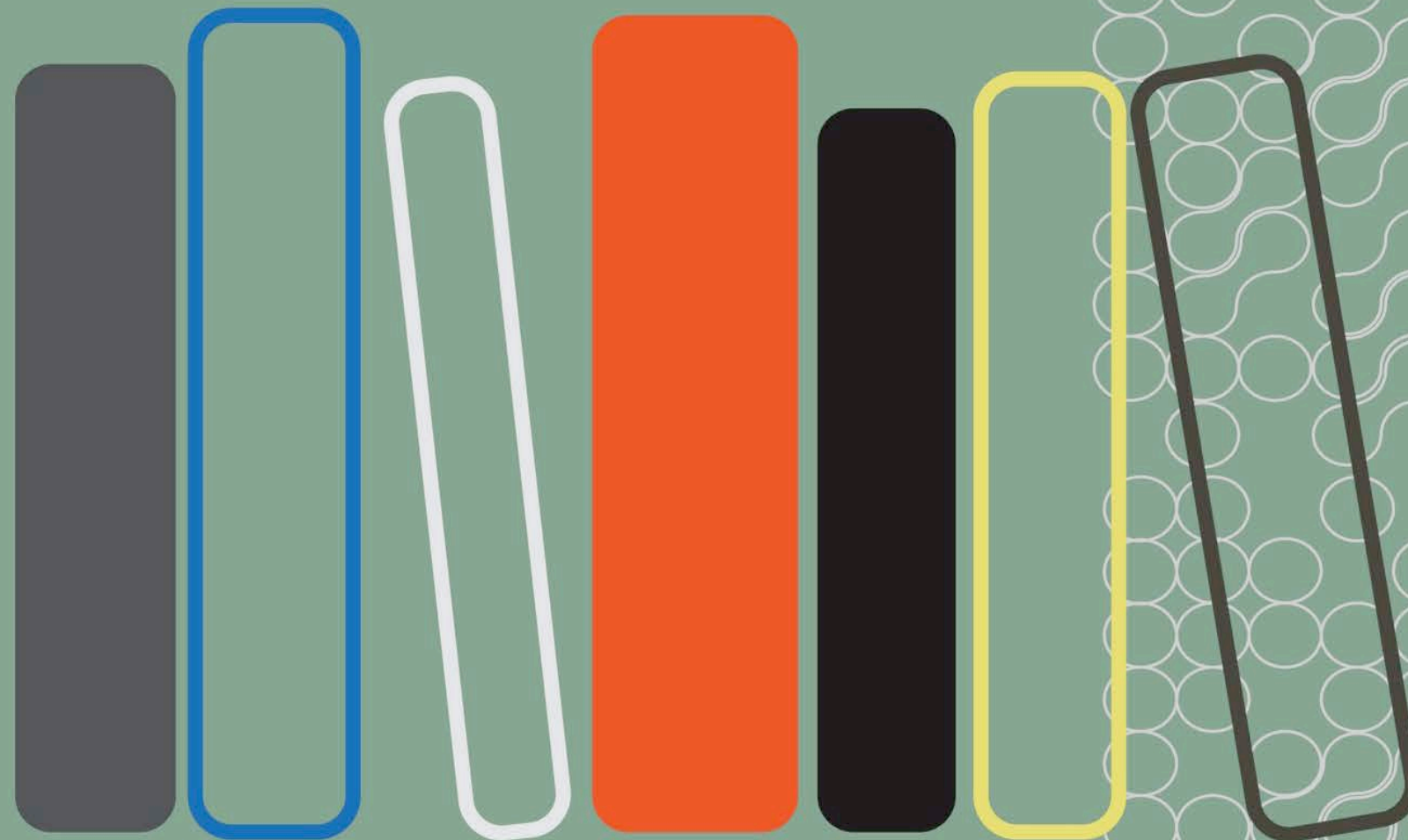




Boise Public Library

Boise City Council / Library Board Meeting - November 25, 2014



ARCHITECTURAL
nexus

Godfrey's Associates

“What we really want to build are compelling, challenging, and inspiring environments where members feel comfortable to risk and reach”

(Lankes, David; The Atlas of New Librarianship, pg 78)

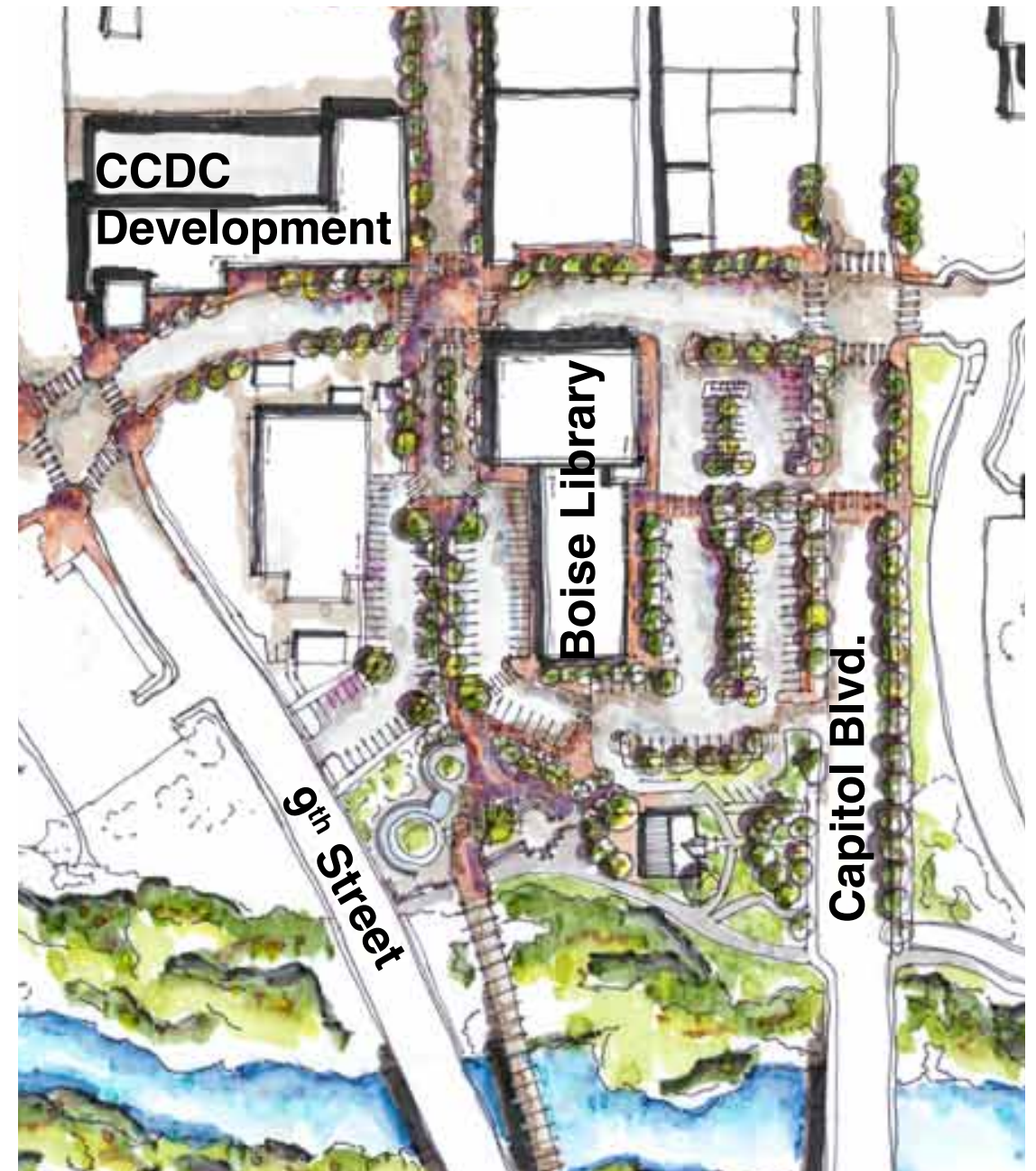
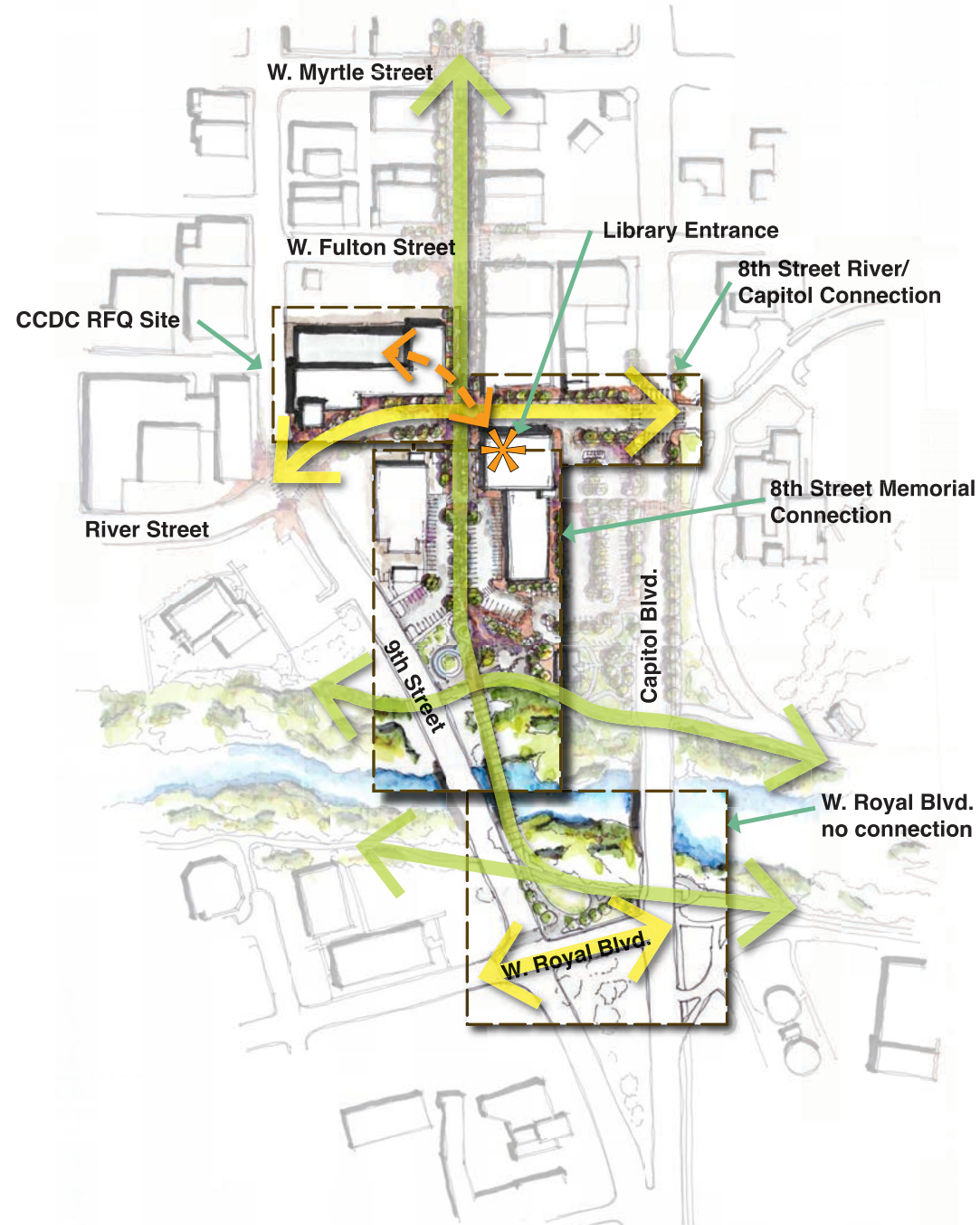


Project Overview

- Urban Planning Studies
 - Programming
 - Population Projections
 - Library Size Calculations and Comparisons
 - The Modern Library and Automation
 - Staff, City, and Potential Partner Interviews
 - Space List
 - Existing Building Analysis
 - Adaptive Re-use Analysis
 - Partnering Developer Analysis
 - Building Options - Site Analysis
 - Construction Cost Analysis
 - Operating Budget Analysis
- ## Next Steps
- **Public Outreach & Conceptual Design**
 - **Conceptual Design Construction Cost**



Urban Design Studies

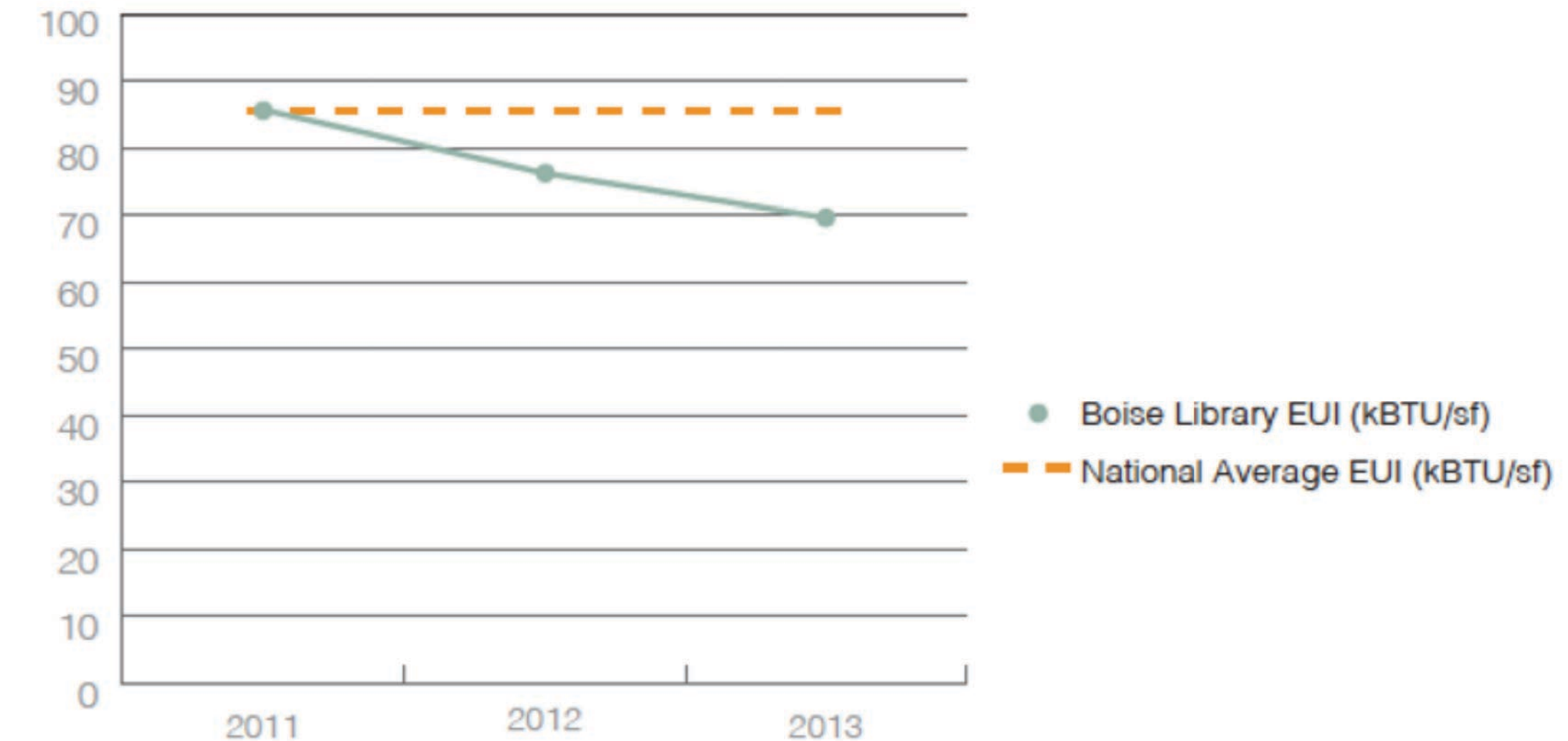


Existing Building Analysis

- Code
 - 1 Story Wood Structure
 - 4 Story Roof Structure
 - ADA Accessibility
- Building Systems
 - Structural
 - Plumbing
 - Mechanical
 - Fire Protection
 - Electrical
 - Lighting
 - Communications



Sustainability / Energy Use

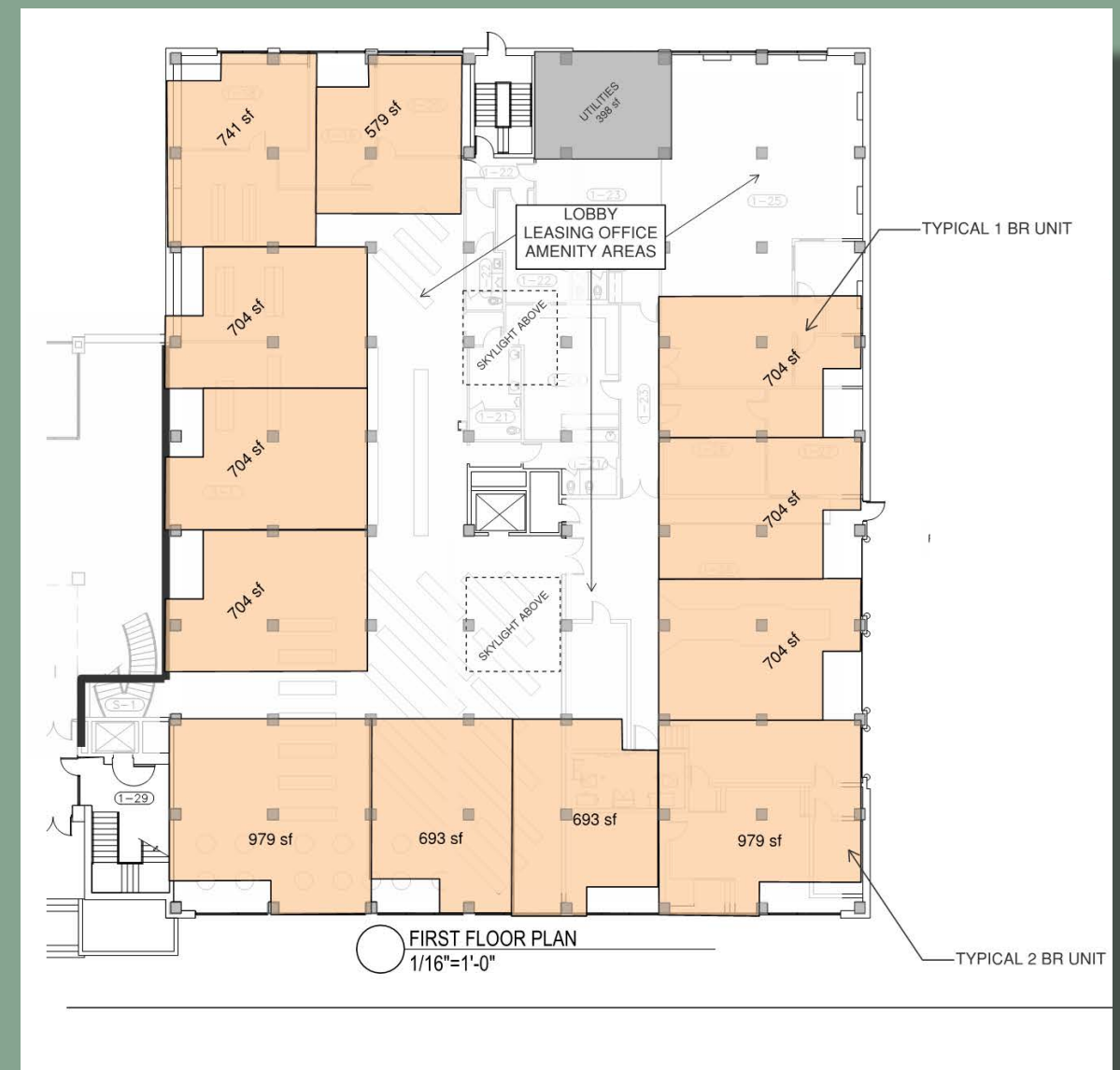


Energy Use Intensity Trend (kBTU/sf)



Adaptive-Reuse Opportunities

- **Office / Retail Ground Floor**
- Affordable Housing
- Apartments
- Condominiums
- New Development



Partnering

- Boise State University
- Learning Center
- Literacy
- CCDC
- The Boise Center
- Business Incubator

Development

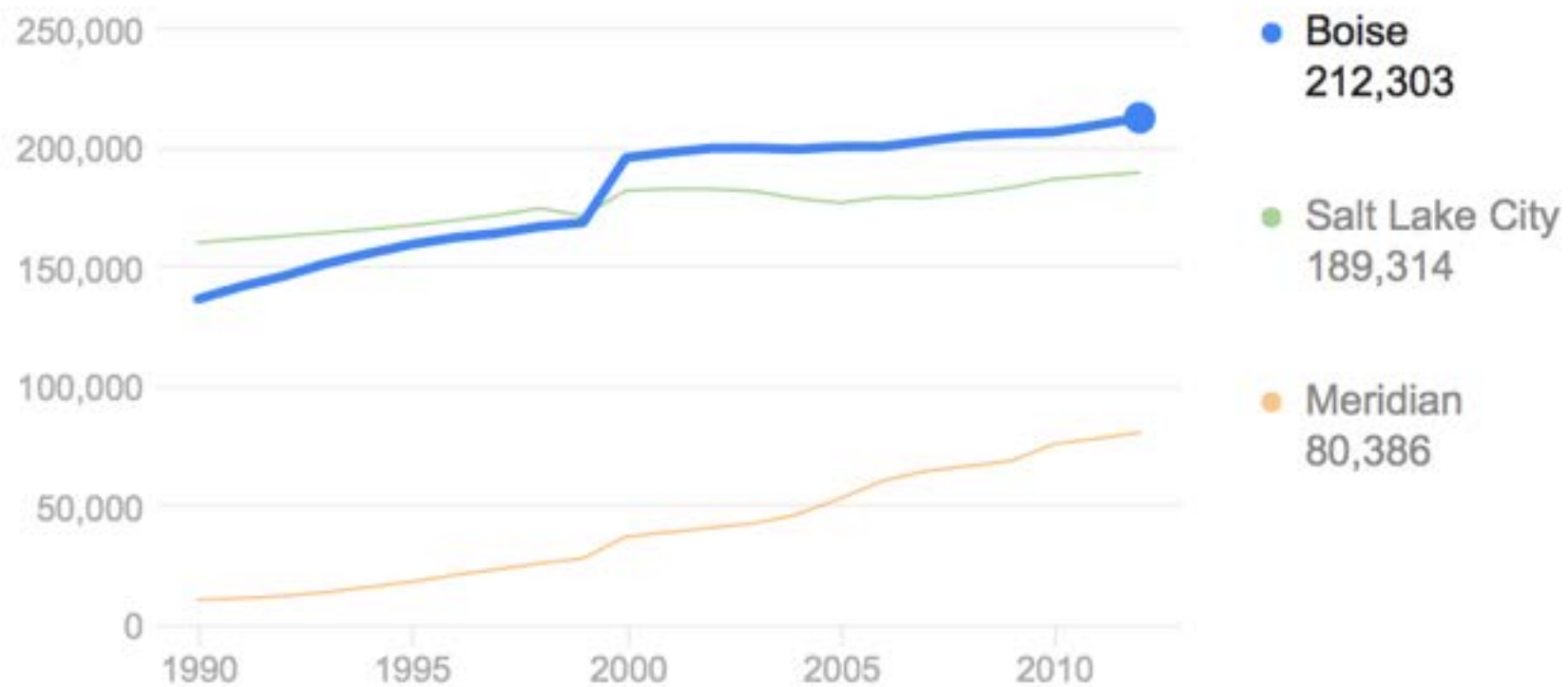
- Affordable Housing
- Apartments
- Condominiums
- Office / Retail Ground Floor
- Hospitality



Population

212,303 (2012)

Boise, Population



 Explore more

Sources include: United States Census Bureau

[Feedback](#)



Population

- 2010 - 235,384
- 2015 - 245,565
- 2020 - 247,957
- 2025 - 264,019
- 2030 - 285,013
- 2035 - 312,530
- 2040 - 328,292



http://www.compassidaho.org/documents/prodserv/CIM2040/Official_2040_Increments_Demographic_Area%20Formatted.pdf



Comparisons

Boise:

Population 212,303

Main Library 78,811 SF; 0.37 SF per capita

3 branches - 36,093 SF

Total 114,904 SF; 0.54 SF per capita

Salt Lake City:

Population 186,440

Main Library 240,000 SF; 1.28 SF per capita

5 branches - 54,500 SF

Total 294,500 SF; 1.58 SF per capita

(2 branches under construction +40,000 SF; 1.79 per capita)

Denver:

Population 592,052

Main Library 539,424 SF; 0.91 SF per capita

22 branches - 236,314 SF

Total 775,738 SF; 1.30 SF per capita

Santa Monica:

Population 92,703

Main Library 104,000 SF; 1.12 SF per capita

3 branches - 23,686 SF

Total 127,686 SF; 1.38 SF per capita

Des Moines:

Population 196,682

Main Library 110,000 SF; 0.56 per capita

5 branches - 63,577 SF; 0.32 per capita

Total 173,577; 0.88 per capita



Comparisons

Boise:

Population 212,303

Main Library 78,811 SF; 0.37 SF per capita

3 branches - 36,093 SF

Total 114,904 SF; 0.54 SF per capita

Spokane:

Population 210,721

Main Library 116,885 SF; 0.55 SF per capita

5 branches - 179,644 SF

Total 269,529 SF; 1.28 SF per capita

Seattle:

Population 652,405

Main Library 362,987 SF; 0.56 SF per capita

26 branch libraries 242,300 SF

Total 605,287 SF; 0.93 SF per capita

Billings:

Population 109,059

Main Library 66,000 SF; 0.61 SF per capita

0 branch libraries

Total 66,000 SF; 0.61 SF per capita

Portland: (Multnomah County)

Population 766,135

Main Library 125,000 SF; 0.16 SF per capita

18 branch libraries 152,762

Total 277,762 SF; 0.36 SF per capita



Comparisons

Boise:

Population 212,303

Main Library 78,811 SF; 0.37 SF per capita

3 branches - 36,093 SF

Total 114,904 SF; 0.54 SF per capita

Boise: Main Library **Des Moines Comparison**

Population 212,303

Main Library 118,890 SF; 0.56 SF per capita

Branches 67,937 SF; 0.32 SF per capita

Boise 4 branches - 49,093 SF (including Bown Crossing)

Total 186,827 SF; 0.88 SF per capita

Boise: Main Library **Average Comparison**

Population 212,303

Main Library 152,858 SF; 0.72 SF per capita



Current Needs - 2014

Staff Space:	8,469 SF
Collection Space:	54,184 SF
Reader Seating:	12,819 SF
Gathering Spaces:	9,194 SF
Support Spaces:	32,849 SF

MAIN LIBRARY NEEDS: 117,515 GSF - 0.55 per capita

Existing Boise Library 2014

Population 212,303

Main Library **78,811 SF**; 0.37 SF per capita

3 branches - 36,093 SF

Total 114,904 SF; 0.54 SF per capita

**Main Library
(38,704) SF Short**



Future Needs - 2035

Population: 312,530

MAIN LIBRARY NEEDS: 171,892 GSF - 0.55 per capita

Existing Boise Library 2014

Population 212,303

Main Library 78,811 SF; 0.37 SF per capita

3 branches - 36,093 SF

Total 114,904 SF; 0.54 SF per capita

**Main Library
(93,801) SF Short**



The Modern Library

- User-Friendly Housing of Collections
- Technology for Public and Staff
- Maker Spaces
- Age-Specific Spaces
- Public Gathering Spaces
- Adequate Staff Work Space
- Efficient Building Infrastructure
- Parking
- Bookstacks
- Automation



SPACE-SAVING TECHNOLOGY



While the explosion of media and tech-savvy features in the library is obvious, it also comes with a less obvious perk – saved space and enhanced storage opportunities.

A state-of-the-art Automated Storage and Retrieval System (ASRS), found in approximately twelve libraries in the nation currently, allows the library to house their expansive book collection using just 1/7th of the space needed for traditional book storage.

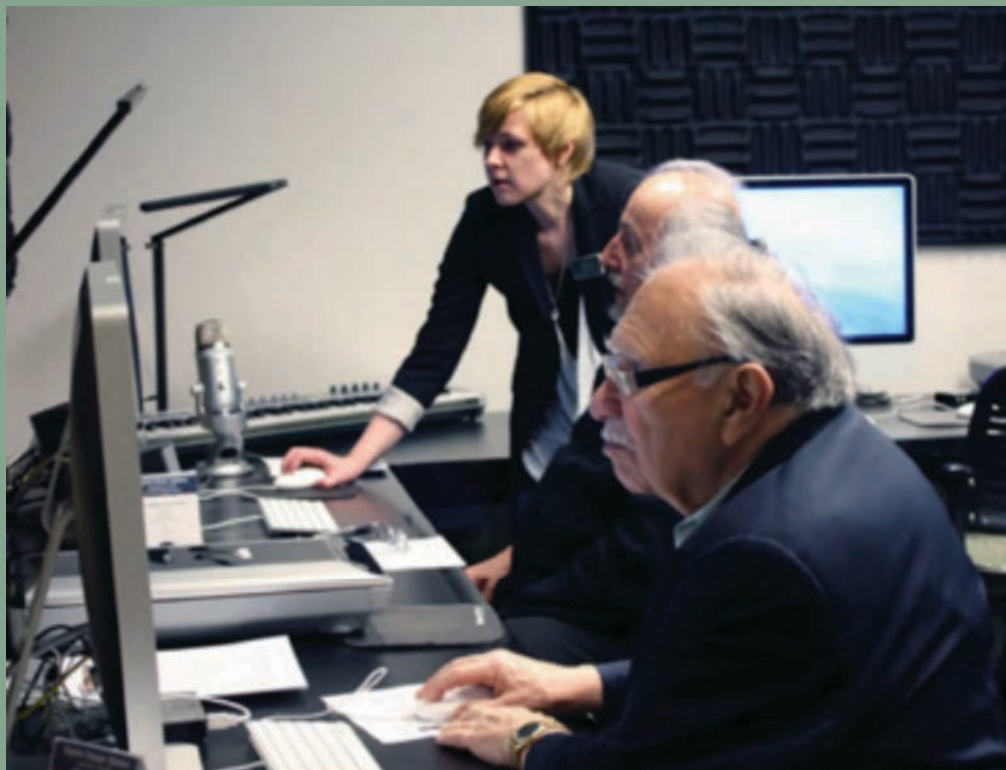


SPACE-SAVING TECHNOLOGY

This allows up to 60% of a library to be dedicated to individual and collaborative spaces, and as little as 10% dedicated to actual collection space.



SPACE-SAVING TECHNOLOGY



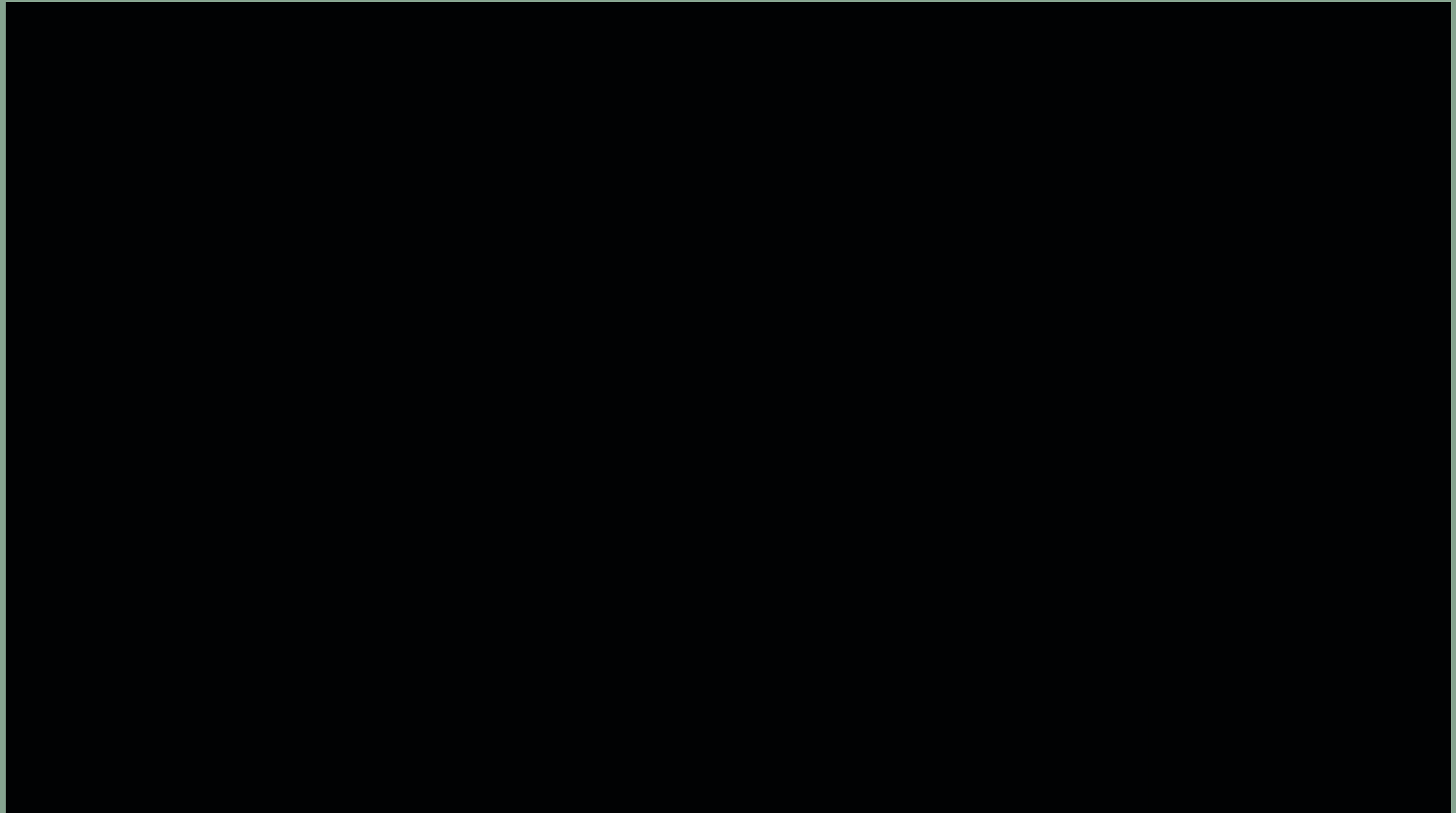
A lower percentage of books would be housed in the storage system than you would see at an academic library. This will allow for a good browsable collection on the floor accessible to the public. Browsing online is becoming more and more common as well which also supports the book storage system idea but the primary reason is to create more space for programming, public meeting, multipurpose maker spaces, activities, learning, engagement, and collaboration.



Automation



Automation



Concept Space Lists



Concept 1

2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		2023-2024		2024-2025		2025-2026		2026-2027		2027-2028		2028-2029		2029-2030		2030-2031		2031-2032		2032-2033		2033-2034		2034-2035		2035-2036		2036-2037		2037-2038		2038-2039		2039-2040		2040-2041		2041-2042		2042-2043		2043-2044		2044-2045		2045-2046		2046-2047		2047-2048		2048-2049		2049-2050		2050-2051		2051-2052		2052-2053		2053-2054		2054-2055		2055-2056		2056-2057		2057-2058		2058-2059		2059-2060		2060-2061		2061-2062		2062-2063		2063-2064		2064-2065		2065-2066		2066-2067		2067-2068		2068-2069		2069-2070		2070-2071		2071-2072		2072-2073		2073-2074		2074-2075		2075-2076		2076-2077		2077-2078		2078-2079		2079-2080		2080-2081		2081-2082		2082-2083		2083-2084		2084-2085		2085-2086		2086-2087		2087-2088		2088-2089		2089-2090		2090-2091		2091-2092		2092-2093		2093-2094		2094-2095		2095-2096		2096-2097		2097-2098		2098-2099		2099-2100		2100-2101		2101-2102		2102-2103		2103-2104		2104-2105		2105-2106		2106-2107		2107-2108		2108-2109		2109-2110		2110-2111		2111-2112		2112-2113		2113-2114		2114-2115		2115-2116		2116-2117		2117-2118		2118-2119		2119-2120		2120-2121		2121-2122		2122-2123		2123-2124		2124-2125		2125-2126		2126-2127		2127-2128		2128-2129		2129-2130		2130-2131		2131-2132		2132-2133		2133-2134		2134-2135		2135-2136		2136-2137		2137-2138		2138-2139		2139-2140		2140-2141		2141-2142		2142-2143		2143-2144		2144-2145		2145-2146		2146-2147		2147-2148		2148-2149		2149-2150		2150-2151		2151-2152		2152-2153		2153-2154		2154-2155		2155-2156		2156-2157		2157-2158		2158-2159		2159-2160		2160-2161		2161-2162		2162-2163		2163-2164		2164-2165		2165-2166		2166-2167		2167-2168		2168-2169		2169-2170		2170-2171		2171-2172		2172-2173		2173-2174		2174-2175		2175-2176		2176-2177		2177-2178		2178-2179		2179-2180		2180-2181		2181-2182		2182-2183		2183-2184		2184-2185		2185-2186		2186-2187		2187-2188		2188-2189		2189-2190		2190-2191		2191-2192		2192-2193		2193-2194		2194-2195		2195-2196		2196-2197		2197-2198		2198-2199		2199-2200		2200-2201		2201-2202		2202-2203		2203-2204		2204-2205		2205-2206		2206-2207		2207-2208		2208-2209		2209-2210		2210-2211		2211-2212		2212-2213		2213-2214		2214-2215		2215-2216		2216-2217		2217-2218		2218-2219		2219-2220		2220-2221		2221-2222		2222-2223		2223-2224		2224-2225		2225-2226		2226-2227		2227-2228		2228-2229		2229-2230		2230-2231		2231-2232		2232-2233		2233-2234		2234-2235		2235-2236		2236-2237		2237-2238		2238-2239		2239-2240		2240-2241		2241-2242		2242-2243		2243-2244		2244-2245		2245-2246		2246-2247		2247-2248		2248-2249		2249-2250		2250-2251		2251-2252		2252-2253		2253-2254		2254-2255		2255-2256		2256-2257		2257-2258		2258-2259		2259-2260		2260-2261		2261-2262		2262-2263		2263-2264		2264-2265		2265-2266		2266-2267		2267-2268		2268-2269		2269-2270		2270-2271		2271-2272		2272-2273		2273-2274		2274-2275		2275-2276		2276-2277		2277-2278		2278-2279		2279-2280		2280-2281		2281-2282		2282-2283		2283-2284		2284-2285		2285-2286		2286-2287		2287-2288		2288-2289		2289-2290		2290-2291		2291-2292		2292-2293		2293-2294		2294-2295		2295-2296		2296-2297		2297-2298		2298-2299		2299-2300		2300-2301		2301-2302		2302-2303		2303-2304		2304-2305		2305-2306		2306-2307		2307-2308		2308-2309		2309-2310		2310-2311		2311-2312		2312-2313		2313-2314		2314-2315		2315-2316		2316-2317		2317-2318		2318-2319		2319-2320		2320-2321		2321-2322		2322-2323		2323-2324		2324-2325		2325-2326		2326-2327		2327-2328		2328-2329		2329-2330		2330-2331		2331-2332		2332-2333		2333-2334		2334-2335		2335-2336		2336-2337		2337-2338		2338-2339		2339-2340		2340-2341		2341-2342		2342-2343		2343-2344		2344-2345		2345-2346		2346-2347		2347-2348		2348-2349		2349-2350		2350-2351		2351-2352		2352-2353		2353-2354		2354-2355		2355-2356		2356-2357		2357-2358		2358-2359		2359-2360		2360-2361		2361-2362		2362-2363		2363-2364		2364-2365		2365-2366		2366-2367		2367-2368		2368-2369		2369-2370		2370-2371		2371-2372		2372-2373		2373-2374		2374-2375		2375-2376		2376-2377		2377-2378		2378-2379		2379-2380		2380-2381		2381-2382		2382-2383		2383-2384		2384-2385		2385-2386		2386-2387		2387-2388		2388-2389		2389-2390		2390-2391		2391-2392		2392-2393		2393-2394		2394-2395		2395-2396		2396-2397		2397-2398		2398-2399		2399-2400		2400-2401		2401-2402		2402-2403		2403-2404		2404-2405		2405-2406		2406-2407		2407-2408		2408-2409		2409-2410		2410-2411		2411-2412		2412-2413		2413-2414		2414-2415		2415-2416		2416-2417		2417-2418		2418-2419		2419-2420		2420-2421		2421-2422		2422-2423		2423-2424		2424-2425		2425-2426		2426-2427		2427-2428		2428-2429		2429-2430		2430-2431		2431-2432		2432-2433		2433-2434		2434-2435		2435-2436		2436-2437		2437-2438		2438-2439		2439-2440		2440-2441		2441-2442		2442-2443		2443-2444		2444-2445		2445-2446		2446-2447		2447-2448		2448-2449		2449-2450		2450-2451		2451-2452		2452-2453		2453-2454		2454-2455		2455-2456		2456-2457		2457-2458		2458-2459		2459-2460		2460-2461		2461-2462		2462-2463		2463-2464		2464-2465		2465-2466		2466-2467		2467-2468		2468-2469		2469-2470		2470-2471		2471-2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Concept 1 Summary

Phase	Renovation	New
Phase 1	1,900 sf	4,351 sf
Phase 2	79,003 sf	0 sf
Phase 3	0 sf	16,416 sf
Phase 4	0 sf	9,475 sf

Total: 111,145 sf
(Includes ASRS)



Concept 2

CONCEPT 2 (Demolition of 1 Story Wing - Renovation & Addition)		
Meets Needs Until 2034		
Renovation of Existing Building	67,823	SF
Addition / New Construction	101,785	SF
No ASRS Included - Including an ASRS system would reduce overall new SF by approximately	50,000	SF
TOTAL	169,608	SF
LEVEL 1		
Renovation		
Entry	2,075	
Renovated Entrance	1,000	
Circulation Kiosks	150	
Popular Library	925	
Adult	7,900	
Adult Fiction w/ Reader's Advisory Kiosk	7,700	
PACs	200	
Gathering / Multi-purpose / Maker Spaces	3,500	
Program Room	1,750	
Gathering Spaces	1,750	
Staff	4,000	
Automated Materials Handling System	800	
ATS	1,000	
Staff Work Room / Office	1,500	
Shipping / Receiving	700	
Renovation Subtotal	17,475	
New Construction		
Entry	2,075	
New Entrance	1,000	
Popular Library	1,075	
Adult	12,530	
Adult Fiction w/ Reader's Advisory Kiosk	12,530	
Children's	11,641	
Children's Services w/ Service Kiosk	11,561	
PACs	80	
Learning Lab / Literacy	8,736	
Learning Lab / Literacy	6,896	
Classrooms (2)	1,040	
Tutorial Rooms (2)	200	
Tutoring Rooms (2)	300	
Group Study Room	300	
Gathering / Multi-purpose / Maker Spaces	3,213	
Computer Lab/Office-Work Rm / Storage	1,463	

CONCEPT 2 (Demolition of 1 Story Wing - Renovation & Addition)		
Meets Needs Until 2034		
Gathering Spaces	1,750	
Friends & Café	2,700	
Friends Store	1,300	
Library "Café"	1,400	
New Construction Subtotal	40,895	
Level 1 Subtotal	58,370	
LEVEL 2		
Renovation		
Adult	17,124	
Adult Non-Fiction (partial)	17,124	
Renovation Subtotal	17,124	
New Construction		
Adult	30,929	
Adult Non-Fiction (partial)	30,749	
Self-Check Stations	80	
Readers Advisory Kiosk	100	
Teens	8,300	
Tweens / Teens w/ Service Kiosk	8,200	
PACs	100	
Gathering / Multi-purpose / Maker Spaces	3,220	
Group Study Rooms	620	
Gathering Spaces	2,600	
New Construction Subtotal	42,449	
Level 2 Subtotal	59,573	
LEVEL 3		
Renovation		
Adult	14,612	
Adult Non-Fiction (partial)	14,612	
Staff	2,000	
Staff Work Room / Offices	2,000	
Renovation Subtotal	16,612	
New Construction		
Adult	6,700	
Adult Non-Fiction (partial)	21,312	
Service Point / Reference	6,900	
Foundation Information Center	500	
Reference	6,200	

CONCEPT 2 (Demolition of 1 Story Wing - Renovation & Addition)		
Meets Needs Until 2034		
Service Station	100	
Self-Check Stations	50	
PACs	50	
Gathering / Multi-purpose / Maker Spaces	1,270	
Group Study Rooms	270	
Gathering Spaces	1,000	
Idaho Room	3,571	
Idaho Room	3,571	
New Construction Subtotal	18,441	
Level 3 Subtotal	35,053	
LEVEL 4		
Renovation		
Administration	13,012	
Administration Services	3,600	
FISH Tank	450	
Training Lab	1,000	
Staff Room w/ Wellness Center	800	
Supply / Storage	7,162	
Gathering / Multi-purpose / Maker Spaces	3,600	
Gathering Spaces	3,600	
Renovation Subtotal	16,612	
New Construction		
None	-	
New Construction Subtotal	-	
Level 4 Subtotal	16,612	
PHASE TOTAL		
		169,608



Concept 2 Summary

Phase	Renovation	New
Phase 1	67,823 sf	101,785 sf

Total: 169,608 sf

(No ASRS)



Concept 3

CONCEPT 3 (New Construction)		
Meets Needs Until 2034		
New Construction	103,929	SF
Demolition of existing 1 story library wing / Adaptive Re-use of existing 4 story library)		
LEVEL 1		
New Construction		
Entry	5,150	
Entrance	3,000	
Circulation Kiosks	150	
Popular Library	2,000	
Children's	8,919	
Children's Services w/ Service Kiosk	8,869	
PACs	50	
Learning Lab / Literacy	8,840	
Learning Lab / Literacy	7,000	
Classrooms (2)	1,040	
Tutorial Rooms (2)	200	
Tutoring Rooms (2)	300	
Group Study Room	300	
Gathering / Multi-purpose / Maker Spaces	7,213	
Computer Lab/Office-Wrk Rm / Storage	1,463	
Program Room	1,750	
Gathering Spaces	4,000	
Friends & Café	2,800	
Friends Store	1,400	
Library "Café"	1,400	
ASRS	1,620	
ASRS	1,620	
Staff	4,200	
Automated Materials Handling System	1,000	
Staff Work Room / Office	1,500	
ATS	1,000	
Shipping / Receiving	700	
New Construction Subtotal	38,742	
Level 1 Subtotal	38,742	
LEVEL 2		
New Construction		
Adult	24,276	
Adult Fiction w/Reader's Advisory Kiosk	6,000	
Adult Non-Fiction (partial)	18,096	

CONCEPT 3 (New Construction)		
Meets Needs Until 2034		
Self-Check Stations	80	
Readers Advisory Kiosk	100	
Teens	7,600	
Tweens / Teens w/ Service Kiosk	7,500	
PACs	100	
Gathering / Multi-purpose / Maker Spaces	1,620	
Group Study Rooms	620	
Gathering Spaces	1,000	
New Construction Subtotal	33,496	
Level 2 Subtotal	33,496	
LEVEL 3		
New Construction		
Adult	7,071	
Adult Non-Fiction (partial)	7,071	
Service Point / Reference	2,700	
Foundation Information Center	500	
Reference	2,000	
Service Station	100	
Self-Check Stations	50	
PACs	50	
Gathering / Multi-purpose / Maker Spaces	1,270	
Group Study Rooms	270	
Gathering Spaces	1,000	
Idaho Room	4,300	
Idaho Room	4,300	
Staff	2,000	
Staff Work Room / Offices	2,000	
New Construction Subtotal	17,341	
Level 3 Subtotal	17,341	
LEVEL 4		
New Construction		
Administration	11,350	
Administration Services	3,900	
FISH Tank	450	
Training Lab	1,200	
Staff Room w/ Wellness Center	1,000	

CONCEPT 3 (New Construction)		
Meets Needs Until 2034		
Supply / Storage	4,800	
Gathering / Multi-purpose / Maker Spaces	3,000	
Gathering Spaces	3,000	
New Construction Subtotal	14,350	
Level 4 Subtotal	14,350	
PHASE TOTAL		
		103,929



Concept 3 Summary

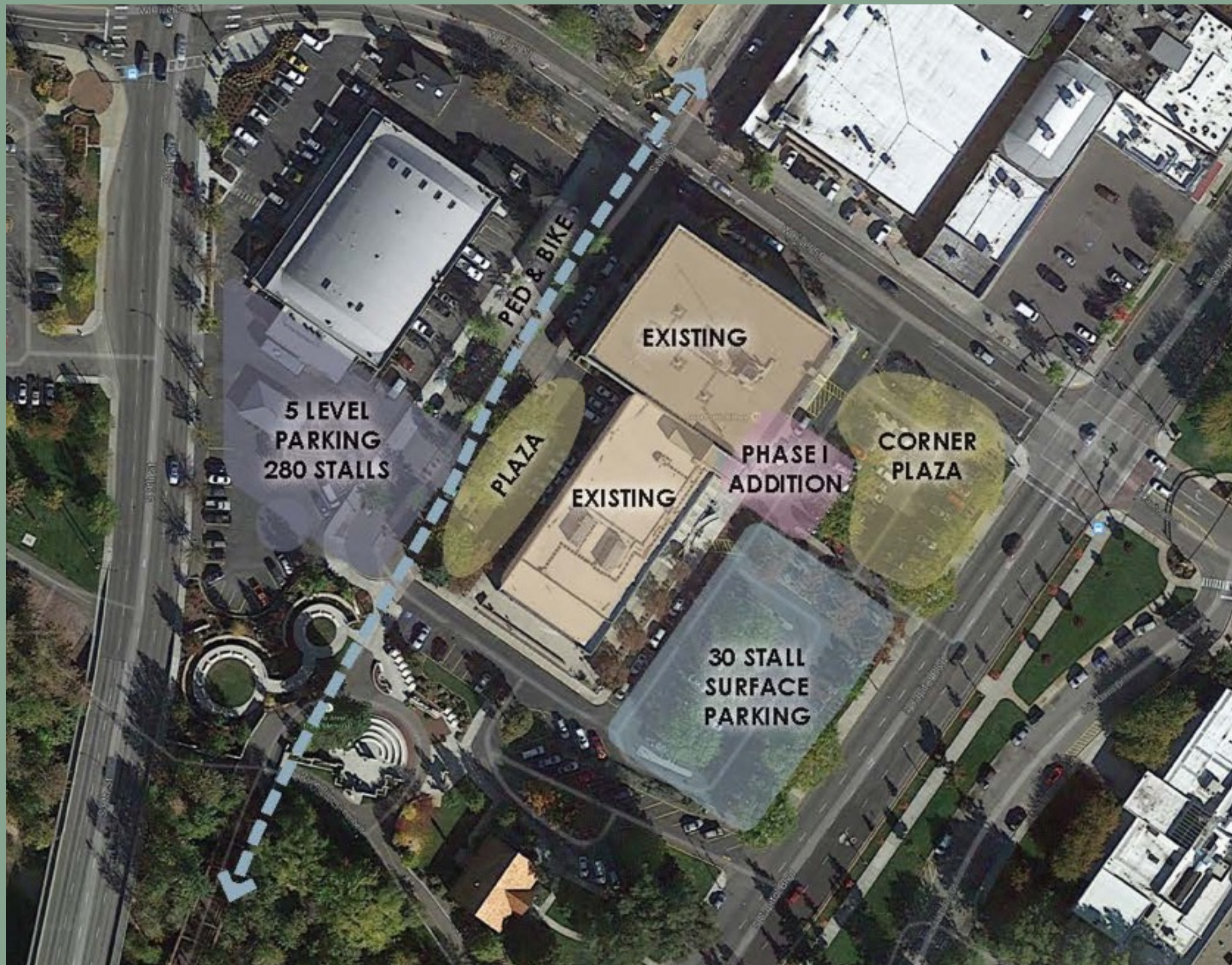
Phase	Renovation	New
Phase 1	0 sf	103,929 sf

Total: 103,929 sf
(Includes ASRS)



Concept Site Diagrams





Concept 1 - Phase 1





Concept 1 - Phase 2





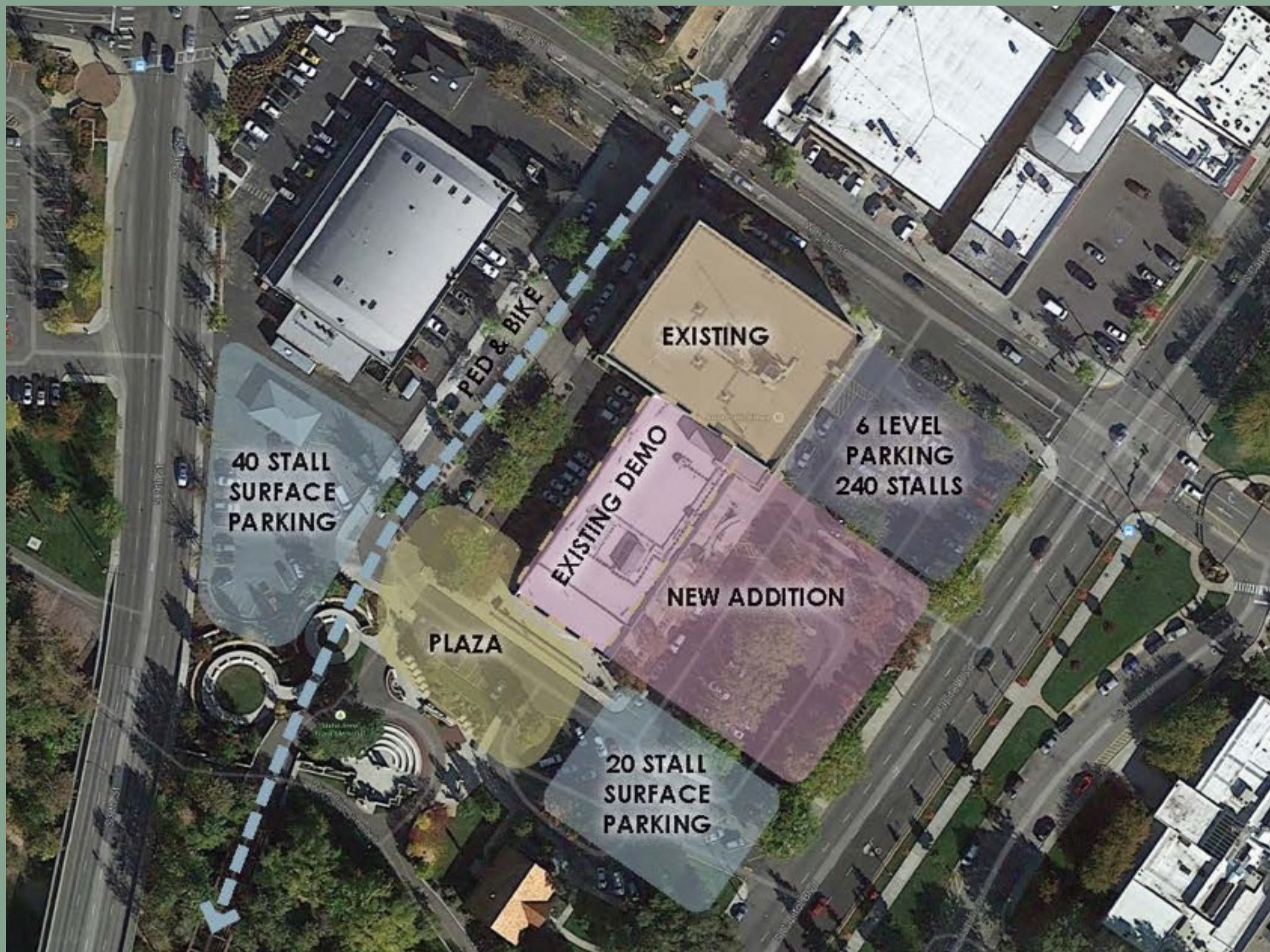
Concept 1 - Phase 3



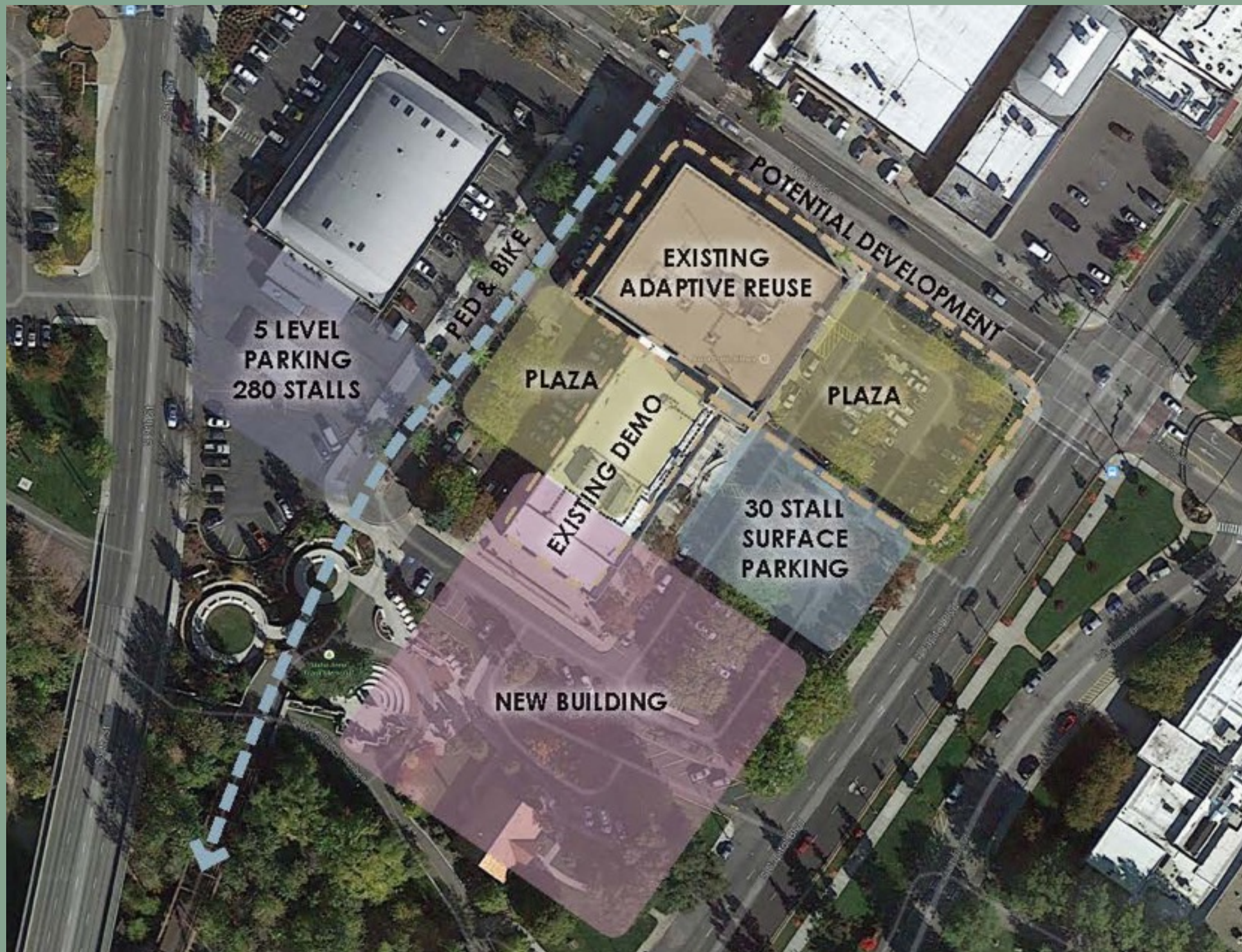


Concept 1 - Phase 4





Concept 2



Concept 3

Concept Costs



Concept 01 Summary (2015 - 2030 Phased Construction)

Existing Building Renovation and New Construction Addition

Construction Costs				Quantity	Cost / SF
Phase 01	Building Phase 01 Renovation / ASRS 2015	\$	3,216,434	6251 SF	\$ 515
	Parking* 2015 (280 structure / 30 surface)	\$	6,580,520	310 Stalls	\$ 21,227
	FF&E	\$	84,764		
	Project Costs	\$	3,025,854		
Total Construction Costs			\$ 12,907,572		

Construction Costs				Quantity	Cost / SF
Phase 02	Building Phase 02 Renovation 2020	\$	9,210,486	79003 SF	\$ 117
	FF&E	\$	1,071,281		
	Project Costs	\$	3,099,591		
Total Construction Costs			\$ 13,381,358		

Construction Costs				Quantity	Cost / SF
Phase 03	Building Phase 03 Level 2 Addition 2025	\$	5,702,298	16416 SF	\$ 347
	FF&E	\$	222,601		
	Project Costs	\$	1,822,662		
Total Construction Costs			\$ 7,747,561		

Construction Costs				Quantity	Cost / SF
Phase 04	Building Phase 04 Level 3 Addition 2030	\$	3,208,462	9475 SF	\$ 339
	FF&E	\$	128,481		
	Project Costs	\$	1,101,773		
Total Construction Costs			\$ 4,438,716		

TOTAL PROJECT COSTS \$ 38,475,207



Concept 02 (2015) - NO ASRS

Existing 4 Story Building Renovation and New Construction Addition

Construction Costs			Quantity	Cost / SF
	Demolition (1 Story Portion of Library)	\$ 126,169	11,180 SF	\$ 11
	Building Renovation	\$ 7,003,113	67,823 SF	\$ 103
	Building New Construction	\$ 24,481,632	101,785 SF	\$ 241
Subtotal		\$ 31,610,914		
	Site Development	\$ 338,800		Cost / Stall
	Parking (240 structure / 60 surface)	\$ 4,837,680	300 Stalls	\$ 16,126
	FF&E	\$ 1,942,980		
Subtotal		\$ 7,119,460		
Total Construction Costs		\$ 38,730,374		

Project Costs	
Building Permit	\$ 200,817
Plan Check Fee	\$ 130,531
Impact and Connection Fees	\$ 200,000
Geotechnical	\$ 25,000
Commissioning Agent	\$ 120,000
Alta Survey	\$ 46,000
Project Management Fees 3%	\$ 1,161,911
A/E Fees 8%	\$ 3,098,430
A/E LEED Documentation	\$ 150,000
LEED Registration	\$ 76,324
Energy Modeling	\$ 100,000
Reimbursables 4%	\$ 1,549,215
Owner's Construction Contingency 10%	\$ 3,873,037
Special Inspections & Testing 1%	\$ 387,304
Art 1%	\$ 387,304
Subtotal	\$ 11,505,873

TOTAL PROJECT COSTS \$ 50,236,247



Concept 03 (2015) - W/ ASRS

New Construction (Adaptive Re-Use of Existing Building Not Included)

Construction Costs			Quantity	Cost / SF
	Demolition (1 Story Portion of Library)	\$ 126,169	11,180 SF	\$ 11
	Building	\$ 24,871,248	103,929 SF	\$ 239
Subtotal		\$ 24,997,417		
	Site Development	\$ 435,600		Cost / Stall
	Parking* (300 structure / 30 surface +Retail)	\$ 8,133,000	330 Stalls	\$ 24,645
	FF&E	\$ 4,075,500		
Subtotal		\$ 12,644,100		
Total Construction Costs		\$ 37,641,517		

Project Costs	
Building Permit	\$ 195,171
Plan Check Fee	\$ 126,861
Impact and Connection Fees	\$ 200,000
Geotechnical	\$ 25,000
Commissioning Agent	\$ 120,000
Alta Survey	\$ 46,000
Project Management Fees 3%	\$ 1,129,246
A/E Fees 8%	\$ 3,011,321
A/E LEED Documentation	\$ 150,000
LEED Registration	\$ 46,768
Energy Modeling	\$ 100,000
Reimbursables 4%	\$ 1,505,661
Owner's Construction Contingency 10%	\$ 3,764,152
Special Inspections & Testing 1%	\$ 376,415
Art 1%	\$ 376,415
Subtotal	\$ 11,173,010

TOTAL PROJECT COSTS \$ 48,814,527



Operations Analysis

OPERATING BUDGET PROJECTIONS FY2018 – FY2022

Activity	FY18	FY19	FY20	FY21	FY22
Existing Operations*	\$7,225,950	\$7,298,210	\$7,371,190	\$7,444,900	\$7,519,350
New Personnel	\$593,760	\$616,320	\$639,740	\$664,050	\$689,280
Library Materials	\$672,950	\$723,420	\$777,680	\$836,000	\$898,700
Other	\$581,100	\$615,970	\$652,930	\$692,100	\$733,630
Total	\$9,073,760	\$9,253,920	\$9,441,540	\$9,637,050	\$9,840,960

* Includes all existing positions and other expenses except for Library Materials and Other.

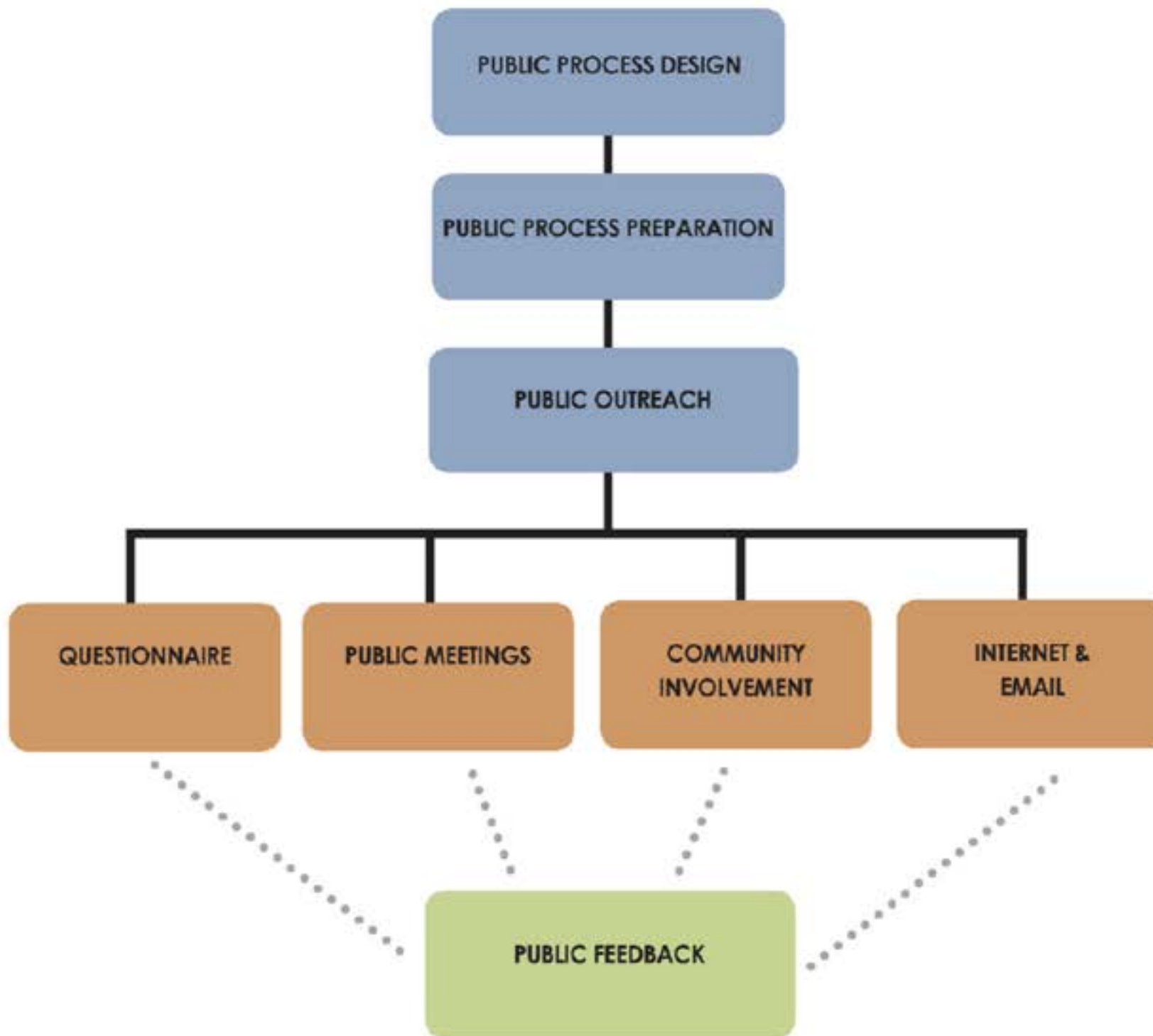


Next Steps

- Identification of Realistic Financing Methods and Timelines
- **Public Outreach / Conceptual Design**
- Conceptual Design Project Cost Estimate
- Financing Finalization



Public Outreach



pre-design



post-occupancy

people

building

building

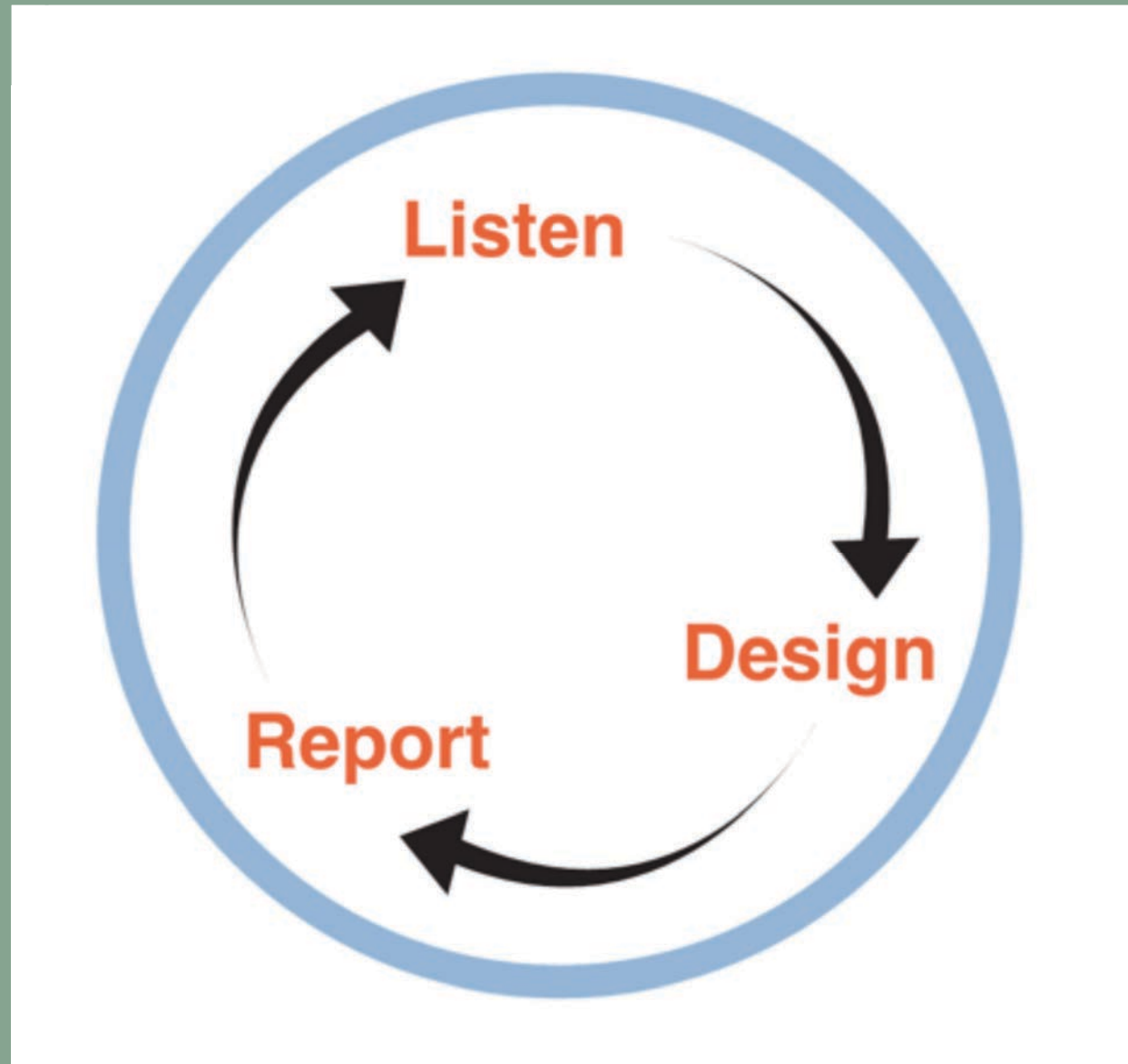
people

Boise Public Library

Engagement

Ownership

Public Engagement = Public Ownership



Public Ownership = Public Support





ARCHITECTURAL
nexus

Godfrey's Associates