

**ST. JOSEPH COUNTY PUBLIC LIBRARY**  
**South Bend, Indiana 46601**

**APPENDIX "A"**  
**Long Range Capital Improvements, 2005-2009**  
**Budgets for Phases I & II**  
**Revised as of July 31, 2006**

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**Phase I - 2005-2007: New North Liberty & Lakeville Branches; with land acquisitions, feasibility studies & planning for Phase II**

**- New North Liberty Branch - 4,253 sq. ft. (gross) & parking lot for 17 automobiles:**

\$1,073,560 construction (\$252.42/sq. ft.)  
\$200,000 furnishings & equipment, includes interior design services  
\$35,000 site preparation  
\$132,440 architectural, legal, bond counsel, financial consultant fees  
\$53,000 contingencies (change orders)  
\$135,000 real estate  
\$1,629,000 Total for new North Liberty Branch

**- New Lakeville Branch - 4,055 sq. ft. (gross) & parking lot for 25 automobiles:**

\$920,000 construction (\$227/sq. ft.)  
\$200,000 furnishings & equipment, includes interior design services  
\$25,000 site preparation  
\$134,690 architectural, legal, bond counsel, financial consultant fees  
\$46,000 contingencies (change orders)  
\$344,000 real estate  
\$1,669,690 Total for new Lakeville Branch

**- Main Library Expansion & Renovation - 37,000 sq. ft. addition and parking for 200 to 220 automobiles**

**includes feasibility studies, site acquisitions building program development**

\$34,000 needs assessment & program development  
\$25,000 feasibility study of most effective alternatives to achieve program  
\$677,000 real estate acquisition, parcel 1 (actual)  
\$220,000 real estate acquisition, parcel 2 (estimated)  
\$135,000 real estate acquisition, parcel 3 (estimated)  
\$1,091,000 Total for Phase I of Main Library

**- New German Township Branch Library - 14,000 sq. ft. and parking for 60 automobiles**

\$18,000 site study & program development with consultant  
\$18,000 Total for Phase I of new German Twp. Branch

**- New Francis Branch Library - 22,000 sq. ft. and parking for 80 automobiles**

\$30,000 additional real estate (purchase)  
\$18,000 site study & program development with consultant  
\$48,000 Total for Phase I of new Francis Branch.

**\$4,455,690 Total Estimated Budget for Phase I**

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**Sources of funding for Phase I:**

\$2,755,690 from Library's Capital Projects Fund and LIRF for 2005-2007  
\$1,700,000 from 2005 G.O. Bond paid in full & retired by 2008  
\$4,455,690 Total Estimated Funding Sources for Phase I

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**Phase II - 2007-2009 (revised July 14, 2006):**

- **New German Township Branch;**
- **Main Library Expansion, Remodel, & Parking Garage;**
- **New Roger B. Francis Branch**
- **Expanded & Remodeled:**  
**LaSalle, River Park, Tutt & Western Branches**

**- Main Library Expansion, Remodeling & Parking Garage - 37,000 sq. ft addition; parking garage for 200-220 automobiles on three levels**

Phase II, design & construction phase:

\$9,250,000	construction (\$250.00/sq. ft.), includes all professional services
\$3,500,000	construction of parking garage for 200-20 automobiles on 3 levels, (\$15,000 per parking space), includes all professional services
\$2,000,000	furnishings & equipment, includes interior design services
\$40,000	site preparation
<u>\$925,000</u>	contingencies (change orders)
\$15,715,000	Total for Main Library expansion & remodeling

**- New German Twp Branch - 14,000 sq. ft. and parking for approximately 60 automobiles:**

\$3,750,000	construction (\$250/sq. ft.), includes all professional services
\$750,000	furnishings & equipment, includes interior design services
\$20,000	site preparation
<u>\$225,000</u>	contingencies (change orders)
\$4,745,000	Total for new German Township Branch

**- New Francis Branch Library - 22,000 - 23,000 sq. ft. with parking for 80 automobiles**

\$5,500,000	construction (\$250/sq. ft.), includes all professional services
\$1,100,000	furnishings & equipment, includes interior design services
\$20,000	demolition & site preparation
<u>\$330,000</u>	contingencies (change orders)
\$6,950,000	Total for new Francis Branch

**- Expansion/Renovation of LaSalle, River Park, Tutt, Western Branches - 12,000 sq. ft. (average of 3,000 sq. ft. additional at each branch)**

**- LaSalle Branch - 10,000 sq. ft. and parking for approximately 29 automobiles:**

\$900,000	construction (\$250/sq. ft.), includes all professional services
\$120,000	furnishings & equipment, includes interior design services
\$30,000	site preparation
<u>\$90,000</u>	contingencies (change orders)
\$1,140,000	Total for LaSalle Branch

**- River Park Branch - 10,000 sq. ft. and parking for approximately 42 automobiles:**

\$900,000	construction (\$250/sq. ft.), includes all professional services
\$120,000	furnishings & equipment, includes interior design services
\$30,000	site preparation
<u>\$90,000</u>	contingencies (change orders)
\$1,140,000	Total for River Park Branch

**- Virginia M. Tutt Branch - 10,000 sq. ft. and parking for approximately 27 automobiles:**

\$900,000	construction (\$250/sq. ft.), includes all professional services
\$120,000	furnishings & equipment, includes interior design services
\$30,000	site preparation
<u>\$90,000</u>	contingencies (change orders)
\$1,140,000	Total for Tutt Branch

**- Western Branch - 10,000 sq. ft. and parking for approximately 29 automobiles:**

\$900,000	construction (\$250/sq. ft.), includes all professional services
\$120,000	furnishings & equipment, includes interior design services
\$30,000	site preparation
\$90,000	contingencies (change orders)
\$1,140,000	Total for Western Branch

**\$31,970,000 Total Estimated Budget for Phase II**

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**Sources of funding for Phase II:**

\$1,690,000	from Library's Capital Projects Fund (the minimum we could allocate to this from 2006-2009; maximum would be \$3,380,000 at about \$845,000 per year)
\$1,332,000	from Library Improvement Reserve Funds at \$333,000/yr. (the minimum we could allocate to this from 2006-2009; maximum would be \$2,400,000 at about \$600,000 per year.)
\$28,948,000	from General Obligation Bond, paid from 2008-2027
\$31,970,000	Total Estimated Funding Sources for Phase II

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**\$34,725,690 Total Estimated Budget for Phases I & II, 2005-2009**