meeting space		10000																				
85	meeting space support		2500																				
160	server room																						
345	staff break areas																						
70	staff kitchen																						
760	storage		5000																				
1145	technical services department																						
75	janitors closet																						
905	mechanical																						
273	public restrooms		5450																				
75	staff restroom		1500																				
127	group study		5000																				

EXAMPLE

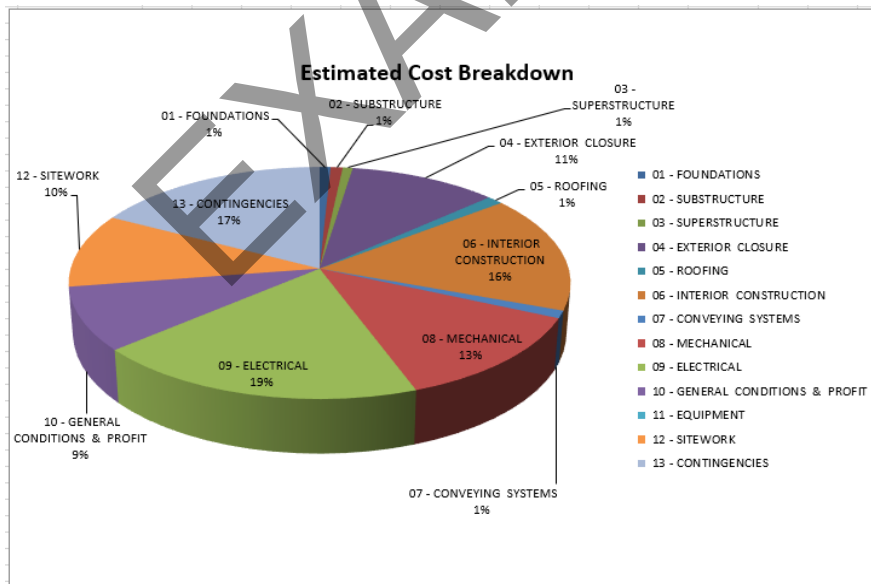
# Capital Improvement Project Proforma Example Existing Building Renovation Addition BASE + Addition Construction - 37,246 SQFT

CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	10,212,496	
Professional Service Costs	\$	1,363,123	
Primary Consultants			\$ 1,066,787
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 125,836
FF&E Costs	\$	1,020,000	
Furniture			\$ 625,000
Fixtures			\$ 160,000
Equipment			\$ 235,000
		<b>Sub Total</b>	<b>\$ 12,745,619</b>
Owner's Project Cost Contingency (%)	\$	382,369	
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>13,127,988</b>	



<b>Building Costs</b>		
Permit Cost	\$	48,490
<b>Construction Cost</b>	\$	<b>9,698,064</b>
Change Order Contingency	\$	290,942
Environmental Remediation	\$	-
Phasing Allowance (2 Phases)	\$	150,000
Utility Hook-Up	\$	25,000
<b>Total Building Costs</b>	<b>\$</b>	<b>10,212,496</b>

<b>Construction Cost Estimate Breakdown (From Construction Cost Estimate)</b>		
Gen. Cond., Overhead & Profit	\$	860,520
Foundations	\$	76,950
Substructure	\$	84,766
Superstructure	\$	70,000
Exterior Closure	\$	1,048,588
Roofing	\$	113,732
Interior Construction	\$	1,586,509
Conveying Systems	\$	100,000
Mechanical	\$	1,229,118
Electrical	\$	1,862,300
Equipment - in FF&E	\$	-
Sitework - Misc. Accessories	\$	999,040
Contingencies	\$	1,666,541
<b>Sub Total</b>	<b>\$</b>	<b>9,698,064</b>



<b>Professional Service Costs</b>			
<b>Primary Consultants</b>			
Architect / MEP / Interior / Civil (8%)	\$	775,845	
Owner Representative (2%)	\$	193,961	
Reimbursable Expenses (1% estimated)	\$	96,981	
		<b>Sub Total</b>	<b>\$ 1,066,787</b>
<b>Specialized Consultants</b>			
Cost Estimating Consultant	\$	75,000	
Land Surveyor	\$	10,000	
IT Consultant	\$	-	by LLD
AV Consultant	\$	20,000	
Lighting Consultant	\$	50,000	
Environmental Consultant	\$	-	
Move Consultant	\$	-	
Equipment Consultants	\$	-	
Reimbursable Expenses (estimated)	\$	15,500	
		<b>Sub Total</b>	<b>\$ 170,500</b>
<b>Owner Provided Services</b>			
Soil Testing	\$	15,000	
Environmental Testing	\$	15,000	
Material Testing	\$	25,000	
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	19,396	
Legal Counsel	\$	30,000	
Title	\$	10,000	
Reimbursable Expenses (estimated)	\$	11,440	
		<b>Sub Total</b>	<b>\$ 125,836</b>
<b>Total Professional Service Cost</b>		<b>Sub Total</b>	<b>\$ 1,363,123</b>
Owner's Professional Services Cost Contingency (%)		3%	\$ 40,894
<b>Total Professional Service Cost w/ Contingency Allocation</b>			<b>\$ 1,404,016</b>



<b>FF&amp;E Costs</b>		
<b><u>Furniture</u></b>		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New + Additional Space)	\$	225,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	<b>Sub Total</b>	<b>\$ 625,000</b>
<b><u>Fixtures</u></b>		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 160,000</b>
<b><u>Equipment</u></b>		
Book Drop	\$	20,000
Self Check-Out - use existing	\$	5,000
Servers - use existing	\$	5,000
Network Switches - use existing	\$	5,000
Printers - use existing	\$	5,000
Computers - use existing	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 235,000</b>
<b>Total FF&amp;E Costs</b>		<b>Sub Total \$ 1,020,000</b>
Owner's FF&E Contingency (%)	3%	\$ 30,600
<b>Total FF&amp;E Costs w/ Contingency Allocation</b>		<b>\$ 1,050,600.00</b>

# Order of Magnitude - Renovation & Addition of Existing Building

Lisle Library District

Lisle, IL

37,246 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

1815 South Meyers Road  
Suite 200  
Oakbrook Terrace, IL 60181

630.678.0808  
[www.CCSdifference.com](http://www.CCSdifference.com)

**NOTES REGARDING THIS ESTIMATE:**

This Program estimate is based on program data, direction provided by the Library Board during a meeting on 9/26/2019 as well as the direction from discussions with the Lisle Library staff and supplemental information.

This estimate assumes a normal market conditions.

This estimate assumes five or more qualified contractors competitively bidding on this project.

This estimate assumes one contract awarded to one General Contractor.

This estimate assumes a competitively bid contract ( Design Bid Build approach ).

After six months this estimate should be updated for current market conditions.

Escalation is included assuming 12/2020 as the start of construction and 12/2021 as the substantial completion of construction.

The estimate example is only intended to provide order of magnitude cost guidance to the Library District.

**THIS ESTIMATE EXCLUDES:**

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

**DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:**

**PROGRAM**

The project scope is assumed to be a gut renovation of the existing Lisle Library Building and addition (4,200 SF+)

Components excluded from the estimate are as follows:

- Foundations, other than for the new addition
- Substructure other than for the new addition and a slab on grade repair / replacement for a new entrance
- Superstructure other than for the new addition
- Exterior Enclosure other than a new entrance on the North side of the existing building
- Roofing other than the new addition
- Site Utilities (electricity, gas, water and sewer service is assumed to be existing)

The space is limited to the existing building size.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

**SITWORK IMPROVEMENT ALLOWANCES**

Sitework allowances are included for Library provided improvements at a new entrance and perimeter landscaping. An allowance for creating a permeable parking area over an existing retaining structure is included.

**PARAMETER COSTING MODEL**

**Lisle Library District**  
**Full Renovation Concept - 37,246 SF**

**GROSS AREA: 37246 SF**

**12/2/2019**

**COST SUMMARY**

<b>DESCRIPTION</b>	<b>TOTAL COST</b>	<b>RATE/SF</b>	<b>% of Total</b>
<b>01 - FOUNDATIONS</b>	<b>\$76,950</b>	<b>\$2.07</b>	<b>1%</b>
011 - Standard Foundations	\$76,950	\$2.07	
012 - Special Foundations	\$0	\$0.00	
<b>02 - SUBSTRUCTURE</b>	<b>\$84,766</b>	<b>\$2.28</b>	<b>1%</b>
021 - Slab on Grade	\$84,766	\$2.28	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
<b>03 - SUPERSTRUCTURE</b>	<b>\$70,000</b>	<b>\$1.88</b>	<b>1%</b>
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$70,000	\$1.88	
<b>04 - EXTERIOR CLOSURE</b>	<b>\$1,048,588</b>	<b>\$28.15</b>	<b>11%</b>
041 - Exterior Walls	\$755,717	\$20.29	
042 - Exterior Doors & Windows	\$292,871	\$7.86	
<b>05 - ROOFING</b>	<b>\$113,732</b>	<b>\$3.05</b>	<b>1%</b>
<b>06 - INTERIOR CONSTRUCTION</b>	<b>\$1,586,509</b>	<b>\$42.60</b>	<b>16%</b>
061 - Partitions	\$790,279	\$21.22	
062 - Interior Finishes	\$560,530	\$15.05	
063 - Specialties	\$235,700	\$6.33	
<b>07 - CONVEYING SYSTEMS</b>	<b>\$100,000</b>	<b>\$2.68</b>	<b>1%</b>
<b>08 - MECHANICAL</b>	<b>\$1,229,118</b>	<b>\$33.00</b>	<b>13%</b>
081 - Plumbing	\$148,984	\$4.00	
082 - HVAC	\$931,150	\$25.00	
083 - Fire Protection	\$148,984	\$4.00	
084 - Special Systems	\$0	\$0.00	

**PARAMETER COSTING MODEL**

**Lisle Library District**

**Full Renovation Concept - 37,246 SF**

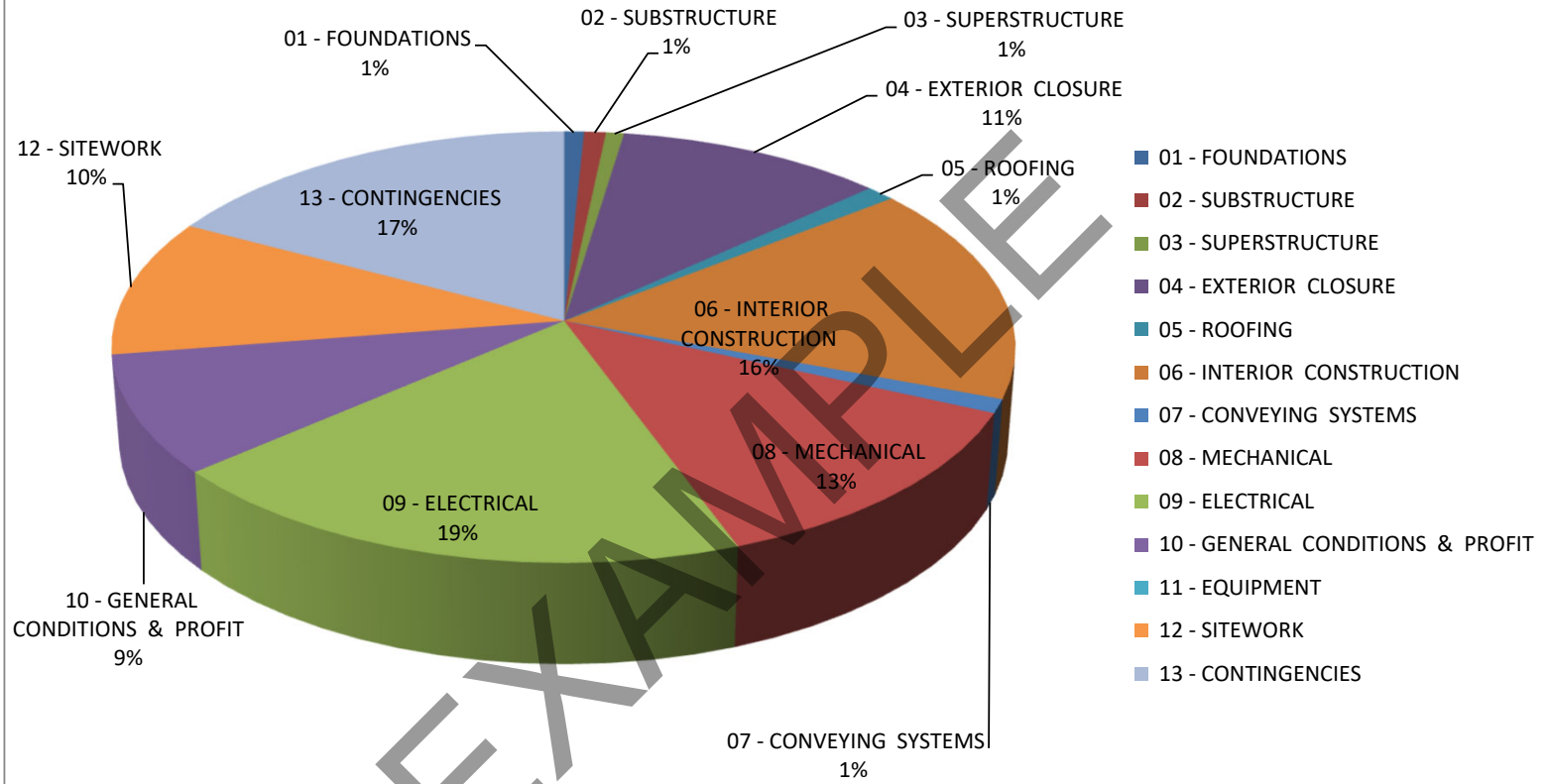
**GROSS AREA: 37246 SF**

**12/2/2019**

**COST SUMMARY**

<b>DESCRIPTION</b>	<b>TOTAL COST</b>	<b>RATE/SF</b>	<b>% of Total</b>
<b>09 - ELECTRICAL</b>	\$1,862,300	\$50.00	19%
091 - Service & Distribution	\$372,460	\$10.00	
092 - Lighting & Power	\$931,150	\$25.00	
093 - Special Systems	\$558,690	\$15.00	
<b>10 - GENERAL CONDITIONS &amp; PROFIT</b>	\$860,520	\$23.10	9%
NET BUILDING CONSTRUCTION COST	\$7,032,482		
<b>11 - EQUIPMENT</b>	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
<b>12 - SITEWORK</b>	\$999,040	\$26.82	10%
121 - Site Preparation	\$145,140	\$3.90	
122 - Site Improvements	\$853,900	\$22.93	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$8,031,522		
<b>13 - CONTINGENCIES</b>	\$1,666,541	\$44.74	17%
131 - Design	\$1,204,728	\$32.35	
132 - Escalation	\$461,813	\$12.40	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$9,698,063</b>	<b>\$260.38</b>	

### Estimated Cost Breakdown



DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
<b>STRUCTURE</b>					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
5,206 SF Excavation for Slab	Mass Excavation	386	CY	\$20.00	\$7,720
Mass Fill	Mass Fill	289	CY	\$30.00	\$8,670
1'x 3' Continuous Footing with 3' x 1' Foundation Wall	Foundation Wall & Footing	298	LF	\$190.00	\$56,550
5' x 5' x 12" Column Footing w/ 2' Pier	Column Footing	17	EA	\$1,200.00	\$20,400
Allowance for Entrance Slab Patching + 5,206 Addition	Slab on Grade	7706	SF	\$11.00	\$84,766
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No Floor Structure Work	Elevated Floor Structure	0	SF	\$50.00	\$0
No Roof Structure Work	Roof Structure	0	SF	\$45.00	\$0
Replace One Main Stair and One Egress	Stairs	2	EA	\$35,000.00	\$70,000
<b>ENVELOPE</b>					
Allowance for Siding Replacement and New	Exterior Enclosure	16522	SF	\$45.74	\$755,717
Curtainwall @ New Entrance + New Windows	Window Wall	2609	SF	\$100.00	\$260,871
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
Select Demolition Assumed	Exterior Demolition	1500	SF	\$15.00	\$22,500
5,206SF New Roofing	Roofing	5206	SF	\$15.00	\$78,090
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Aluminum Gutters and Roof Edge	Roof Edge	713	LF	\$50.00	\$35,642
<b>CONVEYING SYSTEMS</b>					
Electric Elevators	Elevators etc.	1	EA	\$100,000.00	\$100,000
<b>MECHANICAL</b>					
Plumbing Allowance	Plumbing	37246	SF	\$4.00	\$148,984
H.V.A.C. Allowance	H.V.A.C	37246	SF	\$25.00	\$931,150
Fire Protection Allowance	Fire Protection	37246	SF	\$4.00	\$148,984
None Assumed on Project	Special Mechanical	37246	SF	\$0.00	\$0
<b>ELECTRICAL</b>					
Service & Distribution Allowance	Service & distribution	37246	SF	\$10.00	\$372,460
Lighting & Power Allowance	Lighting & Power	37246	SF	\$25.00	\$931,150
Special Systems Allowance	Special systems	37246	SF	\$15.00	\$558,690
				<b>TOTAL CORE /SHELL COST</b>	<b>\$4,624,343</b>
				<b>RATE/SF</b>	<b>\$124.16</b>



PARAMETER COSTING MODEL

Lisle Library District

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework )

Full Renovation Concept - 37,246 SF

12/2/2019

Shell Cost \$124.16

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
Main Floor						\$0.00	\$0.00	\$0	\$0.00	\$7.00	\$0.00	\$0		
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$101,155	\$172.91
adult circulation (open space for circulation)	1980	1980	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$291,469	\$147.21
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$53,162	\$163.58
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$237,231	\$148.27
adult new materials	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$146,084	\$169.86
adult seating	1975	1975	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$300,774	\$152.29
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$56,792	\$162.26
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$18,114	\$301.91
digital media stacks	1160	1160	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$174,190	\$150.16
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$87,373	\$174.75
elevator	85	85	1	18	\$400.00	\$0.00	\$0	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$17,838	\$209.86
janitors closet	50	50	1	14	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$14,792	\$295.84
mechanical	550	550	1	47	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$91,593	\$166.53
non fiction stacks	4000	4000	1	126	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$593,153	\$148.29
public restrooms	545	273	2	33	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$10,900	\$154,120	\$282.79
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$80,045	\$184.01
story time / craft space	900	450	2	42	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$162,925	\$181.03
youth circulation and active space	3400	3400	1	117	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$503,300	\$148.03
dedicated teen space	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$151,170	\$151.17
youth computers	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$34,559	\$172.80
youth services	1500	1500	1	77	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$222,862	\$148.57
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$297,187	\$147.12
stairs and landings	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$97,658	\$263.94
staff restroom	70	70	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,400	\$23,541	\$336.30
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$110,000	\$153.85
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$54,532	\$181.77
literacy room	106	106	1	21	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$20,422	\$192.66
family restroom	225	75	3	17	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$4,500	\$87,590	\$389.29
nursing room	75	75	1	17	\$151.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$18,504	\$246.72

**PARAMETER COSTING MODEL**

**Lisle Library District**

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework )

**Full Renovation Concept - 37,246 SF**

**12/2/2019**

**Shell Cost \$124.16**

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
2nd Floor														
general circulation	575	288	2	34	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$20,000	\$115,283	\$200.49
administrative offices	1200	200	6	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$207,356	\$172.80
back of house circulation	200	100	2	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$38,871	\$194.36
elevator	90	90	1	19	\$400.00	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$18,774	\$208.60
general circulation	830	830	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$126,758	\$152.72
meeting space	2350	783	3	56	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$30,000	\$389,886	\$165.91
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$78,185	\$229.96
server room	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$34,559	\$172.80
staff break areas	400	400	1	40	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$64,203	\$160.51
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$19,808	\$282.97
storage	1375	688	2	52	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$192,795	\$140.21
technical services department	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$151,170	\$151.17
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$19,214	\$256.18
mechanical	905	905	1	60	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$141,627	\$156.49
public restrooms	545	273	2	33	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$10,900	\$152,140	\$279.16
staff restroom	150	75	2	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$57,374	\$382.49
group study	1000	167	6	26	\$151.00	\$0.00	\$2,500	\$8.00	\$0.00	\$0.00	\$0.00	\$30,000	\$200,713	\$200.71

**SITE PREPARATION**

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UM</b>	<b>UNIT COST</b>	<b>ESTIMATED COST</b>
Demo Existing Parking Pavement	7,500	SQFT	\$1.50	\$11,250
Demolish Concrete, Curb & Gutter	1	LSUM	\$10,000.00	\$10,000
Erosion Control Allowance	1	LSUM	\$5,000.00	\$5,000
Stabilized Construction Entrance	1	LSUM	\$5,000.00	\$5,000
Misc Site Preparation Allowance (silt fencing, haybales, rip-rap, general earthwork, etc.)	1	LSUM	\$15,000.00	\$15,000
General Site Preparation Allowance for Grading	1	EACH	\$50,000.00	\$50,000
Site Clearing	1	LSUM	\$10,000.00	\$10,000

EXAMPLE

**SITE PREPARATION SUB-TOTAL**

**\$106,250**

**SITE IMPROVEMENTS**

DESCRIPTION	QUANTITY	UM	UNIT COST	ESTIMATED COST
Asphalt Paving @ New Entrance including sub-grade	7,500	SQFT	\$6.00	\$45,000
5" Concrete Sidewalk at New Building Entrance	100	SQFT	\$9.00	\$900
5" Concrete Sidewalk at Site	750	SQFT	\$9.00	\$6,750
Concrete Curb and Gutter	2,400	LNFT	\$20.00	\$48,000
Parking Stall	130	EACH	\$25.00	\$3,250
Pavement Striping	1	LSUM	\$15,000.00	\$15,000
Landscaping Allowance	1	LSUM	\$150,000.00	\$150,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Trash Receptacle	1	LSUM	\$5,000.00	\$5,000
Trash Enclosure	1	LSUM	\$10,000.00	\$10,000
Signage	1	LSUM	\$25,000.00	\$25,000
Flagpole	1	EACH	\$5,000.00	\$5,000
Misc Site Improvements Allowance	1	LSUM	\$25,000.00	\$25,000
Permeable Paving System Allowance - @ Northeast Corner of Site	1	LSUM	\$500,000.00	\$500,000

EXAMPLE

**SITE IMPROVEMENTS SUB-TOTAL**

**\$853,900**

**SITE UTILITIES**

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UM</b>	<b>UNIT COST</b>	<b>ESTIMATED COST</b>
Sanitary System (existing to remain)	-	LSUM	-	-
Storm System (misc. allowance for improvements)	-	LSUM	-	-
Electric System (existing to remain)	-	LSUM	-	-
Telephone and Data (existing to remain)	-	LSUM	-	-
Gas System (existing to remain)	-	LSUM	-	-
Water System (existing to remain)	-	LSUM	-	-
Site Lighting Allowance (existing to remain)	-	LSUM	-	-

EXAMPLE

**SITE UTILITIES SUB-TOTAL**





Ave SF		SPECIALTIES																					
		TOILET ACCESS	CABINERY/MILLWK	SHELVING/MILLWORK	FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SPECIAL EQUIPMENT	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ												
	Main Floor																						
585	youth activity (TV) space		10000																				
1980	adult circulation (open space for circulation)																						
325	adult computers																						
1600	adult fiction		0																				
860	adult new materials		15000																				
1975	adult seating		10000																				
350	adult services office																						
60	book drop		5000																				
1160	digital media stacks																						
500	early literacy		8500																				
85	elevator																						
50	janitors closet																						
550	mechanical																						
4000	non fiction stacks		15000																				
273	public restrooms	5450																					
435	receiving																						
450	story time / craft space		10000																				
3400	youth circulation and active space		10000																				
1000	dedicated teen space																						
200	youth computers																						
1500	youth services																						
2020	youth stacks																						
370	stairs and landings		10000																				
70	staff restroom	1400																					
715	circulation office																						
300	art stacks		5000																				
106	literacy room																						
75	family restroom	1500																					
75	nursing room	1500																					
0																							
0																							
0																							
0																							
0																							
0																							
0																							
0																							

EXAMPLE



Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH													
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED				TOTAL GUT	PARTIAL GUT			SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE			PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE		RUBBER BASE	CT BASE	WOOD BASE
288	general circulation	120											2500						25								6		
200	administrative offices	120											2500						25								6		
100	back of house circulation	120											2500						25								6		
90	elevator		400																										
830	general circulation	120											2500						25								6		
783	meeting space	120											2500						25								6		
85	meeting space support	120											2500						25								6		
200	server room	120											2500						25								6		
400	staff break areas	120											2500						25								6		
70	staff kitchen	120											2500						25								6		
688	storage	120											2500						25								6		
1000	technical services department	120											2500						25								6		
75	janitors closet		400										2500						25								6		
905	mechanical		400										2500						25								6		
273	public restrooms		400										2500								320							30	
75	staff restroom		400										2500								320							30	
167	group study	120											2500						25								6		
0																													
0																													
0																													
0																													
0																													
0																													

EXAMPLE

Ave SF		FLOOR FINISH							CEILING FINISH																	
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED										
288	general circulation						8				7															
200	administrative offices						8				7															
100	back of house circulation						8				7															
90	elevator																									
830	general circulation						8				7															
783	meeting space						8				7															
85	meeting space support						8				7															
200	server room						8				7															
400	staff break areas						8				7															
70	staff kitchen						8				7															
688	storage							1																	0	
1000	technical services department						8				7															0
75	janitors closet							1																		0
905	mechanical							1																		0
273	public restrooms			20												15										
75	staff restroom			20												15										
167	group study						8				7															
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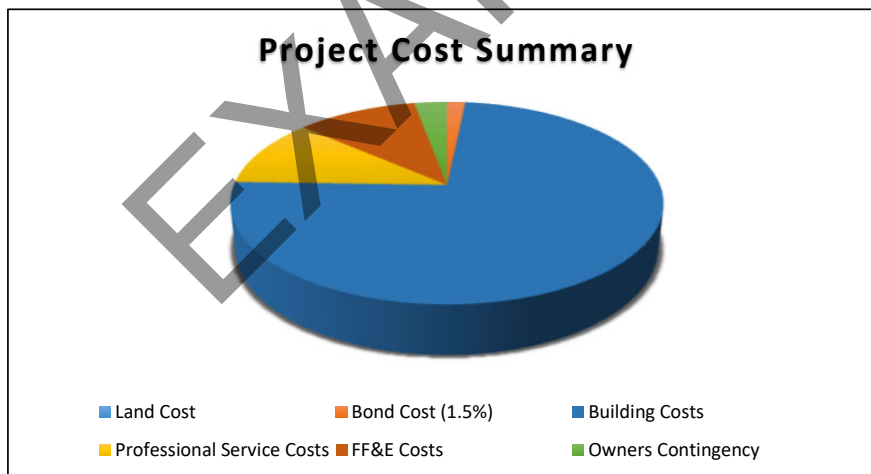
EXAMPLE

Ave SF	SPECIALTIES																				
	TOILET ACCESS	CABINERY/MILLWK	SHELVING/MILLWORK		FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SOUND PROOFING	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ										
288		10000																			
200																					
100																					
90																					
830																					
783		10000																			
85		2500																			
200																					
400																					
70		5000																			
688																					
1000																					
75																					
905																					
273		5450																			
75		1500																			
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EXAMPLE

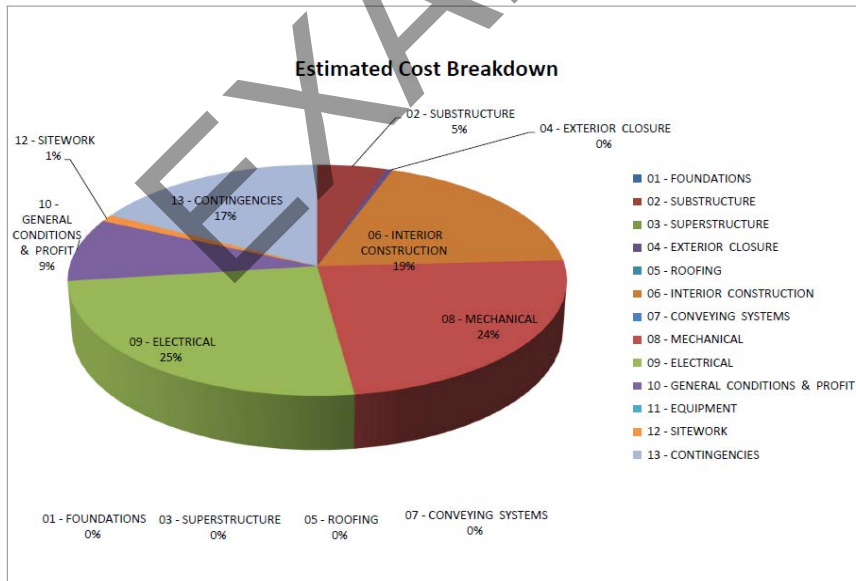
# Capital Improvement Project Proforma Example Downtown Lisle Build Out Interior Construction - 30,000 SQFT

CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	6,867,399	
Professional Service Costs	\$	1,013,190	
Primary Consultants			\$ 723,715
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 118,974
FF&E Costs	\$	995,000	
Furniture			\$ 600,000
Fixtures			\$ 160,000
Equipment			\$ 235,000
		<b>Sub Total</b>	<b>\$ 9,025,589</b>
Owner's Project Cost Contingency (%)	\$	270,768	
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>9,296,356</b>	



<b>Building Costs</b>	
Permit Cost	\$ 65,792
<b>Construction Cost</b>	\$ 6,579,230
Change Order Contingency	\$ 197,377
Environmental Remediation	\$ -
Moving Cost	in FF&E
Utility Hook-Up	\$ 25,000
<b>Total Building Costs</b>	<b>\$ 6,867,399</b>

<b>Construction Cost Estimate Breakdown (From Construction Cost Estimate)</b>	
Gen. Cond., Overhead & Profit	\$ 583,783
Foundations - developer provided	\$ -
Substructure	\$ 330,000
Superstructure - developer provided	\$ -
Exterior Closure	\$ 32,000
Roofing - developer provided	\$ -
Interior Construction	\$ 1,227,855
Conveying Systems - none in single story building	\$ -
Mechanical	\$ 1,560,000
Electrical	\$ 1,650,000
Equipment - in FF&E	\$ -
Sitework - Misc. Accessories	\$ 65,000
Contingencies	\$ 1,130,592
<b>Sub Total</b>	<b>\$ 6,579,230</b>



<b>Professional Service Costs</b>			
<b>Primary Consultants</b>			
Architect / MEP / Interior / Civil (8%)	\$	526,338	
Owner Representative (2%)	\$	131,585	
Reimbursable Expenses (1% estimated)	\$	65,792	
		<b>Sub Total</b>	<b>\$ 723,715</b>
<b>Specialized Consultants</b>			
Cost Estimating Consultant	\$	75,000	
Land Surveyor	\$	10,000	
IT Consultant	\$	-	by LLD
AV Consultant	\$	20,000	
Lighting Consultant	\$	50,000	
Environmental Consultant	\$	-	
Move Consultant	\$	-	
Equipment Consultants	\$	-	
Reimbursable Expenses (estimated)	\$	15,500	
		<b>Sub Total</b>	<b>\$ 170,500</b>
<b>Owner Provided Services</b>			
Soil Testing	\$	15,000	
Environmental Testing	\$	15,000	
Material Testing	\$	25,000	
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	13,158	
Legal Counsel	\$	30,000	
Title	\$	10,000	
Reimbursable Expenses (estimated)	\$	10,816	
		<b>Sub Total</b>	<b>\$ 118,974</b>
<b>Total Professional Service Cost</b>		<b>Sub Total</b>	<b>\$ 1,013,190</b>
Owner's Professional Services Cost Contingency (%)		3%	\$ 30,396
<b>Total Professional Service Cost w/ Contingency Allocation</b>			<b>\$ 1,043,585</b>

<b>FF&amp;E Costs</b>		
<b><u>Furniture</u></b>		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New)	\$	200,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	<b>Sub Total</b>	<b>\$ 600,000</b>
<b><u>Fixtures</u></b>		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 160,000</b>
<b><u>Equipment</u></b>		
Book Drop	\$	20,000
Self Check-Out - use existing	\$	5,000
Servers - use existing	\$	5,000
Network Switches - use existing	\$	5,000
Printers - use existing	\$	5,000
Computers - use existing	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 235,000</b>
<b>Total FF&amp;E Costs</b>		<b>Sub Total \$ 995,000</b>
Owner's FF&E Contingency (%)	3%	\$ 29,850
<b>Total FF&amp;E Costs w/ Contingency Allocation</b>		<b>\$ 1,024,850.00</b>

# Order of Magnitude - Interior Build Out Construction Cost Estimate

Lisle Library District - Downtown Lisle Development

Lisle, IL

30,000 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

1815 South Meyers Road  
Suite 200  
Oakbrook Terrace, IL 60181

630.678.0808  
[www.CCSdifference.com](http://www.CCSdifference.com)



**NOTES REGARDING THIS ESTIMATE:**

This Program estimate is based on program data, direction provided by the Library Board during a meeting on 9/26/2019 as well as the direction from discussions with the Lisle Library staff and supplemental information.

This estimate assumes a normal market conditions.

This estimate assumes five or more qualified contractors competitively bidding on this project.

This estimate assumes one contract awarded to one General Contractor.

This estimate assumes a competitively bid contract ( Design Bid Build approach ).

After six months this estimate should be updated for current market conditions.

Escalation is included assuming 12/2020 as the start of construction and 12/2021 as the substantial completion of construction.

The estimate example is only intended to provide order of magnitude cost guidance to the Library District.

**THIS ESTIMATE EXCLUDES:**

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

**DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:**

**PROGRAM**

The project scope is assumed to be limited to interior build out of a cold dark shell space.

Components excluded from the estimate are as follows:

- Foundations
- Substructure other than a slab on grade
- Superstructure
- Exterior Enclosure
- Roofing
- Conveying Systems
- Sitework other than as listed in the sitework improvements breakout
- Site Utilities (electricity, gas, water and sewer service is assumed to be available and run to the cold dark shell space)

The space is limited to a single 30,000 SF floor plate with a regular shape.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

**SITWORK IMPROVEMENT ALLOWANCES**

Sitework allowances are included for Library provided improvements at entrances.

Landscaping is assumed to be limited to small planting beds, for instance at a building entrance.

**PARAMETER COSTING MODEL**

**Lisle Library District**  
**Interior Build Out Construction Concept - 30,000 SF**  
**GROSS AREA: 30000 SF** **12/2/2019**

<b>COST SUMMARY</b>			
<b>DESCRIPTION</b>	<b>TOTAL COST</b>	<b>RATE/SF</b>	<b>% of Total</b>
<b>01 - FOUNDATIONS</b>	\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00	
012 - Special Foundations	\$0	\$0.00	
<b>02 - SUBSTRUCTURE</b>	\$330,000	\$11.00	5%
021 - Slab on Grade	\$330,000	\$11.00	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
<b>03 - SUPERSTRUCTURE</b>	\$0	\$0.00	0%
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$0	\$0.00	
<b>04 - EXTERIOR CLOSURE</b>	\$32,000	\$1.07	0%
041 - Exterior Walls	\$0	\$0.00	
042 - Exterior Doors & Windows	\$32,000	\$1.07	
<b>05 - ROOFING</b>	\$0	\$0.00	0%
<b>06 - INTERIOR CONSTRUCTION</b>	\$1,227,856	\$40.93	19%
061 - Partitions	\$602,055	\$20.07	
062 - Interior Finishes	\$448,400	\$14.95	
063 - Specialties	\$177,401	\$5.91	
<b>07 - CONVEYING SYSTEMS</b>	\$0	\$0.00	0%
<b>08 - MECHANICAL</b>	\$1,560,000	\$52.00	24%
081 - Plumbing	\$180,000	\$6.00	
082 - HVAC	\$1,200,000	\$40.00	
083 - Fire Protection	\$180,000	\$6.00	
084 - Special Systems	\$0	\$0.00	

**PARAMETER COSTING MODEL**

**Lisle Library District**

**Interior Build Out Construction Concept - 30,000 SF**

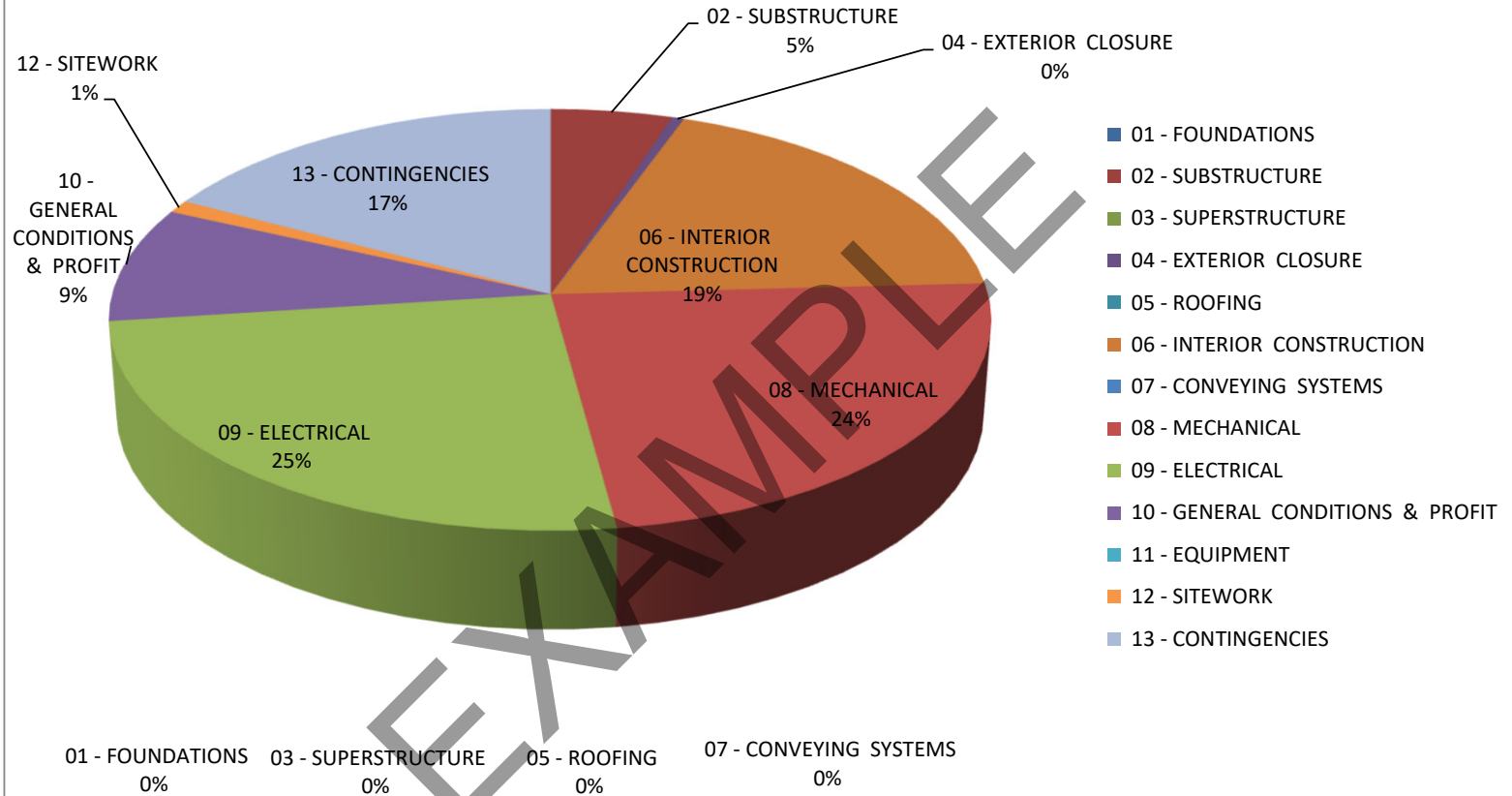
**GROSS AREA: 30000 SF**

**12/2/2019**

**COST SUMMARY**

DESCRIPTION	TOTAL COST	RATE/SF	% of Total
<b>09 - ELECTRICAL</b>	\$1,650,000	\$55.00	25%
091 - Service & Distribution	\$450,000	\$15.00	
092 - Lighting & Power	\$750,000	\$25.00	
093 - Special Systems	\$450,000	\$15.00	
<b>10 - GENERAL CONDITIONS &amp; PROFIT</b>	\$583,783	\$19.46	9%
NET BUILDING CONSTRUCTION COST	\$5,383,639		
<b>11 - EQUIPMENT</b>	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
<b>12 - SITEWORK</b>	\$65,000	\$2.17	1%
121 - Site Preparation	\$0	\$0.00	
122 - Site Improvements	\$65,000	\$2.17	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$5,448,639		
<b>13 - CONTINGENCIES</b>	\$1,130,593	\$37.69	17%
131 - Design	\$817,296	\$27.24	
132 - Escalation	\$313,297	\$10.44	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$6,579,231</b>	<b>\$219.31</b>	

### Estimated Cost Breakdown



**PARAMETER COSTING MODEL**

**Core and Shell**

**Lisle Library District**

**Interior Build Out Construction Concept - 30,000 SF**

**12/2/2019**

**SHELL COST : \$119.07**

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
<b>STRUCTURE</b>					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
Excavation to be provided by developer	Mass Excavation	0	CY	\$0.00	\$0
Fill to be provided by developer	Mass Fill	0	CY	\$0.00	\$0
Foundations to be provided by developer	Foundation Wall & Footing	0	LF	\$0.00	\$0
Footings to be provided by developer	Column Footing	0	EA	\$0.00	\$0
5" Thick Slab on Grade Incl. WWF, Aggregate, and Finishing	Slab on Grade	30000	SF	\$11.00	\$330,000
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No elevated structure in Single Story Building	Elevated Floor Structure	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Structure	0	SF	\$0.00	\$0
No Stairs in Single Story Building	Stairs	0	EA	\$0.00	\$0
<b>ENVELOPE</b>					
Enclosure to be provided by developer	Exterior Enclosure	0	SF	\$0.00	\$0
Enclosure to be provided by developer	Window Wall	0	SF	\$0.00	\$0
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
No Demolition Assumed	Exterior Demolition	0	SF	\$0.00	\$0
Roof to be provided by developer	Roofing	0	SF	\$0.00	\$0
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Edge	0	LF	\$0.00	\$0
<b>CONVEYING SYSTEMS</b>					
No Elevator in Single Story Building	Elevators etc.	0	EA	\$0.00	\$0
<b>MECHANICAL</b>					
Plumbing Allowance	Plumbing	30000	SF	\$6.00	\$180,000
H.V.A.C. Allowance	H.V.A.C	30000	SF	\$40.00	\$1,200,000
Fire Protection Allowance	Fire Protection	30000	SF	\$6.00	\$180,000
None Assumed on Project	Special Mechanical	30000	SF	\$0.00	\$0
<b>ELECTRICAL</b>					
Service & Distribution Allowance	Service & distribution	30000	SF	\$15.00	\$450,000
Lighting & Power Allowance	Lighting & Power	30000	SF	\$25.00	\$750,000
Special Systems Allowance	Special systems	30000	SF	\$15.00	\$450,000
				<b>TOTAL CORE /SHELL COST</b>	<b><u>\$3,572,000</u></b>
				<b>RATE/SF</b>	<b><u>\$119.07</u></b>

**PARAMETER COSTING MODEL**

**Lisle Library District**

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework )

**Interior Build Out Construction Concept - 30,000 SF**

**12/2/2019**

**Shell Cost \$119.07**

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$98,177	\$167.82
dedicated teen space	0		0											
youth computers	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,541	\$167.71
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$286,905	\$142.03
story time / craft space	450	450	1	42	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$79,172	\$175.94
youth circulation and active space	1710	1710	1	83	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$254,287	\$148.71
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$84,828	\$169.66
youth services office	850	850	1	58	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$125,215	\$147.31
adult circulation	1980	1980	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$281,391	\$142.12
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$51,508	\$158.49
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$239,087	\$149.43
adult general stacks	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$141,706	\$164.77
adult open seating	1800	1800	1	85	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$266,655	\$148.14
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$55,010	\$157.17
non fiction stacks	4000	4000	1	126	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$572,793	\$143.20
digital media stacks	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$146,080	\$146.08
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$53,005	\$176.68
group study	760	127	6	23	\$151.00	\$0.00	\$2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$126,329	\$166.22
literacy room	105	105	1	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$19,597	\$186.64
meeting space	2000	667	3	52	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$30,000	\$329,189	\$164.59
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$76,455	\$224.87
family restroom	150	150	1	24	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$47,330	\$315.53
nursing room	75	75	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$24,055	\$320.73
public restrooms	750	375	2	39	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$15,000	\$196,390	\$261.85

**PARAMETER COSTING MODEL**

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework )

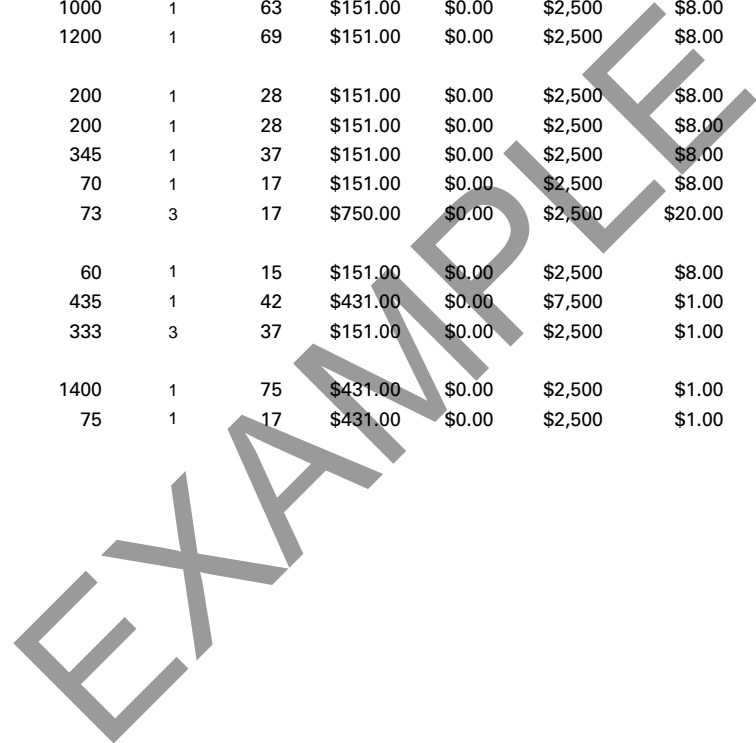
**Lisle Library District**

**Interior Build Out Construction Concept - 30,000 SF**

**12/2/2019**

**Shell Cost \$119.07**

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
public pathways	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$95,775	\$258.85
general circulation	0		1		\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$2,500	#DIV/0!
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$106,361	\$148.76
technical services department	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$146,080	\$146.08
administrative offices	1200	1200	1	69	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$173,799	\$144.83
back of house circulation	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,541	\$167.71
server room	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,541	\$167.71
staff break areas	345	345	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$54,340	\$157.51
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$19,452	\$277.88
staff restroom	220	73	3	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$4,401	\$84,046	\$382.03
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$17,809	\$296.82
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,831	\$178.92
storage	1000	333	3	37	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$144,328	\$144.33
mechanical	1400	1400	1	75	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$202,918	\$144.94
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$18,832	\$251.09





**SITE PREPARATION**

**DESCRIPTION**

**QUANTITY**

**UM**

**UNIT COST**

**ESTIMATED COST**

None - Assumed to be Developer Provided

EXAMPLE

**SITE PREPARATION SUB-TOTAL**

**Lisle Library District**  
**Interior Build Out Construction Concept - 30,000 SF**

**12/2/2019**

**SITE IMPROVEMENTS**

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UM</b>	<b>UNIT COST</b>	<b>ESTIMATED COST</b>
Signage	1	LSUM	\$25,000.00	\$25,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Landscaping Allowance	1	LSUM	\$25,000.00	\$25,000
All Other Site Improvements Assumed to be Developer Provided				

EXAMPLE

**SITE IMPROVEMENTS SUB-TOTAL**

**\$65,000**

**SITE UTILITIES**

**DESCRIPTION**

**QUANTITY**

**UM**

**UNIT COST**

**ESTIMATED COST**

None - Assumed to be Developer Provided

EXAMPLE

**SITE UTILITIES SUB-TOTAL**



Ave SF		FLOOR FINISH								CEILING FINISH																		
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT			LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED										
	All Spaces on the 1st Floor																											
585	youth activity (TV) space						8							7														
	dedicated teen space																											
200	youth computers						8							7														
2020	youth stacks						8							7														
450	story time / craft space						8							7														
1710	youth circulation and active space						8							7														
500	early literacy						8							7														
850	youth services office						8							7														
1980	adult circulation						8							7														
325	adult computers						8							7														
1600	adult fiction						8							7														
860	adult general stacks						8							7														
1800	adult open seating						8							7														
350	adult services office						8							7														
4000	non fiction stacks						8							7														
1000	digital media stacks						8							7														
300	art stacks						8							7														
127	group study						8							7														
105	literacy room						8							7														
667	meeting space						8							7														
85	meeting space support						8							7														
150	family restroom			20													15											
75	nursing room			20													15											
375	public restrooms			20													15											

EXAMPLE

		SPECIALTIES																									
Ave SF		TOILET ACCESS	CABINERY/MILLWK	SHELVING/MILLWORK	FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SPECIAL EQUIPMENT	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ																
	All Spaces on the 1st Floor																										
585	youth activity (TV) space		10000																								
	dedicated teen space																										
200	youth computers																										
2020	youth stacks																										
450	story time / craft space		10000																								
1710	youth circulation and active space		10000																								
500	early literacy		8500																								
850	youth services office																										
1980	adult circulation																										
325	adult computers																										
1600	adult fiction		10000																								
860	adult general stacks		15000																								
1800	adult open seating		10000																								
350	adult services office																										
4000	non fiction stacks		15000																								
1000	digital media stacks																										
300	art stacks		5000																								
127	group study																										
105	literacy room																										
667	meeting space		10000																								
85	meeting space support		2500																								
150	family restroom	3000																									
75	nursing room	1500																									
375	public restrooms	7500																									
0																											
0																											
0																											
0																											
0																											
0																											
0																											
0																											

EXAMPLE

Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH						
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
370	public pathways	120							2500				25									40
0	general circulation	120							2500				25									6
715	circulation office	120							2500				25									6
1000	technical services department	120							2500				25									6
1200	administrative offices	120							2500				25									6
0																						
200	back of house circulation	120							2500				25									6
200	server room	120							2500				25									6
345	staff break areas	120							2500				25									6
70	staff kitchen	120							2500				25									6
73.3	staff restroom		400						2500						320							30
60	book drop	120							2500				25									6
435	receiving		400						2500	5000			25									6
333	storage	120							2500				25									6
1400	mechanical		400						2500				25									6
75	janitors closet		400						2500				25									6

EXAMPLE

Ave SF		FLOOR FINISH							CEILING FINISH							
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED
370	public pathways					50										
	general circulation						8								30	
715	circulation office						8									
1000	technical services department						8									
1200	administrative offices						8									
200	back of house circulation						8									
200	server room						8									
345	staff break areas						8									
70	staff kitchen						8									
73.3	staff restroom			20								15				
60	book drop						8									
435	receiving							1								0
333	storage							1								0
1400	mechanical							1								0
75	janitors closet							1								0

EXAMPLE

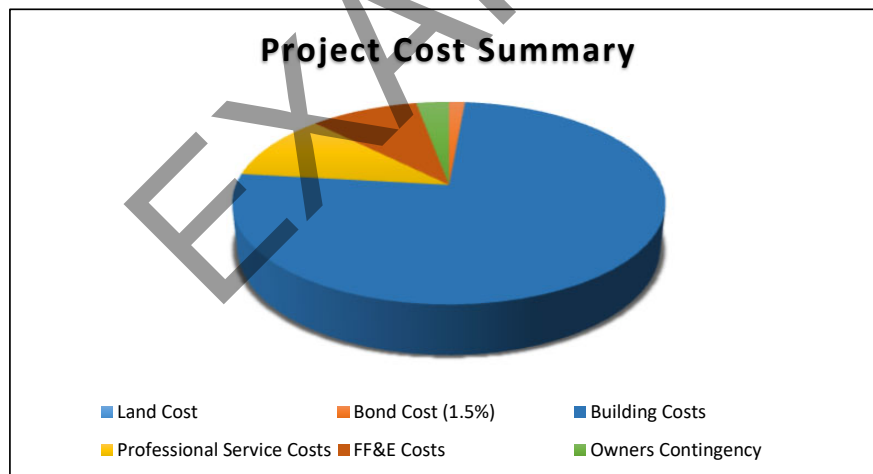


Ave SF		SPECIALTIES																				
		TOILET ACCESS	CABINERY/MILLWK	SHELVING/MILLWORK		FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SOUND PROOFING	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ										
370	public pathways		10000																			
0	general circulation																					
715	circulation office																					
1000	technical services department																					
1200	administrative offices																					
0																						
200	back of house circulation																					
200	server room																					
345	staff break areas																					
70	staff kitchen		5000																			
73.3	staff restroom	1467																				
60	book drop		5000																			
435	receiving																					
333	storage																					
1400	mechanical																					
75	janitors closet																					
0																						
0																						
0																						
0																						
0																						
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EXAMPLE

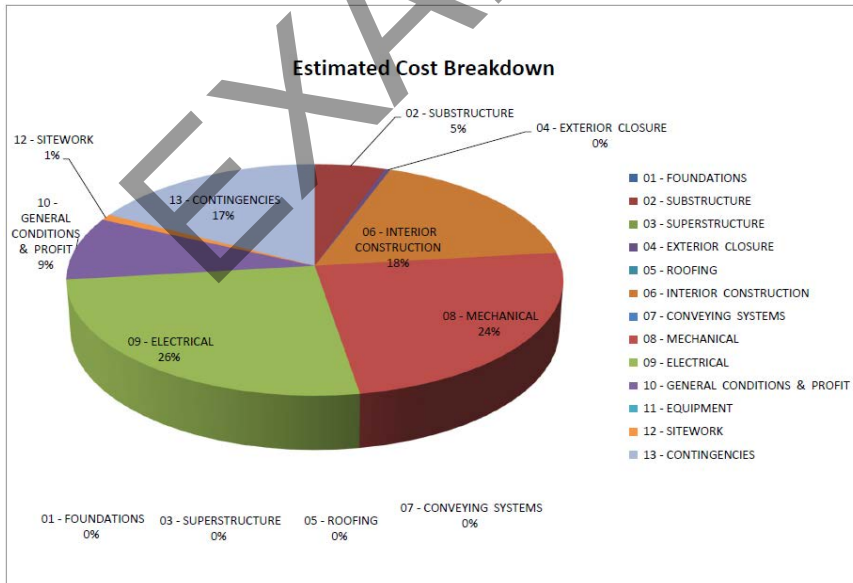
# Capital Improvement Project Proforma Example Downtown Lisle Build Out Interior Construction - 35,925 SQFT

CAPITAL PROJECT COST SUMMARY - 12/2/2019			
Land Cost	\$	-	
Bond Cost (1.5%)	\$	150,000	
Building Costs	\$	8,027,790	
Professional Service Costs	\$	1,138,378	
Primary Consultants			\$ 846,449
Specialized Consultants			\$ 170,500
Owner Provided Services			\$ 121,429
FF&E Costs	\$	1,020,000	
Furniture			\$ 625,000
Fixtures			\$ 160,000
Equipment			\$ 235,000
		<b>Sub Total</b>	<b>\$ 10,336,167</b>
Owner's Project Cost Contingency (%)	\$	310,085	
<b>TOTAL PROJECT COST</b>	<b>\$</b>	<b>10,646,253</b>	



<b>Building Costs</b>	
Permit Cost	\$ 76,950
<b>Construction Cost</b>	\$ 7,694,990
Change Order Contingency	\$ 230,850
Environmental Remediation	\$ -
Moving Cost	in FF&E
Utility Hook-Up	\$ 25,000
<b>Total Building Costs</b>	<b>\$ 8,027,790</b>

<b>Construction Cost Estimate Breakdown (From Construction Cost Estimate)</b>	
Gen. Cond., Overhead & Profit	\$ 682,785
Foundations - developer provided	\$ -
Substructure	\$ 395,175
Superstructure - developer provided	\$ -
Exterior Closure	\$ 32,000
Roofing - developer provided	\$ -
Interior Construction	\$ 1,353,727
Conveying Systems - none in single story building	\$ -
Mechanical	\$ 1,868,100
Electrical	\$ 1,975,875
Equipment - in FF&E	\$ -
Sitework - Misc. Accessories	\$ 65,000
Contingencies	\$ 1,322,327
<b>Sub Total</b>	<b>\$ 7,694,989</b>



<b>Professional Service Costs</b>			
<b>Primary Consultants</b>			
Architect / MEP / Interior / Civil (8%)	\$	615,599	
Owner Representative (2%)	\$	153,900	
Reimbursable Expenses (1% estimated)	\$	76,950	
		<b>Sub Total</b>	<b>\$ 846,449</b>
<b>Specialized Consultants</b>			
Cost Estimating Consultant	\$	75,000	
Land Surveyor	\$	10,000	
IT Consultant	\$	-	by LLD
AV Consultant	\$	20,000	
Lighting Consultant	\$	50,000	
Environmental Consultant	\$	-	
Move Consultant	\$	-	
Equipment Consultants	\$	-	
Reimbursable Expenses (estimated)	\$	15,500	
		<b>Sub Total</b>	<b>\$ 170,500</b>
<b>Owner Provided Services</b>			
Soil Testing	\$	15,000	
Environmental Testing	\$	15,000	
Material Testing	\$	25,000	
Insurance - Builder's Risk Builder's Risk & G.L. Policy (\$.20/\$100.00) estimated rate	\$	15,390	
Legal Counsel	\$	30,000	
Title	\$	10,000	
Reimbursable Expenses (estimated)	\$	11,039	
		<b>Sub Total</b>	<b>\$ 121,429</b>
<b>Total Professional Service Cost</b>		<b>Sub Total</b>	<b>\$ 1,138,378</b>
Owner's Professional Services Cost Contingency (%)		3%	\$ 34,151
<b>Total Professional Service Cost w/ Contingency Allocation</b>			<b>\$ 1,172,529</b>

<b>FF&amp;E Costs</b>		
<b><u>Furniture</u></b>		
Office Furniture (50% New)	\$	100,000
Public Space Furniture (50% New + Additional Space)	\$	225,000
Shelving (50% New)	\$	200,000
Moving and Storage	\$	100,000
	<b>Sub Total</b>	<b>\$ 625,000</b>
<b><u>Fixtures</u></b>		
Signage	\$	30,000
Specialty Interiors	\$	50,000
Artwork	\$	30,000
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 160,000</b>
<b><u>Equipment</u></b>		
Book Drop	\$	20,000
Self Check-Out - use existing	\$	5,000
Servers - use existing	\$	5,000
Network Switches - use existing	\$	5,000
Printers - use existing	\$	5,000
Computers - use existing	\$	-
IT General Allowance	\$	50,000
Data Cabling		incl. in construction
Phone System	\$	15,000
A/V	\$	50,000
Security / CCTV	\$	30,000
RFID / Sorter - Automation	\$	- not in project
Miscellaneous	\$	50,000
	<b>Sub Total</b>	<b>\$ 235,000</b>
<b>Total FF&amp;E Costs</b>		<b>Sub Total \$ 1,020,000</b>
Owner's FF&E Contingency (%)	3%	\$ 30,600
<b>Total FF&amp;E Costs w/ Contingency Allocation</b>		<b>\$ 1,050,600.00</b>

# Order of Magnitude - Interior Build Out Construction Cost Estimate

Lisle Library District - Downtown Lisle Development

Lisle, IL

35,925 GSF



Owner:

Lisle Library District

12/2/2019

CCS Project # 19.111



WE TAKE ON YOUR VALUES.

1815 South Meyers Road  
Suite 200  
Oakbrook Terrace, IL 60181

630.678.0808  
[www.CCSdifference.com](http://www.CCSdifference.com)

**NOTES REGARDING THIS ESTIMATE:**

This Program estimate is based on program data, direction provided by the Library Board during a meeting on 9/26/2019 as well as the direction from discussions with the Lisle Library staff and supplemental information.

This estimate assumes a normal market conditions.

This estimate assumes five or more qualified contractors competitively bidding on this project.

This estimate assumes one contract awarded to one General Contractor.

This estimate assumes a competitively bid contract ( Design Bid Build approach ).

After six months this estimate should be updated for current market conditions.

Escalation is included assuming 12/2020 as the start of construction and 12/2021 as the substantial completion of construction.

The estimate example is only intended to provide order of magnitude cost guidance to the Library District.

**THIS ESTIMATE EXCLUDES:**

- 1) Professional fees, testing, moving expense, etc. for Owner's account,
- 2) Furnishings and equipment other than those shown in the body of the estimate,
- 3) Premium costs for work done in phases, out of sequence, out of hours,
- 4) Owner provided items
- 5) Hazardous material removal and abatement,
- 6) Construction Contingencies.
- 7) Building Permits,
- 8) Builder's Risk Insurance.

This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.

This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

**DESIGN ASSUMPTIONS WITHIN THIS ESTIMATE:**

**PROGRAM**

The project scope is assumed to be limited to interior build out of a cold dark shell space.

Components excluded from the estimate are as follows:

- Foundations
- Substructure other than a slab on grade
- Superstructure
- Exterior Enclosure
- Roofing
- Conveying Systems
- Sitework other than as listed in the sitework improvements breakout
- Site Utilities (electricity, gas, water and sewer service is assumed to be available and run to the cold dark shell space)

The space is limited to a single 35,925 SF floor plate with a regular shape.

Generally spaces are assumed to have painted drywall walls with a rubber base, rubber floor and lay-in acoustical ceilings. Refer to the parameter costing interior outline for exceptions to this assumption.

Primary Restrooms are assumed to have block walls with ceramic tile floors and walls with a painted drywall ceiling

Doors are assumed to be painted hollow metal.

FFE components, which are excluded from the construction cost estimate, are expected to be utilized for desks, chairs, etc. Millwork assumptions are limited to built in casework as identified in the parameter costing interior outline.

The space program includes a dedicated teen room.

**SITWORK IMPROVEMENT ALLOWANCES**

Sitework allowances are included for Library provided improvements at entrances.

Landscaping is assumed to be limited to small planting beds, for instance at a building entrance.



**PARAMETER COSTING MODEL**

**Lisle Library District**  
**Interior Build Out Construction Concept - 35,925 SF**  
**GROSS AREA: 35925 SF** **12/2/2019**

<b>COST SUMMARY</b>			
<b>DESCRIPTION</b>	<b>TOTAL COST</b>	<b>RATE/SF</b>	<b>% of Total</b>
<b>01 - FOUNDATIONS</b>	\$0	\$0.00	0%
011 - Standard Foundations	\$0	\$0.00	
012 - Special Foundations	\$0	\$0.00	
<b>02 - SUBSTRUCTURE</b>	\$395,175	\$11.00	5%
021 - Slab on Grade	\$395,175	\$11.00	
022 - Basement Excavation	\$0	\$0.00	
023 - Basement Walls	\$0	\$0.00	
<b>03 - SUPERSTRUCTURE</b>	\$0	\$0.00	0%
031 - Floor Construction	\$0	\$0.00	
032 - Roof Construction	\$0	\$0.00	
033 - Stair Construction	\$0	\$0.00	
<b>04 - EXTERIOR CLOSURE</b>	\$32,000	\$0.89	0%
041 - Exterior Walls	\$0	\$0.00	
042 - Exterior Doors & Windows	\$32,000	\$0.89	
<b>05 - ROOFING</b>	\$0	\$0.00	0%
<b>06 - INTERIOR CONSTRUCTION</b>	\$1,353,728	\$37.68	18%
061 - Partitions	\$634,302	\$17.66	
062 - Interior Finishes	\$532,025	\$14.81	
063 - Specialties	\$187,401	\$5.22	
<b>07 - CONVEYING SYSTEMS</b>	\$0	\$0.00	0%
<b>08 - MECHANICAL</b>	\$1,868,100	\$52.00	24%
081 - Plumbing	\$215,550	\$6.00	
082 - HVAC	\$1,437,000	\$40.00	
083 - Fire Protection	\$215,550	\$6.00	
084 - Special Systems	\$0	\$0.00	

**PARAMETER COSTING MODEL**

**Lisle Library District**

**Interior Build Out Construction Concept - 35,925 SF**

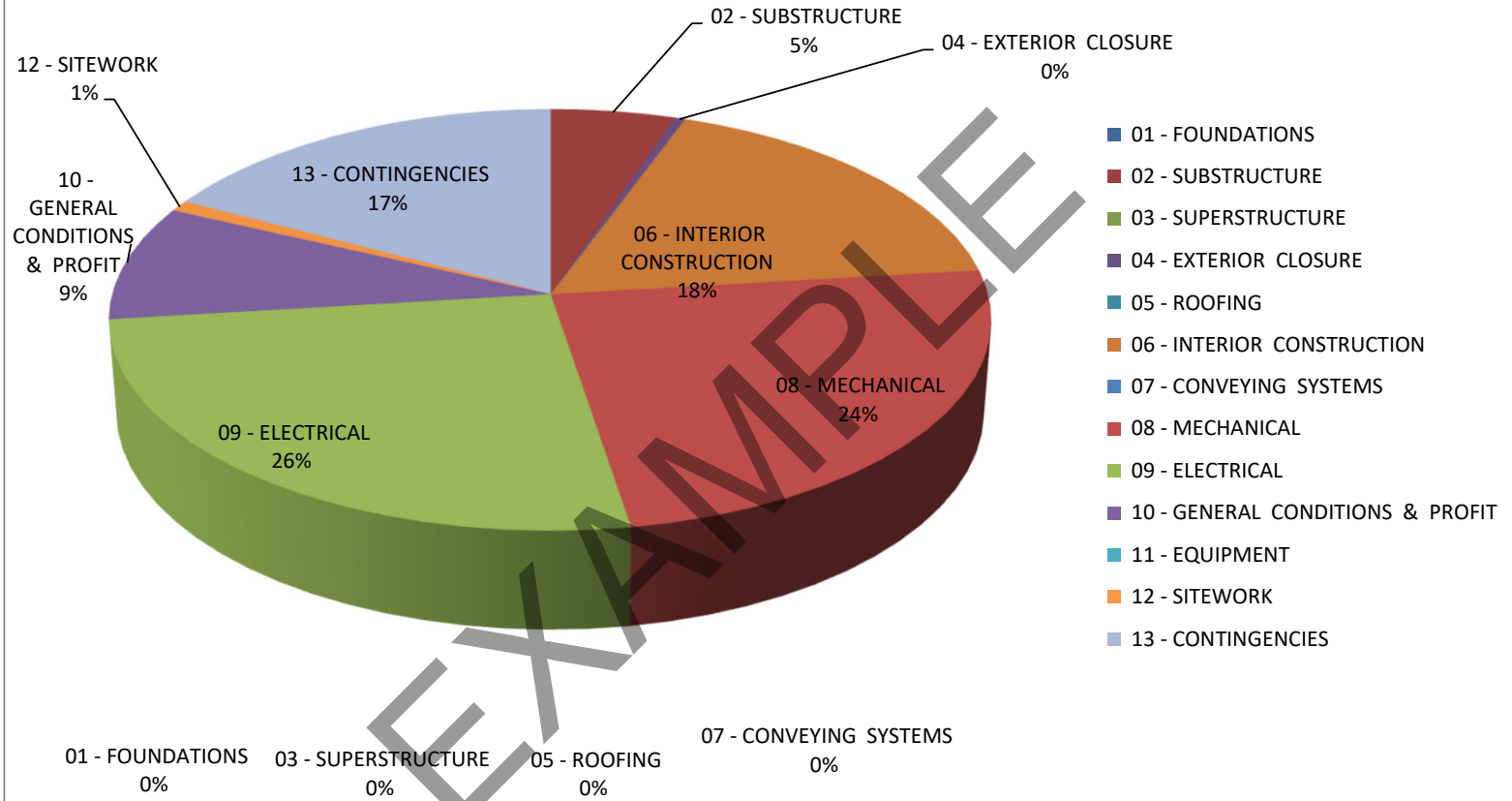
**GROSS AREA: 35925 SF**

**12/2/2019**

**COST SUMMARY**

DESCRIPTION	TOTAL COST	RATE/SF	% of Total
<b>09 - ELECTRICAL</b>	\$1,975,875	\$55.00	26%
091 - Service & Distribution	\$538,875	\$15.00	
092 - Lighting & Power	\$898,125	\$25.00	
093 - Special Systems	\$538,875	\$15.00	
<b>10 - GENERAL CONDITIONS &amp; PROFIT</b>	\$682,785	\$19.01	9%
NET BUILDING CONSTRUCTION COST	\$6,307,663		
<b>11 - EQUIPMENT</b>	\$0	\$0.00	0%
111 - Fixed & Movable Equipment	\$0	\$0.00	
112 - Furnishings	\$0	\$0.00	
113 - Special Construction	\$0	\$0.00	
<b>12 - SITEWORK</b>	\$65,000	\$1.81	1%
121 - Site Preparation	\$0	\$0.00	
122 - Site Improvements	\$65,000	\$1.81	
123 - Site Utilities	\$0	\$0.00	
124 - Off-site Work	\$0	\$0.00	
NET PROJECT CONSTRUCTION COST	\$6,372,663		
<b>13 - CONTINGENCIES</b>	\$1,322,328	\$36.81	17%
131 - Design	\$955,900	\$26.61	
132 - Escalation	\$366,428	\$10.20	
<b>TOTAL CONSTRUCTION COST</b>	<b>\$7,694,991</b>	<b>\$214.20</b>	

### Estimated Cost Breakdown



**PARAMETER COSTING MODEL**

**Core and Shell**

**Lisle Library District**

**Interior Build Out Construction Concept - 35,925 SF**

**12/2/2019**

**SHELL COST : \$118.89**

DESCRIPTION	ITEM	QUANTITY	UNIT	UNIT PRICES	TOTAL
<b>STRUCTURE</b>					
No Basement Assumed in Project	Basement excavation	0	CY	\$0.00	\$0
Excavation to be provided by developer	Mass Excavation	0	CY	\$0.00	\$0
Fill to be provided by developer	Mass Fill	0	CY	\$0.00	\$0
Foundations to be provided by developer	Foundation Wall & Footing	0	LF	\$0.00	\$0
Footings to be provided by developer	Column Footing	0	EA	\$0.00	\$0
5" Thick Slab on Grade Incl. WWF, Aggregate, and Finishing	Slab on Grade	35925	SF	\$11.00	\$395,175
No Basement Assumed in Project	Basement Wall w/ Footing	0	LF	\$0.00	\$0
No elevated structure in Single Story Building	Elevated Floor Structure	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Structure	0	SF	\$0.00	\$0
No Stairs in Single Story Building	Stairs	0	EA	\$0.00	\$0
<b>ENVELOPE</b>					
Enclosure to be provided by developer	Exterior Enclosure	0	SF	\$0.00	\$0
Enclosure to be provided by developer	Window Wall	0	SF	\$0.00	\$0
Exterior Doors - (1) ADA Double & (3) Single Metal	Exterior Doors	4	EA	\$8,000.00	\$32,000
No Demolition Assumed	Exterior Demolition	0	SF	\$0.00	\$0
Roof to be provided by developer	Roofing	0	SF	\$0.00	\$0
None Assumed in Project	Skylight	0	SF	\$0.00	\$0
Roof to be provided by developer	Roof Edge	0	LF	\$0.00	\$0
<b>CONVEYING SYSTEMS</b>					
No Elevator in Single Story Building	Elevators etc.	0	EA	\$0.00	\$0
<b>MECHANICAL</b>					
Plumbing Allowance	Plumbing	35925	SF	\$6.00	\$215,550
H.V.A.C. Allowance	H.V.A.C	35925	SF	\$40.00	\$1,437,000
Fire Protection Allowance	Fire Protection	35925	SF	\$6.00	\$215,550
None Assumed on Project	Special Mechanical	35925	SF	\$0.00	\$0
<b>ELECTRICAL</b>					
Service & Distribution Allowance	Service & distribution	35925	SF	\$15.00	\$538,875
Lighting & Power Allowance	Lighting & Power	35925	SF	\$25.00	\$898,125
Special Systems Allowance	Special systems	35925	SF	\$15.00	\$538,875
				<b>TOTAL CORE /SHELL COST</b>	<b>\$4,271,150</b>
				<b>RATE/SF</b>	<b>\$118.89</b>

**PARAMETER COSTING MODEL**

**Lisle Library District**

**(Cost Incl. Core and Shell)**

**(Excl. Markups and Sitework )**

**Interior Build Out Construction Concept - 35,925 SF**

**12/2/2019**

**Shell Cost \$118.89**

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
youth activity (TV) space	585	585	1	48	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$98,074	\$167.65
dedicated teen space	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$155,904	\$155.90
youth computers	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,506	\$167.53
youth stacks	2020	2020	1	90	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$286,549	\$141.86
story time / craft space	900	900	1	60	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$142,062	\$157.85
youth circulation and active space	3400	3400	1	117	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$485,396	\$142.76
early literacy	500	500	1	45	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$8,500	\$84,740	\$169.48
youth services office	1500	1500	1	77	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$214,963	\$143.31
adult circulation	3000	3000	1	110	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$420,782	\$140.26
adult computers	325	325	1	36	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$51,450	\$158.31
adult fiction	1600	1600	1	80	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$238,805	\$149.25
adult general stacks	860	860	1	59	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$141,555	\$164.60
adult open seating	1975	1975	1	89	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$290,373	\$147.02
adult services office	350	350	1	37	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$54,949	\$157.00
non fiction stacks	4000	4000	1	126	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$15,000	\$572,089	\$143.02
digital media stacks	1160	1160	1	68	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$168,081	\$144.90
art stacks	300	300	1	35	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$52,952	\$176.51
group study	760	127	6	23	\$151.00	\$0.00	\$2,500	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$126,195	\$166.05
literacy room	105	105	1	20	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$19,579	\$186.46
meeting space	2350	783	3	56	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$30,000	\$377,511	\$160.64
meeting space support	340	85	4	18	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$10,000	\$76,395	\$224.69
family restroom	150	150	1	24	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$3,000	\$47,304	\$315.36
nursing room	75	75	1	17	\$500.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$1,500	\$24,042	\$320.56
public restrooms	750	375	2	39	\$780.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$15,000	\$196,258	\$261.68

**PARAMETER COSTING MODEL**

(Cost Incl. Core and Shell)

(Excl. Markups and Sitework )

**Lisle Library District**

**Interior Build Out Construction Concept - 35,925 SF**

**12/2/2019**

**Shell Cost \$118.89**

SPACE	TOTAL S.F.	AVE S.F.	NO. OF SPACES	PTN. LENGTH	PTN \$/LF	DEMO \$/SF	DOOR \$/SPACE	FLOOR \$/SF	CLG \$/SF	MECH \$/SF	ELECT \$/SF	EQUIP SPECIAL	TOTAL COST	COST S.F.
All Spaces on the 1st Floor														
public pathways	370	370	1	38	\$185.00	\$0.00	\$2,500	\$50.00	\$37.00	\$0.00	\$0.00	\$10,000	\$95,710	\$258.67
general circulation	0		1		\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$2,500	#DIV/0!
circulation office	715	715	1	53	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$106,235	\$148.58
technical services department	1000	1000	1	63	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$145,904	\$145.90
administrative offices	1200	1200	1	69	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$173,588	\$144.66
back of house circulation	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,506	\$167.53
server room	200	200	1	28	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$33,506	\$167.53
staff break areas	400	400	1	40	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$0	\$62,096	\$155.24
staff kitchen	70	70	1	17	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$19,439	\$277.71
staff restroom	220	73	3	17	\$750.00	\$0.00	\$2,500	\$20.00	\$15.00	\$0.00	\$0.00	\$4,401	\$84,007	\$381.85
book drop	60	60	1	15	\$151.00	\$0.00	\$2,500	\$8.00	\$7.00	\$0.00	\$0.00	\$5,000	\$17,798	\$296.64
receiving	435	435	1	42	\$431.00	\$0.00	\$7,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$77,754	\$178.75
storage	1375	458	3	43	\$151.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$191,829	\$139.51
mechanical	1400	1400	1	75	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$202,672	\$144.77
janitors closet	75	75	1	17	\$431.00	\$0.00	\$2,500	\$1.00	\$0.00	\$0.00	\$0.00	\$0	\$18,819	\$250.92

**SITE PREPARATION**

**DESCRIPTION**

**QUANTITY**

**UM**

**UNIT COST**

**ESTIMATED COST**

None - Assumed to be Developer Provided

EXAMPLE

**SITE PREPARATION SUB-TOTAL**

**SITE IMPROVEMENTS**

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UM</b>	<b>UNIT COST</b>	<b>ESTIMATED COST</b>
Signage	1	LSUM	\$25,000.00	\$25,000
Benches	1	LSUM	\$10,000.00	\$10,000
Bike Rack	1	LSUM	\$5,000.00	\$5,000
Landscaping Allowance	1	LSUM	\$25,000.00	\$25,000
All Other Site Improvements Assumed to be Developer Provided				

EXAMPLE

**SITE IMPROVEMENTS SUB-TOTAL**

**\$65,000**



**SITE UTILITIES**

<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UM</b>	<b>UNIT COST</b>	<b>ESTIMATED COST</b>
--------------------	-----------------	-----------	------------------	-----------------------

None - Assumed to be Developer Provided

EXAMPLE

**SITE UTILITIES SUB-TOTAL**

PARAMETER COSTING INTERIOR OUTLINE

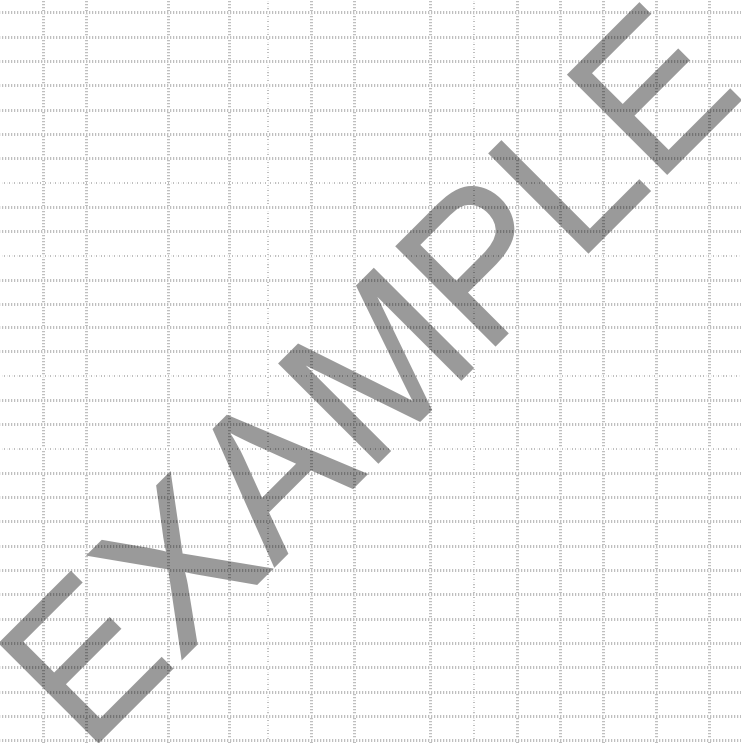
Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH													
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	GLASS NON RATED				TOTAL GUT	PARTIAL GUT		SOLID CORE WD	HOLLOW METAL		SPECIAL DOORS	SIDELITE			PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE		RUBBER BASE	CT BASE	WOOD BASE
	All Spaces on the 1st Floor																												
585	youth activity (TV) space	120										2500							25								6		
1000	dedicated teen space	120										2500							25								6		
200	youth computers	120										2500							25								6		
2020	youth stacks	120										2500							25								6		
900	story time / craft space	120										2500							25								6		
3400	youth circulation and active space	120										2500							25								6		
500	early literacy	120										2500							25								6		
1500	youth services office	120										2500							25								6		
3000	adult circulation	120										2500							25								6		
325	adult computers	120										2500							25								6		
1600	adult fiction	120										2500							25								6		
860	adult general stacks	120										2500							25								6		
1975	adult open seating	120										2500							25								6		
350	adult services office	120										2500							25								6		
4000	non fiction stacks	120										2500							25								6		
1160	digital media stacks	120										2500							25								6		
300	art stacks	120										2500							25								6		
127	group study	120										2500							25								6		
105	literacy room	120										2500							25								6		
783	meeting space	120										2500							25								6		
85	meeting space support	120										2500							25								6		
150	family restroom		400									2500									350							30	
75	nursing room	120										2500									350							30	
375	public restrooms		400									2500									350							30	

EXAMPLE

Ave SF		FLOOR FINISH								CEILING FINISH							
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYPSUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED	
	All Spaces on the 1st Floor																
585	youth activity (TV) space						8									7	
1000	dedicated teen space						8									7	
200	youth computers						8									7	
2020	youth stacks						8									7	
450	story time / craft space						8									7	
1710	youth circulation and active space						8									7	
500	early literacy						8									7	
850	youth services office						8									7	
1980	adult circulation						8									7	
325	adult computers						8									7	
1600	adult fiction						8									7	
860	adult general stacks						8									7	
1800	adult open seating						8									7	
350	adult services office						8									7	
4000	non fiction stacks						8									7	
1000	digital media stacks						8									7	
300	art stacks						8									7	
127	group study						8									7	
105	literacy room						8									7	
667	meeting space						8									7	
85	meeting space support						8									7	
150	family restroom			20												15	
75	nursing room			20												15	
375	public restrooms			20												15	

EXAMPLE

Ave SF		SPECIALTIES																											
		TOILET ACCESS	CABINETRY/MILLWK	SHELVING/MILLWORK	FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SPECIAL EQUIPMENT	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ																		
	All Spaces on the 1st Floor																												
585	youth activity (TV) space		10000																										
1000	dedicated teen space		10000																										
200	youth computers																												
2020	youth stacks																												
450	story time / craft space		10000																										
1710	youth circulation and active space		10000																										
500	early literacy		8500																										
850	youth services office																												
1980	adult circulation																												
325	adult computers																												
1600	adult fiction		10000																										
860	adult general stacks		15000																										
1800	adult open seating		10000																										
350	adult services office																												
4000	non fiction stacks		15000																										
1000	digital media stacks																												
300	art stacks		5000																										
127	group study																												
105	literacy room																												
667	meeting space		10000																										
85	meeting space support		2500																										
150	family restroom	3000																											
75	nursing room	1500																											
375	public restrooms	7500																											
0																													
0																													
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0																													



Ave SF		PARTITIONS						DEMOLITION				DOORS				WALL FINISH						
		GYPSUM BOARD	CMU - STANDARD	CMU SPECIAL	SHAFTWALL	G:ASS NON RATED		TOTAL GUT	PARTIAL GUT	SOLID CORE WD	HOLLOW METAL	SPECIAL DOORS	SIDELITE	PAINT	SPECIAL PAINT	CERAMIC TILE	WOOD PANEL	UPGRADED FINISH	STONE	RUBBER BASE	CT BASE	WOOD BASE
370	public pathways	120							2500				25									40
0	general circulation	120							2500				25									6
715	circulation office	120							2500				25									6
1000	technical services department	120							2500				25									6
1200	administrative offices	120							2500				25									6
0																						
200	back of house circulation	120							2500				25									6
200	server room	120							2500				25									6
400	staff break areas	120							2500				25									6
70	staff kitchen	120							2500				25									6
73.3	staff restroom		400						2500						320							30
60	book drop	120							2500				25									6
435	receiving		400						2500	5000			25									6
458	storage	120							2500				25									6
1400	mechanical		400						2500				25									6
75	janitors closet		400						2500				25									6

EXAMPLE

Ave SF		FLOOR FINISH							CEILING FINISH																	
		RESILIENT TILE	SHEET GOODS	CERAMIC TILE	CARPET	TERRAZZO	RUBBER	SEALED CONC	EPOXY	ENTRY MAT	LAY-IN ACOUSTICAL	GYP SUM BOARD	DETAILED GYP BD	SPECAIL LAY IN	PAINTED	EXPOSED										
370	public pathways					50																				
	general circulation																									
715	circulation office																									
1000	technical services department																									
1200	administrative offices																									
200	back of house circulation																									
200	server room																									
400	staff break areas																									
70	staff kitchen																									
73.3	staff restroom				20																					
60	book drop																									
435	receiving																									
458	storage																									
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75	janitors closet																									

EXAMPLE

Ave SF		SPECIALTIES																											
		TOILET ACCESS	CABINERY/MILLWK	SHELVING/MILLWORK		FIXED SEATING	SIGNAGE- OFOI	RAILINGS	SOUND PROOFING	FF & E NIC	NONE INCLUDED	LOADING DOCK EQ																	
370	public pathways		10000																										
0	general circulation																												
715	circulation office																												
1000	technical services department																												
1200	administrative offices																												
0																													
200	back of house circulation																												
200	server room																												
400	staff break areas																												
70	staff kitchen		5000																										
73.3	staff restroom	1467																											
60	book drop		5000																										
435	receiving																												
458	storage																												
1400	mechanical																												
75	janitors closet																												
0																													
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EXAMPLE



# Project Definition Discussion

SEPTEMBER 26, 2019



CAPITAL PROJECT MANAGEMENT | COST MANAGEMENT | CCS DIFFERENCE





# PROJECT DEFINITION DISCUSSION

## AGENDA

---

### **A. Introduction to CCS**

### **B. Overview of the Preliminary Project Definition Phase**

### **C. Scope Discussion:**

*Tailoring the Project Definition Options to the Lisle Library*

### **D. Funding Discussion:**

*Overview of Project Funding Options*

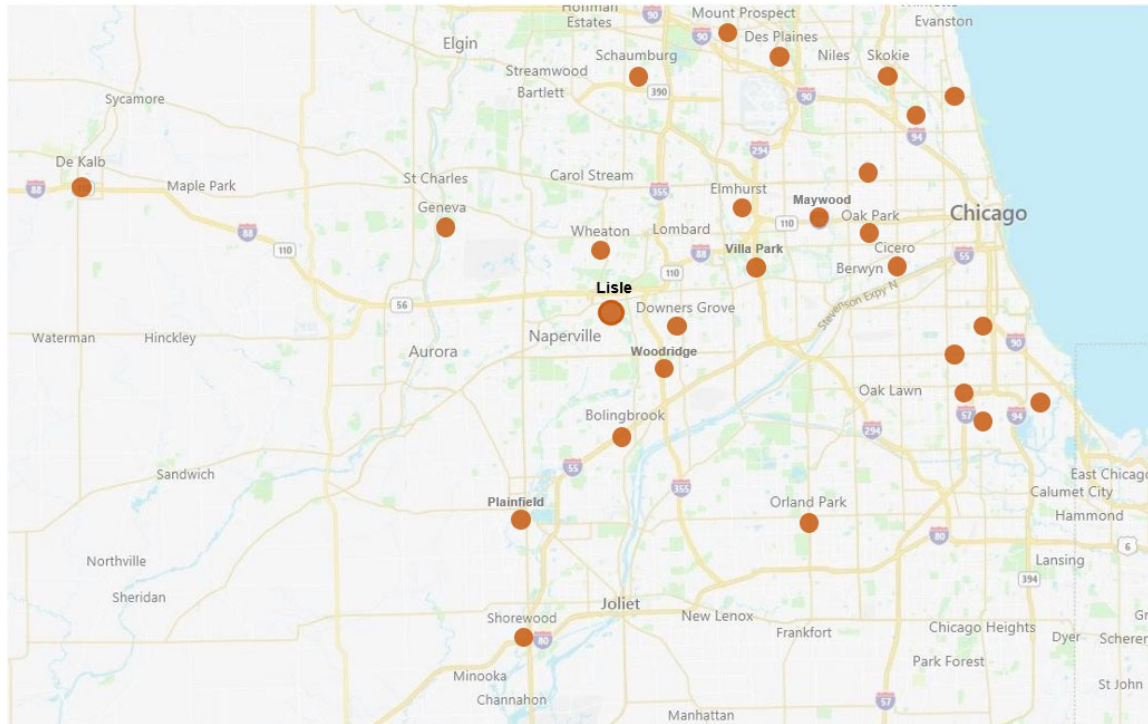
### **E. Next Steps**



# INTRODUCTION TO CCS

OUR FIRM – LIBRARY PROJECT SPECIALISTS

- CCS International, Inc. was founded in 1979
- Oakbrook Terrace Headquarters
- Specializing in Owner's Representation and Cost Management
- We have provided Owner Representation Services to 55 Libraries





# PRELIMINARY PROJECT DEFINITION

## OVERVIEW

---

### **What are we doing:**

*Providing order of magnitude costs for two Library building projects options.*

### **Two building project options:**

1. Renovation / Addition of the Existing Library
2. Library in Downtown Lisle (same space types as the reno / addition)

### **Balancing:**

- Scope
- Funding
- Schedule

### **Today's Objective:**

1. Obtain Board input on Scope
  - What do you want?
2. Discuss Funding Options





# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – WHAT WE ARE ACCOUNTING FOR

---

## **Aligning to The Library's 2019 – 2022 Strategic Plan**

- Advocacy Outreach Awareness
- Facility
- Organizational Culture
- Technology & Innovation

## **Planning for Current and Future Functionality**

- FQC 10 year Maintenance Outlook Facility Condition Assessment  
*Anticipated expenditures of over \$2M in the next 10 years to maintain status quo.*
- Current 'Pain Points' in the existing building

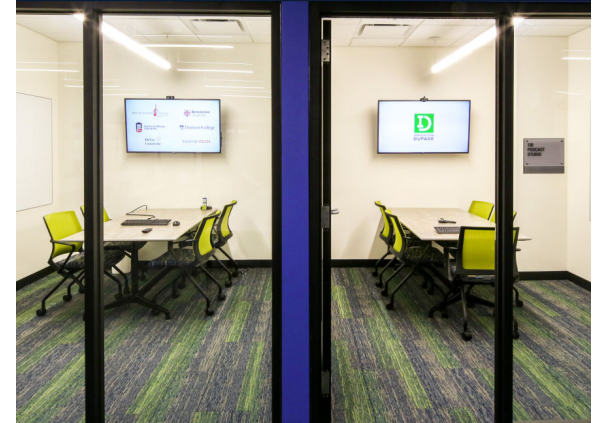


# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – NEW SPACES

## New Spaces

- Restroom Facilities on all Floors
- Suitable Group and Study Spaces
- Media, Maker and STEAM Activity Spaces
- Teen Space





# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – EXISTING SPACE IMPROVEMENTS

## Existing Space Renovation Scope

- Youth Department Space
- Provide Shelving / Space for New and Innovative Formats
- Optimize RFID Components
- Develop Circulation Processes that Eliminate Redundancies



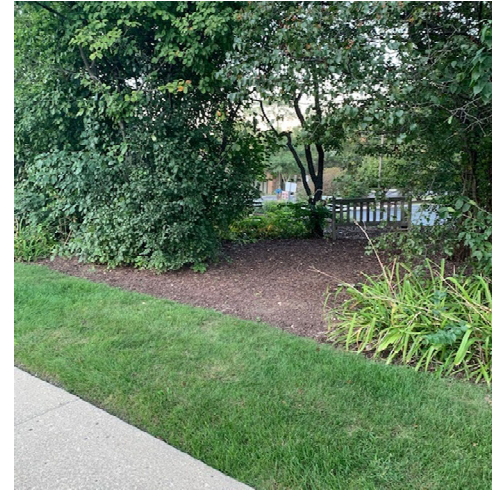


# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – ENTRANCE & APPEARANCE

## Entrance, Exterior & Appearance Scope

- Create a Hospitable Foyer
- Provide a Safe Vehicular Drop-Off
- Accentuate Entrance and Presence in the Community
- Offer Patrons a Selection of Outside Areas
- Monitor and Maintain Storm-Water Drainage
- Optimize and Increase Signage



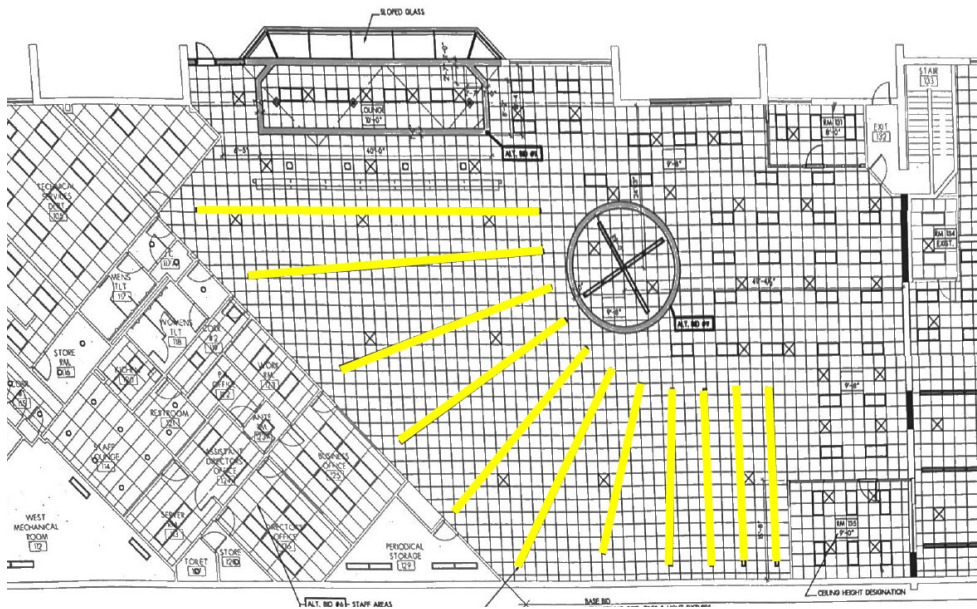


# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – EXTERIOR IMPROVEMENTS

## Building Systems (Mechanical & Electrical) Scope

- Reconfigure HVAC Components
- Reconfigure IT Infrastructure
- Furnish Electrical Access to Users
- Lighting







# PROJECT FUNDING

## FUNDING SOURCES

---

### A) Library Reserves

### B) Borrowing Options

- Alternative Revenue Bonds
- Debt Certificates

### C) Referendum

### D) Partnerships (Public / Private Developers)

Precedents include:

- Helen Plum Library
- West End Library (D.C.)
- Rockford Public Library
- East Branch Public Library (WI)

### E) Miscellaneous Sources

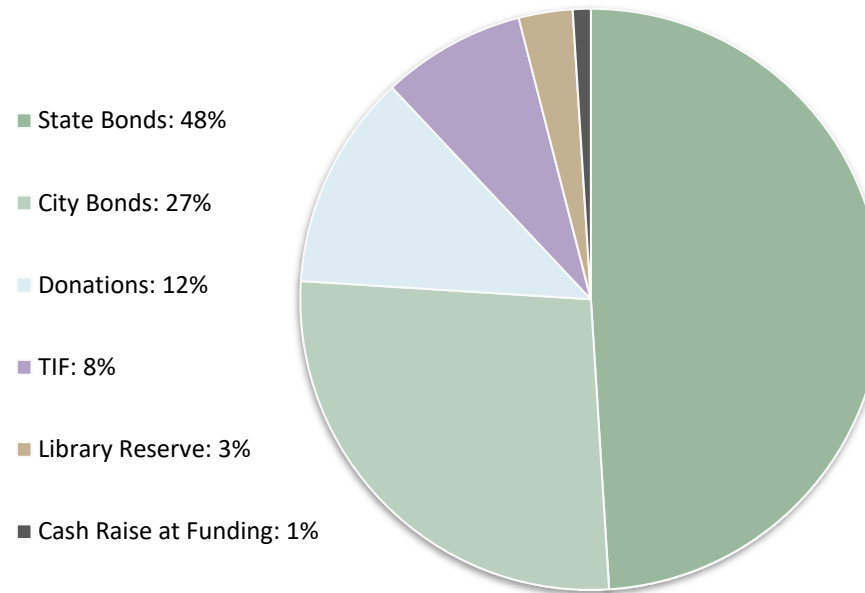
- Donations
- Grants
- Land



# PROJECT FUNDING

## MIXED FUNDING PROJECTS

### MIXED FUNDING SAMPLE





# NEXT STEP

FINDING LISLE LIBRARY'S BALANCE

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## **Next Board Meeting:**

Review Funding and Building Project Option Costs with the Library

- The cost of achieving your strategic plan.
- How much do you want to spend?
- What do you want to spend it on?

## **Our Efforts Ahead of the Next Board Meeting:**

- 1) Determine potential Funding Sources and Values
- 2) Determine potential Building Project Option Costs  
*(based on today's input)*
- 3) If permissible by the Board, make inquires on potential downtown development opportunities



# Project Definition Discussion Presentation #2

DECEMBER 2, 2019



WE TAKE ON YOUR VALUES.



# PROJECT DEFINITION DISCUSSION

## AGENDA

### **A. Lisle Library Financing Options Overview**

*Presentation & Handout by PMA Securities, LLC*

### **B. Project Funding Summary**

### **C. Guideline Project Cost Options**

*Library in Downtown Lisle & Renovation/Addition Options*

### **D. Guideline Project Schedule Overview**

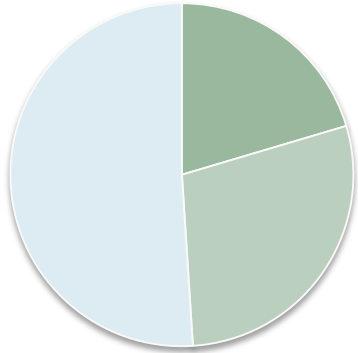
### **E. The Library's Next Steps**



# PROJECT FUNDING SUMMARY

## FUNDING SOURCES

### Example Project Budget



- General Funds: YTD
- Special Reserves: YTD
- Alt. Revenue Bonds: YTD

### A) Current Library Holdings

- General Fund Balance: \$4.48 M (FY 2018)
- Special (Capital) Reserves: \$3.31 M (as of 6/30/2019)

### B) Borrowing Options

- Alternative Revenue Bonds: +/- \$5.00M (w/ \$350k annual debt service)
- Debt Certificates (same as Alt. Revenue Bonds)

### C) Referendum

- *Has yet to be determined (YTD)*

### D) Partnerships (Public / Private Developers)

- *Meetings have been held with three developers.*
- *No formal offer from private developers at this time.*
- *Discussions are ongoing with two developers that are interested in including the Library in Downtown Lisle projects.*
- **Recommend Library Staff and CCS have discussions with the Village to ascertain the potential for working together on public improvements such as parking.**

### E) Speculative Miscellaneous Sources

- Donations – *Not advisable for inclusion in a project budget at this time*
- Grants – *Not advisable for inclusion in a project budget at this time*
- Land – *Property appraisal is ongoing*



# GUIDELINE PROJECT COST OPTIONS

PROGRAM – SPACE ALLOCATIONS

•LLD Suggested CCS review the following additional scope for inclusion within project options. In total approximately 4,200 SF of additional space is needed.

- Providing for public **Restrooms** on all floor, (2) family restrooms and (1) nursing room

*Approximately +400 SF*

- Additional **Youth Area Space** (+/- 100% increase)

*Approximately +1,700 SF*

- Additional **Youth StoryTime / Craft / Maker Space** (+/- 100% increase)

*Approximately +450 SF*

- Adding dedicated **(Pre)/Teen Space**

*Approximately +1,000 SF*

- (1) Additional **Meeting Room Space** (+/- 50% increase)

*Approximately +750 SF*

- Additional **Study Room Space** (+/- 50% increase)

*Approximately +250 SF*



# GUIDELINE PROJECT COST OPTIONS

PROGRAM – SPACE ALLOCATIONS

Space Allocations	Existing	Existing Library Site		New Downtown Site	
		Estimated Renovation in Current Space*	Estimated Renovation and Addition	Estimated 30K Downtown Lisle Build Out*	Estimated Preferred Downtown Lisle Build Out
Adult Department	14,660	14,291	13,656	13,080	14,435
General Circulation (Public Pathways)	1,950	1,950	1,950	370	370
Mechanical Spaces	1,455	1,455	1,455	1,400	1,400
Meeting Room Spaces	1,940	1,940	2,690	2,340	2,690
Restrooms	870	1,095	1,390	975	975
Staff Areas	6,710	6,854	7,500	6,370	7,450
Youth Department	5,415	5,415	8,605	5,465	8,605
<b>Total</b>	<b>33,000</b>	<b>33,000</b>	<b>37,246</b>	<b>30,000</b>	<b>35,925</b>

\* Plans do NOT include a dedicated teen space, increased youth area space or additional story time space





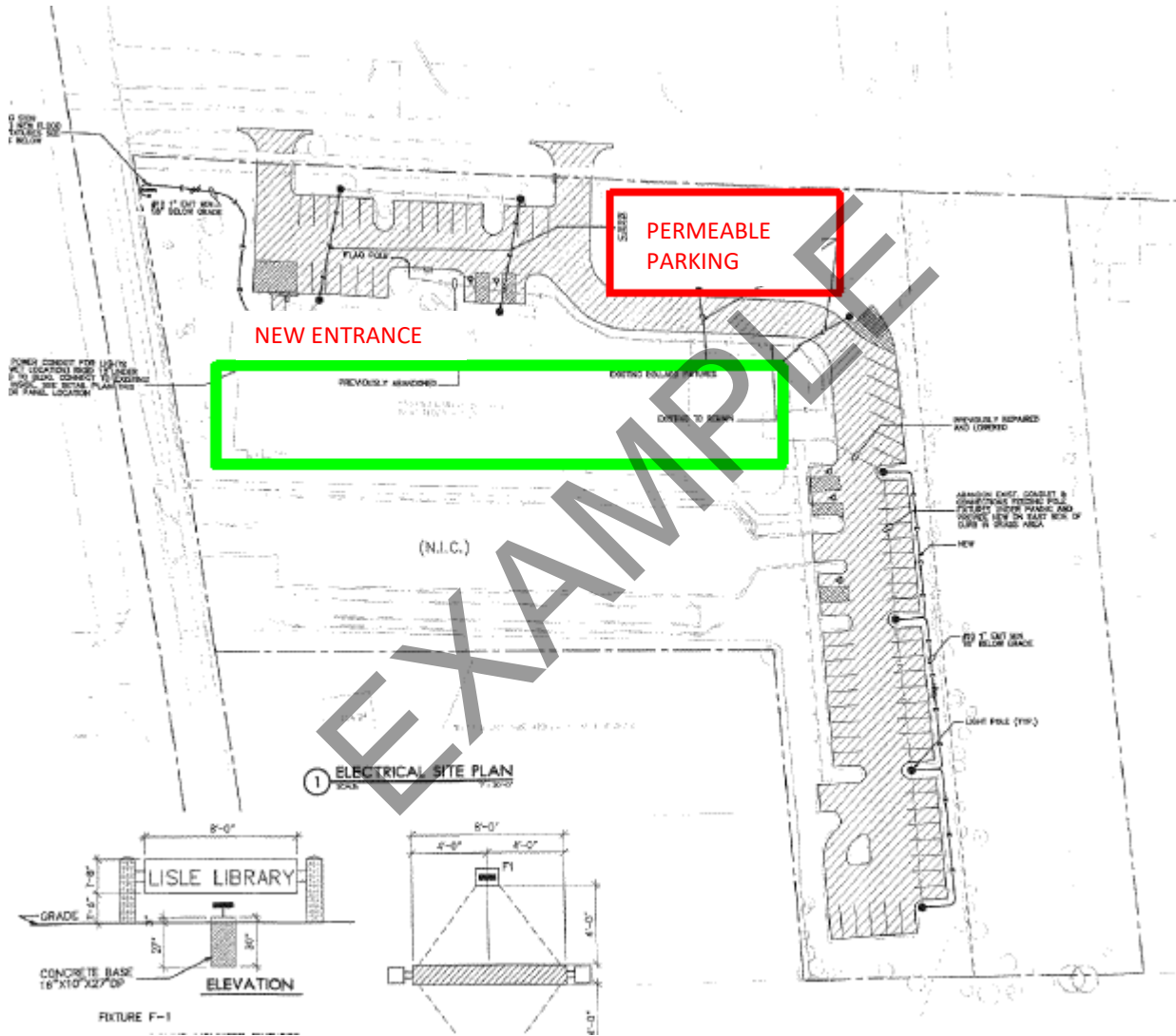
# GUIDELINE PROJECT COST OPTIONS

## PROJECT COSTS

Project Options	Estimated Library Size	Order of Magnitude Project Cost
Renovation in Current Space	33,000	\$ 9.7 M
Renovation and Addition to Meet Program 'Wishlist'	37,246	\$ 13.13 M
30K SF Downtown Lisle Build Out	30,000	\$ 9.3 M
Downtown Lisle Build Out to Meet Program 'Wishlist'	35,925	\$ 10.65 M

# GUIDELINE PROJECT COST OPTIONS

PROJECT COSTS – RENOVATION SCHEME – PARKING & ENTRANCE





# GUIDELINE SCHEDULE OVERVIEW

FROM PROJECT KICK-OFF TO COMPLETION

## Key Factors Influencing Project Schedules

- 1) Project Scope
- 2) Contractor Selection
- 3) Financing Availability

**GUIDELINE PROJECT SCHEDULE FOR A NON-REFERNDUM PROJECT**

Project Phase	Months																												
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Decision to Further Pursue a Building Project																													
Board Approval of Project Parameters <i>(Scope, Cost, Schedule, Delivery, Risk Strategy)</i>																													
Design Team Selection																													
Design Phase <i>(Duration is dependant on Project Scope)</i>																													
Contractor Selection																													
Construction Phase <i>(Duration is dependant on Project Scope / Phasing)</i>																													
Closeout																													

EXAMPLE



# THE LIBRARY'S NEXT STEPS

FINDING LISLE LIBRARY'S BALANCE

## Business Decisions for the Library:

### 1) Determine How Much You Want to Spend

- Aligning Scope and Budget

### 2) Determine Where You Want to Be

- Downtown OR Existing Building
- Decision may impact existing building maintenance plans.

### 3) Determine When You Want to Pursue a Project

- Long Range OR Near Term Planning
- Decision may impact existing building maintenance plans.



# LISLE LIBRARY DISTRICT

Introduction to PMA Securities, LLC  
Overview of Bond Financing Options

ANDREW KIM  
DIRECTOR, PUBLIC FINANCE  
PMA SECURITIES, LLC  
(630) 657-6449  
[AKIM@PMANETWORK.COM](mailto:AKIM@PMANETWORK.COM)

December 2, 2019

# PMA PUBLIC FINANCE OVERVIEW

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## SENIOR ADVISORS



**Andrew Kim**

Director  
Public Finance

- ~ Joined PMA in 2015
- ~ Over 10 years of municipal bond industry experience
- ~ Registered Municipal Securities Representative with Series 7, 50 and 63 FINRA licenses
- ~ BA From Northwestern University | MPP from the University of Chicago



**Bob Lewis**

Senior Vice President  
Managing Director  
Public Finance

- ~ Heads PMA's Public Finance Department
- ~ 20+ years of financial advisory experience
- ~ Registered Municipal Securities Representative and Principal with Series 50, 52, 53 and 63 FINRA licenses
- ~ BS and MA from Northern Illinois University



**Tammie Beckwith Schallmo**

Senior Vice President  
Managing Director  
Public Finance

- ~ Joined PMA in 2007
- ~ 20+ years of financial advisory experience
- ~ Registered Municipal Securities Representative and Principal with Series 7, 50, 53 and 63 FINRA licenses
- ~ BS from the University of Illinois | MA from the University of Wisconsin-Whitewater

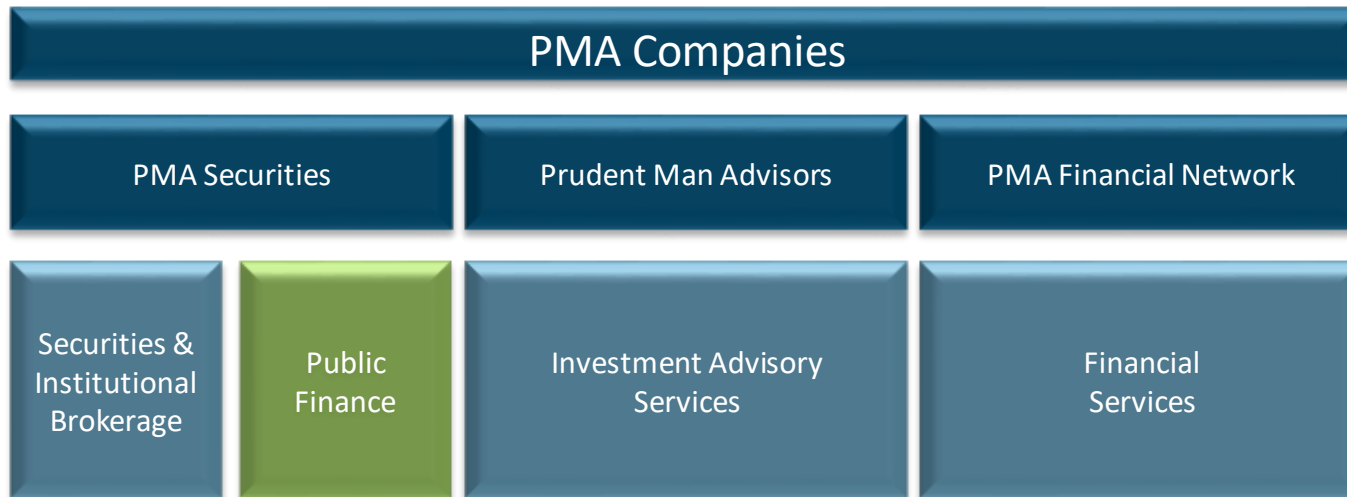


**Steve Adams**

Director  
Public Finance

- ~ Joined PMA in 2018
- ~ Nearly 20+ years of public finance experience
- ~ Registered Municipal Securities Representative with Series 50, 52 and 63 FINRA licenses
- ~ BS from Illinois College | MBA from the University of Illinois-Springfield

PMA, which includes PMA Securities (Municipal Advisor practice), PMA Financial Network, and Prudent Man Advisors, has been dedicated to serving the municipal marketplace for over 30 years



PMA is headquartered in Naperville, Illinois and has offices in Wisconsin, Minnesota, and Fairview Hts., IL.

(1) Securities, public finance and institutional fixed income brokerage services are offered through PMA Securities. PMA Securities is a broker-dealer and municipal advisor registered with the SEC and MSRB, and is a member of FINRA and SIPC. As a Municipal Advisor, PMA Securities provides financial advisory services and advice with respect to the investment of proceeds of municipal securities.

(2) Prudent Man Advisors, an SEC registered investment adviser, provides investment advisory services to local government investment pools.

(3) All other financial products and services are provided by PMA Financial Network.



- PMA Securities was ranked in the **top ten financial advisors nationally for bank qualified or small bond issues** in calendar years 2013 through 2017 as published in The Bond Buyer
- PMA was recently ranked as the **#1 financial advisor to all Illinois issuers** for the 12-month period ending June 30, 2019<sup>1</sup>

<sup>1</sup> Source: Refinitiv. Based on the number of issues advised upon for Illinois municipal financings during the 12-month period ending June 30, 2019. Includes Financial Advisors on negotiated and competitive sales. Please note that past performance does not indicate future results.

## PMA's role as **Financial Advisor**

Advise and assist the Library in formulating and executing a debt financing plan

- Determine an optimal financing structure
- Incorporate the Library's debt needs with its operating needs and expectations
- Prepare the official statement and rating agency presentation
- Help to secure the lowest borrowing cost given market conditions

## Role of an **Underwriter**

- Advise the Library on structuring the bonds in a negotiated sale
- Purchase the bonds from the Library
- Find investors for resale of the bonds

In 2010, Dodd-Frank established an SEC registration requirement for municipal advisors and imposed fiduciary duty obligations. Additionally, Dodd-Frank gave the MSRB the authority to regulate municipal advisors. Prior to Dodd-Frank, non-broker-dealer municipal advisors (“independent municipal advisors”) were not regulated by the SEC or the MSRB.

The Municipal Advisor Rule, effective July 1, 2014, defines and regulates the activities of municipal advisors.

The MSRB established standards of conduct for non-solicitor municipal advisors with Rule G-42, which took effect on June 23, 2016.

MSRB Rule G-42 states that non-solicitor municipal advisors owe a fiduciary duty to municipal entity clients which consists of a duty of loyalty and a duty of care.

## Duty of Care

- Possess the knowledge and expertise to provide informed advice
- Make a reasonable inquiry into the facts relevant to the client's decision to proceed or not proceed with a course of action
- Make a reasonable inquiry as to the facts that form the basis of any advice provided to the client
- Have a reasonable basis for any advice provided to the client

## Duty of Loyalty

- Deal honestly and with the utmost good faith with the client
- Act in the client's best interests without regard to the interests of the municipal advisor
- Cannot act as municipal advisor to a client if the municipal advisor has conflicts of interest that cannot be managed or mitigated

# MUNICIPAL BOND FUNDAMENTALS

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## BOND SALE

### DIRECT PLACEMENT

### PUBLIC OFFERING

#### COMPETITIVE SALE

- The District engages a municipal advisor to manage the bond issuance process
- Underwriter selected via a competitive sale in which multiple bids may be received to purchase the bonds
- The bidder with the lowest true interest cost is selected and sells the bonds to investors

#### NEGOTIATED SALE

- The District preselects a broker-dealer as underwriter
- This firm sells the bonds to investors during a pricing period

## PUBLIC OFFERING

- The District and financial advisor prepares an official statement to send out to potential underwriters
- Underwriter selected via a competitive sale that will resell the bonds to investors
- District obtains a bond rating
- Requires disclosure counsel to review the official statement
- Will likely have a lower interest rate, but will have higher costs of issuance

## DIRECT PLACEMENT

- No official statement, rating, underwriter or disclosure counsel is required
- A term sheet is sent out to banks and other local units of government that will provide a proposal to purchase the bonds directly
- The interest rate is typically higher than a public offering but may result in a lower overall financing cost since some costs of issuance are avoided
- This process has typically proven to be effective for relatively smaller bond issues paid off with a shorter amortization

# LIBRARY FINANCING OPTIONS

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- ALTERNATE REVENUE SOURCE BONDS
- DEBT CERTIFICATES
- REFERENDUM BONDS



- A payment source must be identified and pledged as the primary security for the repayment of the Bonds (e.g. existing property tax revenue)
- Alternate bonds are “Double Barreled” bonds because the bonds are additionally secured by a property tax levy unlimited as to rate and amount
  - The levy is abated each year if the primary revenue is sufficient
- Audit or feasibility report must show 1.25 times coverage (annual pledged revenue divided by debt service)
- Payment period generally cannot exceed 40 years

- Do not count against the 2.875% library district debt limit
- Subject to a backdoor petition period of 30 days
  - 7.5% of registered voters
- Also requires the Library to hold a bond issue notification act (BINA) hearing

# POTENTIAL FINANCING SCENARIOS

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**General Fund Budgetary Performance**

	FY2016	FY2017	FY2018	FY2019
<b>REVENUES</b>				
Property Taxes	\$ 4,132,553	\$ 4,394,887	\$ 4,338,280	\$ 3,908,498
TIF Revenues	45,899	45,454	42,866	50,982
Replacement Taxes	16,526	18,537	15,361	16,618
Charges for Services	57,937	54,836	47,645	42,639
Grants and Donations	21,972	520	22,419	36,763
Interest	57,647	50,433	71,048	177,597
Miscellaneous	4,477	580	4,103	-
<b>Total Revenues</b>	<b>\$ 4,337,011</b>	<b>\$ 4,565,247</b>	<b>\$ 4,541,722</b>	<b>\$ 4,233,097</b>
<b>EXPENSES</b>				
<b>Total Expenses</b>	<b>\$ 3,648,034</b>	<b>\$ 3,754,379</b>	<b>\$ 3,736,394</b>	<b>\$ 3,685,329</b>
<b>OTHER FINANCING SOURCES</b>				
Transfers In (Out)	\$ (512,724)	\$ (498,108)	\$ (349,379)	\$ (300,000)
<b>Excess (Deficit) Revenue</b>	<b>\$ 176,253</b>	<b>\$ 312,760</b>	<b>\$ 455,949</b>	<b>\$ 247,768</b>
<b>Fund Balance:</b>	<b>\$ 3,672,450</b>	<b>\$ 3,985,210</b>	<b>\$ 4,441,159</b>	<b>\$ 4,732,175<sup>(1), (2)</sup></b>

Notes:

- 1) FY2018 Fund Balance restated to \$4,484,407
  - 2) Contributing \$2,880,000 from the General Fund will result in a fund balance that is 50% of General Fund expenditures (or \$1,040,000 for 100% fund balance)
- Also note, as of 6/30/2019, the Special Reserve Fund holds a balance of \$3,308,159

Est. Net Proceeds:  
Est. Avg. Annual Payment:

	<b>\$3 Million</b>	<b>\$5 Million</b>	<b>\$8 Million</b>	<b>\$4.385 Million</b>	<b>\$5.870 Million</b>	<b>\$7.335 Million</b>
	<b>\$205,000</b>	<b>\$340,000</b>	<b>\$540,000</b>	<b>\$300,000</b>	<b>\$400,000</b>	<b>\$500,000</b>
	20 Year	20 Year	20 Year	20 Year	20 Year	20 Year
Fiscal Year	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)	Estimated Debt Service (1)
2020	\$ 47,463	\$ 79,073	\$ 126,195	\$ 69,337	\$ 92,602	\$ 115,687
2021	202,875	338,050	540,100	299,825	395,238	495,113
2022	204,175	341,850	540,300	299,325	398,038	496,113
2023	205,275	340,350	540,100	298,625	395,538	496,713
2024	206,175	338,650	544,400	297,725	397,738	496,913
2025	201,975	341,650	543,200	296,625	399,538	496,713
2026	202,675	339,350	541,600	295,325	396,038	496,113
2027	203,175	336,850	539,600	298,725	397,238	495,113
2028	203,475	339,050	542,100	296,825	398,038	498,613
2029	203,575	340,850	544,000	299,625	398,438	496,613
2030	203,313	337,081	539,969	296,888	398,119	498,713
2031	202,681	337,731	539,988	298,600	397,069	494,900
2032	201,838	337,956	544,263	294,994	395,594	495,556
2033	205,675	337,756	542,794	296,069	398,588	495,575
2034	204,194	342,025	540,688	296,719	396,050	494,956
2035	202,500	340,763	542,838	296,944	397,981	498,594
2036	205,488	339,075	544,138	296,744	399,275	496,488
2037	203,156	341,856	539,694	296,119	399,931	498,638
2038	205,506	339,106	539,506	299,963	395,056	499,938
2039	202,538	340,825	543,363	298,275	399,544	495,494
2040	204,250	337,013	541,263	296,163	398,288	495,306
	<u>\$ 4,121,975</u>	<u>\$ 6,866,911</u>	<u>\$ 10,960,095</u>	<u>\$ 6,019,437</u>	<u>\$ 8,043,934</u>	<u>\$ 10,047,856</u>
Estimated TIC (1)	3.09%	3.09%	3.09%	3.09%	3.09%	3.09%

(1) Analysis assumes current market rates plus 0.25% as of November 15, 2019.

**NOTE: Scenarios where a greater portion of the overall debt is issued in advance of the expenditures of the proceeds will likely result in higher fees earned by the investment manager of the debt proceeds.**

# S&P INDICATIVE RATING

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The Library's strong financials may place its credit rating solidly in the AA category

**Investment Grade**

<u>Moody's</u>	<u>S&amp;P</u>	<u>Fitch</u>	<u>Kroll</u>
Aaa	AAA	AAA	AAA
Aa1	AA+	AA+	AA+
Aa2	AA	AA	AA
Aa3	AA-	AA-	AA-
A1	A+	A+	A+
A2	A	A	A
A3	A-	A-	A-
Baa1	BBB+	BBB+	BBB+
Baa2	BBB	BBB	BBB
Baa3	BBB-	BBB-	BBB-

Extremely strong capacity to meet financial obligations.

Very strong capacity to meet obligations.

Strong financial capacity but susceptible to adversity.

Adequate financial capacity but adverse conditions will lead to weakness.

**Non-Investment Grade**

Ba1	BB+	BB+	BB+
Ba2	BB	BB	BB
Ba3	BB-	BB-	BB-
B1	B+	B+	B+
B2	B	B	B
B3	B-	B-	B-
Caa	CCC+		CCC+
Ca	CCC	CCC	CCC
C	CCC-		CCC-
		DDD	CC
		DD	C
	D	D	D

Non-Investment Grade Speculative

Highly Speculative

Extremely Speculative

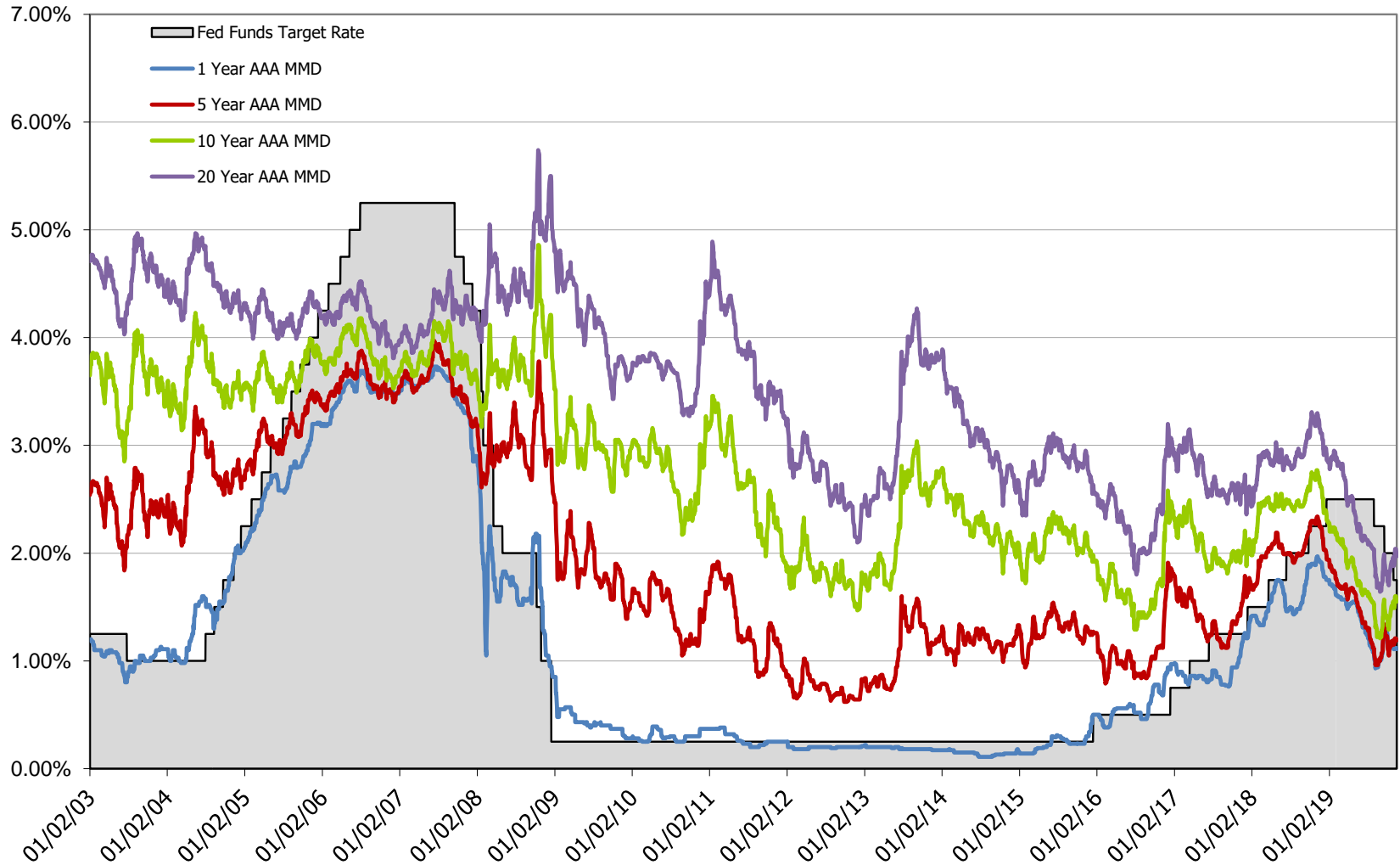
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# MARKET UPDATE

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### Fed Funds Target Rate vs. MMD



\*The Municipal Market Data “MMD” is a AAA municipal bond market index produced by TM3. As of November 14, 2019.

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# REFERENCES

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