

Performance

	Possible	Renovate	Expand	Replace	Replace w/ UG Parking
Initial Size – does it get close to 54,000sf?	10	0.0	9.2	10	10
Blocking/Stacking – is it easy to get around, supervise?	9	1.8	3	9	9
Emerging Services – does it have the needed types of space?	8	1.1	8	8	8
Geometry – is it long and narrow, fragmented?	7	1.2	2.3	7	7
Adaptability – can it support modern lighting, power, data?	6	1.3	3.9	6	6
Legacy Issues – how much old obsolete/aging stuff is left?	5	2.2	4.1	5	5
Parking Count – how many vehicles for library?	4	2	2	2	4
Future Size – can it expand again if necessary?	3	3	3	3	3
Image – can you find it? – does it look good to/from the Park?	2	0	2	2	2
Reuse – how much of existing is reused?	1	1	1	0	0
TOTAL	55	13.6	38.5	52	54
% of MAX		25	70	95	98
		F	D	A	A



Cost

Strategic Option Cost Models

Building, Site and Parking Level costs are courtesy of
Frederick Quinn Corporation
All costs are in millions of dollars.

	Renovate	Expand	Replace	Replace w/ UG Parking
Building	5.378	15.885	17.243	20.595
Site	0			
Parking Level	0	0	0	
Furnishings	.822	1.356	1.356	1.356
Technology	.988	1.104	1.104	1.104
Implementation	.375	.905	.905	.905
Fees & Expenses	.611	1.586	1.701	1.9984
TOTAL	\$8.185	\$20.836	\$22.310	\$25.944
	\$0.32	\$0.80	\$0.86	\$1.00

Each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

All costs are in millions of dollars.



Value

	Renovate	Expand	Replace	Replace w/ UG Parking
Performance (P)	13.56	38.47	52.00	54.00
Cost (\$, millions)	\$8.2	\$20.8	\$22.3	\$25.9
P/\$	1.66	1.85	2.33	2.08
Index	71	79	100	89
	D+	C	A	B

Each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

All costs are in millions of dollars.

