

Sunnyvale Library of the Future

Conceptual Reduced Program Analysis

Anderson Brule Architects

Current Program	Reduced Program	S.F. Reduction
	80.00%	

NSF	98,992	79,194	19,798
DGF	125.98%		
DGSF	124,712	99,770	24,942
BGF	115.00%		
BGSF	143,420	114,736	28,684

Reduced Program Components (Net S.F.)

Decrease Collection Volumes and Increase Selected Shelving Height	44,724	33,855	10,869
Decrease Program Room S.F.		2,000	2,000
Decrease seating by 20% (839 to 672)			6,680

NSF			19,549
DGF	125.98%		
DGSF			24,628
BGF	115.00%		
BGSF			28,323

Notes:

Reduced Parking (50 seats Program Room + 167 seats = 217 seats/4 - 54 spaces)

Allocation of the Library's Book Collection

CATEGORY

Subcategory Volume Type	Percent of Collection	Projected Total Volumes	Percent in Circulation	Projected Volumes on Shelf	Volumes/ Linear Foot
<u>Adult/Young Adult</u>	<u>62.86%</u>	<u>359,500</u>	<u>30.49%</u>	<u>249,900</u>	<u>8.25</u>
Browsing					
New Books	1.57%	9,000	50.00%	4,500	6
New Books (Face Out)	0.35%	2,000	50.00%	1,000	1
Current Magazines					
Current And Back Issue Magazines And Newspapers	0.70%	4,000	0.00%	4,000	3
DVD					
DVD	13.11%	75,000	50.00%	37,500	15
Fiction					
Fiction	8.74%	50,000	30.00%	35,000	8
International Languages					
International Languages	9.62%	55,000	30.00%	38,500	10
Large Print					
Large Print	1.31%	7,500	30.00%	5,250	8
Non-Fiction					
Non-Fiction	21.86%	125,000	20.00%	100,000	8
Reference					
Reference	1.05%	6,000	0.00%	6,000	6
Young Adult					
_YA Magazines	0.26%	1,500	50.00%	750	2
_YA Videos/DVDs	0.17%	1,000	50.00%	500	8
Young Adult Fiction	0.70%	4,000	30.00%	2,800	8
Young Adult Non-Fiction	2.10%	12,000	20.00%	9,600	8
Young Adult Paperbacks	1.31%	7,500	40.00%	4,500	16

<u>Children/Juvenile</u>	<u>37.14%</u>	<u>212,400</u>	<u>35.00%</u>	<u>138,060</u>	<u>15.5</u>
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Children's Current Magazines

_J Magazines	0.26%	1,500	35.00%	975	2
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Children's Easy Readers

Children's Easy Readers	3.50%	20,000	35.00%	13,000	15
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Children's Picture Books

Children's Picture Books	10.49%	60,000	35.00%	39,000	15
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Children's Reference

Children's Reference	0.44%	2,500	35.00%	1,625	8
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Children's Special Books

Children's Special Books	1.40%	8,000	35.00%	5,200	15
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DVD

DVD	5.25%	30,000	35.00%	19,500	15
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Juvenile Fiction

Juvenile Fiction	2.62%	15,000	35.00%	9,750	13
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Juvenile International Language

Juvenile International Languages	2.62%	15,000	35.00%	9,750	20
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Juvenile Non-Fiction

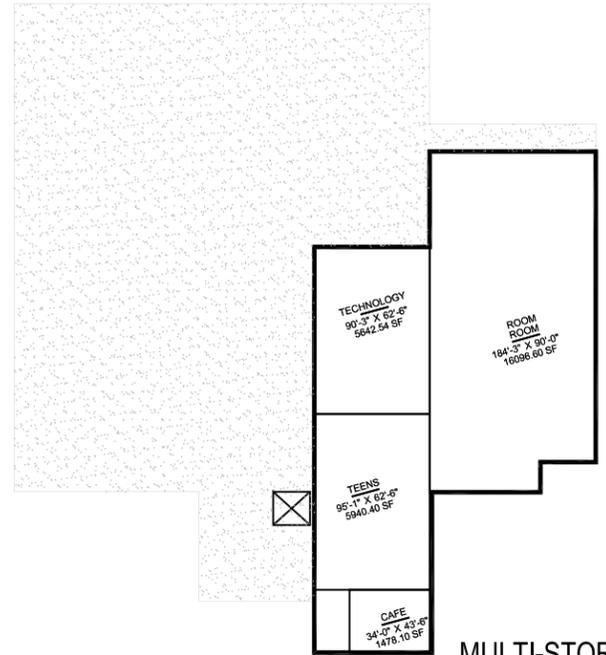
Juvenile Non-Fiction	10.49%	60,000	35.00%	39,000	13
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Parent/Teacher Books

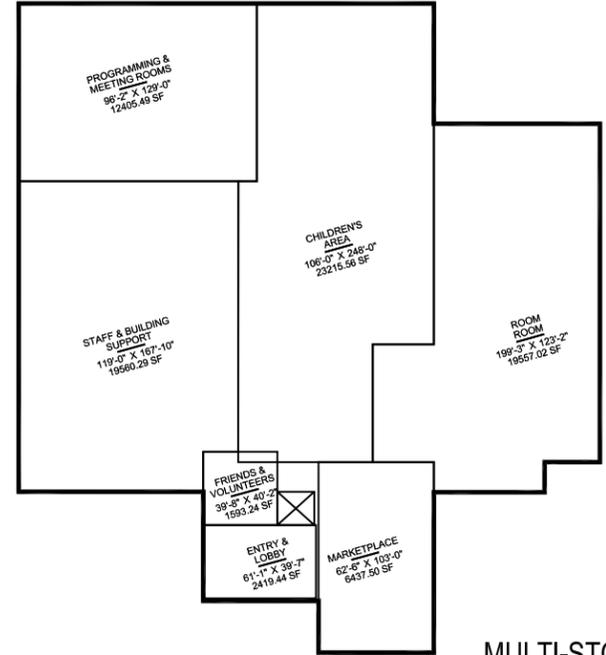
Parent/Teacher Books	0.07%	400	35.00%	260	8
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Totals:	<u>100.00%</u>	<u>571,900</u>	<u>32.16%</u>	<u>387,960</u>	<u>11.2</u>
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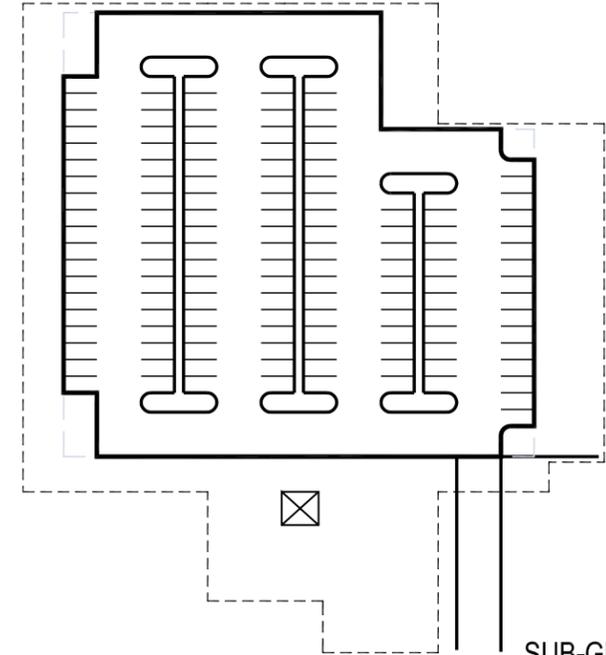




MULTI-STORY CONSTRUCTION:
30,000 S.F.

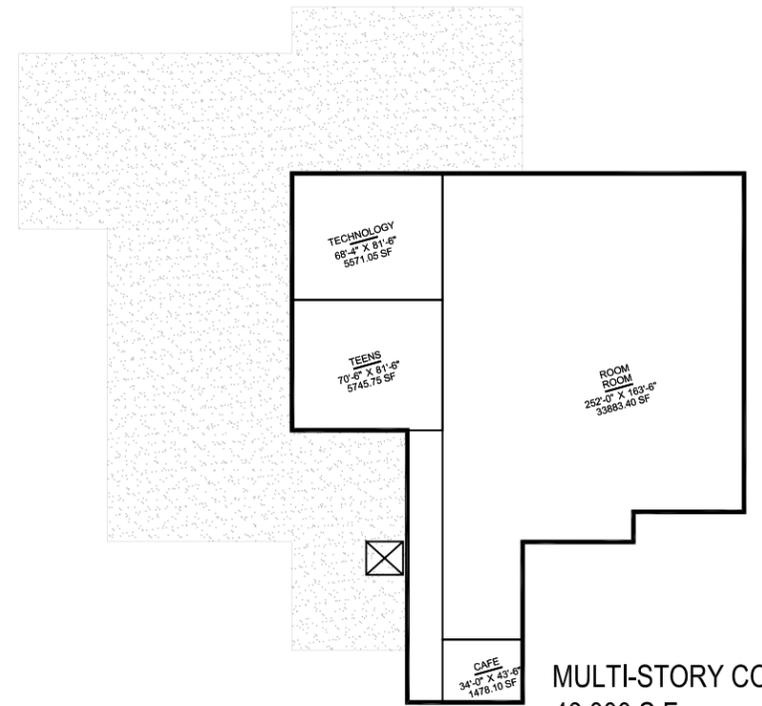


MULTI-STORY CONSTRUCTION:
86,000 S.F.

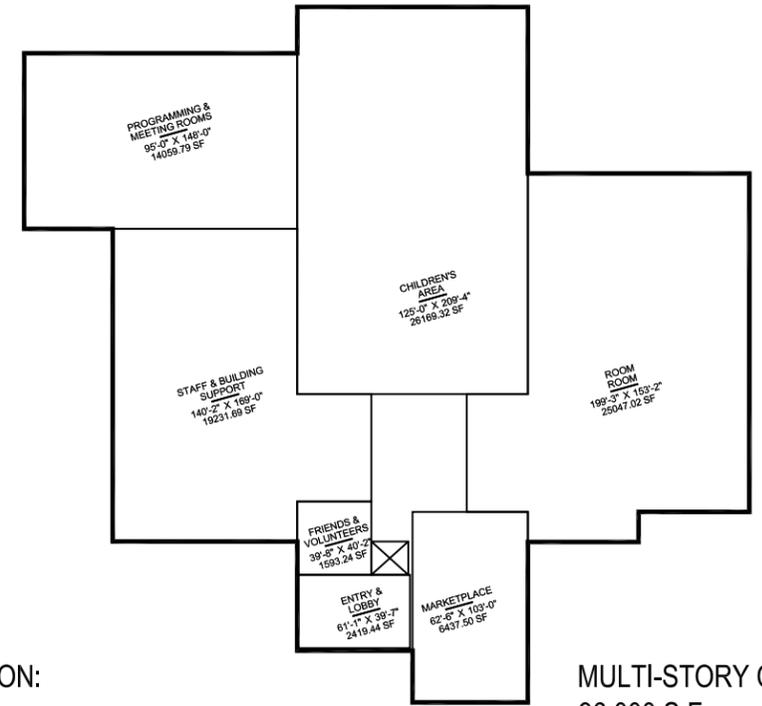


SUB-GRADE GARAGE:
54,000 S.F.

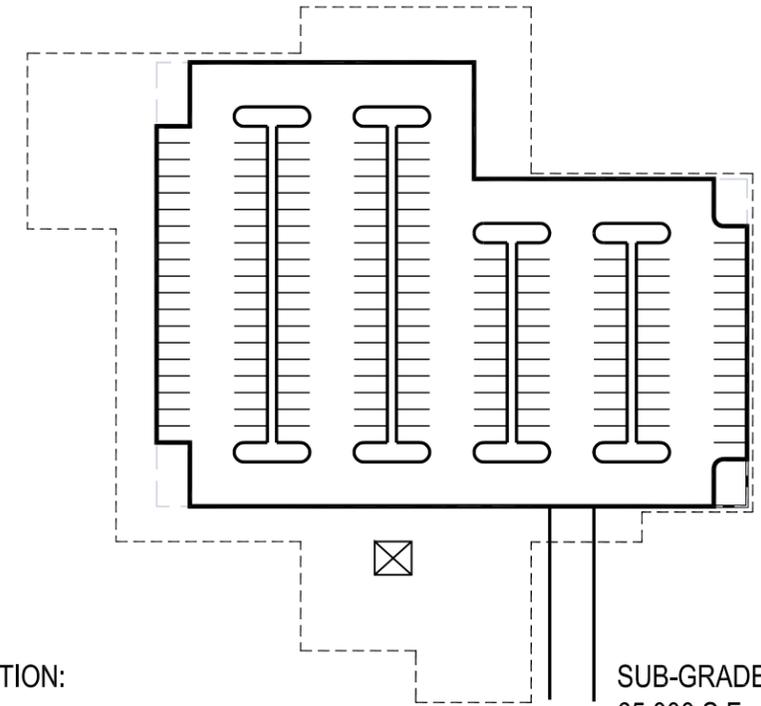
REDUCED PROGRAM STUDY
02.26.07
N.T.S.



MULTI-STORY CONSTRUCTION:
48,000 S.F.



MULTI-STORY CONSTRUCTION:
96,000 S.F.



SUB-GRADE GARAGE:
65,000 S.F.

FULL PROGRAM
02.26.07
N.T.S.

Sunnyvale Library of the Future - Conceptual Cost Model

Assumptions:

1. Escalation at 8% per year for 2007 and 2008, and at 6% per year for 2009 forward.
2. Estimated construction period from 2009 to 2010.
3. General Conditions / Soft Costs of 25% includes design consultant team fees, contingency, planning and building department permitting fees, etc.
4. Department Gross SF is the total Building Program SF indicated for each space type including program space, internal circulation, infrastructure
5. Building Grossing Factor of 15%: this factor includes SF to cover exterior wall construction thickness, infrastructure shafts, etc.

Scenario 2: New Facility on New Site at Civic Center - REDUCED PROGRAM

Space Name	Department Gross SF	Building Grossing Factor	Building Gross SF	Cost / SF	Total Cost
Library (New Facility SF - Single Story)	51,538	1.15	59,269	\$ 325	\$ 19,262,425
Library (New Facility SF - Two Story)	26,087	1.15	30,000	\$ 375	\$ 11,250,000
Staff Spaces - Office and Support	17,010	1.15	19,561	\$ 275	\$ 5,379,275
Community Spaces - Program Rooms	6,235	1.15	7,170	\$ 350	\$ 2,509,500
Total Building SF	100,870		116,000		
Sitework Clearing / Demolition	238,000	1.00	238,000	\$ 5	\$ 1,190,000
Sitework (Landscape, Signage, Drainage, etc.)	84,000	1.00	84,000	\$ 20	\$ 1,680,000
Office Center Demolition	35,500	1.00	35,500	\$ 12	\$ 426,000
Surface Parking Lot (100 spaces)	38,000	1.00	38,000	\$ 18	\$ 684,000
Parking Garage (135 spaces)	54,000	1.00	54,000	\$ 175	\$ 9,450,000
Utilities - Contingency for New / Relocated Connections	-	-	-	\$ -	\$ 300,000
Subtotal:				\$	52,131,200
Subtotal with General Conditions/Soft Costs:			GC %	40%	\$ 72,983,680
LEED Platinum/Carbon Neutral Premium				15%	\$ 10,947,552
Subtotal:				\$	83,931,232
Total Cost per Building SF:				\$	724
PROJECT COST: (Escalation to midpoint of construction at 8% per year for 2007 and 2008, and at 6% per year 2009 and beyond or 124%):				\$	104,074,728
Project FFE	-	-	116,000	\$ 30	\$ 3,480,000