

# **Big Rapids Community Library Facility Construction Costs**

*Hartzell-Mika Consulting*

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## **Fishbeck Thompson Carr & Huber (FTCH) Schematic Design (2000)**

In 2000 FTCH provided a schematic drawing for a 27,000 sq. ft. library facility that included a complete renovation of the existing 1916 building with a two story addition on the west side of the property. The total cost estimate for that facility was \$4,219,900. The estimated cost to do the same work in 2010 (ten years later) is \$5,672,000 (\$210 sq. ft.). This covers all costs including furniture, fixtures and equipment (FF&E). A new 27,000 sq. ft. library built in 2010 would cost \$6,750,000 (\$250 sq. ft) including all site work and FF&E.

## **New Building on Current Site**

A new building on the Fraternity portion (150' x 200') with 25' setbacks all the way around, will provide a buildable area of 100' x 150', or 15,000 SF. Bringing the south wall of the new library up to 20' further south would comfortably provide 16,000 SF.

A parking lot of 90 cars would fit on the site with 2 rows of double loaded 90 degree parking west of the existing building and 1 row in-between the new and old buildings. Storm water can be collected in a subsurface collection system (very common these days in tight urban settings).

A 16,000 SF building at \$275/SF would total \$4,400,000. Or at \$250/SF it would be \$4,000,000.

Utilities should be budgeted at \$3.00 to \$3.50/SF for the future.

## **North Michigan Avenue and East Pine Street Location (Across from City Hall)**

The site is 150' x 155' (23,250 SF). Assuming a 10' setback all the way around for some buffer, the buildable area is 130' x 135' (17,550 SF).

The costs would be less overall due to minimal site construction required in the buffers for landscaping. A 16,000 sq. ft. facility on this site would cost \$3,750,000, saving roughly \$250,000 in site work costs.

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