

COMPARISON MATRIX	Total Library SF	No. of Parking Spaces	Estim. Cost/SF	Total Construction Budget	Estimated Construction Schedule	Status During Construction	Intangible Pros	Intangible Cons
Base Report								
Concept A Build addition, then renovate existing	36,197	169	\$230	\$8,330,000	20 Months	Library Open	Within the Downtown CRA Located on "urban" corner	Low ceilings Limitations on interior layout Two-story building Extensive exterior modifications New code compliance upgrades High maintenance systems Segregated parking areas Street closure required Limited expansion possibilities
Concept B Build addition and renovate together	37,935	180	\$220	\$8,330,000	14 Months	Library Closed	Within the Downtown CRA Located on "urban" corner	Low ceilings Limitations on interior layout Two-story building Extensive exterior modifications New code compliance upgrades High maintenance systems Segregated parking areas Street closure required Multiple book relocation Limited expansion possibilities
Option 1								
Concept A Build new, then demo existing	34,752	180	\$240	\$8,330,000	15 Months	Library Open	Within the Downtown CRA Good interior layout Contextual architecture New, efficient systems Consolidated parking area	Building setback from 2nd Ave Existing library is demolished Street closure required Two-story building Some expansion possibilities
Concept B Demo existing, then build new	37,145	180	\$224	\$8,330,000	14 Months	Library Closed	Within the Downtown CRA Located on "urban" corner Good interior layout Contextual architecture New, efficient systems	Existing library is demolished Segregated parking areas Street closure required Two-story building Multiple book relocation Some expansion possibilities
Option 2								
Concept A Build new on an alternate site	39,763	200	\$209	\$8,330,000	12 Months	Library Open	One-story building All program needs can be met Good interior layout Contextual architecture New, efficient systems Existing bldg available for re-use Consolidated parking area Future expansion possibilities	Requires use of Causeway site Not in the Downtown CRA

Note: All quantities are preliminary estimates and may vary by 2% - 7% once a final design approach is selected.