

- 15 LIBRARY PROJECTS
- FROM MOUNTAINS TO THE SEA
- FROM 2,000SF TO 40,000SF
- CLIENTS INCLUDE SONOMA COUNTY















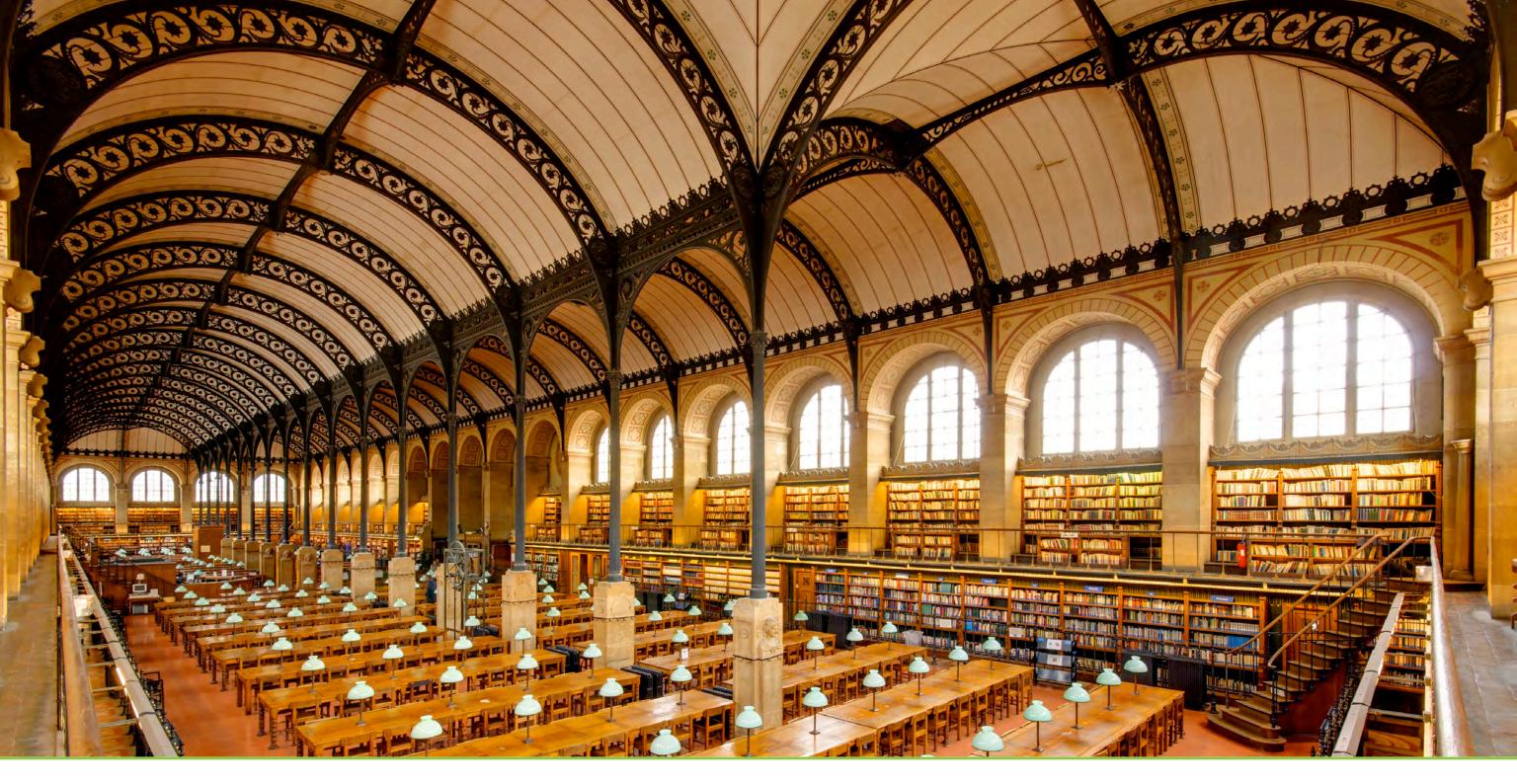




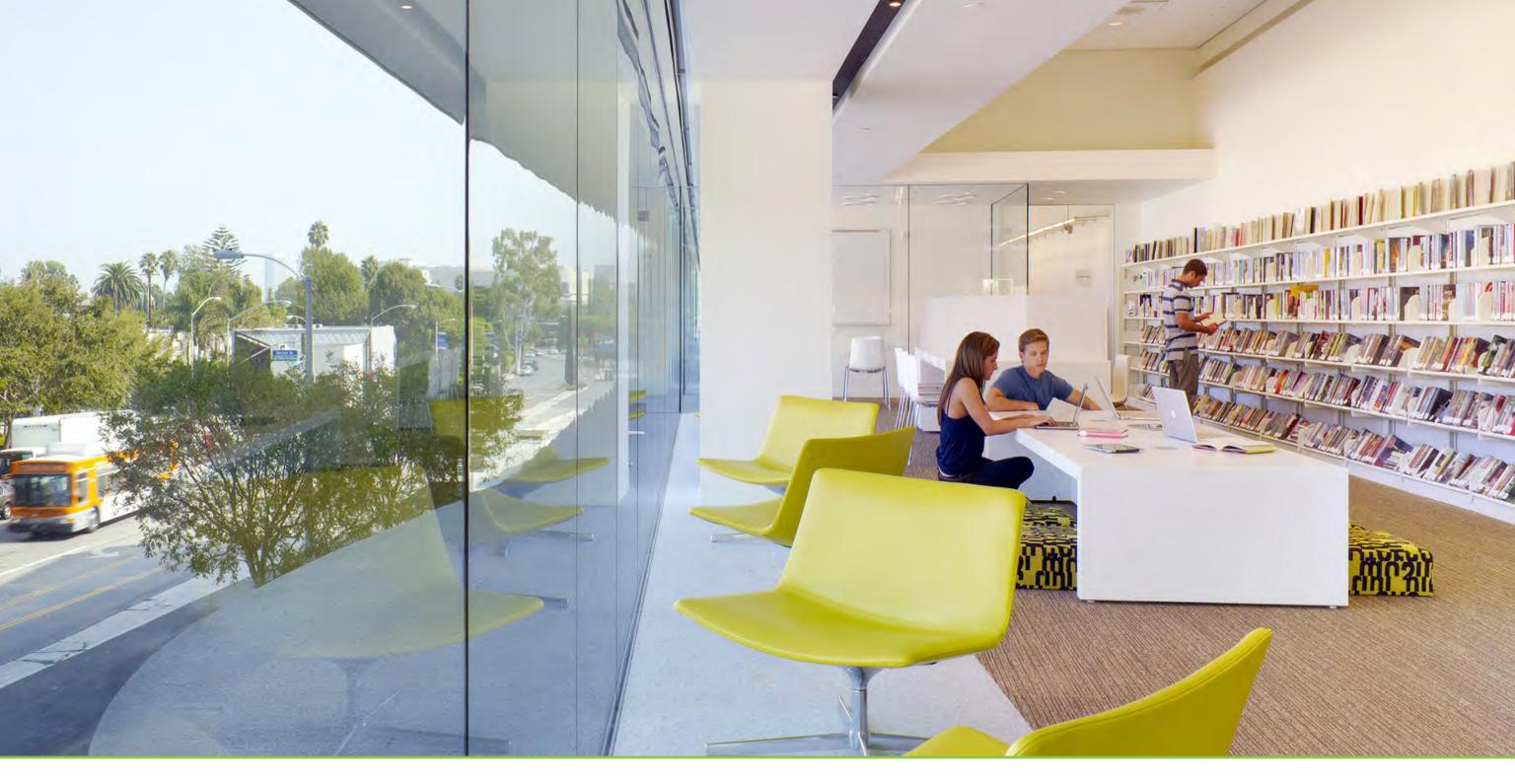


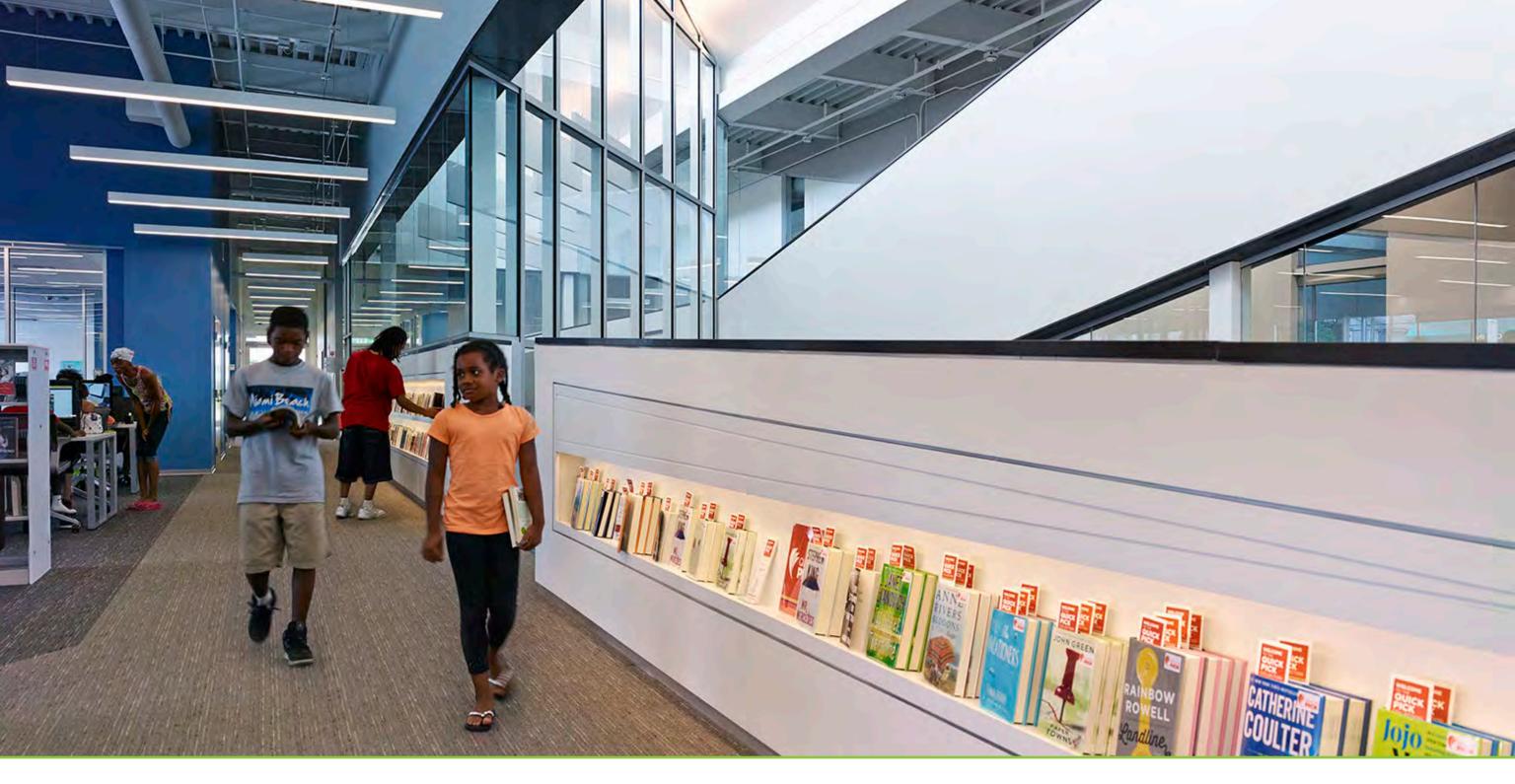








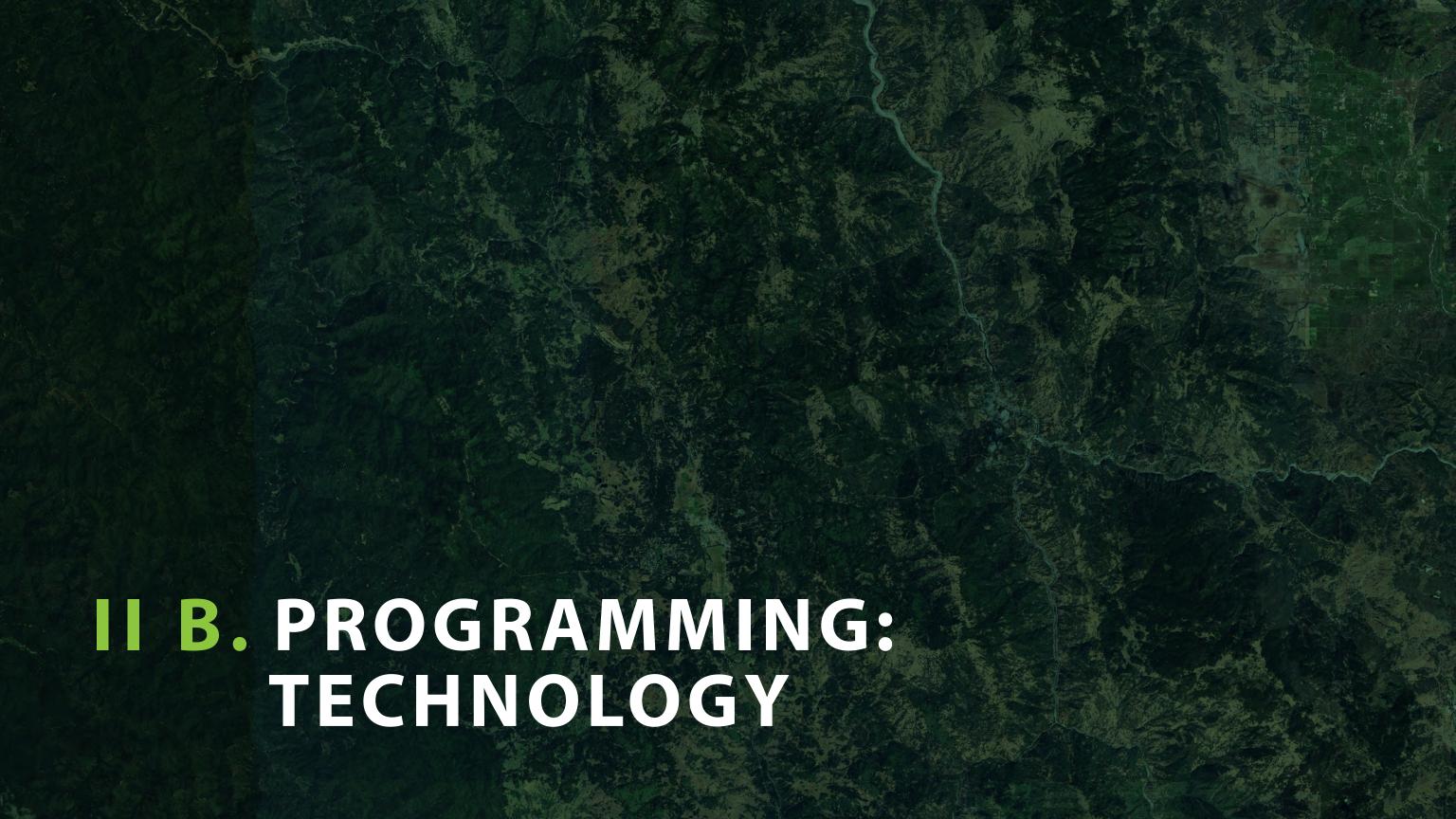








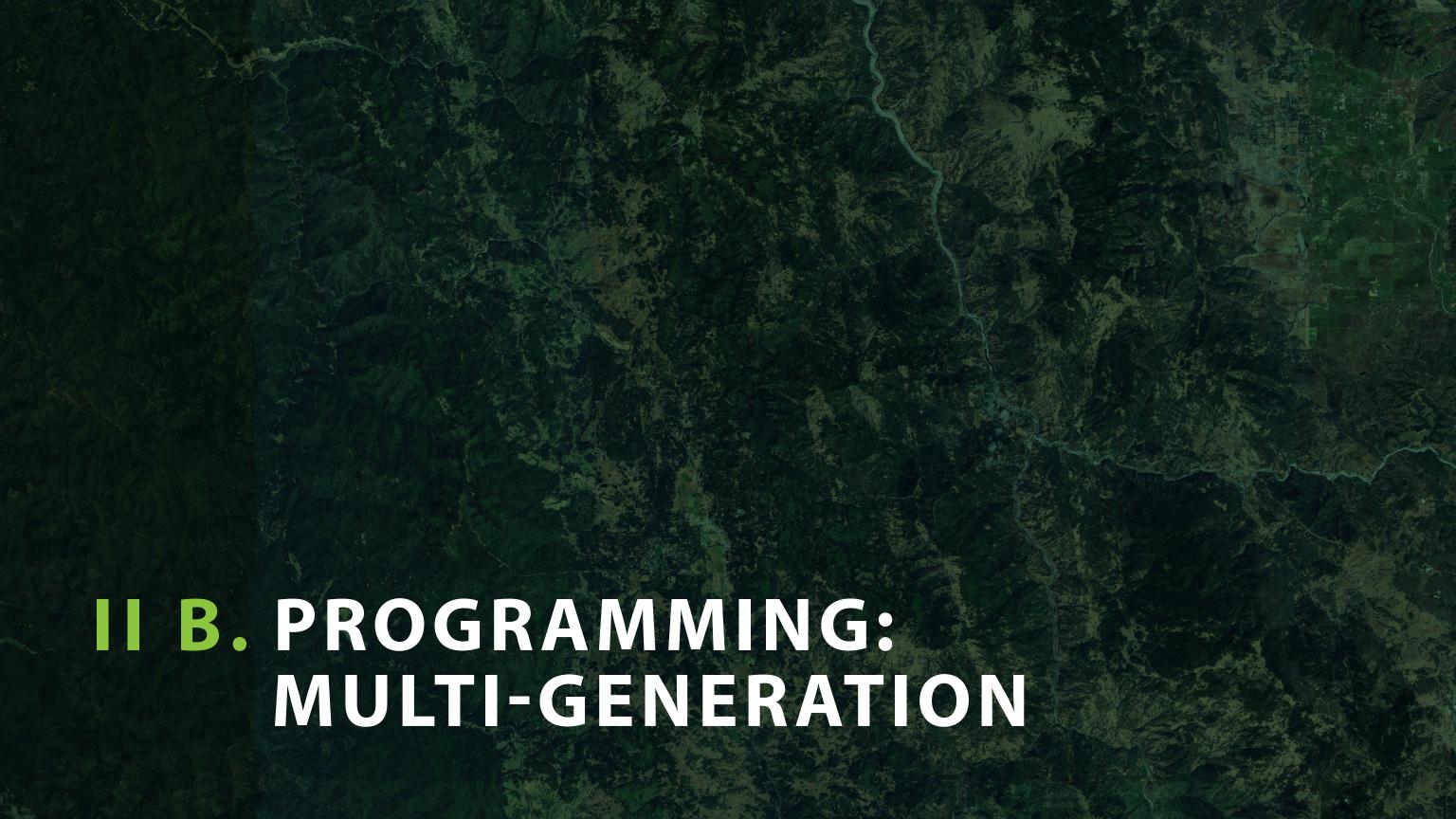




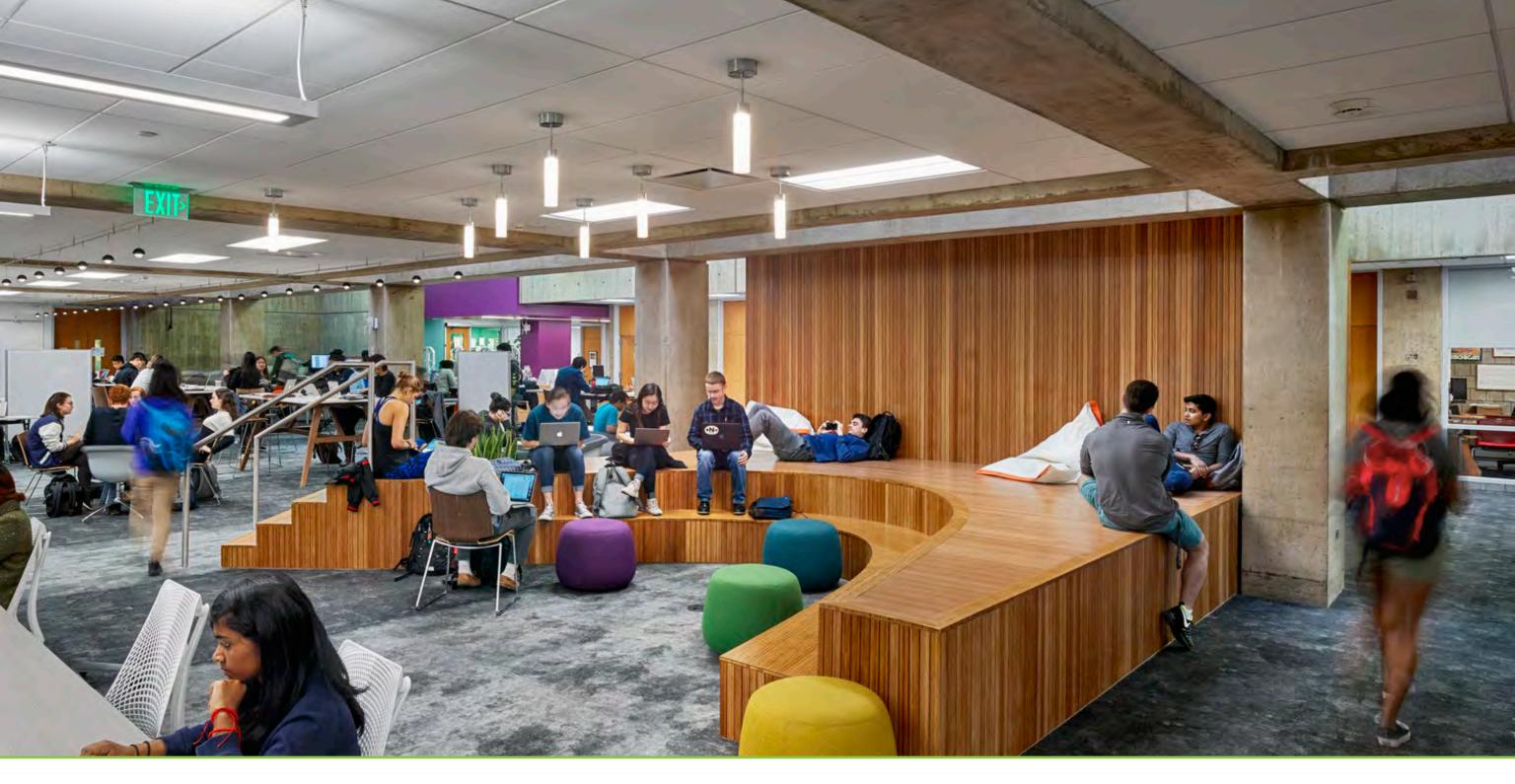




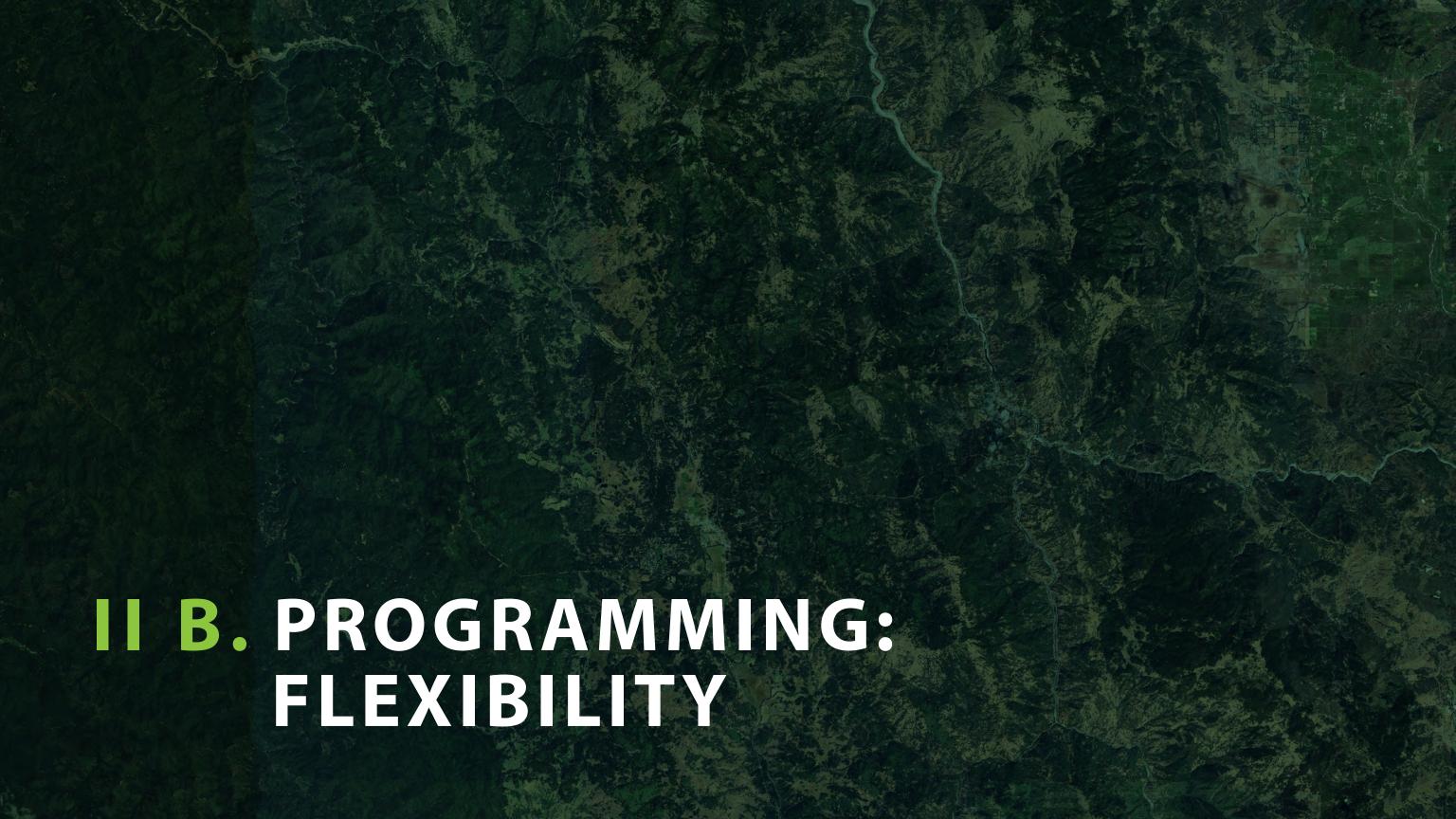




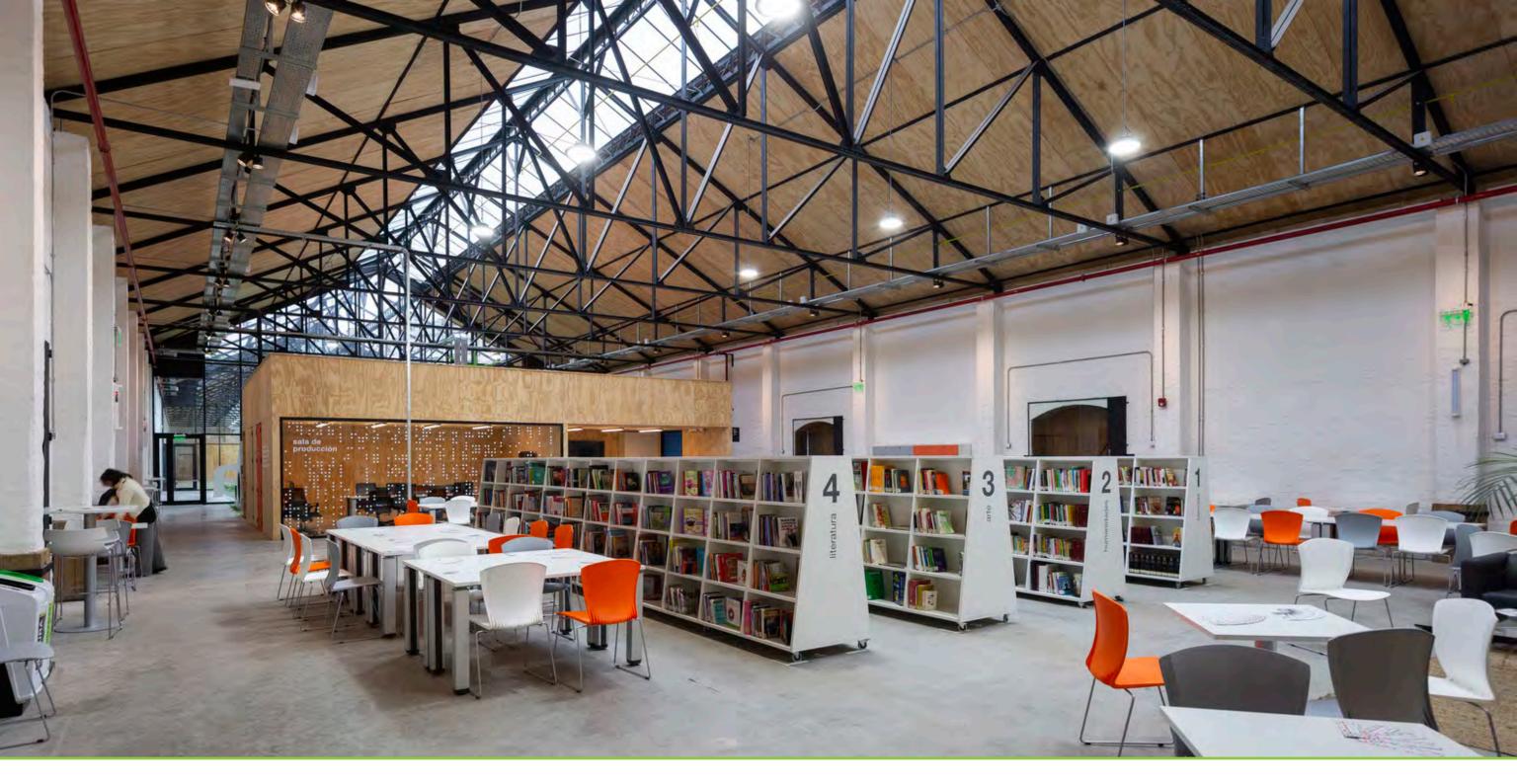










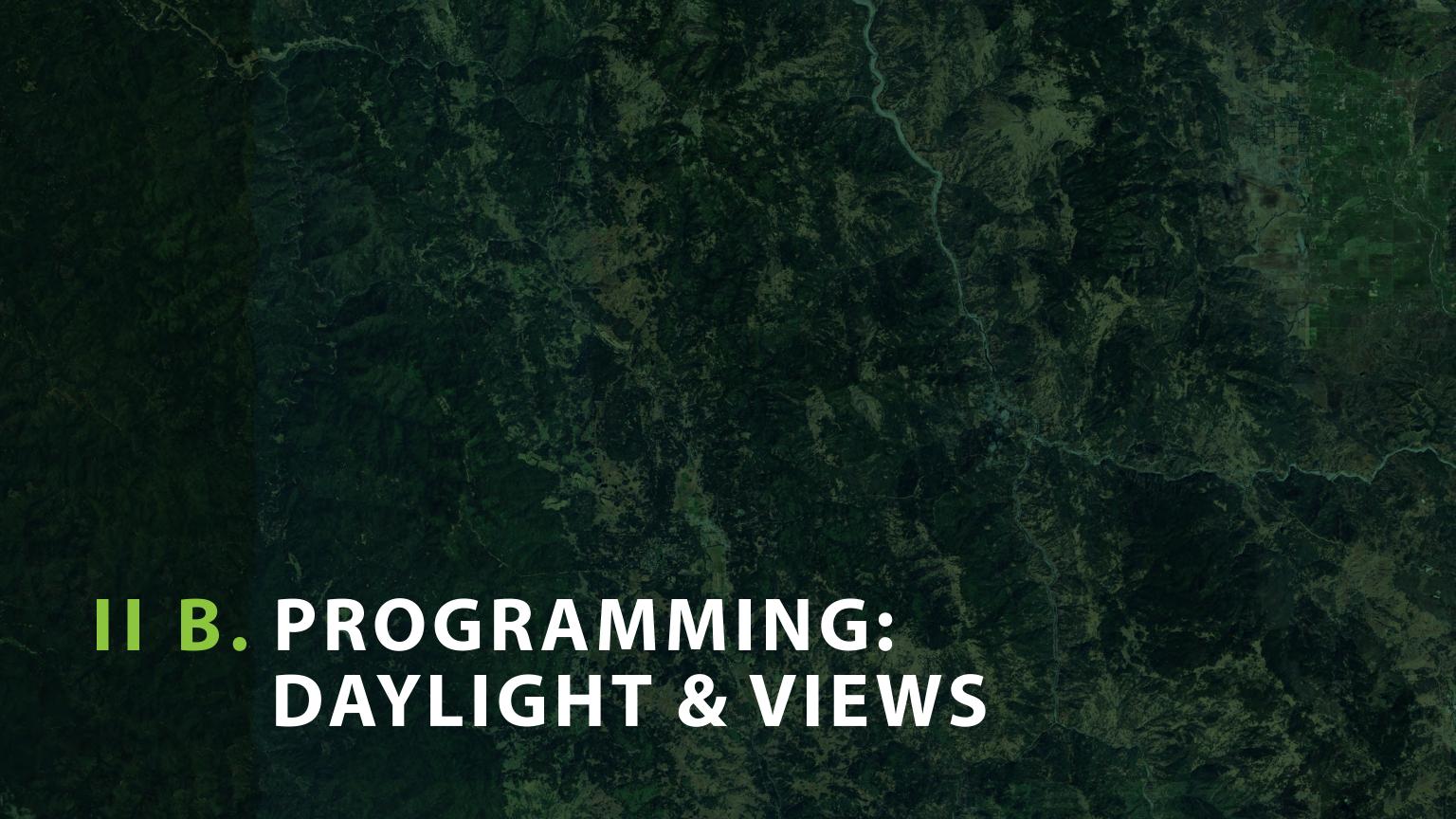


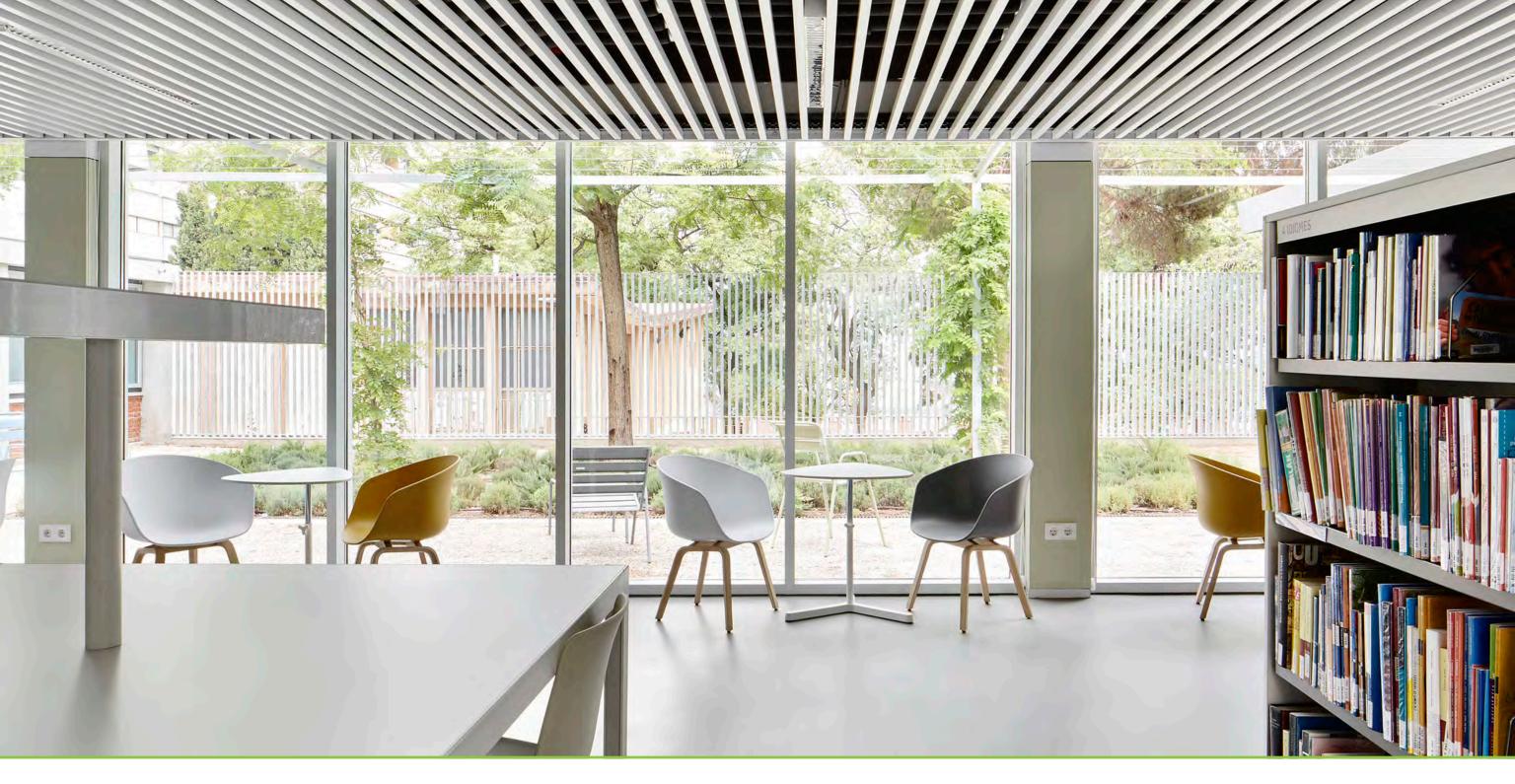


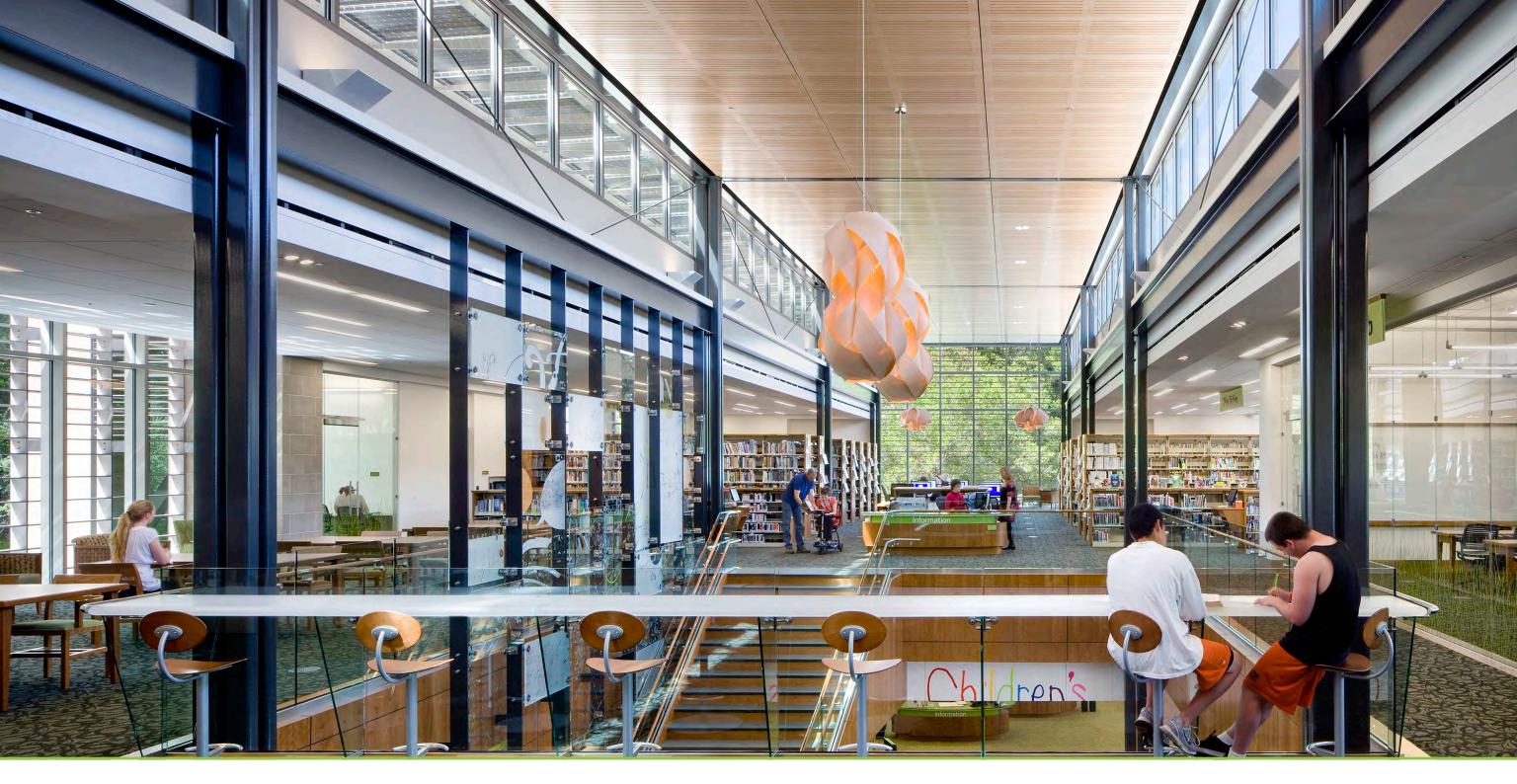












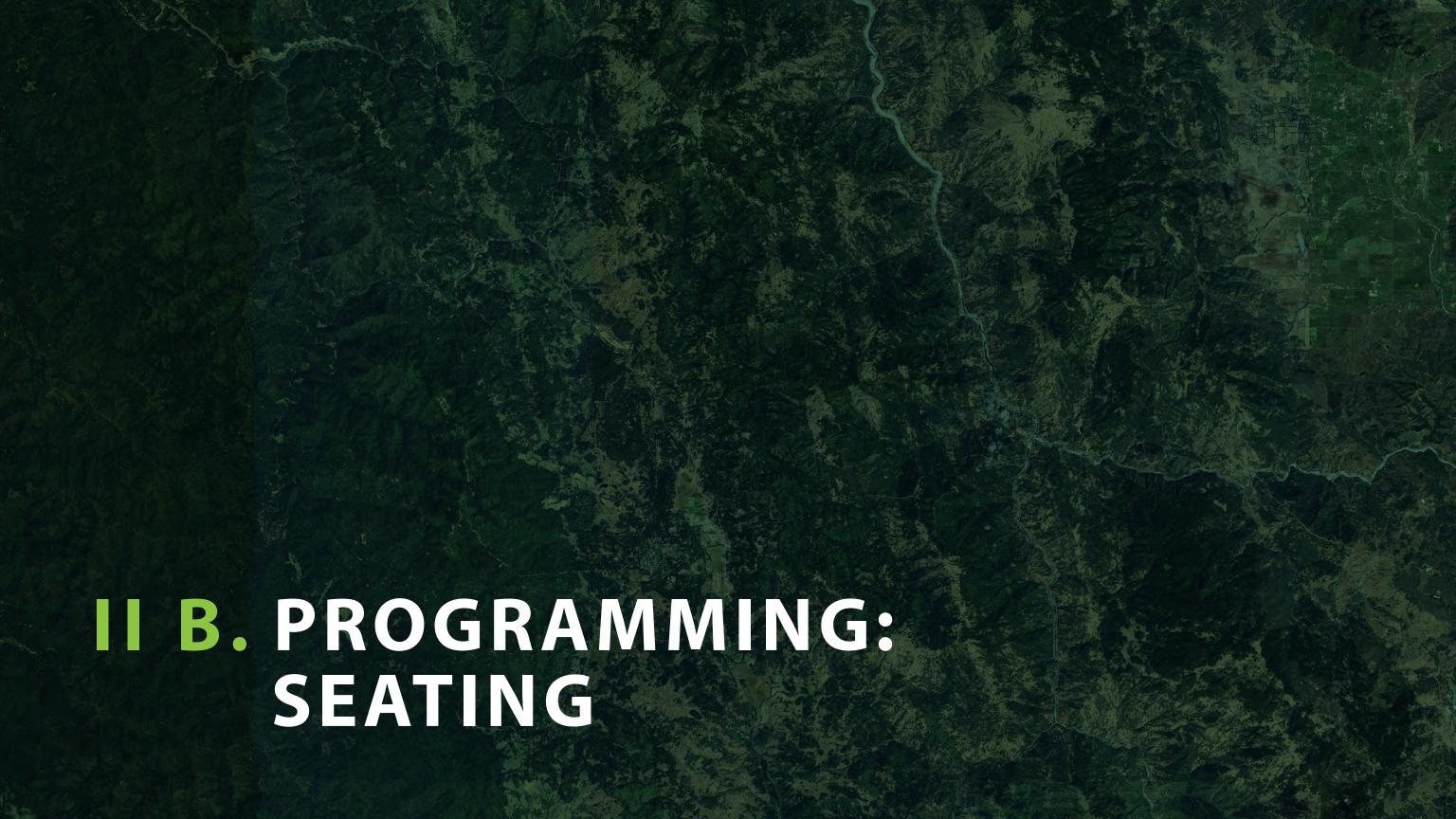




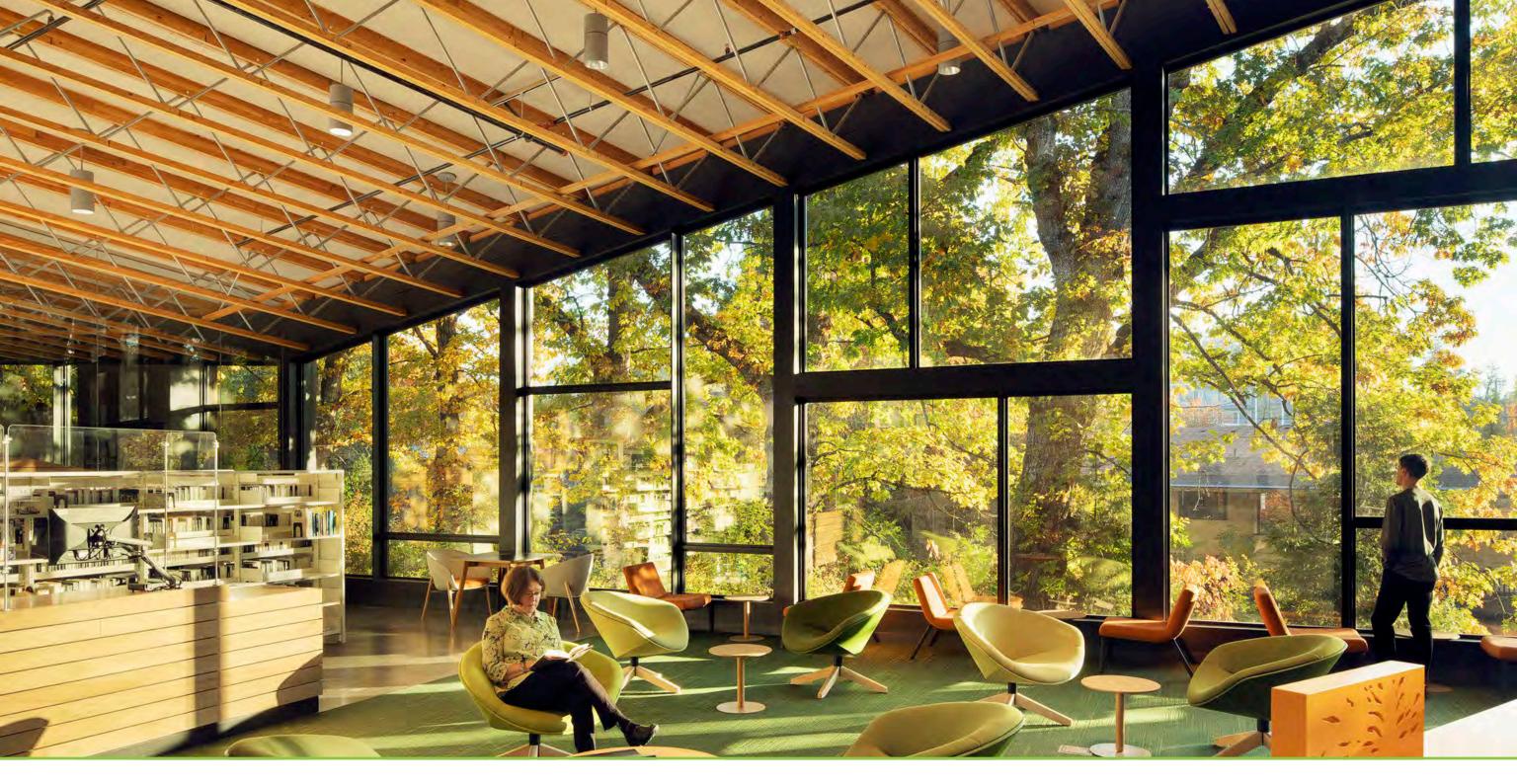






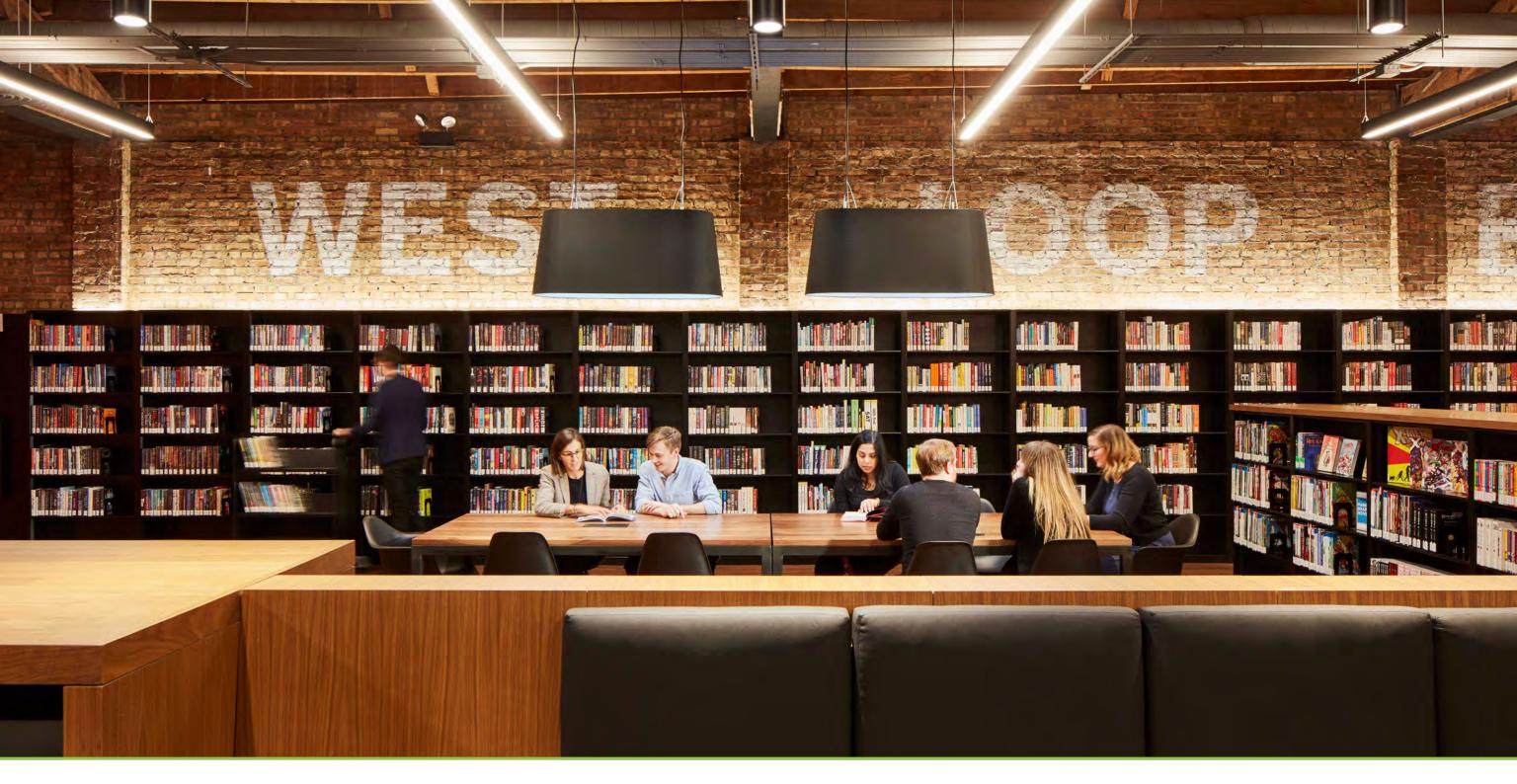








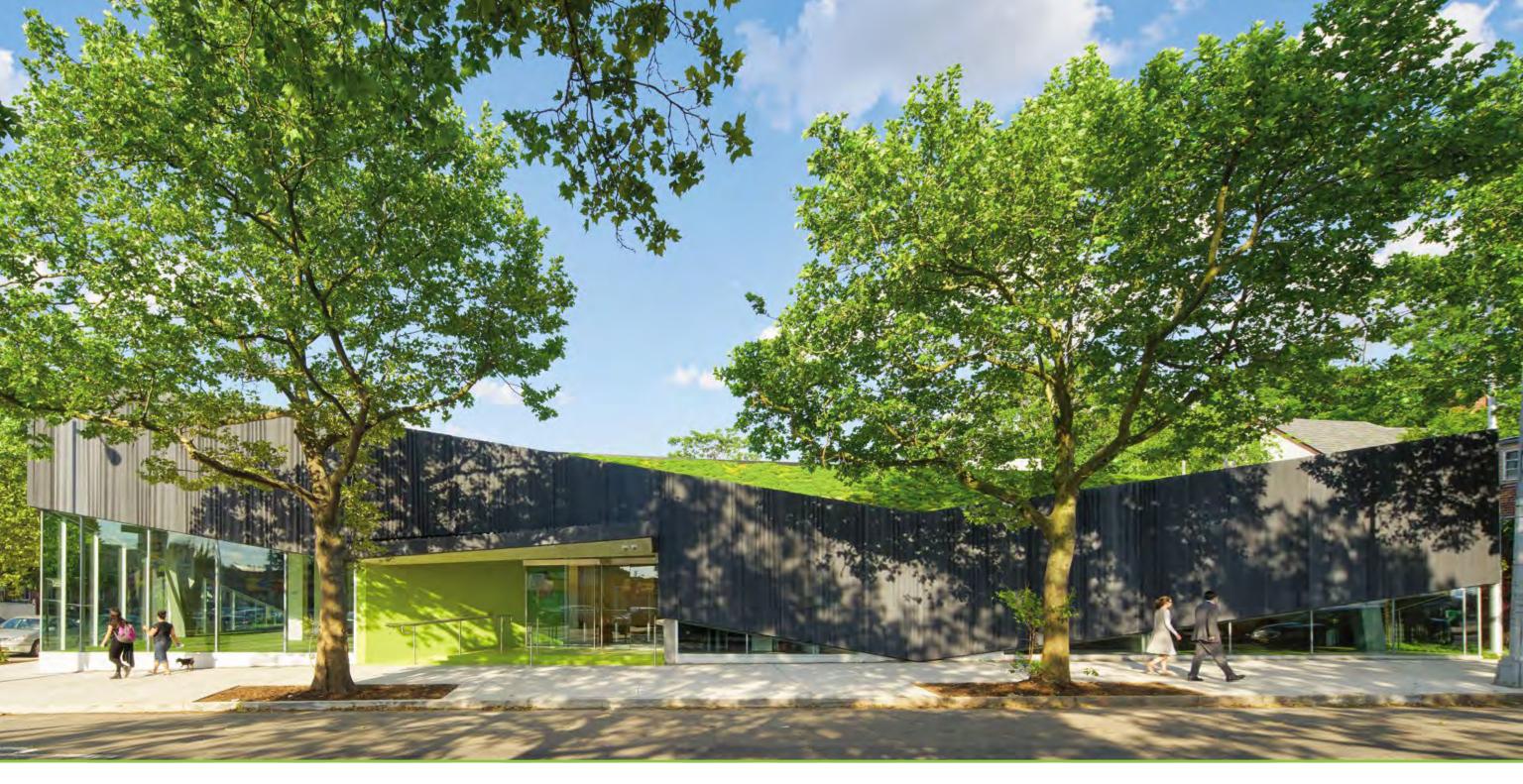


























SCENARIO A

3 YEARS ESCALATION

PURCHASE OF ADJACENT OR SIMILAR PROPERTY

DEMOLISH BUILDING ON PURCHASED PROPERTY

NEW 20,000SF LIBRARY ON PURCHASED PROPERTY

ABANDON EXISTING LIBRARY



SCENARIO A

TOTAL BUDGET

Property Acquisition	\$1,295,000
Entitlements & Permits	\$436,325
Design, Planning and Management	\$3,955,382
Construction and Related Costs	\$30,463,050
Telephone and Data Systems	\$100,000
Furnishings, Fixtures and Equipment	\$772,500
Audio Visual and Security	\$65,000
Owner Costs	\$65,000
Project Contingency	\$1,484,589



\$38,636,845

SCENARIO B

3 YEARS ESCALATION

PURCHASE CURRENT LIBRARY PROPERTY

DEMOLISH EXISTING LIBRARY BUILDING

NEW 20,000SF LIBRARY ON CURRENT PROPERTY



SCENARIO B

Property Acquisition	\$632,000
Entitlements & Permits	\$436,670
Design, Planning and Management	\$3,958,720
Construction and Related Costs	\$30,420,385
Telephone and Data Systems	\$100,000
Furnishings, Fixtures and Equipment	\$772,500
Audio Visual and Security	\$65,000
Owner Costs	\$105,000
Project Contingency	\$1,381,841

TOTAL BUDGET \$37,872,116



