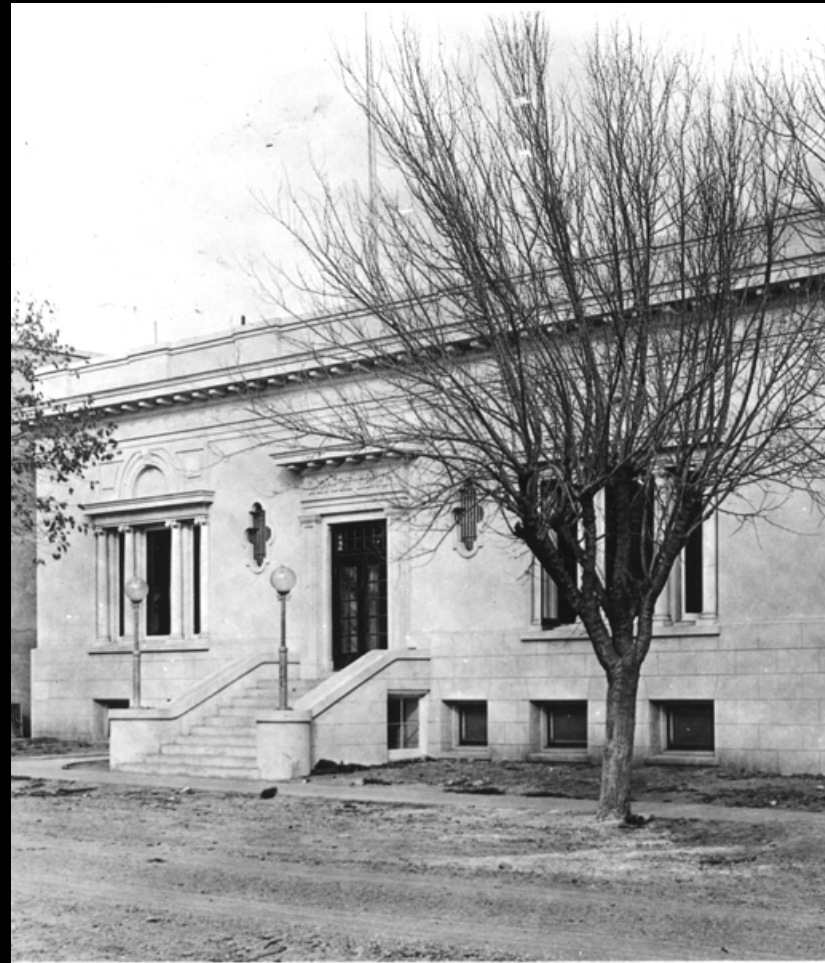


Cost to Preserve and Re-use the Historic Carnegie Library

Dixon, California

7/07/09

Noll & Tam Architects



Building Assessment Report

for the

Dixon Public Library

Dixon, California



March 15, 2002

Prepared by:

Noll & Tam Architects

729 Heinz Avenue

Berkeley, California 94710

Summary

Codes

Architectural

Structural

Mechanical

Electrical

Appendix

Summary of Recommendations

The Assessment Team, led by Noll & Tam Architects, performed a survey of the existing facilities at the Dixon Library in the following areas:

- Architectural Materials and Finishes
- Accessibility / ADA Compliance
- Code review / Fire and Life Safety
- Structural / Seismic Performance
- Mechanical and Plumbing Systems
- Electrical and Telecommunications Systems

Project Scope for Renovation of Carnegie Library

Structural

- New foundations, concrete spread footings
- Replace the basement floor slab.
- Add steel reinforcing and shotcrete to reinforce the existing masonry walls.
- Add CMU walls at elevator core and plywood shear walls.
- Reinforce the existing roofs with new plywood sheathing, and anchor all existing walls to their roofs.
- Add hold-downs to existing walls where possible.
- Reinforce the roof with steel at the re-entrant corners.

Exterior Enclosure

- Replace all upper level window sash in the Carnegie building.
- Reopen and repair the lower level windows.
- Restoration of entry door and windows.

Roofing and Waterproofing

- New waterproofing to basement walls
- New roof, flashings, gutters, and cornice.

Architectural

- Renovate the Carnegie basement to full usability.
- Restore interior finishes throughout to be more sympathetic to the historic building.
- Restore ceiling on upper floor
- New accessible elevator and stairway

Electrical

- New electrical service and distribution.
- Replace lighting fixtures throughout and add a new lighting control system.
- Replace all existing telephone and data systems.

Mechanical

- Install new HVAC and plumbing systems throughout.
- New fire sprinkler system
- Renovate toilet in basement to ADA standards

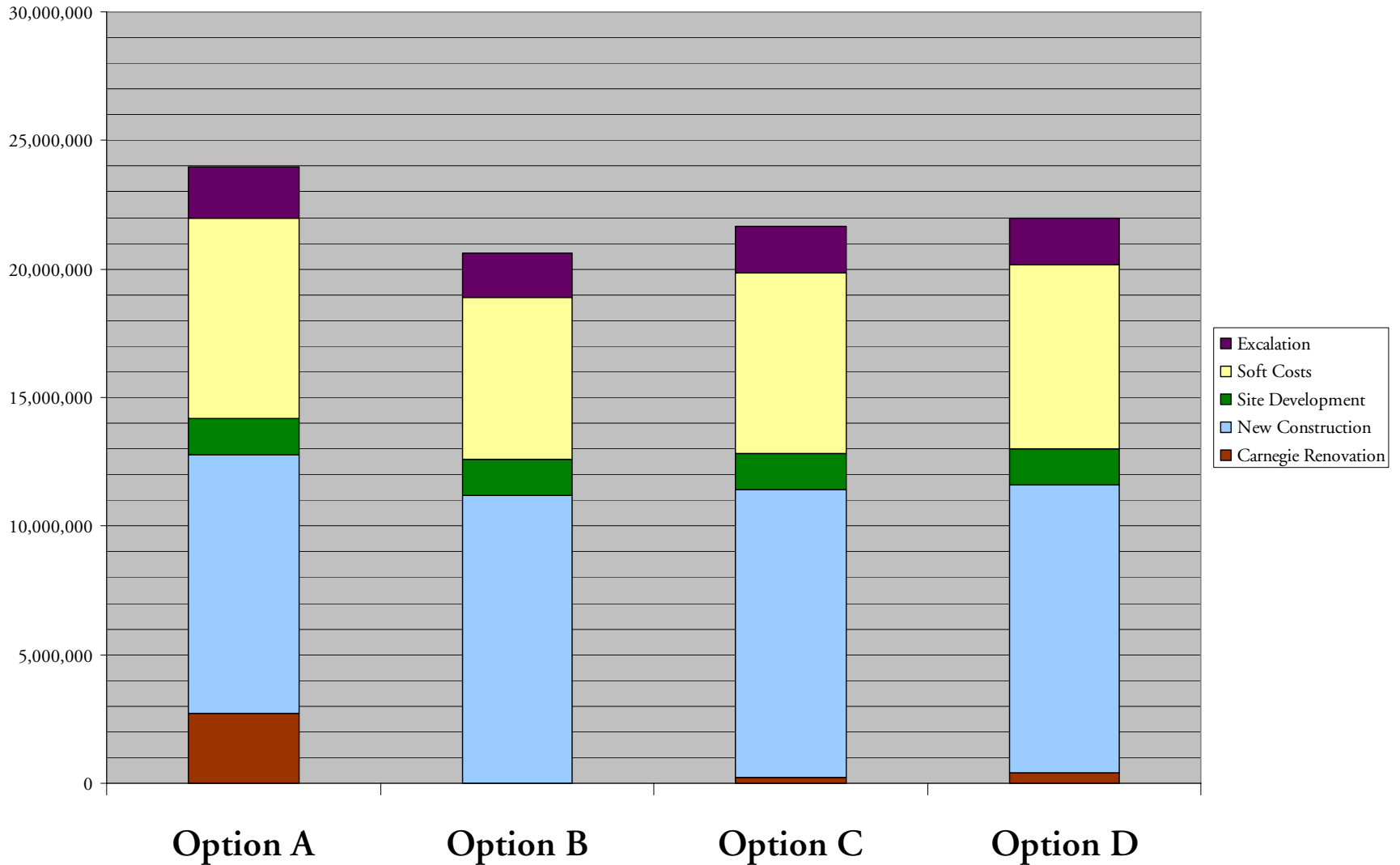
7 July, 2009

Dixon Library Conceptual Cost Estimate and Project Cost Model

Noll & Tam Architects

						Option A	Option B	Option C	Option D
Carnegie Renovation	\$/SF	SF	\$/LF	LF	Total				
Entire Building	\$600	4,500			\$2,700,000	\$2,700,000			
Front Façade only			\$3,000	70	\$210,000			\$210,000	
Front and side facades			\$3,000	140	\$420,000				\$420,000
New Construction									
32,000 SF Library	\$350	32,000			\$11,200,000		\$11,200,000	\$11,200,000	\$11,200,000
28,000 SF Library	\$360	28,000			\$10,080,000	\$10,080,000			
Site Development									
28,000 SF Site	\$50	28,000			\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000
Subtotal Construction Costs						\$14,180,000	\$12,600,000	\$12,810,000	\$13,020,000
Soft Costs (New Construction)					50%		\$6,300,000		
Soft Costs (Renovations)					55%	\$7,799,000		\$7,045,500	\$7,161,000
Total Costs in dollars today						\$21,979,000	\$18,900,000	\$19,855,500	\$20,181,000
Escalation to midpt. of construction (36 mths at 3% ann.)					9%	\$1,978,110	\$1,701,000	\$1,786,995	\$1,816,290
Total Project Costs						\$23,957,110	\$20,601,000	\$21,642,495	\$21,997,290
Premium for saving Carnegie Library						\$3,356,110	\$0	\$1,041,495	\$1,396,290

Dixon Library
Summary of Conceptual Costs
7 July, 2009



Cost to Preserve and Re-use the Historic Carnegie Library

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