

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

Summary of all Branch Libraries		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$2,422,794					\$2,422,794
B3000	Roofs	\$1,487,572					\$1,487,572
B2000	Building Envelope		\$1,038,663				\$1,038,663
D3000	HVAC		\$1,010,315				\$1,010,315
D5000	Electrical			\$272,789			\$272,789
D2000	Plumbing				\$111,425		\$111,425
E2000	Furniture & Equipment					\$1,300,951	\$1,300,951
Y0000	Other					\$696,897	\$696,897
TOTALS		\$3,910,366	\$2,048,978	\$272,789	\$111,425	\$1,997,848	\$8,341,406
PERCENTAGES OF TOTAL		46.9%	24.6%	3.3%	1.3%	24.0%	100.0%

Argyle Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$41,921					\$41,921
B3000	Roofs	\$0					\$0
B2000	Building Envelope		\$81,767				\$81,767
D3000	HVAC		\$4,440				\$4,440
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$0		\$0
E2000	Furniture & Equipment					\$18,993	\$18,993
Y0000	Other					\$18,452	\$18,452
TOTALS		\$41,921	\$86,208	\$0	\$0	\$37,445	\$165,573
PERCENTAGES OF TOTAL		25.3%	52.1%	0.0%	0.0%	22.6%	100.0%

Beaches Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$182,512					\$182,512
B3000	Roofs	\$125,455					\$125,455
B2000	Building Envelope		\$139,287				\$139,287
D3000	HVAC		\$21,803				\$21,803
D5000	Electrical			\$32,974			\$32,974
D2000	Plumbing				\$19,596		\$19,596
E2000	Furniture & Equipment					\$205,072	\$205,072
Y0000	Other					\$65,810	\$65,810
TOTALS		\$307,967	\$161,089	\$32,974	\$19,596	\$270,882	\$792,508
PERCENTAGES OF TOTAL		38.9%	20.3%	4.2%	2.5%	34.2%	100.0%

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

Bradham Brooks Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$92,261					\$92,261
B3000	Roofs	\$52,974					\$52,974
B2000	Building Envelope		\$21,989				\$21,989
D3000	HVAC		\$10,515				\$10,515
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$0		\$0
E2000	Furniture & Equipment					\$5,782	\$5,782
Y0000	Other					\$29,645	\$29,645
TOTALS		\$145,235	\$32,504	\$0	\$0	\$35,428	\$213,167
PERCENTAGES OF TOTAL		68.1%	15.2%	0.0%	0.0%	16.6%	100.0%

Brentwood Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$129,333					\$129,333
B3000	Roofs	\$15,328					\$15,328
B2000	Building Envelope		\$52,490				\$52,490
D3000	HVAC		\$3,889				\$3,889
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$1,151		\$1,151
E2000	Furniture & Equipment					\$168,212	\$168,212
Y0000	Other					\$29,061	\$29,061
TOTALS		\$144,661	\$56,380	\$0	\$1,151	\$197,273	\$399,464
PERCENTAGES OF TOTAL		36.2%	14.1%	0.0%	0.3%	49.4%	100.0%

Brown Eastside Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$31,371					\$31,371
B3000	Roofs	\$13,807					\$13,807
B2000	Building Envelope		\$37,652				\$37,652
D3000	HVAC		\$7,693				\$7,693
D5000	Electrical			\$2,364			\$2,364
D2000	Plumbing				\$990		\$990
E2000	Furniture & Equipment					\$14,599	\$14,599
Y0000	Other					\$10,839	\$10,839
TOTALS		\$45,178	\$45,345	\$2,364	\$990	\$25,438	\$119,315
PERCENTAGES OF TOTAL		37.9%	38.0%	2.0%	0.8%	21.3%	100.0%

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

Dallas Graham Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$72,913					\$72,913
B3000	Roofs	\$2,245					\$2,245
B2000	Building Envelope		\$74,466				\$74,466
D3000	HVAC		\$6,364				\$6,364
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$2,019		\$2,019
E2000	Furniture & Equipment					\$61,290	\$61,290
Y0000	Other					\$15,532	\$15,532
TOTALS		\$75,158	\$80,831	\$0	\$2,019	\$76,821	\$234,830
PERCENTAGES OF TOTAL		32.0%	34.4%	0.0%	0.9%	32.7%	100.0%

Highlands Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$79,301					\$79,301
B3000	Roofs	\$107,096					\$107,096
B2000	Building Envelope		\$10,581				\$10,581
D3000	HVAC		\$9,184				\$9,184
D5000	Electrical			\$5,762			\$5,762
D2000	Plumbing				\$914		\$914
E2000	Furniture & Equipment					\$108,913	\$108,913
Y0000	Other					\$32,321	\$32,321
TOTALS		\$186,397	\$19,765	\$5,762	\$914	\$141,234	\$354,072
PERCENTAGES OF TOTAL		52.6%	5.6%	1.6%	0.3%	39.9%	100.0%

Main Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$370,207					\$370,207
B3000	Roofs	\$445,246					\$445,246
B2000	Building Envelope		\$141,605				\$141,605
D3000	HVAC		\$328,523				\$328,523
D5000	Electrical			\$73,598			\$73,598
D2000	Plumbing				\$25,733		\$25,733
E2000	Furniture & Equipment					\$136,077	\$136,077
Y0000	Other					\$152,682	\$152,682
TOTALS		\$815,452	\$470,128	\$73,598	\$25,733	\$288,760	\$1,673,671
PERCENTAGES OF TOTAL		48.7%	28.1%	4.4%	1.5%	17.3%	100.0%

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

Mandarin Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$215,638					\$215,638
B3000	Roofs	\$103,104					\$103,104
B2000	Building Envelope		\$10,616				\$10,616
D3000	HVAC		\$72,506				\$72,506
D5000	Electrical			\$20,045			\$20,045
D2000	Plumbing				\$7,449		\$7,449
E2000	Furniture & Equipment					\$148,187	\$148,187
Y0000	Other					\$35,529	\$35,529
TOTALS		\$318,742	\$83,123	\$20,045	\$7,449	\$183,716	\$613,074
PERCENTAGES OF TOTAL		52.0%	13.6%	3.3%	1.2%	30.0%	100.0%

Maxville Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$54,442					\$54,442
B3000	Roofs	\$0					\$0
B2000	Building Envelope		\$42,830				\$42,830
D3000	HVAC		\$27,503				\$27,503
D5000	Electrical			\$14,735			\$14,735
D2000	Plumbing				\$0		\$0
E2000	Furniture & Equipment					\$16,025	\$16,025
Y0000	Other					\$13,243	\$13,243
TOTALS		\$54,442	\$70,333	\$14,735	\$0	\$29,268	\$168,778
PERCENTAGES OF TOTAL		32.3%	41.7%	8.7%	0.0%	17.3%	100.0%

Murray Hill Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$65,348					\$65,348
B3000	Roofs	\$3,121					\$3,121
B2000	Building Envelope		\$33,755				\$33,755
D3000	HVAC		\$320				\$320
D5000	Electrical			\$23,796			\$23,796
D2000	Plumbing				\$12,028		\$12,028
E2000	Furniture & Equipment					\$26,764	\$26,764
Y0000	Other					\$9,692	\$9,692
TOTALS		\$68,469	\$34,075	\$23,796	\$12,028	\$36,455	\$174,823
PERCENTAGES OF TOTAL		39.2%	19.5%	13.6%	6.9%	20.9%	100.0%

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

Pablo Creek Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$122,555					\$122,555
B3000	Roofs	\$0					\$0
B2000	Building Envelope		\$110,848				\$110,848
D3000	HVAC		\$5,999				\$5,999
D5000	Electrical			\$8,585			\$8,585
D2000	Plumbing				\$0		\$0
E2000	Furniture & Equipment					\$25,493	\$25,493
Y0000	Other					\$15,836	\$15,836
TOTALS		\$122,555	\$116,846	\$8,585	\$0	\$41,328	\$289,314
PERCENTAGES OF TOTAL		42.4%	40.4%	3.0%	0.0%	14.3%	100.0%

Regency Square Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$192,611					\$192,611
B3000	Roofs	\$106,673					\$106,673
B2000	Building Envelope		\$8,494				\$8,494
D3000	HVAC		\$186,745				\$186,745
D5000	Electrical			\$24,315			\$24,315
D2000	Plumbing				\$5,505		\$5,505
E2000	Furniture & Equipment					\$20,376	\$20,376
Y0000	Other					\$18,783	\$18,783
TOTALS		\$299,284	\$195,238	\$24,315	\$5,505	\$39,159	\$563,501
PERCENTAGES OF TOTAL		53.1%	34.6%	4.3%	1.0%	6.9%	100.0%

San Marco Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$72,724					\$72,724
B3000	Roofs	\$31,271					\$31,271
B2000	Building Envelope		\$5,810				\$5,810
D3000	HVAC		\$5,994				\$5,994
D5000	Electrical			\$1,403			\$1,403
D2000	Plumbing				\$0		\$0
E2000	Furniture & Equipment					\$29,580	\$29,580
Y0000	Other					\$30,223	\$30,223
TOTALS		\$103,995	\$11,804	\$1,403	\$0	\$59,803	\$177,005
PERCENTAGES OF TOTAL		58.8%	6.7%	0.8%	0.0%	33.8%	100.0%

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

South Mandarin Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$53,189					\$53,189
B3000	Roofs	\$27,706					\$27,706
B2000	Building Envelope		\$9,232				\$9,232
D3000	HVAC		\$545				\$545
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$7,005		\$7,005
E2000	Furniture & Equipment					\$26,298	\$26,298
Y0000	Other					\$36,962	\$36,962
TOTALS		\$80,894	\$9,777	\$0	\$7,005	\$63,260	\$160,937
PERCENTAGES OF TOTAL		50.3%	6.1%	0.0%	4.4%	39.3%	100.0%

Southeast Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$112,070					\$112,070
B3000	Roofs	\$129,289					\$129,289
B2000	Building Envelope		\$106,767				\$106,767
D3000	HVAC		\$13,059				\$13,059
D5000	Electrical			\$12,746			\$12,746
D2000	Plumbing				\$6,556		\$6,556
E2000	Furniture & Equipment					\$34,669	\$34,669
Y0000	Other					\$48,491	\$48,491
TOTALS		\$241,358	\$119,826	\$12,746	\$6,556	\$83,160	\$463,647
PERCENTAGES OF TOTAL		52.1%	25.8%	2.7%	1.4%	17.9%	100.0%

University Park Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$74,086					\$74,086
B3000	Roofs	\$0					\$0
B2000	Building Envelope		\$15,176				\$15,176
D3000	HVAC		\$152,134				\$152,134
D5000	Electrical			\$34,013			\$34,013
D2000	Plumbing				\$3,042		\$3,042
E2000	Furniture & Equipment					\$31,231	\$31,231
Y0000	Other					\$46,107	\$46,107
TOTALS		\$74,086	\$167,310	\$34,013	\$3,042	\$77,338	\$355,789
PERCENTAGES OF TOTAL		20.8%	47.0%	9.6%	0.9%	21.7%	100.0%

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

					corrected:		
Webb Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$200,973					\$200,973
B3000	Roofs	\$176,805					\$176,805
B2000	Building Envelope		\$16,268				\$16,268
D3000	HVAC		\$56,415				\$56,415
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$6,522		\$6,522
E2000	Furniture & Equipment					\$138,146	\$138,146
Y0000	Other					\$15,993	\$15,993
TOTALS		\$377,778	\$72,683	\$0	\$6,522	\$154,138	\$611,122
PERCENTAGES OF TOTAL		61.8%	11.9%	0.0%	1.1%	25.2%	100.0%
West Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$109,055					\$109,055
B3000	Roofs	\$131,020					\$131,020
B2000	Building Envelope		\$31,872				\$31,872
D3000	HVAC		\$7,390				\$7,390
D5000	Electrical			\$1,191			\$1,191
D2000	Plumbing				\$9,963		\$9,963
E2000	Furniture & Equipment					\$34,659	\$34,659
Y0000	Other					\$43,490	\$43,490
TOTALS		\$240,075	\$39,262	\$1,191	\$9,963	\$78,148	\$368,639
PERCENTAGES OF TOTAL		65.1%	10.7%	0.3%	2.7%	21.2%	100.0%
Westbrook Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$39,631					\$39,631
B3000	Roofs	\$16,433					\$16,433
B2000	Building Envelope		\$29,335				\$29,335
D3000	HVAC		\$22,671				\$22,671
D5000	Electrical			\$11,617			\$11,617
D2000	Plumbing				\$1,955		\$1,955
E2000	Furniture & Equipment					\$17,464	\$17,464
Y0000	Other					\$24,728	\$24,728
TOTALS		\$56,064	\$52,006	\$11,617	\$1,955	\$42,192	\$163,834
PERCENTAGES OF TOTAL		34.2%	31.7%	7.1%	1.2%	25.8%	100.0%

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements, in Escalated Dollars

escalation calculated @ 4% per year

Godfrey's Associates, Inc
Friday, April 08, 2011
Monday, May 02, 2011

Willowbranch Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
X0000	Life Safety/ADA/Code Compliance	\$110,656					\$110,656
B3000	Roofs	\$0					\$0
B2000	Building Envelope		\$57,824				\$57,824
D3000	HVAC		\$66,621				\$66,621
D5000	Electrical			\$5,644			\$5,644
D2000	Plumbing				\$998		\$998
E2000	Furniture & Equipment					\$33,121	\$33,121
Y0000	Other					\$3,480	\$3,480
TOTALS		\$110,656	\$124,445	\$5,644	\$998	\$36,601	\$278,343
PERCENTAGES OF TOTAL		39.8%	44.7%	2.0%	0.4%	13.1%	100.0%

Table A.AYL.4

Existing Building Retrofit Costs,
Argyle Branch, Jacksonville Public Library

nasf: 12,347
built: 2005

bgsf: 15,033
renovated: N/A

Retrofit the Building Systems

4.71 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	15,033 bgsf	\$5.22	\$0	
B1010	Floor slabs	4.8	4%	15,033 bgsf	2.65	1,593	investigate potential settlement
B1020	Superstructure	5.0	0%	15,033 bgsf	12.45	0	
B2010	Exterior walls	4.7	6%	15,033 bgsf	9.55	8,614	clean efflorescence/repair cracks
B2020	Exterior windows	2.5	50%	15,033 bgsf	8.11	60,959	install insulated glass throughout
B2030	Exterior doors	4.8	4%	15,033 bgsf	4.85	2,916	install panic hardware on select doors
B3010	Roofing	5.0	0%	15,033 bgsf	6.89	0	
C1020	Interior doors & hardware	4.6	8%	12,347 nasf	3.15	3,111	install panic hardware on select doors
C2010	Stairs/ramps/ladders	4.8	4%	15,033 bgsf	7.55	4,540	add permanent roof access
C3010	Wall finishes	4.4	12%	12,347 nasf	3.33	4,934	repair damaged areas/add protection
C3020	Floor finishes	5.0	0%	12,347 nasf	3.15	0	
C3030	Ceiling finishes	5.0	0%	12,347 nasf	3.28	0	
D2010	Plumbing fixtures	5.0	0%	12,347 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	15,033 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	15,033 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	15,033 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	15,033 bgsf	1.77	0	
D3030	Compressors/condensers	5.0	0%	15,033 bgsf	2.05	0	
D3040	Air handling equipment	4.8	4%	15,033 bgsf	7.10	4,269	test & balance system
D3040	HVAC ductwork	5.0	0%	12,347 nasf	4.25	0	
D3040	Ventilation	5.0	0%	12,347 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	12,347 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	12,347 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	12,347 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	15,033 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	15,033 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	15,033 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	15,033 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	12,347 nasf	3.50	0	
D5020	Emergency lighting	4.3	14%	12,347 nasf	0.90	1,556	test emergency lights & replace non-operational battery ballasts
D5020	Convenience receptacles	5.0	0%	12,347 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	15,033 bgsf	3.77	0	
D5030	Public address system	5.0	0%	12,347 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	15,033 bgsf	1.10	0	
D5040	Fire alarm system	4.9	2%	15,033 bgsf	1.75	526	correct time & date display on FAAP
D5040	Emergency power	0.0	100%	15,033 bgsf	1.66	24,955	install new system
E2010	Casework	4.6	8%	12,347 nasf	1.96	1,936	modify for wheelchair access
E2010	Millwork	4.6	8%	12,347 nasf	6.26	6,183	address ADA access to Circulation Desk
E2020	Furniture	5.0	0%	12,347 nasf	15.34	0	
E2020	Equipment	5.0	0%	12,347 nasf	8.22	0	
E2020	Signage	3.8	24%	15,033 bgsf	4.50	16,236	upgrade interior signage throughout
G2010	Roadways	4.0	20%	15,033 bgsf	2.12	6,374	repair cracks/damaged areas
G2020	Parking Lots	4.5	10%	15,033 bgsf	2.97	4,465	address damage/poor drainage conditions
G2030	Pedestrian Paving	5.0	0%	15,033 bgsf	0.86	0	
G2040	Site Development	5.0	0%	15,033 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	15,033 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	15,033 bgsf	1.44	0	
Z1010	Handicapped access	4.5	10%	15,033 bgsf	2.43	3,653	address toilets, drinking fountain
Cost per square foot		\$10.43		Total Retrofit Cost	\$177.92	\$156,821	
Percentage of new construction		5.9%		Total Cost w/out FF&E	\$149.86	\$140,585	
Overall facility rating		4.71		Furniture & equipment	\$28.06	\$16,236	
				Total Retrofit Cost	\$177.92	\$156,821	

Table A.AYL.5

Prioritization of Retrofit Costs,
Argyle Branch, Jacksonville Public Library

nasf: 12,347 bgsf: 15,033
built: 2005 renovated: N/A

Retrofit the Building Systems

4.71 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.6	8%	12,347 nasf	\$3.15	\$3,111	install panic hardware on select doors
D4010	Fire protection system	5.0	0%	15,033 bgsf	3.90	0	
D5020	Emergency lighting	4.3	14%	12,347 nasf	0.90	1,556	test emergency lights & replace non-operational battery ballasts
D5040	Fire alarm system	4.9	2%	15,033 bgsf	1.75	526	correct time & date display on FAAP
D5040	Emergency power	0.0	100%	15,033 bgsf	1.66	24,955	install new system
E2010	Casework	4.6	8%	12,347 nasf	1.96	1,936	modify for wheelchair access
E2010	Millwork	4.6	8%	12,347 nasf	6.26	6,183	address ADA access to Circulation Desk
Z1010	Handicapped access	4.5	10%	15,033 bgsf	2.43	3,653	address toilets, drinking fountain
SUBTOTALS					\$22.01	\$41,921	
Roofs							
B3010	Roofing	5.0	0%	15,033 bgsf	\$6.89	\$0	
SUBTOTALS					\$6.89	\$0	
Building Envelope							
A1010	Foundations	5.0	0%	15,033 bgsf	\$5.22	\$0	
B1010	Floor slabs	4.8	4%	15,033 bgsf	2.65	1,593	investigate potential settlement
B1020	Superstructure	5.0	0%	15,033 bgsf	12.45	0	
B2010	Exterior walls	4.7	6%	15,033 bgsf	9.55	8,614	clean efflorescence/repair cracks
B2020	Exterior windows	2.5	50%	15,033 bgsf	8.11	60,959	install insulated glass throughout
B2030	Exterior doors	4.8	4%	15,033 bgsf	4.85	2,916	install panic hardware on select doors
C2010	Stairs/ramps/ladders	4.8	4%	15,033 bgsf	7.55	4,540	add permanent roof access
SUBTOTALS					\$50.38	\$78,623	
HVAC							
D3030	Compressors/condensers	5.0	0%	15,033 bgsf	\$2.05	\$0	
D3040	Air handling equipment	4.8	4%	15,033 bgsf	7.10	4,269	test & balance system
D3040	HVAC ductwork	5.0	0%	12,347 nasf	4.25	0	
D3040	Ventilation	5.0	0%	12,347 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	12,347 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	12,347 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	12,347 nasf	0.48	0	
SUBTOTALS					\$20.27	\$4,269	
Electrical							
D5010	Electrical service equipment	5.0	0%	15,033 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	15,033 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	15,033 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	12,347 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	12,347 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	15,033 bgsf	3.77	0	
D5030	Public address system	5.0	0%	12,347 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	15,033 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$0	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	12,347 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	15,033 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	15,033 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	15,033 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	15,033 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$0	

Furniture & Equipment

E2020	Furniture	5.0	0%	12,347 nasf	\$15.34	\$0
E2020	Equipment	5.0	0%	12,347 nasf	8.22	0
E2020	Signage	3.8	24%	15,033 bgsf	4.50	16,236 upgrade interior signage throughout

SUBTOTALS \$28.06 \$16,236

Other

C3010	Wall finishes	4.4	12%	12,347 nasf	3.33	4,934 repair damaged areas/add protection
C3020	Floor finishes	5.0	0%	12,347 nasf	3.15	0
C3030	Ceiling finishes	5.0	0%	12,347 nasf	3.28	0
G2010	Roadways	4.0	20%	15,033 bgsf	2.12	6,374 repair cracks/damaged areas
G2020	Parking Lots	4.5	10%	15,033 bgsf	2.97	4,465 address damage/poor drainage conditions
G2030	Pedestrian Paving	5.0	0%	15,033 bgsf	0.86	0
G2040	Site Development	5.0	0%	15,033 bgsf	2.42	0
G2050	Landscaping	5.0	0%	15,033 bgsf	2.83	0
G3000	Site Utilities	5.0	0%	15,033 bgsf	1.44	0

SUBTOTALS \$22.40 15,773

Cost per square foot	\$10.43	Total Retrofit Cost	\$177.92	\$156,821
Percentage of new construction	5.9%	Total Cost w/out FF&E	\$149.86	\$140,585
Overall facility rating	4.71	Furniture & equipment	\$28.06	\$16,236

Total Retrofit Cost \$177.92 \$156,821

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Argyle Branch Library

	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
Life Safety/ADA/Code Compliance	\$41,921					\$41,921
B3000 Roofs	\$0					\$0
B2000 Building Envelope		\$78,623				\$78,623
D3000 HVAC		\$4,269				\$4,269
D5000 Electrical			\$0			\$0
D2000 Plumbing				\$0		\$0
E2000 Furniture & Equipment					\$16,236	\$16,236
Other					\$15,773	\$15,773
TOTALS	\$41,921	\$82,892	\$0	\$0	\$32,008	\$156,821
PERCENTAGES OF TOTAL	26.7%	52.9%	0.0%	0.0%	20.4%	100.0%

2011 dollars

Table A.JB.4

Existing Building Retrofit Costs,
Beaches Regional Jacksonville Public Library

nasf: 20,078
built: 1986

bgsf: 24,606
renovated: 2005

Retrofit the Building Systems

4.18 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	24,606 bgsf	\$5.22	\$0	
B1010	Floor slabs	4.2	16%	24,606 bgsf	2.65	10,433	address potential heaving at SE corner of building
B1020	Superstructure	5.0	0%	24,606 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	24,606 bgsf	9.55	9,399	repair cracks/clean rust from concrete exterior
B2020	Exterior windows	2.5	50%	24,606 bgsf	8.11	99,777	install insulated glass throughout
B2030	Exterior doors	4.4	12%	24,606 bgsf	4.85	14,321	install panic hardware on select doors
B3010	Roofing	1.3	74%	24,606 bgsf	6.89	125,455	budget to replace entire roof
C1020	Interior doors & hardware	4.0	20%	20,078 nasf	3.15	12,649	install new hardware on all doors
C2010	Stairs/ramps/ladders	4.8	4%	24,606 bgsf	7.55	7,431	modify stair railings to be compliant
C3010	Wall finishes	4.1	18%	20,078 nasf	3.33	12,035	repair damage/add wall protection
C3020	Floor finishes	4.3	14%	20,078 nasf	3.15	8,854	rotate carpet tiles in high-traffic areas
C3030	Ceiling finishes	4.0	20%	20,078 nasf	3.28	13,171	repair damage due to roof leaks
D2010	Plumbing fixtures	5.0	0%	20,078 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	24,606 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	24,606 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	24,606 bgsf	1.15	0	
D2040	Storm water collection	3.0	40%	24,606 bgsf	1.77	17,421	increase overflow capacity
D3020	Boilers	5.0	0%	24,606 bgsf	4.78	0	replace existing units
D3030	Cooling tower/cool water chiller	5.0	0%	24,606 bgsf	2.05	0	
D3030	Chilled water pumps	5.0	0%	24,606 bgsf	0.87	0	
D3040	Air handling equipment	4.4	12%	24,606 bgsf	7.10	20,964	test & balance system, add isolation to rooftop units
D3040	HVAC ductwork	5.0	0%	20,078 nasf	4.25	0	
D3040	Ventilation	5.0	0%	20,078 nasf	2.03	0	test & balance system, cost included above
D3050	HVAC diffusers	5.0	0%	20,078 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	20,078 nasf	3.15	0	pneumatic controls, in good condition
D3060	Local temperature controls	5.0	0%	20,078 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	24,606 bgsf	3.90	95,963	install new system
D5010	Electrical service equipment	4.9	2%	24,606 bgsf	1.97	969	re-install MP panel cover
D5010	Distribution panels	4.9	2%	24,606 bgsf	3.43	1,688	clean panels
D5010	Branch power distribution	5.0	0%	24,606 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	20,078 nasf	3.50	0	
D5020	Emergency lighting	0.0	100%	20,078 nasf	0.90	18,070	add new emergency ballasts or replace fixtures
D5020	Convenience receptacles	5.0	0%	20,078 nasf	2.90	0	
D5030	Data infrastructure	3.5	30%	24,606 bgsf	3.77	27,829	add HVAC or relocate IT rack to environmentally friendly space
D5030	Public address system	5.0	0%	20,078 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	24,606 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	24,606 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	24,606 bgsf	1.66	40,846	install new system
E2010	Casework	4.8	4%	20,078 nasf	1.96	1,574	modify sink cabinets for wheelchairs
E2010	Millwork	5.0	0%	20,078 nasf	6.26	0	
E2020	Furniture	2.8	44%	20,078 nasf	15.34	135,518	replace entire collection of reader tables & chairs/stools
E2020	Equipment	4.6	8%	20,078 nasf	8.22	13,203	replace odd display shelving
E2020	Signage	3.8	24%	24,606 bgsf	4.50	26,574	upgrade interior signage throughout
G2010	Roadways	5.0	0%	24,606 bgsf	2.12	0	
G2020	Parking Lots	3.8	24%	24,606 bgsf	2.97	17,539	repair cracks/damaged areas
G2030	Pedestrian Paving	3.9	22%	24,606 bgsf	0.86	4,655	repair heaving sidewalk at SE corner
G2040	Site Development	5.0	0%	24,606 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	24,606 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	24,606 bgsf	1.44	0	
Z1010	Handicapped access	4.5	10%	24,606 bgsf	2.43	5,979	adress curb ramps, toilet rooms, sinks, doors
				Cost per square foot	\$30.17	Total Retrofit Cost	\$183.57 \$742,319
				Percentage of new construction	16.4%	Total Cost w/out FF&E	\$155.51 \$567,023
				Overall facility rating	4.18	Furniture & equipment	\$28.06 \$175,296
						Total Retrofit Cost	\$183.57 \$742,319

Table A.JB.5

Prioritization of Retrofit Costs,
Beaches Branch, Jacksonville Public Library

nasf: 20,078
built: 1986

bgsf: 24,606
renovated: 2005

Retrofit the Building Systems

4.18 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.0	20%	20,078 nasf	\$3.15	\$12,649	install new hardware on all doors
C2010	Stairs/ramps/ladders	4.8	4%	24,606 bgsf	7.55	7,431	modify stair railings to be compliant
D4010	Fire protection system	0.0	100%	24,606 bgsf	3.90	95,963	install new system
D5020	Emergency lighting	0.0	100%	20,078 nasf	0.90	18,070	add new emergency ballasts or replace fixtures
D5040	Fire alarm system	5.0	0%	24,606 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	24,606 bgsf	1.66	40,846	install new system
E2010	Casework	4.8	4%	20,078 nasf	1.96	1,574	modify sink cabinets for wheelchairs
Z1010	Handicapped access	4.5	10%	24,606 bgsf	2.43	5,979	address curb ramps, toilet rooms, sinks, doors
SUBTOTALS					\$23.30	\$182,512	
Roofs							
B3010	Roofing	1.3	74%	24,606 bgsf	\$6.89	\$125,455	budget to replace entire roof
SUBTOTALS					\$6.89	\$125,455	
Building Envelope							
A1010	Foundations	5.0	0%	24,606 bgsf	\$5.22	\$0	
B1010	Floor slabs	4.2	16%	24,606 bgsf	2.65	10,433	address potential heaving at SE corner of building
B1020	Superstructure	5.0	0%	24,606 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	24,606 bgsf	9.55	9,399	repair cracks/clean rust from concrete exterior
B2020	Exterior windows	2.5	50%	24,606 bgsf	8.11	99,777	install insulated glass throughout
B2030	Exterior doors	4.4	12%	24,606 bgsf	4.85	14,321	install panic hardware on select doors
SUBTOTALS					\$42.83	\$133,929	
HVAC							
D3020	Boilers	5.0	0%	24,606 bgsf	\$4.78	\$0	
D3030	Cooling tower/cool water chiller	5.0	0%	24,606 bgsf	2.05	0	
D3030	Chilled water pumps	5.0	0%	24,606 bgsf	0.87	0	
D3040	Air handling equipment	4.4	12%	24,606 bgsf	7.10	20,964	test & balance system, add isolation to rooftop units
D3040	HVAC ductwork	5.0	0%	20,078 nasf	4.25	0	
D3040	Ventilation	5.0	0%	20,078 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	20,078 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	20,078 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	20,078 nasf	0.48	0	
SUBTOTALS					\$25.92	\$20,964	
Electrical							
D5010	Electrical service equipment	4.9	2%	24,606 bgsf	\$1.97	\$969	re-install MP panel cover
D5010	Distribution panels	4.9	2%	24,606 bgsf	3.43	1,688	clean panels
D5010	Branch power distribution	5.0	0%	24,606 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	20,078 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	20,078 nasf	2.90	0	
D5030	Data infrastructure	3.5	30%	24,606 bgsf	3.77	27,829	add HVAC or relocate IT rack to environmentally friendly space
D5030	Public address system	5.0	0%	20,078 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	24,606 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$30,487	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	20,078 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	24,606 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	24,606 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	24,606 bgsf	1.15	0	
D2040	Storm water collection	3.0	40%	24,606 bgsf	1.77	17,421	increase overflow capacity
SUBTOTALS					\$7.39	\$17,421	

Furniture & Equipment

E2010	Millwork	5.0	0%	20,078 nasf	\$6.26	\$0	
E2020	Furniture	2.8	44%	20,078 nasf	15.34	135,518	replace entire collection of reader tables & chairs/stools
E2020	Equipment	4.6	8%	20,078 nasf	8.22	13,203	replace odd display shelving
E2020	Signage	3.8	24%	24,606 bgsf	4.50	26,574	upgrade interior signage throughout
				SUBTOTALS	\$34.32	\$175,296	

Other

C3010	Wall finishes	4.1	18%	20,078 nasf	\$3.33	\$12,035	repair damage/add wall protection
C3020	Floor finishes	4.3	14%	20,078 nasf	3.15	8,854	rotate carpet tiles in high-traffic areas
C3030	Ceiling finishes	4.0	20%	20,078 nasf	3.28	13,171	repair damage due to roof leaks
G2010	Roadways	5.0	0%	24,606 bgsf	2.12	0	
G2020	Parking Lots	3.8	24%	24,606 bgsf	2.97	17,539	repair cracks/damaged areas
G2030	Pedestrian Paving	3.9	22%	24,606 bgsf	0.86	4,655	repair heaving sidewalk at SE corner
G2040	Site Development	5.0	0%	24,606 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	24,606 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	24,606 bgsf	1.44	0	
				SUBTOTALS	\$22.40	\$56,255	

Cost per square foot	\$30.17	Total Retrofit Cost	\$183.57	\$742,319
Percentage of new construction	16.4%	Total Cost w/out FF&E	\$155.51	\$567,023
Overall facility rating	4.18	Furniture & equipment	\$28.06	\$175,296

Total Retrofit Cost \$183.57 \$742,319

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Beaches Regional Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
	Life Safety/ADA/Code Compliance	\$182,512					\$182,512	
B3000	Roofs	\$125,455					\$125,455	
B2000	Building Envelope		\$133,929				\$133,929	
D3000	HVAC		\$20,964				\$20,964	
D5000	Electrical			\$30,487			\$30,487	
D2000	Plumbing				\$17,421		\$17,421	
E2000	Furniture & Equipment					\$175,296	\$175,296	
	Other					\$56,255	\$56,255	
TOTALS		\$307,967	\$154,894	\$30,487	\$17,421	\$231,551	\$742,319	2011 dollars
PERCENTAGES OF TOTAL		41.5%	20.9%	4.1%	2.3%	31.2%	100.0%	

Table A.NW.4

Existing Building Retrofit Costs,
Bradham Brooks Branch, Jacksonville Public Library

nasf: 20,742
built: 1991

bgsf: 27,459
renovated: 2005

Retrofit the Building Systems

4.79 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	27,459 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	27,459 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	27,459 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	27,459 bgsf	9.55	10,489	repair minor cracks/replace missing bricks
B2020	Exterior windows	5.0	0%	27,459 bgsf	8.11	0	
B2030	Exterior doors	4.6	8%	27,459 bgsf	4.85	10,654	install panic hardware on select doors & tempered glass at entrance
B3010	Roofing	3.6	28%	27,459 bgsf	6.89	52,974	replace damaged/missing roof tiles/soffit
C1020	Interior doors & hardware	4.4	12%	20,742 nasf	3.15	7,840	install panic hardware on select doors
C2010	Stairs/ramps/ladders	4.6	8%	27,459 bgsf	7.55	16,585	modify railings to be code compliant
C3010	Wall finishes	4.9	2%	20,742 nasf	3.33	1,381	repair minor damage
C3020	Floor finishes	4.9	2%	20,742 nasf	3.15	1,307	rotate carpet tile at high traffic areas
C3030	Ceiling finishes	4.5	10%	20,742 nasf	3.28	6,803	repair damage from roof leak(s)
D1010	Elevators	5.0	0%	27,459 bgsf	4.77	0	
D2010	Plumbing fixtures	5.0	0%	20,742 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	27,459 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	27,459 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	27,459 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	27,459 bgsf	1.77	0	
D3030	Air-cooled chillers	5.0	0%	27,459 bgsf	2.05	0	
D3030	Chilled water pumps	3.7	26%	27,459 bgsf	0.87	6,211	address irregular chilled water temperatures at AHUs 4 & 5
D3040	Air handling equipment	4.9	2%	27,459 bgsf	7.10	3,899	test & balance system - air & water
D3040	HVAC ductwork	5.0	0%	20,742 nasf	4.25	0	
D3040	Ventilation	5.0	0%	20,742 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	20,742 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	20,742 nasf	3.15	0	pneumatic controls, DDC to Main Library
D3060	Local temperature controls	5.0	0%	20,742 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	27,459 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	27,459 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	27,459 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	27,459 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	20,742 nasf	3.50	0	
D5020	Emergency lighting	3.6	28%	20,742 nasf	0.90	5,227	replace defective battery ballasts
D5020	Convenience receptacles	5.0	0%	20,742 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	27,459 bgsf	3.77	0	
D5030	Public address system	5.0	0%	20,742 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	27,459 bgsf	1.10	0	
D5040	Fire alarm system	4.4	12%	27,459 bgsf	1.75	5,766	add and/or replace horn/strobe units to meet code
D5040	Emergency power	0.0	100%	27,459 bgsf	1.66	45,582	install new system
E2010	Casework	4.6	8%	20,742 nasf	1.96	3,252	modify for wheelchair access
E2010	Millwork	5.0	0%	20,742 nasf	6.26	0	
E2020	Furniture	5.0	0%	20,742 nasf	15.34	0	
E2020	Equipment	5.0	0%	20,742 nasf	8.22	0	
E2020	Signage	4.8	4%	27,459 bgsf	4.50	4,943	install select new interior signage
G2010	Roadways	5.0	0%	27,459 bgsf	2.12	0	
G2020	Parking Lots	4.6	8%	27,459 bgsf	2.97	6,524	repair asphalt at area drains
G2030	Pedestrian Paving	5.0	0%	27,459 bgsf	0.86	0	
G2040	Site Development	5.0	0%	27,459 bgsf	2.42	0	
G2050	Landscaping	4.4	12%	27,459 bgsf	2.83	9,325	reposition exterior building sign
G3000	Site Utilities	5.0	0%	27,459 bgsf	1.44	0	
Z1010	Handicapped access	4.4	12%	27,459 bgsf	2.43	8,007	address egress/parking/drinking fountains
Cost per square foot		\$7.53	Total Retrofit Cost		\$183.56	\$206,773	
Percentage of new construction		4.1%	Total Cost w/out FF&E		\$155.50	\$201,830	
Overall facility rating		4.79	Furniture & equipment		\$28.06	\$4,943	
			Total Retrofit Cost		\$183.56	\$206,773	

Table A.NW.5

Prioritization of Retrofit Costs,
Bradham Brooks Branch, Jacksonville Public Library

nasf: 20,742
built: 1991

bgsf: 27,459
renovated: 2005

Retrofit the Building Systems

4.79 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.4	12%	20,742 nasf	\$3.15	\$7,840	install panic hardware on select doors
C2010	Stairs/ramps/ladders	4.6	8%	27,459 bgsf	7.55	16,585	modify railings to be code compliant
D1010	Elevators	5.0	0%	27,459 bgsf	4.77	0	
D4010	Fire protection system	5.0	0%	27,459 bgsf	3.90	0	
D5020	Emergency lighting	3.6	28%	20,742 nasf	0.90	5,227	replace defective battery ballasts
D5040	Fire alarm system	4.4	12%	27,459 bgsf	1.75	5,766	add and/or replace horn/strobe units to meet code
D5040	Emergency power	0.0	100%	27,459 bgsf	1.66	45,582	install new system
E2010	Casework	4.6	8%	20,742 nasf	1.96	3,252	modify for wheelchair access
Z1010	Handicapped access	4.4	12%	27,459 bgsf	2.43	8,007	address egress/parking/drinking fountains
SUBTOTALS					\$28.07	\$92,261	
Roofs							
B3010	Roofing	3.6	28%	27,459 bgsf	\$6.89	\$52,974	replace damaged/missing roof tiles/soffit
SUBTOTALS					\$6.89	\$52,974	
Building Envelope							
A1010	Foundations	5.0	0%	27,459 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	27,459 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	27,459 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	27,459 bgsf	9.55	10,489	repair minor cracks/replace missing bricks
B2020	Exterior windows	5.0	0%	27,459 bgsf	8.11	0	
B2030	Exterior doors	4.6	8%	27,459 bgsf	4.85	10,654	install panic hardware on select doors & tempered glass at entrance
SUBTOTALS					\$42.83	\$21,144	
HVAC							
D3030	Air-cooled chillers	5.0	0%	27,459 bgsf	\$2.05	\$0	
D3030	Chilled water pumps	3.7	26%	27,459 bgsf	0.87	6,211	address irregular chilled water temperatures at AHUs 4 & 5
D3040	Air handling equipment	4.9	2%	27,459 bgsf	7.10	3,899	test & balance system - air & water
D3040	HVAC ductwork	5.0	0%	20,742 nasf	4.25	0	
D3040	Ventilation	5.0	0%	20,742 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	20,742 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	20,742 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	20,742 nasf	0.48	0	
SUBTOTALS					\$21.14	\$10,110	
Electrical							
D5010	Electrical service equipment	5.0	0%	27,459 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	27,459 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	27,459 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	20,742 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	20,742 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	27,459 bgsf	3.77	0	
D5030	Public address system	5.0	0%	20,742 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	27,459 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$0	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	20,742 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	27,459 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	27,459 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	27,459 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	27,459 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$0	
Furniture & Equipment							
E2010	Millwork	5.0	0%	20,742 nasf	\$6.26	\$0	
E2020	Furniture	5.0	0%	20,742 nasf	15.34	0	
E2020	Equipment	5.0	0%	20,742 nasf	8.22	0	

E2020	Signage	4.8	4%	27,459 bgsf	4.50	4,943	install select new interior signage
				SUBTOTALS	\$34.32	\$4,943	
Other							
C3010	Wall finishes	4.9	2%	20,742 nasf	\$3.33	\$1,381	repair minor damage
C3020	Floor finishes	4.9	2%	20,742 nasf	3.15	1,307	rotate carpet tile at high traffic areas
C3030	Ceiling finishes	4.5	10%	20,742 nasf	3.28	6,803	repair damage from roof leak(s)
G2010	Roadways	5.0	0%	27,459 bgsf	2.12	0	
G2020	Parking Lots	4.6	8%	27,459 bgsf	2.97	6,524	repair asphalt at area drains
G2030	Pedestrian Paving	5.0	0%	27,459 bgsf	0.86	0	
G2040	Site Development	5.0	0%	27,459 bgsf	2.42	0	
G2050	Landscaping	4.4	12%	27,459 bgsf	2.83	9,325	reposition exterior building sign
G3000	Site Utilities	5.0	0%	27,459 bgsf	1.44	0	
				SUBTOTALS	\$22.40	25,341	
Cost per square foot		\$7.53	Total Retrofit Cost		\$183.56	\$206,773	
Percentage of new construction		4.1%	Total Cost w/out FF&E		\$155.50	\$201,830	
Overall facility rating		4.79	Furniture & equipment		\$28.06	\$4,943	
				Total Retrofit Cost	\$183.56	\$206,773	
				\$0.00	\$0	reconciliation	

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements

Bradham Brooks Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
	Life Safety/ADA/Code Compliance	\$92,261					\$92,261
B3000	Roofs	\$52,974					\$52,974
B2000	Building Envelope		\$21,144				\$21,144
D3000	HVAC		\$10,110				\$10,110
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$0		\$0
E2000	Furniture & Equipment					\$4,943	\$4,943
	Other					\$25,341	\$25,341
TOTALS		\$145,235	\$31,254	\$0	\$0	\$30,284	\$206,773
PERCENTAGES OF TOTAL		70.2%	15.1%	0.0%	0.0%	14.6%	100.0%

2011 dollars

Table A.NS.4

Existing Building Retrofit Costs,
Brentwood Branch, Jacksonville Public Library

nasf: 6,819 bgsf: 9,269
built: 1930 renovated: 1961/2005

Retrofit the Building Systems

3.94 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	9,269 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	9,269 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	9,269 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	9,269 bgsf	9.55	1,770	repair minor cracks
B2020	Exterior windows	2.0	60%	9,269 bgsf	8.11	45,104	install insulated glass in all exterior windows
B2030	Exterior doors	4.6	8%	9,269 bgsf	4.85	3,596	install panic hardware on select doors
B3010	Roofing	3.8	24%	9,269 bgsf	6.89	15,328	multiple leaks are apparent at ceiling
C1020	Interior doors & hardware	2.8	44%	6,819 nasf	3.15	9,451	install new hardware on all doors
C2010	Stairs/ramps/ladders	4.4	12%	9,269 bgsf	7.55	8,398	modify railings to be code compliant
C3010	Wall finishes	4.9	2%	6,819 nasf	3.33	454	repair cracks in drywall
C3020	Floor finishes	0.7	86%	6,819 nasf	3.15	18,473	install carpet tile throughout public/staff areas
C3030	Ceiling finishes	4.5	10%	6,819 nasf	3.28	2,237	repair damage from roof leak(s)
D1010	Elevators	5.0	0%	9,269 bgsf	4.77	0	
D2010	Plumbing fixtures	4.7	6%	6,819 nasf	2.50	1,023	replace mop sink
D2020	Domestic water distribution	5.0	0%	9,269 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	9,269 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	9,269 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	9,269 bgsf	1.77	0	
D3030	Compressors/condensers	5.0	0%	9,269 bgsf	2.05	0	
D3040	Air handling equipment	4.8	4%	9,269 bgsf	7.10	2,632	test & balance system
D3040	HVAC ductwork	5.0	0%	6,819 nasf	4.25	0	
D3040	Ventilation	4.6	8%	6,819 nasf	2.03	1,107	install exhaust fan in Room 103
D3050	HVAC diffusers	5.0	0%	6,819 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	6,819 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	6,819 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	9,269 bgsf	3.90	36,150	install new dry-pipe system
D5010	Electrical service equipment	5.0	0%	9,269 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	9,269 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	9,269 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	6,819 nasf	3.50	0	
D5020	Emergency lighting	5.0	0%	6,819 nasf	0.90	0	
D5020	Convenience receptacles	5.0	0%	6,819 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	9,269 bgsf	3.77	0	
D5030	Public address system	5.0	0%	6,819 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	9,269 bgsf	1.10	0	
D5040	Fire alarm system	3.8	24%	9,269 bgsf	1.75	3,893	add strobe/horn units to meet code
D5040	Emergency power	0.0	100%	9,269 bgsf	1.66	15,387	install new system
E2010	Casework	4.5	10%	6,819 nasf	1.96	1,337	modify for wheelchair access
E2010	Millwork	4.8	4%	6,819 nasf	6.26	1,707	modify for wheelchair access
E2020	Furniture	0.8	84%	6,819 nasf	15.34	87,867	replace majority of furniture
E2020	Equipment	1.5	70%	6,819 nasf	8.22	39,237	replace old shelving & equipment
E2020	Signage	3.0	40%	9,269 bgsf	4.50	16,685	install all new interior signage
F2020	Hazardous material abatement	0.0	100%	9,269 bgsf	5.33	49,405	allowance for asbestos/lead paint removal
G2010	Roadways	5.0	0%	9,269 bgsf	2.12	0	
G2020	Parking Lots	5.0	0%	9,269 bgsf	2.97	0	
G2030	Pedestrian Paving	4.1	18%	9,269 bgsf	0.86	1,435	repair ramp/sidewalk at main entrance
G2040	Site Development	4.5	10%	9,269 bgsf	2.42	2,243	replace bike rack
G2050	Landscaping	5.0	0%	9,269 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	9,269 bgsf	1.44	0	
Z1010	Handicapped access	4.2	16%	9,269 bgsf	2.43	3,604	address drinking fountain, egress, doors
Cost per square foot		\$39.76		Total Retrofit Cost	\$188.02	\$368,524	
Percentage of new construction		21.1%		Total Cost w/out FF&E	\$159.96	\$224,736	
Overall facility rating		3.94		Furniture & equipment	\$28.06	\$143,788	
				Total Retrofit Cost	\$188.02	\$368,524	

Table A.NS.5

Prioritization of Retrofit Costs,
Brentwood Branch, Jacksonville Public Library

nasf: 6,819
built: 1930

bgsf: 9,269
renovated: 1961/2005

Retrofit the Building Systems

3.94 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	2.8	44%	6,819 nasf	\$3.15	\$9,451	install new hardware on all doors
C2010	Stairs/ramps/ladders	4.4	12%	9,269 bgsf	7.55	8,398	modify railings to be code compliant
D1010	Elevators	5.0	0%	9,269 bgsf	4.77	0	
D4010	Fire protection system	0.0	100%	9,269 bgsf	3.90	36,150	install new dry-pipe system
D5020	Emergency lighting	5.0	0%	6,819 nasf	0.90	0	
D5040	Fire alarm system	3.8	24%	9,269 bgsf	1.75	3,893	add strobe/horn units to meet code
D5040	Emergency power	0.0	100%	9,269 bgsf	1.66	15,387	install new system
E2010	Casework	4.5	10%	6,819 nasf	1.96	1,337	modify for wheelchair access
E2010	Millwork	4.8	4%	6,819 nasf	6.26	1,707	modify for wheelchair access
F2020	Hazardous material abatement	0.0	100%	9,269 bgsf	5.33	49,405	allowance for asbestos/lead paint removal
Z1010	Handicapped access	4.2	16%	9,269 bgsf	2.43	3,604	address drinking fountain, egress, doors
SUBTOTALS					\$39.66	\$129,333	
Roofs							
B3010	Roofing	3.8	24%	9,269 bgsf	\$6.89	\$15,328	multiple leaks are apparent at ceiling
SUBTOTALS					\$6.89	\$15,328	
Building Envelope							
A1010	Foundations	5.0	0%	9,269 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	9,269 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	9,269 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	9,269 bgsf	9.55	1,770	repair minor cracks
B2020	Exterior windows	2.0	60%	9,269 bgsf	8.11	45,104	install insulated glass in all exterior windows
B2030	Exterior doors	4.6	8%	9,269 bgsf	4.85	3,596	install panic hardware on select doors
SUBTOTALS					\$42.83	\$50,471	
HVAC							
D3030	Compressors/condensers	5.0	0%	9,269 bgsf	2.05	0	
D3040	Air handling equipment	4.8	4%	9,269 bgsf	7.10	2,632	
D3040	HVAC ductwork	5.0	0%	6,819 nasf	4.25	0	
D3040	Ventilation	4.6	8%	6,819 nasf	2.03	1,107	
D3050	HVAC diffusers	5.0	0%	6,819 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	6,819 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	6,819 nasf	0.48	0	
SUBTOTALS					\$20.27	\$3,740	
Electrical							
D5010	Electrical service equipment	5.0	0%	9,269 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	9,269 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	9,269 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	6,819 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	6,819 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	9,269 bgsf	3.77	0	
D5030	Public address system	5.0	0%	6,819 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	9,269 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$0	
Plumbing							
D2010	Plumbing fixtures	4.7	6%	6,819 nasf	\$2.50	\$1,023	replace mop sink
D2020	Domestic water distribution	5.0	0%	9,269 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	9,269 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	9,269 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	9,269 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$1,023	

Furniture & Equipment

E2020	Furniture	0.8	84%	6,819	nasf	\$15.34	\$87,867	replace majority of furniture
E2020	Equipment	1.5	70%	6,819	nasf	8.22	39,237	replace old shelving & equipment
E2020	Signage	3.0	40%	9,269	bgsf	4.50	16,685	install all new interior signage

SUBTOTALS \$28.06 \$143,788

Other

C3010	Wall finishes	4.9	2%	6,819	nasf	\$3.33	\$454	repair cracks in drywall
C3020	Floor finishes	0.7	86%	6,819	nasf	3.15	18,473	install carpet tile throughout public/staff areas
C3030	Ceiling finishes	4.5	10%	6,819	nasf	3.28	2,237	repair damage from roof leak(s)
G2010	Roadways	5.0	0%	9,269	bgsf	2.12	0	
G2020	Parking Lots	5.0	0%	9,269	bgsf	2.97	0	
G2030	Pedestrian Paving	4.1	18%	9,269	bgsf	0.86	1,435	repair ramp/sidewalk at main entrance
G2040	Site Development	4.5	10%	9,269	bgsf	2.42	2,243	replace bike rack
G2050	Landscaping	5.0	0%	9,269	bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	9,269	bgsf	1.44	0	

SUBTOTALS \$22.40 \$24,842

Cost per square foot	\$39.76	Total Retrofit Cost	\$188.02	\$368,524
Percentage of new construction	21.1%	Total Cost w/out FF&E	\$159.96	\$224,736
Overall facility rating	3.94	Furniture & equipment	\$28.06	\$143,788
		Total Retrofit Cost	\$188.02	\$368,524

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan*Phasing of Capital Improvements*

Brentwood Branch Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
Life Safety/ADA/Code Compliance	\$129,333					\$129,333	
B3000 Roofs	\$15,328					\$15,328	
B2000 Building Envelope		\$50,471				\$50,471	
D3000 HVAC		\$3,740				\$3,740	
D5000 Electrical			\$0			\$0	
D2000 Plumbing				\$1,023		\$1,023	
E2000 Furniture & Equipment					\$143,788	\$143,788	
Other					\$24,842	\$24,842	
TOTALS	\$144,661	\$54,211	\$0	\$1,023	\$168,630	\$368,524	2011 dollars
PERCENTAGES OF TOTAL	39.3%	14.7%	0.0%	0.3%	45.8%	100.0%	

Table A.EB.4

Existing Building Retrofit Costs,
Brown Eastside Branch, Jacksonville Public Library

nasf: 3,381
built: 1961

bgsf: 4,142
renovated: 1992, 2004

Retrofit the Building Systems

4.25 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	4,142 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	4,142 bgsf	2.65	0	
B1020	Superstructure	4.9	2%	4,142 bgsf	12.45	1,031	clean mold/stains from concrete beams
B2010	Exterior walls	4.8	4%	4,142 bgsf	9.55	1,582	repair cracks in stucco at columns
B2020	Exterior windows	0.0	100%	4,142 bgsf	8.11	33,590	replace all exterior windows
B2030	Exterior doors	5.0	0%	4,142 bgsf	4.85	0	
B3010	Roofing	2.8	44%	4,142 bgsf	6.89	12,556	budget to replace roof at dome
C1020	Interior doors & hardware	5.0	0%	3,381 nasf	3.15	0	
C2010	Stairs/ramps/ladders	4.8	4%	4,142 bgsf	7.55	1,251	add dedicated roof access
C3010	Wall finishes	4.6	8%	3,381 nasf	3.33	901	repair/paint minor damage
C3020	Floor finishes	5.0	0%	3,381 nasf	3.15	0	
C3030	Ceiling finishes	5.0	0%	3,381 nasf	3.28	0	
D2010	Plumbing fixtures	5.0	0%	3,381 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	4,142 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	4,142 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	4,142 bgsf	1.15	0	
D2040	Storm water collection	4.4	12%	4,142 bgsf	1.77	880	repair leaks in gutters
D3030	Compressors/condensers	4.8	4%	4,142 bgsf	2.05	340	budget for repairs
D3040	Air handling equipment	3.8	24%	4,142 bgsf	7.10	7,058	budget for repairs
D3040	HVAC ductwork	5.0	0%	3,381 nasf	4.25	0	
D3040	Ventilation	5.0	0%	3,381 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	3,381 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	3,381 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	3,381 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	4,142 bgsf	3.90	16,153	install new dry-pipe system
D5010	Electrical service equipment	5.0	0%	4,142 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	4,142 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	4,142 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	3,381 nasf	3.50	0	
D5020	Emergency lighting	2.5	50%	3,381 nasf	0.90	1,521	provide battery ballasts or replace fixtures
D5020	Convenience receptacles	5.0	0%	3,381 nasf	2.90	0	
D5030	Data infrastructure	4.3	14%	4,142 bgsf	3.77	2,186	budget to modify rack for increased clearance
D5030	Public address system	5.0	0%	3,381 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	4,142 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	4,142 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	4,142 bgsf	1.66	6,875	install new system
E2010	Casework	4.4	12%	3,381 nasf	1.96	795	modify for wheelchair access
E2010	Millwork	5.0	0%	3,381 nasf	6.26	0	
E2020	Furniture	4.3	14%	3,381 nasf	15.34	7,261	upgrade Meeting Room furniture
E2020	Equipment	5.0	0%	3,381 nasf	8.22	0	
E2020	Signage	3.6	28%	4,142 bgsf	4.50	5,219	install additional interior & exterior signage
F2020	Hazardous material abatement	4.0	20%	4,142 bgsf	5.33	4,415	allowance for asbestos/lead paint removal
G2010	Roadways	4.0	20%	4,142 bgsf	2.12	1,756	improve drainage conditions
G2020	Parking Lots	4.0	20%	4,142 bgsf	2.97	2,460	improve drainage conditions
G2030	Pedestrian Paving	5.0	0%	4,142 bgsf	0.86	0	
G2040	Site Development	4.1	18%	4,142 bgsf	2.42	1,804	add bike rack capacity
G2050	Landscaping	4.0	20%	4,142 bgsf	2.83	2,344	trim overgrown trees & shrubs
G3000	Site Utilities	5.0	0%	4,142 bgsf	1.44	0	
Z1010	Handicapped access	4.2	16%	4,142 bgsf	2.43	1,610	address drinking fountain, toilets
Cost per square foot		\$27.43	Total Retrofit Cost		\$183.25	\$113,589	
Percentage of new construction		15.0%	Total Cost w/out FF&E		\$155.19	\$101,110	
Overall facility rating		4.25	Furniture & equipment		\$28.06	\$12,480	
			Total Retrofit Cost		\$183.25	\$113,589	

Table A.EB.5

Prioritization of Retrofit Costs,
Brown Eastside Branch, Jacksonville Public Library

nasf: 3,381
built: 1961

bgsf: 4,142
renovated: 1992, 2004

Retrofit the Building Systems

4.25 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
D4010	Fire protection system	0.0	100%	4,142 bgsf	\$3.90	\$16,153	install new dry-pipe system
D5020	Emergency lighting	2.5	50%	3,381 nasf	0.90	1,521	provide battery ballasts or replace fixtures
D5040	Fire alarm system	5.0	0%	4,142 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	4,142 bgsf	1.66	6,875	install new system
E2010	Casework	4.4	12%	3,381 nasf	1.96	795	modify for wheelchair access
F2020	Hazardous material abatement	4.0	20%	4,142 bgsf	5.33	4,415	allowance for asbestos/lead paint removal
Z1010	Handicapped access	4.2	16%	4,142 bgsf	2.43	1,610	address drinking fountain, toilets
SUBTOTALS					\$17.93	\$31,371	
Roofs							
C2010	Stairs/ramps/ladders	4.8	4%	4,142 bgsf	\$7.55	\$1,251	add dedicated roof access
B3010	Roofing	2.8	44%	4,142 bgsf	6.89	12,556	budget to replace roof at dome
SUBTOTALS					\$14.44	\$13,807	
Building Envelope							
A1010	Foundations	5.0	0%	4,142 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	4,142 bgsf	2.65	0	
B1020	Superstructure	4.9	2%	4,142 bgsf	12.45	1,031	
B2010	Exterior walls	4.8	4%	4,142 bgsf	9.55	1,582	
B2020	Exterior windows	0.0	100%	4,142 bgsf	8.11	33,590	replace all exterior windows
B2030	Exterior doors	5.0	0%	4,142 bgsf	4.85	0	
SUBTOTALS					\$42.83	\$36,203	
HVAC							
D3030	Compressors/condensers	4.8	4%	4,142 bgsf	\$2.05	\$340	budget for repairs
D3040	Air handling equipment	3.8	24%	4,142 bgsf	7.10	7,058	budget for repairs
D3040	HVAC ductwork	5.0	0%	3,381 nasf	4.25	0	
D3040	Ventilation	5.0	0%	3,381 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	3,381 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	3,381 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	3,381 nasf	0.48	0	
SUBTOTALS					\$20.27	\$7,397	
Electrical							
D5010	Electrical service equipment	5.0	0%	4,142 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	4,142 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	4,142 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	3,381 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	3,381 nasf	2.90	0	
D5030	Data infrastructure	4.3	14%	4,142 bgsf	3.77	2,186	budget to modify rack for increased clearance
D5030	Public address system	5.0	0%	3,381 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	4,142 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$2,186	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	3,381 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	4,142 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	4,142 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	4,142 bgsf	1.15	0	
D2040	Storm water collection	4.4	12%	4,142 bgsf	1.77	880	repair leaks in gutters
SUBTOTALS					\$7.39	\$880	
Furniture & Equipment							
E2010	Millwork	5.0	0%	3,381 nasf	\$6.26	\$0	
E2020	Furniture	4.3	14%	3,381 nasf	15.34	7,261	upgrade Meeting Room furniture
E2020	Equipment	5.0	0%	3,381 nasf	8.22	0	
E2020	Signage	3.6	28%	4,142 bgsf	4.50	5,218	install additional interior & exterior signage
SUBTOTALS					\$34.32	\$12,479	

Other

C1020	Interior doors & hardware	5.0	0%	3,381	nasf	\$3.15	\$0
C3010	Wall finishes	4.6	8%	3,381	nasf	3.33	901 repair/paint minor damage
C3020	Floor finishes	5.0	0%	3,381	nasf	3.15	0
C3030	Ceiling finishes	5.0	0%	3,381	nasf	3.28	0
G2010	Roadways	4.0	20%	4,142	bgsf	2.12	1,756 improve drainage conditions
G2020	Parking Lots	4.0	20%	4,142	bgsf	2.97	2,460 improve drainage conditions
G2030	Pedestrian Paving	5.0	0%	4,142	bgsf	0.86	0
G2040	Site Development	4.1	18%	4,142	bgsf	2.42	1,804 add bike rack capacity
G2050	Landscaping	4.0	20%	4,142	bgsf	2.83	2,344 trim overgrown trees & shrubs
G3000	Site Utilities	5.0	0%	4,142	bgsf	1.44	0
SUBTOTALS						\$25.55	\$9,265
Cost per square foot		\$27.42	Total Retrofit Cost		\$183.25	\$113,589	
Percentage of new construction		15.0%	Total Cost w/out FF&E		\$155.19	\$101,110	
Overall facility rating		4.25	Furniture & equipment		\$28.06	\$12,479	
Total Retrofit Cost						\$183.25	\$113,589
\$0.00							-\$1 reconciliation

Jacksonville Public Library Capacity Plan*Phasing of Capital Improvements*

Brown Eastside Branch Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
Life Safety/ADA/Code Compliance	\$31,371					\$31,371	
B3000 Roofs	\$13,807					\$13,807	
B2000 Building Envelope		\$36,203				\$36,203	
D3000 HVAC		\$7,397				\$7,397	
D5000 Electrical			\$2,186			\$2,186	
D2000 Plumbing				\$880		\$880	
E2000 Furniture & Equipment					\$12,479	\$12,479	
Other					\$9,265	\$9,265	
TOTALS	\$45,178	\$43,601	\$2,186	\$880	\$21,745	\$113,589	2011 dollars
PERCENTAGES OF TOTAL	39.8%	38.4%	1.9%	0.8%	19.1%	100.0%	

Table A.GB.4

Existing Building Retrofit Costs,
Dallas Graham Branch, Jacksonville Public Library

nasf: 7,079 bgsf: 8,147
built: 1965 renovated: 2004

Retrofit the Building Systems

4.26 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	8,147 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	8,147 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	8,147 bgsf	12.45	0	
B2010	Exterior walls	5.0	0%	8,147 bgsf	9.55	0	
B2020	Exterior windows	0.0	100%	8,147 bgsf	8.11	66,071	replace all exterior windows
B2030	Exterior doors	4.3	14%	8,147 bgsf	4.85	5,532	install panic hardware/add insulated glass
B3010	Roofing	4.8	4%	8,147 bgsf	6.89	2,245	add roof access
C1020	Interior doors & hardware	4.3	14%	7,079 nasf	3.15	3,122	install new hardware on all doors
C2010	Stairs/ramps/ladders	4.6	8%	8,147 bgsf	7.55	4,921	modify handrail at ramp/add roof access
C3010	Wall finishes	5.0	0%	7,079 nasf	3.33	0	
C3020	Floor finishes	4.4	12%	7,079 nasf	3.15	2,676	rotate carpet tiles in high-traffic areas
C3030	Ceiling finishes	4.7	6%	7,079 nasf	3.28	1,393	replace/clean stained/dirty tiles
D2010	Plumbing fixtures	4.7	6%	7,079 nasf	2.50	1,062	repair/replace mop sink
D2020	Domestic water distribution	5.0	0%	8,147 bgsf	1.72	0	system is old but in working condition
D2020	Domestic water heaters	3.2	36%	8,147 bgsf	0.25	733	relocate away from electrical equipment
D2030	Sanitary collection	5.0	0%	8,147 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	8,147 bgsf	1.77	0	
D3030	Compressors/condensers	5.0	0%	8,147 bgsf	2.05	0	
D3040	Air handling equipment	4.6	8%	8,147 bgsf	7.10	4,627	address access/condensate for AHUs in ceiling space, test & balance system
D3040	HVAC ductwork	5.0	0%	7,079 nasf	4.25	0	
D3040	Ventilation	4.6	8%	7,079 nasf	2.03	1,150	add exhaust fan in Janitor 111
D3050	HVAC diffusers	4.8	4%	7,079 nasf	1.21	343	clean dirty diffusers
D3060	Building temperature controls	5.0	0%	7,079 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	7,079 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	8,147 bgsf	3.90	31,773	install new dry-pipe system
D5010	Electrical service equipment	5.0	0%	8,147 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	8,147 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	8,147 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	7,079 nasf	3.50	0	
D5020	Emergency lighting	5.0	0%	7,079 nasf	0.90	0	
D5020	Convenience receptacles	5.0	0%	7,079 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	8,147 bgsf	3.77	0	
D5030	Public address system	5.0	0%	7,079 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	8,147 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	8,147 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	8,147 bgsf	1.66	13,524	install new system
E2010	Casework	4.5	10%	7,079 nasf	1.96	1,387	modify sink cabinets for wheelchairs
E2010	Millwork	5.0	0%	7,079 nasf	6.26	0	
E2020	Furniture	4.4	12%	7,079 nasf	15.34	13,031	replace meeting tables & chairs
E2020	Equipment	2.5	50%	7,079 nasf	8.22	29,095	replace fixed bookstack & display shelving
E2020	Signage	3.6	28%	8,147 bgsf	4.50	10,265	install additional interior signage
F2020	Hazardous material abatement	4.0	20%	8,147 bgsf	5.33	8,684	allowance for asbestos/lead paint removal
G2010	Roadways	5.0	0%	8,147 bgsf	2.12	0	
G2020	Parking Lots	4.3	14%	8,147 bgsf	2.97	3,387	repair cracks/damaged areas
G2030	Pedestrian Paving	4.7	6%	8,147 bgsf	0.86	420	address accessible egress from Work Room
G2040	Site Development	4.8	4%	8,147 bgsf	2.42	789	add bike rack capacity
G2050	Landscaping	4.0	20%	8,147 bgsf	2.83	4,611	trim back over-growth
G3000	Site Utilities	5.0	0%	8,147 bgsf	1.44	0	
Z1010	Handicapped access	2.6	48%	8,147 bgsf	2.43	9,502	address drinking fountain, toilets, doors
Cost per square foot		\$27.05	Total Retrofit Cost		\$183.25	\$220,342	
Percentage of new construction		14.8%	Total Cost w/out FF&E		\$155.19	\$167,952	
Overall facility rating		4.26	Furniture & equipment		\$28.06	\$52,391	
			Total Retrofit Cost		\$183.25	\$220,342	

Table A.GB.5

Prioritization of Retrofit Costs,
Dallas Graham Branch, Jacksonville Public Library

nasf: 7,079 bgsf: 8,147
built: 1965 renovated: 2004

Retrofit the Building Systems

4.26 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.3	14%	7,079 nasf	\$3.15	\$3,122	install new hardware on all doors
C2010	Stairs/ramps/ladders	4.6	8%	8,147 bgsf	7.55	4,921	modify handrail at ramp/add roof access
D4010	Fire protection system	0.0	100%	8,147 bgsf	3.90	31,773	install new dry-pipe system
D5020	Emergency lighting	5.0	0%	7,079 nasf	0.90	0	
D5040	Fire alarm system	5.0	0%	8,147 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	8,147 bgsf	1.66	13,524	install new system
E2010	Casework	4.5	10%	7,079 nasf	1.96	1,387	modify sink cabinets for wheelchairs
F2020	Hazardous material abatement	4.0	20%	8,147 bgsf	5.33	8,684	allowance for asbestos/lead paint removal
Z1010	Handicapped access	2.6	48%	8,147 bgsf	2.43	9,502	address drinking fountain, toilets, doors
SUBTOTALS					\$28.63	\$72,913	
Roofs							
B3010	Roofing	4.8	4%	8,147 bgsf	\$6.89	\$2,245	add roof access
SUBTOTALS					\$6.89	\$2,245	
Building Envelope							
A1010	Foundations	5.0	0%	8,147 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	8,147 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	8,147 bgsf	12.45	0	
B2010	Exterior walls	5.0	0%	8,147 bgsf	9.55	0	
B2020	Exterior windows	0.0	100%	8,147 bgsf	8.11	66,071	replace all exterior windows
B2030	Exterior doors	4.3	14%	8,147 bgsf	4.85	5,532	install panic hardware/add insulated glass
SUBTOTALS					\$42.83	\$71,602	
HVAC							
D3030	Compressors/condensers	5.0	0%	8,147 bgsf	\$2.05	\$0	
D3040	Air handling equipment	4.6	8%	8,147 bgsf	7.10	4,627	address access/condensate for AHUs in ceiling space, test & balance system
D3040	HVAC ductwork	5.0	0%	7,079 nasf	4.25	0	
D3040	Ventilation	4.6	8%	7,079 nasf	2.03	1,150	add exhaust fan in Janitor 111
D3050	HVAC diffusers	4.8	4%	7,079 nasf	1.21	343	clean dirty diffusers
D3060	Building temperature controls	5.0	0%	7,079 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	7,079 nasf	0.48	0	
SUBTOTALS					\$20.27	\$6,120	
Electrical							
D5010	Electrical service equipment	5.0	0%	8,147 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	8,147 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	8,147 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	7,079 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	7,079 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	8,147 bgsf	3.77	0	
D5030	Public address system	5.0	0%	7,079 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	8,147 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$0	
Plumbing							
D2010	Plumbing fixtures	4.7	6%	7,079 nasf	\$2.50	\$1,062	repair/replace mop sink
D2020	Domestic water distribution	5.0	0%	8,147 bgsf	1.72	0	
D2020	Domestic water heaters	3.2	36%	8,147 bgsf	0.25	733	relocate away from electrical equipment
D2030	Sanitary collection	5.0	0%	8,147 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	8,147 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$1,795	
Furniture & Equipment							
E2010	Millwork	5.0	0%	7,079 nasf	\$6.26	\$0	
E2020	Furniture	4.4	12%	7,079 nasf	15.34	13,031	replace meeting tables & chairs
E2020	Equipment	2.5	50%	7,079 nasf	8.22	29,095	replace fixed bookstack & display shelving
E2020	Signage	3.6	28%	8,147 bgsf	4.50	10,265	install additional interior signage
SUBTOTALS					\$34.32	\$52,391	

Other

C3010	Wall finishes	5.0	0%	7,079 nasf	\$3.33	\$0
C3020	Floor finishes	4.4	12%	7,079 nasf	3.15	2,676 rotate carpet tiles in high-traffic areas
C3030	Ceiling finishes	4.7	6%	7,079 nasf	3.28	1,393 replace/clean stained/dirty tiles
G2010	Roadways	5.0	0%	8,147 bgsf	2.12	0
G2020	Parking Lots	4.3	14%	8,147 bgsf	2.97	3,387 repair cracks/damaged areas
G2030	Pedestrian Paving	4.7	6%	8,147 bgsf	0.86	420 address accessible egress from Work Room
G2040	Site Development	4.8	4%	8,147 bgsf	2.42	789 add bike rack capacity
G2050	Landscaping	4.0	20%	8,147 bgsf	2.83	4,611 trim back over-growth
G3000	Site Utilities	5.0	0%	8,147 bgsf	1.44	0
				SUBTOTALS	\$22.40	13,277

Cost per square foot	\$27.05	Total Retrofit Cost	\$183.25	\$220,342
Percentage of new construction	14.8%	Total Cost w/out FF&E	\$155.19	\$167,952
Overall facility rating	4.26	Furniture & equipment	\$28.06	\$52,391
		Total Retrofit Cost	\$183.25	\$220,342

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan*Phasing of Capital Improvements*

Dallas Graham Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
	Life Safety/ADA/Code Compliance	\$72,913					\$72,913
B3000	Roofs	\$2,245					\$2,245
B2000	Building Envelope		\$71,602				\$71,602
D3000	HVAC		\$6,120				\$6,120
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$1,795		\$1,795
E2000	Furniture & Equipment					\$52,391	\$52,391
	Other					\$13,277	\$13,277
TOTALS		\$75,158	\$77,722	\$0	\$1,795	\$65,667	\$220,342 2011 dollars
PERCENTAGES OF TOTAL		34.1%	35.3%	0.0%	0.8%	29.8%	100.0%

Table A.DU.4

Existing Building Retrofit Costs,
Highlands Regional, Jacksonville Public Library

nasf: 30,631
built: 1985

bgsf: 35,327
renovated: 2005

Retrofit the Building Systems

4.74 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	35,327 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	35,327 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	35,327 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	35,327 bgsf	9.55	6,747	drill additional weep holes in brick exterior
B2020	Exterior windows	5.0	0%	35,327 bgsf	8.11	0	
B2030	Exterior doors	4.9	2%	35,327 bgsf	4.85	3,427	address locks at select doors
B3010	Roofing	2.8	44%	35,327 bgsf	6.89	107,096	budget to replace original roof
C1020	Interior doors & hardware	4.8	4%	30,631 nasf	3.15	3,860	install panic hardware on select doors
C2010	Stairs/ramps/ladders	5.0	0%	35,327 bgsf	7.55	0	
C3010	Wall finishes	4.6	8%	30,631 nasf	3.33	8,160	repair minor damage/add chair rails
C3020	Floor finishes	5.0	0%	30,631 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	30,631 nasf	3.28	2,009	repair damage from roof leak(s)
D2010	Plumbing fixtures	5.0	0%	30,631 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	35,327 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	35,327 bgsf	0.25	0	
D2030	Sanitary collection	4.9	2%	35,327 bgsf	1.15	813	investigate reports of periodic problems
D2040	Storm water collection	5.0	0%	35,327 bgsf	1.77	0	
D3030	Air cooled chillers	5.0	0%	35,327 bgsf	2.05	0	
D3030	Chilled water pumps	4.5	10%	35,327 bgsf	0.87	3,073	repair pumps/flush & balance system
D3040	Air handling equipment	4.9	2%	35,327 bgsf	7.10	5,016	test & balance entire HVAC system
D3040	HVAC ductwork	4.9	2%	30,631 nasf	4.25	2,604	investigate reports of poor indoor air quality
D3040	Ventilation	5.0	0%	30,631 nasf	2.03	0	
D3050	HVAC diffusers	4.9	2%	30,631 nasf	1.21	741	clean diffusers & tiles around them
D3060	Building temperature controls	5.0	0%	30,631 nasf	3.15	0	DDC controls are installed
D3060	Local temperature controls	5.0	0%	30,631 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	35,327 bgsf	3.90	0	
D5010	Electrical service equipment	4.8	4%	35,327 bgsf	1.97	2,784	completely ground system
D5010	Distribution panels	5.0	0%	35,327 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	35,327 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	30,631 nasf	3.50	0	
D5020	Emergency lighting	4.3	14%	30,631 nasf	0.90	3,860	test & replace emergency ballasts as needed
D5020	Convenience receptacles	5.0	0%	30,631 nasf	2.90	0	
D5030	Data infrastructure	4.8	4%	35,327 bgsf	3.77	5,327	add cooling to equipment room
D5030	Public address system	5.0	0%	30,631 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	35,327 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	35,327 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	35,327 bgsf	1.66	58,642	install new system
E2010	Casework	4.8	4%	30,631 nasf	1.96	2,401	modify for wheelchair access
E2010	Millwork	5.0	0%	30,631 nasf	6.26	0	
E2020	Furniture	4.5	10%	30,631 nasf	15.34	46,988	replace select wood furniture
E2020	Equipment	4.4	12%	30,631 nasf	8.22	30,214	install additional wood end panels
E2020	Signage	4.5	10%	35,327 bgsf	4.50	15,897	install additional interior signage
G2010	Roadways	4.9	2%	35,327 bgsf	2.12	1,498	budget to repair cracks/patched areas
G2020	Parking Lots	4.5	10%	35,327 bgsf	2.97	10,492	repair cracks/damaged areas
G2030	Pedestrian Paving	4.1	18%	35,327 bgsf	0.86	5,469	replace cracked section of sidewalk
G2040	Site Development	5.0	0%	35,327 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	35,327 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	35,327 bgsf	1.44	0	
Z1010	Handicapped access	4.7	6%	35,327 bgsf	2.43	5,151	address access, toilet rooms
Cost per square foot		\$9.41		Total Retrofit Cost	\$178.79	\$332,269	
Percentage of new construction		5.3%		Total Cost w/out FF&E	\$150.73	\$239,170	
Overall facility rating		4.74		Furniture & equipment	\$28.06	\$93,099	
				Total Retrofit Cost	\$178.79	\$332,269	

Table A.DU.5

Prioritization of Retrofit Costs,
Highlands Branch, Jacksonville Public Library

nasf: 30,631 bgsf: 35,327
built: 1985 renovated: 2005

Retrofit the Building Systems

4.74 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.8	4%	30,631 nasf	\$3.15	\$3,860	install panic hardware on select doors
C2010	Stairs/ramps/ladders	5.0	0%	35,327 bgsf	7.55	0	
D3040	HVAC ductwork	4.9	2%	30,631 nasf	4.25	2,604	investigate reports of poor indoor air quality
D4010	Fire protection system	5.0	0%	35,327 bgsf	3.90	0	
D5010	Electrical service equipment	4.8	4%	35,327 bgsf	1.97	2,784	completely ground system
D5020	Emergency lighting	4.3	14%	30,631 nasf	0.90	3,860	test & replace emergency ballasts as needed
D5040	Fire alarm system	5.0	0%	35,327 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	35,327 bgsf	1.66	58,642	install new system
E2010	Casework	4.8	4%	30,631 nasf	1.96	2,401	modify for wheelchair access
Z1010	Handicapped access	4.7	6%	35,327 bgsf	2.43	5,151	address access, toilet rooms
SUBTOTALS					\$29.52	\$79,301	
Roofs							
B3010	Roofing	2.8	44%	35,327 bgsf	\$6.89	\$107,096	budget to replace original roof
SUBTOTALS					\$6.89	\$107,096	
Building Envelope							
A1010	Foundations	5.0	0%	35,327 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	35,327 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	35,327 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	35,327 bgsf	9.55	6,747	drill additional weep holes in brick exterior
B2020	Exterior windows	5.0	0%	35,327 bgsf	8.11	0	
B2030	Exterior doors	4.9	2%	35,327 bgsf	4.85	3,427	address locks at select doors
SUBTOTALS					\$42.83	\$10,174	
HVAC							
D3030	Air cooled chillers	5.0	0%	35,327 bgsf	\$2.05	\$0	
D3030	Chilled water pumps	4.5	10%	35,327 bgsf	0.87	3,073	repair pumps/flush & balance system
D3040	Air handling equipment	4.9	2%	35,327 bgsf	7.10	5,016	test & balance entire HVAC system
D3040	Ventilation	5.0	0%	30,631 nasf	2.03	0	
D3050	HVAC diffusers	4.9	2%	30,631 nasf	1.21	741	clean diffusers & tiles around them
D3060	Building temperature controls	5.0	0%	30,631 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	30,631 nasf	0.48	0	
SUBTOTALS					\$16.89	\$8,831	
Electrical							
D5010	Distribution panels	5.0	0%	35,327 bgsf	\$3.43	\$0	
D5010	Branch power distribution	5.0	0%	35,327 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	30,631 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	30,631 nasf	2.90	0	
D5030	Data infrastructure	4.8	4%	35,327 bgsf	3.77	5,327	add cooling to equipment room
D5030	Public address system	5.0	0%	30,631 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	35,327 bgsf	1.10	0	
SUBTOTALS					\$18.55	\$5,327	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	30,631 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	35,327 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	35,327 bgsf	0.25	0	
D2030	Sanitary collection	4.9	2%	35,327 bgsf	1.15	813	investigate reports of periodic problems
D2040	Storm water collection	5.0	0%	35,327 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$813	
Furniture & Equipment							
E2010	Millwork	5.0	0%	30,631 nasf	\$6.26	\$0	
E2020	Furniture	4.5	10%	30,631 nasf	15.34	46,988	replace select wood furniture
E2020	Equipment	4.4	12%	30,631 nasf	8.22	30,214	install additional wood end panels
E2020	Signage	4.5	10%	35,327 bgsf	4.50	15,897	install additional interior signage
SUBTOTALS					\$34.32	\$93,099	

Other

C3010	Wall finishes	4.6	8%	30,631 nasf	3.33	8,160	repair minor damage/add chair rails
C3020	Floor finishes	5.0	0%	30,631 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	30,631 nasf	3.28	2,009	repair damage from roof leak(s)
G2010	Roadways	4.9	2%	35,327 bgsf	2.12	1,498	budget to repair cracks/patched areas
G2020	Parking Lots	4.5	10%	35,327 bgsf	2.97	10,492	repair cracks/damaged areas
G2030	Pedestrian Paving	4.1	18%	35,327 bgsf	0.86	5,469	replace cracked section of sidewalk
G2040	Site Development	5.0	0%	35,327 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	35,327 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	35,327 bgsf	1.44	0	

SUBTOTALS \$22.40 \$27,628

Cost per square foot	\$9.41	Total Retrofit Cost	\$178.79	\$332,269
Percentage of new construction	5.3%	Total Cost w/out FF&E	\$148.97	\$239,170
Overall facility rating	4.74	Furniture & equipment	\$29.82	\$93,099

Total Retrofit Cost \$178.79 \$332,269

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan*Phasing of Capital Improvements*

Highlands Regional Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
	Life Safety/ADA/Code Compliance	\$79,301					\$79,301	
B3000	Roofs	\$107,096					\$107,096	
B2000	Building Envelope		\$10,174				\$10,174	
D3000	HVAC		\$8,831				\$8,831	
D5000	Electrical			\$5,327			\$5,327	
D2000	Plumbing				\$813		\$813	
E2000	Furniture & Equipment					\$93,099	\$93,099	
	Other					\$27,628	\$27,628	
TOTALS		\$186,397	\$19,005	\$5,327	\$813	\$120,727	\$332,269	2011 dollars
PERCENTAGES OF TOTAL		56.1%	5.7%	1.6%	0.2%	36.3%	100.0%	

Table A.M.4

Existing Building Retrofit Costs,
Main Library, Jacksonville Public Library

nasf: 225,157
built: 2005

bgsf: 323,110
renovated: n/a

Retrofit the Building Systems

4.87 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	323,110 bgsf	\$5.22	\$0	
B1010	Floor slabs	4.9	2%	323,110 bgsf	2.65	17,125	cap/seal all floor penetrations per code
B1020	Superstructure	5.0	0%	323,110 bgsf	12.45	0	
B2010	Exterior walls	5.0	0%	323,110 bgsf	9.55	0	
B2020	Exterior windows	4.8	4%	323,110 bgsf	8.11	104,817	address window/skylights leaks
B2030	Exterior doors	4.9	2%	323,110 bgsf	4.85	31,342	install panic hardware on select doors
B3010	Roofing	4.0	20%	323,110 bgsf	6.89	445,246	budget to repair roof leaks
C1020	Interior doors & hardware	4.8	4%	225,157 nasf	3.15	28,370	repair select locks/latches, relocate select doors
C2010	Stairs/ramps/ladders	5.0	0%	323,110 bgsf	7.55	0	
C3010	Wall finishes	4.9	2%	225,157 nasf	3.33	14,995	repair drywall damage/add wall protection
C3020	Floor finishes	4.6	8%	225,157 nasf	3.15	56,740	rotate carpet tile/replace select carpet
C3030	Ceiling finishes	4.9	2%	225,157 nasf	3.28	14,770	repair ceiling damage
D1010	Elevators	5.0	0%	323,110 bgsf	4.77	0	
D2010	Plumbing fixtures	5.0	0%	225,157 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	323,110 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	323,110 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	323,110 bgsf	1.15	0	
D2040	Storm water collection	4.8	4%	323,110 bgsf	1.77	22,876	add roof drain capacity
D3030	Chilled water system/pumps	4.9	2%	323,110 bgsf	2.05	13,248	chilled water from the City - balance system
D3040	Air handling equipment	4.7	6%	323,110 bgsf	7.10	137,645	test & balance/commission system
D3040	HVAC ductwork	4.8	4%	225,157 nasf	4.25	38,277	address fire damper problems
D3040	Ventilation	4.7	6%	225,157 nasf	2.03	27,424	verify smoke evacuation system operates properly
D3050	HVAC diffusers	5.0	0%	225,157 nasf	1.21	0	
D3060	Building temperature controls	4.3	14%	225,157 nasf	3.15	99,294	system is not fully operational, commission building
D3060	Local temperature controls	5.0	0%	225,157 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	323,110 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	323,110 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	323,110 bgsf	3.43	0	
D5010	Branch power distribution	4.9	2%	323,110 bgsf	2.30	14,863	label breakers
D5020	Lighting fixtures	4.9	2%	225,157 nasf	3.50	15,761	adjust occupancy sensor delay & sensitivity
D5020	Emergency lighting	5.0	0%	225,157 nasf	0.90	0	
D5020	Convenience receptacles	4.9	2%	225,157 nasf	2.90	13,059	address no power to receptacles in Classroom 026
D5030	Data infrastructure	4.9	2%	323,110 bgsf	3.77	24,362	add cooling for servers
D5030	Public address system	5.0	0%	225,157 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	323,110 bgsf	1.10	0	
D5040	Fire alarm system	2.3	54%	323,110 bgsf	1.75	305,339	add a/v units, correct smoke evacuation system problems
D5040	Emergency power	4.9	2%	323,110 bgsf	1.66	10,727	address fault alarm light on generator
E2010	Casework	4.9	2%	225,157 nasf	1.96	8,826	modify select sink cabinets for wheelchairs
E2010	Millwork	4.9	2%	225,157 nasf	6.26	28,190	modify select service desks for ADA access
E2020	Furniture	5.0	0%	225,157 nasf	15.34	0	
E2020	Equipment	5.0	0%	225,157 nasf	8.22	0	
E2020	Signage	4.6	8%	323,110 bgsf	4.50	116,320	add interior & exterior signage
G2010	Roadways	5.0	0%	323,110 bgsf	2.12	0	
G2020	Parking structure	N/A	0%	323,110 bgsf	11.32	0	parking structure was not assessed
G2030	Pedestrian paving	5.0	0%	323,110 bgsf	0.86	0	
G2040	Site development	4.9	2%	323,110 bgsf	2.42	15,639	add bike racks/flag poles
G2050	Landscaping	5.0	0%	323,110 bgsf	2.83	0	
G3000	Site utilities	5.0	0%	323,110 bgsf	1.44	0	
Z1010	Handicapped access	5.0	0%	323,110 bgsf	2.43	0	
Cost per square foot		\$4.97	Total Retrofit Cost		\$191.04	\$1,605,253	
Percentage of new construction		2.6%	Total Cost w/out FF&E		\$162.98	\$1,488,934	
Overall facility rating		4.87	Furniture & equipment		\$28.06	\$116,320	
			Total Retrofit Cost		\$191.04	\$1,605,253	

Table A.M.5
 Prioritization of Retrofit Costs,
 Main Library, Jacksonville Public Library

nasf: 225,157 bgsf: 323,110
 built: 2005 renovated: n/a

Retrofit the Building Systems							4.87	<i>overall facility rating</i>
<i>element</i>			<i>weight</i>	<i>square</i>	<i>unit</i>	<i>total</i>		
<i>code</i>	<i>element</i>	<i>rating</i>	<i>factor</i>	<i>footage</i>	<i>cost</i>	<i>cost</i>	<i>comments</i>	
Life Safety/ADA/Code Compliance								
B1010	Floor slabs	4.9	2%	323,110 bgsf	\$2.65	\$17,125	cap/seal all floor penetrations per code	
D1010	Elevators	5.0	0%	323,110 bgsf	4.77	0		
D4010	Fire protection system	5.0	0%	323,110 bgsf	3.90	0		
D5020	Emergency lighting	5.0	0%	225,157 nasf	0.90	0		
D5040	Fire alarm system	2.3	54%	323,110 bgsf	1.75	305,339	add a/v units, correct smoke evacuation system problems	
D5040	Emergency power	4.9	2%	323,110 bgsf	1.66	10,727	address fault alarm light on generator	
E2010	Casework	4.9	2%	225,157 nasf	1.96	8,826	modify select sink cabinets for wheelchairs	
E2010	Millwork	4.9	2%	225,157 nasf	6.26	28,190	modify select service desks for ADA access	
Z1010	Handicapped access	5.0	0%	323,110 bgsf	2.43	0		
SUBTOTALS					\$26.28	\$370,207		
Roofs								
B3010	Roofing	4.0	20%	323,110 bgsf	\$6.89	\$445,246	budget to repair roof leaks	
SUBTOTALS					\$6.89	\$445,246		
Building Envelope								
A1010	Foundations	5.0	0%	323,110 bgsf	\$5.22	\$0		
B1020	Superstructure	5.0	0%	323,110 bgsf	12.45	0		
B2010	Exterior walls	5.0	0%	323,110 bgsf	9.55	0		
B2020	Exterior windows	4.8	4%	323,110 bgsf	8.11	104,817	address window/skylights leaks	
B2030	Exterior doors	4.9	2%	323,110 bgsf	4.85	31,342	install panic hardware on select doors	
SUBTOTALS					\$40.18	\$136,159		
HVAC								
D3030	Chilled water system/pumps	4.9	2%	323,110 bgsf	\$2.05	\$13,248		
D3040	Air handling equipment	4.7	6%	323,110 bgsf	7.10	137,645	test & balance/commission system	
D3040	HVAC ductwork	4.8	4%	225,157 nasf	4.25	38,277		
D3040	Ventilation	4.7	6%	225,157 nasf	2.03	27,424		
D3050	HVAC diffusers	5.0	0%	225,157 nasf	1.21	0		
D3060	Building temperature controls	4.3	14%	225,157 nasf	3.15	99,294		
D3060	Local temperature controls	5.0	0%	225,157 nasf	0.48	0		
SUBTOTALS					\$20.27	\$315,887		
Electrical								
D5010	Electrical service equipment	5.0	0%	323,110 bgsf	\$1.97	\$0		
D5010	Distribution panels	5.0	0%	323,110 bgsf	3.43	0		
D5010	Branch power distribution	4.9	2%	323,110 bgsf	2.30	14,863		
D5020	Lighting fixtures	4.9	2%	225,157 nasf	3.50	15,761		
D5020	Convenience receptacles	4.9	2%	225,157 nasf	2.90	13,059		
D5030	Data infrastructure	4.9	2%	323,110 bgsf	3.77	24,362		
D5030	Public address system	5.0	0%	225,157 nasf	1.55	0		
D5030	Building security alarm system	5.0	0%	323,110 bgsf	1.10	0		
SUBTOTALS					\$20.52	\$68,046		
Plumbing								
D2010	Plumbing fixtures	5.0	0%	225,157 nasf	\$2.50	\$0		
D2020	Domestic water distribution	5.0	0%	323,110 bgsf	1.72	0		
D2020	Domestic water heaters	5.0	0%	323,110 bgsf	0.25	0		
D2030	Sanitary collection	5.0	0%	323,110 bgsf	1.15	0		
D2040	Storm water collection	4.8	4%	323,110 bgsf	1.77	22,876	add roof drain capacity	
SUBTOTALS					\$7.39	\$22,876		
Furniture & Equipment								
E2020	Furniture	5.0	0%	225,157 nasf	\$15.34	\$0		
E2020	Equipment	5.0	0%	225,157 nasf	8.22	0		
E2020	Signage	4.6	8%	323,110 bgsf	4.50	116,320	add interior & exterior signage	
SUBTOTALS					\$28.06	\$116,320		

Other

C1020	Interior doors & hardware	4.8	4%	225,157	nasf	\$3.15	\$28,370	repair select locks/latches, relocate select doors
C2010	Stairs/ramps/ladders	5.0	0%	323,110	bgsf	7.55	0	
C3010	Wall finishes	4.9	2%	225,157	nasf	3.33	14,995	repair drywall damage/add wall protection
C3020	Floor finishes	4.6	8%	225,157	nasf	3.15	56,740	rotate carpet tile/replace select carpet
C3030	Ceiling finishes	4.9	2%	225,157	nasf	3.28	14,770	repair ceiling damage
G2010	Roadways	5.0	0%	323,110	bgsf	2.12	0	
G2020	Parking structure	N/A	0%	323,110	bgsf	11.32	0	parking structure was not assessed
G2030	Pedestrian paving	5.0	0%	323,110	bgsf	0.86	0	
G2040	Site development	4.9	2%	323,110	bgsf	2.42	15,639	add bike racks/flag poles
G2050	Landscaping	5.0	0%	323,110	bgsf	2.83	0	
G3000	Site utilities	5.0	0%	323,110	bgsf	1.44	0	

SUBTOTALS \$41.45 130,514

Cost per square foot	\$4.97	Total Retrofit Cost	\$191.04	\$1,605,253
Percentage of new construction	2.6%	Total Cost w/out FF&E	\$162.98	\$1,488,934
Overall facility rating	4.87	Furniture & equipment	\$28.06	\$116,320

Total Retrofit Cost \$191.04 \$1,605,253

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements

Main Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
Life Safety/ADA/Code Compliance	\$370,207					\$370,207
B3000 Roofs	\$445,246					\$445,246
B2000 Building Envelope		\$136,159				\$136,159
D3000 HVAC		\$315,887				\$315,887
D5000 Electrical			\$68,046			\$68,046
D2000 Plumbing				\$22,876		\$22,876
E2000 Furniture & Equipment					\$116,320	\$116,320
Other					\$130,514	\$130,514
TOTALS	\$815,452	\$452,046	\$68,046	\$22,876	\$246,833	\$1,605,253 2011 dollars
PERCENTAGES OF TOTAL	50.8%	28.2%	4.2%	1.4%	15.4%	100.0%

Table A.KR.4

Existing Building Retrofit Costs,
Mandarin Regional, Jacksonville Public Library

nasf: 23,190 bgsf: 26,722
built: 1986 renovated: 2005

Retrofit the Building Systems

4.41 overall facility rating

element	rating	weight factor	square footage	unit cost	total cost	comments
A1010 Foundations	5.0	0%	26,722 bgsf	\$5.22	\$0	
B1010 Floor slabs	5.0	0%	26,722 bgsf	2.65	0	
B1020 Superstructure	5.0	0%	26,722 bgsf	12.45	0	
B2010 Exterior walls	4.8	4%	26,722 bgsf	9.55	10,208	add weep holes in brick/replace missing units
B2020 Exterior windows	5.0	0%	26,722 bgsf	8.11	0	
B2030 Exterior doors	4.9	2%	26,722 bgsf	4.85	2,592	install panic hardware on select doors
B3010 Roofing	2.2	56%	26,722 bgsf	6.89	103,104	budget to replace entire asphalt roof
C1020 Interior doors & hardware	4.0	20%	23,190 nasf	3.15	14,610	install new hardware on select doors
C2010 Stairs/ramps/ladders	5.0	0%	26,722 bgsf	7.55	0	
C3010 Wall finishes	5.0	0%	23,190 nasf	3.33	0	
C3020 Floor finishes	4.9	2%	23,190 nasf	3.15	1,461	rotate carpet tiles in high-traffic areas
C3030 Ceiling finishes	4.8	4%	23,190 nasf	3.28	3,043	repair cracks/damage from roof leaks
D2010 Plumbing fixtures	5.0	0%	23,190 nasf	2.50	0	
D2020 Domestic water distribution	5.0	0%	26,722 bgsf	1.72	0	
D2020 Domestic water heaters	5.0	0%	26,722 bgsf	0.25	0	
D2030 Sanitary collection	5.0	0%	26,722 bgsf	1.15	0	
D2040 Storm water collection	4.3	14%	26,722 bgsf	1.77	6,622	increase overflow capacity
D3020 Boilers	5.0	0%	26,722 bgsf	4.78	0	
D3030 Air-cooled chillers	5.0	0%	26,722 bgsf	2.05	0	
D3040 Chilled water pumps	4.0	20%	26,722 bgsf	0.87	4,650	replace pump/repair piping
D3040 Hot water pumps	5.0	0%	26,722 bgsf	0.87	0	
D3040 Air handling equipment	3.3	34%	26,722 bgsf	7.10	64,507	replace units, test & balance system
D3040 HVAC ductwork	5.0	0%	23,190 nasf	4.25	0	
D3040 Ventilation	5.0	0%	23,190 nasf	2.03	0	
D3050 HVAC diffusers	4.9	2%	23,190 nasf	1.21	561	clean dirty grilles
D3060 Building temperature controls	5.0	0%	23,190 nasf	3.15	0	
D3060 Local temperature controls	5.0	0%	23,190 nasf	0.48	0	
D4010 Fire protection system	0.0	100%	26,722 bgsf	3.90	104,216	install new dry-pipe system
D5010 Electrical service equipment	4.9	2%	26,722 bgsf	1.97	1,053	clean equipment
D5010 Distribution panels	5.0	0%	26,722 bgsf	3.43	0	
D5010 Branch power distribution	5.0	0%	26,722 bgsf	2.30	0	
D5020 Lighting fixtures	5.0	0%	23,190 nasf	3.50	0	
D5020 Emergency lighting	0.0	100%	23,190 nasf	0.90	20,871	install new system to meet code
D5020 Convenience receptacles	4.0	20%	23,190 nasf	2.90	13,450	add receptacles in public areas
D5030 Data infrastructure	4.8	4%	26,722 bgsf	3.77	4,030	protect equipment from surroundings
D5030 Public address system	5.0	0%	23,190 nasf	1.55	0	
D5030 Building security alarm system	5.0	0%	26,722 bgsf	1.10	0	
D5040 Fire alarm system	4.6	8%	26,722 bgsf	1.75	3,741	add horn/strobes in common areas
D5040 Emergency power	0.0	100%	26,722 bgsf	1.66	44,359	install new system
E2010 Casework	4.5	10%	23,190 nasf	1.96	4,545	modify sink cabinets for wheelchairs
E2010 Millwork	4.6	8%	23,190 nasf	6.26	11,614	modify Information Desk for ADA access
E2020 Furniture	3.8	24%	23,190 nasf	15.34	85,376	replace original tables & chairs
E2020 Equipment	4.8	4%	23,190 nasf	8.22	7,625	install additional wood end panels
E2020 Signage	3.6	28%	26,722 bgsf	4.50	33,670	install additional interior & exterior signage
G2010 Roadways	4.8	4%	26,722 bgsf	2.12	2,266	budget to repair cracks/patched areas
G2020 Parking Lots	4.8	4%	26,722 bgsf	2.97	3,175	repair cracks/damaged areas
G2030 Pedestrian Paving	4.5	10%	26,722 bgsf	0.86	2,298	add walkways for egress
G2040 Site Development	4.3	14%	26,722 bgsf	2.42	9,053	add lighting
G2050 Landscaping	4.4	12%	26,722 bgsf	2.83	9,075	trim back over-growth
G3000 Site Utilities	5.0	0%	26,722 bgsf	1.44	0	
Z1010 Handicapped access	4.3	14%	26,722 bgsf	2.43	9,091	address drinking fountains, egress, doors, toilets, etc.
Cost per square foot		\$21.74	Total Retrofit Cost	\$184.44	\$580,863	
Percentage of new construction		11.8%	Total Cost w/out FF&E	\$156.38	\$454,192	
Overall facility rating		4.41	Furniture & equipment	\$28.06	\$126,671	
			Total Retrofit Cost	\$184.44	\$580,863	

Table A.KR.5

Prioritization of Retrofit Costs,
Mandarin Branch, Jacksonville Public Library

nasf: 23,190

bgsf: 26,722

built: 1986

renovated: 2005

Retrofit the Building Systems

4.41 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
B2030	Exterior doors	4.9	2%	26,722 bgsf	\$4.85	\$2,592	install panic hardware on select doors
C1020	Interior doors & hardware	4.0	20%	23,190 nasf	3.15	14,610	install new hardware on select doors
C2010	Stairs/ramps/ladders	5.0	0%	26,722 bgsf	7.55	0	
D4010	Fire protection system	0.0	100%	26,722 bgsf	3.90	104,216	install new dry-pipe system
D5020	Emergency lighting	0.0	100%	23,190 nasf	0.90	20,871	install new system to meet code
D5040	Fire alarm system	4.6	8%	26,722 bgsf	1.75	3,741	add horn/strobes in common areas
D5040	Emergency power	0.0	100%	26,722 bgsf	1.66	44,359	install new system
E2010	Casework	4.5	10%	23,190 nasf	1.96	4,545	modify sink cabinets for wheelchairs
E2010	Millwork	4.6	8%	23,190 nasf	6.26	11,614	modify Information Desk for ADA access
Z1010	Handicapped access	4.3	14%	26,722 bgsf	2.43	9,091	address drinking fountains, egress, doors, toilets, etc.
SUBTOTALS					\$34.41	\$215,638	
Roofs							
B3010	Roofing	2.2	56%	26,722 bgsf	\$6.89	\$103,104	budget to replace entire asphalt roof
SUBTOTALS					\$6.89	\$103,104	
Building Envelope							
A1010	Foundations	5.0	0%	26,722 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	26,722 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	26,722 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	26,722 bgsf	9.55	10,208	add weep holes in brick/replace missing units
B2020	Exterior windows	5.0	0%	26,722 bgsf	8.11	0	
SUBTOTALS					\$37.98	\$10,208	
HVAC							
D3020	Boilers	5.0	0%	26,722 bgsf	\$4.78	\$0	
D3030	Air-cooled chillers	5.0	0%	26,722 bgsf	2.05	0	
D3040	Chilled water pumps	4.0	20%	26,722 bgsf	0.87	4,650	replace pump/repair piping
D3040	Hot water pumps	5.0	0%	26,722 bgsf	0.87	0	
D3040	Air handling equipment	3.3	34%	26,722 bgsf	7.10	64,507	replace units, test & balance system
D3040	HVAC ductwork	5.0	0%	23,190 nasf	4.25	0	
D3040	Ventilation	5.0	0%	23,190 nasf	2.03	0	
D3050	HVAC diffusers	4.9	2%	23,190 nasf	1.21	561	clean dirty grilles
D3060	Building temperature controls	5.0	0%	23,190 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	23,190 nasf	0.48	0	
SUBTOTALS					\$26.79	\$69,718	
Electrical							
D5010	Electrical service equipment	4.9	2%	26,722 bgsf	\$1.97	\$1,053	clean equipment
D5010	Distribution panels	5.0	0%	26,722 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	26,722 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	23,190 nasf	3.50	0	
D5020	Convenience receptacles	4.0	20%	23,190 nasf	2.90	13,450	install new system to meet code
D5030	Data infrastructure	4.8	4%	26,722 bgsf	3.77	4,030	add receptacles in public areas
D5030	Public address system	5.0	0%	23,190 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	26,722 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$18,533	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	23,190 nasf	\$2.50	0	
D2020	Domestic water distribution	5.0	0%	26,722 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	26,722 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	26,722 bgsf	1.15	0	
D2040	Storm water collection	4.3	14%	26,722 bgsf	1.77	6,622	increase overflow capacity
SUBTOTALS					\$7.39	\$6,622	

Furniture & Equipment

E2020	Furniture	3.8	24%	23,190	nasf	\$15.34	\$85,376	replace original tables & chairs
E2020	Equipment	4.8	4%	23,190	nasf	8.22	7,625	install additional wood end panels
E2020	Signage	3.6	28%	26,722	bgsf	4.50	33,670	install additional interior & exterior signage

SUBTOTALS \$28.06 \$126,671

Other

C3010	Wall finishes	5.0	0%	23,190	nasf	\$3.33	\$0	
C3020	Floor finishes	4.9	2%	23,190	nasf	3.15	1,461	rotate carpet tiles in high-traffic areas
C3030	Ceiling finishes	4.8	4%	23,190	nasf	3.28	3,043	repair cracks/damage from roof leaks
G2010	Roadways	4.8	4%	26,722	bgsf	2.12	2,266	budget to repair cracks/patched areas
G2020	Parking Lots	4.8	4%	26,722	bgsf	2.97	3,175	repair cracks/damaged areas
G2030	Pedestrian Paving	4.5	10%	26,722	bgsf	0.86	2,298	add walkways for egress
G2040	Site Development	4.3	14%	26,722	bgsf	2.42	9,053	add lighting
G2050	Landscaping	4.4	12%	26,722	bgsf	2.83	9,075	trim back over-growth
G3000	Site Utilities	5.0	0%	26,722	bgsf	1.44	0	

SUBTOTALS \$22.40 30,370

Cost per square foot	\$21.74	Total Retrofit Cost	\$184.44	\$580,863
Percentage of new construction	11.8%	Total Cost w/out FF&E	\$156.38	\$454,192
Overall facility rating	4.41	Furniture & equipment	\$28.06	\$126,671

Total Retrofit Cost \$184.44 \$580,863

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements

Mandarin Regional Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
Life Safety/ADA/Code Compliance	\$215,638					\$215,638	
B3000 Roofs	\$103,104					\$103,104	
B2000 Building Envelope		\$10,208				\$10,208	
D3000 HVAC		\$69,718				\$69,718	
D5000 Electrical			\$18,533			\$18,533	
D2000 Plumbing				\$6,622		\$6,622	
E2000 Furniture & Equipment					\$126,671	\$126,671	
Other					\$30,370	\$30,370	
TOTALS	\$318,742	\$79,926	\$18,533	\$6,622	\$157,041	\$580,863	2011 dollars
PERCENTAGES OF TOTAL	54.9%	13.8%	3.2%	1.1%	27.0%	100.0%	

Table A.MAX.4

Existing Building Retrofit Costs,
Maxville Branch, Jacksonville Public Library

nasf: 7,013 bgsf: 9,164
built: 2005 renovated: n/a

Retrofit the Building Systems

4.51 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	9,164 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	9,164 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	9,164 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	9,164 bgsf	9.55	1,750	add weep holes in brick
B2020	Exterior windows	2.5	50%	9,164 bgsf	8.11	37,160	install insulated glass throughout
B2030	Exterior doors	4.9	2%	9,164 bgsf	4.85	889	install panic hardware at service entrance
B3010	Roofing	5.0	0%	9,164 bgsf	6.89	0	
C1020	Interior doors & hardware	4.8	4%	7,013 nasf	3.15	884	install panic hardware at meeting room
C2010	Stairs/ramps/ladders	4.9	2%	9,164 bgsf	7.55	1,384	provide secure, dedicated roof access
C3010	Wall finishes	4.7	6%	7,013 nasf	3.33	1,401	repair minor damage/add corner guards
C3020	Floor finishes	5.0	0%	7,013 nasf	3.15	0	
C3030	Ceiling finishes	5.0	0%	7,013 nasf	3.28	0	
D2010	Plumbing fixtures	5.0	0%	7,013 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	9,164 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	9,164 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	9,164 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	9,164 bgsf	1.77	0	
D3030	Compressors/condensers	5.0	0%	9,164 bgsf	2.05	0	
D3040	Air handling equipment	3.4	32%	9,164 bgsf	7.10	20,821	repair AHU-4/test & balance system
D3040	HVAC ductwork	4.4	12%	7,013 nasf	4.25	3,577	address wet outside air connections at AHUs
D3040	Ventilation	4.4	12%	7,013 nasf	2.03	1,708	balance outdoor air unit
D3050	HVAC diffusers	4.8	4%	7,013 nasf	1.21	339	clean dirty units
D3060	Building temperature controls	5.0	0%	7,013 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	7,013 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	9,164 bgsf	3.90	35,740	install new dry-pipe system
D5010	Electrical service equipment	5.0	0%	9,164 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	9,164 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	9,164 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	7,013 nasf	3.50	0	
D5020	Emergency lighting	5.0	0%	7,013 nasf	0.90	0	
D5020	Convenience receptacles	2.5	50%	7,013 nasf	2.90	10,169	add floor receptacles at tables
D5030	Data infrastructure	4.5	10%	9,164 bgsf	3.77	3,455	increase cooling capacity in room 114
D5030	Public address system	5.0	0%	7,013 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	9,164 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	9,164 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	9,164 bgsf	1.66	15,212	install new system
E2010	Casework	4.7	6%	7,013 nasf	1.96	825	modify for wheelchair access
E2010	Millwork	5.0	0%	7,013 nasf	6.26	0	
E2020	Furniture	4.9	2%	7,013 nasf	15.34	2,152	purchase dollies for stack chairs
E2020	Equipment	5.0	0%	7,013 nasf	8.22	0	
E2020	Signage	3.6	28%	9,164 bgsf	4.50	11,547	install additional interior & exterior signage
G2010	Roadways	4.4	12%	9,164 bgsf	2.12	2,331	budget to improve drainage
G2020	Parking Lots	4.6	8%	9,164 bgsf	2.97	2,177	repair cracks/damaged areas
G2030	Pedestrian Paving	4.2	16%	9,164 bgsf	0.86	1,261	extend sidewalk from all exits
G2040	Site Development	5.0	0%	9,164 bgsf	2.42	0	
G2050	Landscaping	4.2	16%	9,164 bgsf	2.83	4,149	trim overgrowth at sign
G3000	Site Utilities	5.0	0%	9,164 bgsf	1.44	0	
Z1010	Handicapped access	4.6	8%	9,164 bgsf	2.43	1,781	address egress
Cost per square foot		\$17.54		Total Retrofit Cost	\$177.92	\$160,712	
Percentage of new construction		9.9%		Total Cost w/out FF&E	\$149.86	\$147,014	
Overall facility rating		4.51		Furniture & equipment	\$28.06	\$13,698	
				Total Retrofit Cost	\$177.92	\$160,712	

Table A.MAX.5

Prioritization of Retrofit Costs,
Maxville Branch, Jacksonville Public Library

nasf: 7,013 bgsf: 9,164
built: 2005 renovated: n/a

Retrofit the Building Systems

4.51 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.8	4%	7,013 nasf	\$3.15	\$884	install panic hardware at meeting room
D4010	Fire protection system	0.0	100%	9,164 bgsf	3.90	35,740	install new dry-pipe system
D5020	Emergency lighting	5.0	0%	7,013 nasf	0.90	0	
D5040	Fire alarm system	5.0	0%	9,164 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	9,164 bgsf	1.66	15,212	install new system
E2010	Casework	4.7	6%	7,013 nasf	1.96	825	modify for wheelchair access
Z1010	Handicapped access	4.6	8%	9,164 bgsf	2.43	1,781	address egress
SUBTOTALS					\$15.75	\$54,442	
Roofs							
B3010	Roofing	5.0	0%	9,164 bgsf	\$6.89	\$0	
SUBTOTALS					\$6.89	\$0	
Building Envelope							
A1010	Foundations	5.0	0%	9,164 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	9,164 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	9,164 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	9,164 bgsf	9.55	1,750	add weep holes in brick
B2020	Exterior windows	2.5	50%	9,164 bgsf	8.11	37,160	install insulated glass throughout
B2030	Exterior doors	4.9	2%	9,164 bgsf	4.85	889	install panic hardware at service entrance
C2010	Stairs/ramps/ladders	4.9	2%	9,164 bgsf	7.55	1,384	provide secure, dedicated roof access
SUBTOTALS					\$50.38	\$41,183	
HVAC							
D3030	Compressors/condensers	5.0	0%	9,164 bgsf	\$2.05	\$0	
D3040	Air handling equipment	3.4	32%	9,164 bgsf	7.10	20,821	repair AHU-4/test & balance system
D3040	HVAC ductwork	4.4	12%	7,013 nasf	4.25	3,577	address wet outside air connections at AHUs
D3040	Ventilation	4.4	12%	7,013 nasf	2.03	1,708	balance outdoor air unit
D3050	HVAC diffusers	4.8	4%	7,013 nasf	1.21	339	clean dirty units
D3060	Building temperature controls	5.0	0%	7,013 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	7,013 nasf	0.48	0	
SUBTOTALS					\$20.27	\$26,445	
Electrical							
D5010	Electrical service equipment	5.0	0%	9,164 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	9,164 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	9,164 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	7,013 nasf	3.50	0	
D5020	Convenience receptacles	2.5	50%	7,013 nasf	2.90	10,169	add floor receptacles at tables
D5030	Data infrastructure	4.5	10%	9,164 bgsf	3.77	3,455	increase cooling capacity in room 114
D5030	Public address system	5.0	0%	7,013 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	9,164 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$13,624	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	7,013 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	9,164 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	9,164 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	9,164 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	9,164 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$0	
Furniture & Equipment							
E2010	Millwork	5.0	0%	7,013 nasf	\$6.26	\$0	
E2020	Furniture	4.9	2%	7,013 nasf	15.34	2,152	purchase dollies for stack chairs
E2020	Equipment	5.0	0%	7,013 nasf	8.22	0	
E2020	Signage	3.6	28%	9,164 bgsf	4.50	11,547	install additional interior & exterior signage
SUBTOTALS					\$34.32	\$13,698	

Other

C3010	Wall finishes	4.7	6%	7,013	nasf	\$3.33	\$1,401	repair minor damage/add corner guards
C3020	Floor finishes	5.0	0%	7,013	nasf	3.15	0	
C3030	Ceiling finishes	5.0	0%	7,013	nasf	3.28	0	
G2010	Roadways	4.4	12%	9,164	bgsf	2.12	2,331	budget to improve drainage
G2020	Parking Lots	4.6	8%	9,164	bgsf	2.97	2,177	repair cracks/damaged areas
G2030	Pedestrian Paving	4.2	16%	9,164	bgsf	0.86	1,261	extend sidewalk from all exits
G2040	Site Development	5.0	0%	9,164	bgsf	2.42	0	
G2050	Landscaping	4.2	16%	9,164	bgsf	2.83	4,149	trim overgrowth at sign
G3000	Site Utilities	5.0	0%	9,164	bgsf	1.44	0	
SUBTOTALS						\$22.40	\$11,320	

Cost per square foot	\$17.54	Total Retrofit Cost	\$177.92	\$160,712
Percentage of new construction	9.9%	Total Cost w/out FF&E	\$149.86	\$147,014
Overall facility rating	4.51	Furniture & equipment	\$28.06	\$13,698
		Total Retrofit Cost	\$177.92	\$160,712

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan*Phasing of Capital Improvements*

Maxville Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
	Life Safety/ADA/Code Compliance	\$54,442					\$54,442	
B3000	Roofs	\$0					\$0	
B2000	Building Envelope		\$41,183				\$41,183	
D3000	HVAC		\$26,445				\$26,445	
D5000	Electrical			\$13,624			\$13,624	
D2000	Plumbing				\$0		\$0	
E2000	Furniture & Equipment					\$13,698	\$13,698	
	Other					\$11,320	\$11,320	
TOTALS		\$54,442	\$67,628	\$13,624	\$0	\$25,019	\$160,712	2011 dollars
PERCENTAGES OF TOTAL		33.9%	42.1%	8.5%	0.0%	15.6%	100.0%	

Table A.MH.4

Existing Building Retrofit Costs,
Murray Hill Branch, Jacksonville Public Library

nasf: 6,361 bgsf: 7,315
built: 1968 renovated: 2004

Retrofit the Building Systems

4.38 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	7,315 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	7,315 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	7,315 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	7,315 bgsf	9.55	2,794	add weep holes in brick
B2020	Exterior windows	2.5	50%	7,315 bgsf	8.11	29,662	install insulated glass throughout
B2030	Exterior doors	4.5	10%	7,315 bgsf	4.85	3,548	install panic hardware on exit doors
B3010	Roofing	4.8	4%	7,315 bgsf	6.89	2,016	add dedicated roof access
C1020	Interior doors & hardware	4.0	20%	6,361 nasf	3.15	4,007	install lever handles on all doors/panic hardware on exit doors
C2010	Stairs/ramps/ladders	4.9	2%	7,315 bgsf	7.55	1,105	add dedicated roof access
C3010	Wall finishes	5.0	0%	6,361 nasf	3.33	0	
C3020	Floor finishes	5.0	0%	6,361 nasf	3.15	0	
C3030	Ceiling finishes	5.0	0%	6,361 nasf	3.28	0	
D2010	Plumbing fixtures	3.8	24%	6,361 nasf	2.50	3,817	relocate mop sink
D2020	Domestic water distribution	5.0	0%	7,315 bgsf	1.72	0	
D2020	Domestic water heaters	0.0	100%	7,315 bgsf	0.25	1,829	install water heater
D2030	Sanitary collection	2.0	60%	7,315 bgsf	1.15	5,047	address chronic clogs/back-ups
D2040	Storm water collection	5.0	0%	7,315 bgsf	1.77	0	
D3030	Compressors/condensers	5.0	0%	7,315 bgsf	2.05	0	
D3040	Air handling equipment	4.9	2%	7,315 bgsf	7.10	1,039	address drain pan supported from ductwork above electrical panels
D3040	HVAC ductwork	5.0	0%	6,361 nasf	4.25	0	
D3040	Ventilation	5.0	0%	6,361 nasf	2.03	0	
D3050	HVAC diffusers	4.8	4%	6,361 nasf	1.21	308	clean diffusers
D3060	Building temperature controls	5.0	0%	6,361 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	6,361 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	7,315 bgsf	3.90	28,529	install new dry-pipe system
D5010	Electrical service equipment	4.0	20%	7,315 bgsf	1.97	2,882	budget to repair sub-standard equipment
D5010	Distribution panels	1.3	74%	7,315 bgsf	3.43	18,567	address dedicated space & ductwork over panels
D5010	Branch power distribution	5.0	0%	7,315 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	6,361 nasf	3.50	0	
D5020	Emergency lighting	5.0	0%	6,361 nasf	0.90	0	
D5020	Convenience receptacles	5.0	0%	6,361 nasf	2.90	0	
D5030	Data infrastructure	4.9	2%	7,315 bgsf	3.77	552	clean IT rack
D5030	Public address system	5.0	0%	6,361 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	7,315 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	7,315 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	7,315 bgsf	1.66	12,143	install new system
E2010	Casework	4.7	6%	6,361 nasf	1.96	748	modify for wheelchair access
E2010	Millwork	4.5	10%	6,361 nasf	6.26	3,982	modify Circulation Desk for ADA access
E2020	Furniture	4.3	14%	6,361 nasf	15.34	13,661	replace original chairs/purchase stack chair dolly
E2020	Equipment	5.0	0%	6,361 nasf	8.22	0	
E2020	Signage	3.6	28%	7,315 bgsf	4.50	9,217	install additional interior & exterior signage
F2020	Hazardous material abatement	4.0	20%	7,315 bgsf	5.33	7,798	allowance for asbestos/lead paint removal
G2010	Roadways	4.5	10%	7,315 bgsf	2.12	1,551	budget to improve drainage
G2020	Parking Lots	4.5	10%	7,315 bgsf	2.97	2,173	repair cracks/damaged areas
G2030	Pedestrian Paving	2.5	50%	7,315 bgsf	0.86	3,145	replace cracked section of sidewalk
G2040	Site Development	4.6	8%	7,315 bgsf	2.42	1,416	repair/replace bike rack
G2050	Landscaping	5.0	0%	7,315 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	7,315 bgsf	1.44	0	
Z1010	Handicapped access	4.0	20%	7,315 bgsf	2.43	3,555	address egress, drinking fountain, toilets
Cost per square foot		\$22.57		Total Retrofit Cost	\$183.25	\$165,089	
Percentage of new construction		12.3%		Total Cost w/out FF&E	\$155.19	\$142,212	
Overall facility rating		4.38		Furniture & equipment	\$28.06	\$22,878	
				Total Retrofit Cost	\$183.25	\$165,089	

Table A.MH.5

Prioritization of Retrofit Costs,
Murray Hill Branch, Jacksonville Public Library

nasf: 6,361 bgsf: 7,315
built: 1968 renovated: 2004

Retrofit the Building Systems						4.38 overall facility rating
element code	element	rating	weight factor	square footage	unit cost	total cost comments
Life Safety/ADA/Code Compliance						
B2030	Exterior doors	4.5	10%	7,315 bgsf	\$4.85	\$3,548 install panic hardware on exit doors
C1020	Interior doors & hardware	4.0	20%	6,361 nasf	3.15	4,007 install lever handles on all doors/panic hardware on exit doors
D3040	Air handling equipment	4.9	2%	7,315 bgsf	7.10	1,039 address drain pan supported from ductwork above electrical panels
D4010	Fire protection system	0.0	100%	7,315 bgsf	3.90	28,529 install new dry-pipe system
D5020	Emergency lighting	5.0	0%	6,361 nasf	0.90	0
D5040	Fire alarm system	5.0	0%	7,315 bgsf	1.75	0
D5040	Emergency power	0.0	100%	7,315 bgsf	1.66	12,143 install new system
E2010	Casework	4.7	6%	6,361 nasf	1.96	748 modify for wheelchair access
E2010	Millwork	4.5	10%	6,361 nasf	6.26	3,982 modify Circulation Desk for ADA access
F2020	Hazardous material abatement	4.0	20%	7,315 bgsf	5.33	7,798 allowance for asbestos/lead paint removal
Z1010	Handicapped access	4.0	20%	7,315 bgsf	2.43	3,555 address egress, drinking fountain, toilets
SUBTOTALS					\$39.29	\$65,348
Roofs						
B3010	Roofing	4.8	4%	7,315 bgsf	\$6.89	\$2,016 add dedicated roof access
C2010	Stairs/ramps/ladders	4.9	2%	7,315 bgsf	7.55	1,105 add dedicated roof access
SUBTOTALS					\$14.44	\$3,121
Building Envelope						
A1010	Foundations	5.0	0%	7,315 bgsf	\$5.22	\$0
B1010	Floor slabs	5.0	0%	7,315 bgsf	\$2.65	\$0
B1020	Superstructure	5.0	0%	7,315 bgsf	12.45	0
B2010	Exterior walls	4.8	4%	7,315 bgsf	9.55	2,794
B2020	Exterior windows	2.5	50%	7,315 bgsf	8.11	29,662 install insulated glass throughout
SUBTOTALS					\$37.98	\$32,457
HVAC						
D3030	Compressors/condensers	5.0	0%	7,315 bgsf	\$2.05	\$0
D3040	HVAC ductwork	5.0	0%	6,361 nasf	4.25	0
D3040	Ventilation	5.0	0%	6,361 nasf	2.03	0
D3050	HVAC diffusers	4.8	4%	6,361 nasf	1.21	308 clean diffusers
D3060	Building temperature controls	5.0	0%	6,361 nasf	3.15	0
D3060	Local temperature controls	5.0	0%	6,361 nasf	0.48	0
SUBTOTALS					\$13.17	\$308
Electrical						
D5010	Electrical service equipment	4.0	20%	7,315 bgsf	\$1.97	\$2,882 budget to repair sub-standard equipment
D5010	Distribution panels	1.3	74%	7,315 bgsf	3.43	18,567 address dedicated space & ductwork over panels
D5010	Branch power distribution	5.0	0%	7,315 bgsf	2.30	0
D5020	Lighting fixtures	5.0	0%	6,361 nasf	3.50	0
D5020	Convenience receptacles	5.0	0%	6,361 nasf	2.90	0
D5030	Data infrastructure	4.9	2%	7,315 bgsf	3.77	552 clean IT rack
D5030	Public address system	5.0	0%	6,361 nasf	1.55	0
D5030	Building security alarm system	5.0	0%	7,315 bgsf	1.10	0
SUBTOTALS					\$20.52	\$22,001
Plumbing						
D2010	Plumbing fixtures	3.8	24%	6,361 nasf	\$2.50	\$3,817
D2020	Domestic water distribution	5.0	0%	7,315 bgsf	1.72	0
D2020	Domestic water heaters	0.0	100%	7,315 bgsf	0.25	1,829
D2030	Sanitary collection	2.0	60%	7,315 bgsf	1.15	5,047
D2040	Storm water collection	5.0	0%	7,315 bgsf	1.77	0
SUBTOTALS					\$7.39	\$10,693
Furniture & Equipment						
E2020	Furniture	4.3	14%	6,361 nasf	\$15.34	\$13,661 replace original chairs/purchase stack chair dolly
E2020	Equipment	5.0	0%	6,361 nasf	8.22	0
E2020	Signage	3.6	28%	7,315 bgsf	4.50	9,217 install additional interior & exterior signage
SUBTOTALS					\$28.06	\$22,878

Other

C3010	Wall finishes	5.0	0%	6,361	nasf	\$3.33	\$0
C3020	Floor finishes	5.0	0%	6,361	nasf	3.15	0
C3030	Ceiling finishes	5.0	0%	6,361	nasf	3.28	0
G2010	Roadways	4.5	10%	7,315	bgsf	2.12	1,551 budget to improve drainage
G2020	Parking Lots	4.5	10%	7,315	bgsf	2.97	2,173 repair cracks/damaged areas
G2030	Pedestrian Paving	2.5	50%	7,315	bgsf	0.86	3,145 replace cracked section of sidewalk
G2040	Site Development	4.6	8%	7,315	bgsf	2.42	1,416 repair/replace bike rack
G2050	Landscaping	5.0	0%	7,315	bgsf	2.83	0
G3000	Site Utilities	5.0	0%	7,315	bgsf	1.44	0
SUBTOTALS						\$22.40	\$8,285

Cost per square foot	\$22.57	Total Retrofit Cost	\$183.25	\$165,089	
Percentage of new construction	12.3%	Total Cost w/out FF&E	\$165.20	\$142,211	
Overall facility rating	4.38	Furniture & equipment	\$18.05	\$22,878	
			Total Retrofit Cost	\$183.25	\$165,089

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan*Phasing of Capital Improvements*

Murray Hill Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
	Life Safety/ADA/Code Compliance	\$65,348					\$65,348
B3000	Roofs	\$3,121					\$3,121
B2000	Building Envelope		\$32,457				\$32,457
D3000	HVAC		\$308				\$308
D5000	Electrical			\$22,001			\$22,001
D2000	Plumbing				\$10,693		\$10,693
E2000	Furniture & Equipment					\$22,878	\$22,878
	Other					\$8,285	\$8,285
TOTALS		\$68,469	\$32,765	\$22,001	\$10,693	\$31,162	\$165,089 2011 dollars
PERCENTAGES OF TOTAL		41.5%	19.8%	13.3%	6.5%	18.9%	100.0%

Table A.PCR.4

Existing Building Retrofit Costs,
Pablo Creek Regional, Jacksonville Public Library

nasf: 35,282 bgsf: 40,619
built: 2004 renovated: n/a

Retrofit the Building Systems

4.81 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	40,619 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	40,619 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	40,619 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	40,619 bgsf	9.55	7,758	repair cracks in masonry & stucco
B2020	Exterior windows	3.5	30%	40,619 bgsf	8.11	98,826	install insulated glass throughout
B2030	Exterior doors	4.9	2%	40,619 bgsf	4.85	3,940	install panic hardware on select doors
B3010	Roofing	5.0	0%	40,619 bgsf	6.89	0	
C1020	Interior doors & hardware	4.6	8%	35,282 nasf	3.15	8,891	install panic hardware/repair electronic locks on select doors
C2010	Stairs/ramps/ladders	5.0	0%	40,619 bgsf	7.55	0	
C3010	Wall finishes	4.9	2%	35,282 nasf	3.33	2,350	repair minor damage/add corner guards
C3020	Floor finishes	5.0	0%	35,282 nasf	3.15	0	
C3030	Ceiling finishes	5.0	0%	35,282 nasf	3.28	0	
D2010	Plumbing fixtures	5.0	0%	35,282 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	40,619 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	40,619 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	40,619 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	40,619 bgsf	1.77	0	
D3030	Chillers	5.0	0%	40,619 bgsf	2.05	0	
D3030	Chilled water pumps	5.0	0%	40,619 bgsf	0.87	0	
D3040	Air handling equipment	4.9	2%	40,619 bgsf	7.10	5,768	test & balance air & water systems
D3040	HVAC ductwork	5.0	0%	35,282 nasf	4.25	0	
D3040	Ventilation	5.0	0%	35,282 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	35,282 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	35,282 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	35,282 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	40,619 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	40,619 bgsf	1.97	0	
D5010	Distribution panels	4.9	2%	40,619 bgsf	3.43	2,786	repair or replace TVSS modules
D5020	Branch power distribution	5.0	0%	40,619 bgsf	2.30	0	
D5020	Lighting fixtures	4.9	2%	35,282 nasf	3.50	2,470	clean pendant fixtures
D5020	Emergency lighting	5.0	0%	35,282 nasf	0.90	0	
D5020	Convenience receptacles	5.0	0%	35,282 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	40,619 bgsf	3.77	0	
D5030	Public address system	5.0	0%	35,282 nasf	1.55	0	
D5030	Building security alarm system	4.7	6%	40,619 bgsf	1.10	2,681	address alarm failures at exterior doors
D5040	Fire alarm system	5.0	0%	40,619 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	40,619 bgsf	1.66	67,428	install new system
E2010	Casework	5.0	0%	35,282 nasf	1.96	0	
E2010	Millwork	4.4	12%	35,282 nasf	6.26	26,504	address ADA access to Service Desks
E2020	Furniture	4.9	2%	35,282 nasf	15.34	10,824	refinish select wood chairs/replace end panels
E2020	Equipment	5.0	0%	35,282 nasf	8.22	0	
E2020	Signage	4.7	6%	40,619 bgsf	4.50	10,967	add interior signage in select areas
G2010	Roadways	5.0	0%	40,619 bgsf	2.12	0	
G2020	Parking Lots	4.8	4%	40,619 bgsf	2.97	4,826	repair cracks/damaged areas
G2030	Pedestrian Paving	4.7	6%	40,619 bgsf	0.86	2,096	modify concrete pads at exits
G2040	Site Development	4.9	2%	40,619 bgsf	2.42	1,966	add bike rack capacity
G2050	Landscaping	4.9	2%	40,619 bgsf	2.83	2,299	trim shrubs at exterior sign
G3000	Site Utilities	5.0	0%	40,619 bgsf	1.44	0	
Z1010	Handicapped access	4.2	16%	40,619 bgsf	2.43	15,793	address egress, toilet rooms, drinking fountains
Cost per square foot \$6.85				Total Retrofit Cost	\$178.79	\$278,172	
Percentage of new construction 3.8%				Total Cost w/out FF&E	\$150.73	\$256,381	
Overall facility rating 4.81				Furniture & equipment	\$28.06	\$21,791	
				Total Retrofit Cost	\$178.79	\$278,172	

Table A.PCR.5

Prioritization of Retrofit Costs,
Pablo Creek Branch, Jacksonville Public Library

nasf: 35,282 bgsf: 40,619
built: 2004 renovated: n/a

Retrofit the Building Systems

4.81 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
B2030	Exterior doors	4.9	2%	40,619 bgsf	\$4.85	\$3,940	install panic hardware on select doors
C1020	Interior doors & hardware	4.6	8%	35,282 nasf	3.15	8,891	install panic hardware/repair electronic locks on select doors
D4010	Fire protection system	5.0	0%	40,619 bgsf	3.90	0	
D5020	Emergency lighting	5.0	0%	35,282 nasf	0.90	0	
D5040	Fire alarm system	5.0	0%	40,619 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	40,619 bgsf	1.66	67,428	install new system
E2010	Millwork	4.4	12%	35,282 nasf	6.26	26,504	address ADA access to Service Desks
Z1010	Handicapped access	4.2	16%	40,619 bgsf	2.43	15,793	address egress, toilet rooms, drinking fountains
SUBTOTALS					\$24.90	\$122,555	
Roofs							
B3010	Roofing	5.0	0%	40,619 bgsf	\$6.89	\$0	
SUBTOTALS					\$6.89	\$0	
Building Envelope							
code	element	rating	factor	footage	cost	cost	
A1010	Foundations	5.0	0%	40,619 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	40,619 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	40,619 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	40,619 bgsf	9.55	7,758	repair cracks in masonry & stucco
B2020	Exterior windows	3.5	30%	40,619 bgsf	8.11	98,826	install insulated glass throughout
SUBTOTALS					\$37.98	\$106,584	
HVAC							
D3030	Chillers	5.0	0%	40,619 bgsf	\$2.05	\$0	
D3030	Chilled water pumps	5.0	0%	40,619 bgsf	0.87	0	
D3040	Air handling equipment	4.9	2%	40,619 bgsf	7.10	5,768	test & balance air & water systems
D3040	HVAC ductwork	5.0	0%	35,282 nasf	4.25	0	
D3040	Ventilation	5.0	0%	35,282 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	35,282 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	35,282 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	35,282 nasf	0.48	0	
SUBTOTALS					\$21.14	\$5,768	
Electrical							
D5010	Electrical service equipment	5.0	0%	40,619 bgsf	\$1.97	\$0	
D5010	Distribution panels	4.9	2%	40,619 bgsf	3.43	2,786	repair or replace TVSS modules
D5020	Branch power distribution	5.0	0%	40,619 bgsf	2.30	0	
D5020	Lighting fixtures	4.9	2%	35,282 nasf	3.50	2,470	clean pendant fixtures
D5020	Convenience receptacles	5.0	0%	35,282 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	40,619 bgsf	3.77	0	
D5030	Public address system	5.0	0%	35,282 nasf	1.55	0	
D5030	Building security alarm system	4.7	6%	40,619 bgsf	1.10	2,681	address alarm failures at exterior doors
SUBTOTALS					\$20.52	\$7,937	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	35,282 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	40,619 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	40,619 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	40,619 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	40,619 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$0	
Furniture & Equipment							
E2010	Casework	5.0	0%	35,282 nasf	\$1.96	\$0	
E2020	Furniture	4.9	2%	35,282 nasf	15.34	10,824	refinish select wood chairs/replace end panels
E2020	Equipment	5.0	0%	35,282 nasf	8.22	0	
E2020	Signage	4.7	6%	40,619 bgsf	4.50	10,967	add interior signage in select areas
SUBTOTALS					\$30.02	\$21,791	

Other

C2010	Stairs/ramps/ladders	5.0	0%	40,619 bgsf	\$7.55	\$0
C3010	Wall finishes	4.9	2%	35,282 nasf	3.33	2,350
C3020	Floor finishes	5.0	0%	35,282 nasf	3.15	0
C3030	Ceiling finishes	5.0	0%	35,282 nasf	3.28	0
G2010	Roadways	5.0	0%	40,619 bgsf	2.12	0
G2020	Parking Lots	4.8	4%	40,619 bgsf	2.97	4,826 repair cracks/damaged areas
G2030	Pedestrian Paving	4.7	6%	40,619 bgsf	0.86	2,096 modify concrete pads at exits
G2040	Site Development	4.9	2%	40,619 bgsf	2.42	1,966 add bike rack capacity
G2050	Landscaping	4.9	2%	40,619 bgsf	2.83	2,299 trim shrubs at exterior sign
G3000	Site Utilities	5.0	0%	40,619 bgsf	1.44	0
				SUBTOTALS	\$29.95	13,536
Cost per square foot		\$6.85	Total Retrofit Cost		\$178.79	\$278,172
Percentage of new construction		3.8%	Total Cost w/out FF&E		\$150.73	\$256,381
Overall facility rating		4.81	Furniture & equipment		\$28.06	\$21,791
				Total Retrofit Cost	\$178.79	\$278,172

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Pablo Creek Regional Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
Life Safety/ADA/Code Compliance	\$122,555					\$122,555
B3000 Roofs	\$0					\$0
B2000 Building Envelope		\$106,584				\$106,584
D3000 HVAC		\$5,768				\$5,768
D5000 Electrical			\$7,937			\$7,937
D2000 Plumbing				\$0		\$0
E2000 Furniture & Equipment					\$21,791	\$21,791
Other					\$13,536	\$13,536
TOTALS	\$122,555	\$112,352	\$7,937	\$0	\$35,327	\$278,172 2011 dollars
PERCENTAGES OF TOTAL	44.1%	40.4%	2.9%	0.0%	12.7%	100.0%

Table A.AR.4

Existing Building Retrofit Costs,
Regency Square Regional, Jacksonville Public Library

nasf: 23,870
built: 1973

bgsf: 27,647
additions: 1999 renovated: 2010?

Retrofit the Building Systems

4.46 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	4.9	2%	27,647 bgsf	\$5.22	\$2,886	investigate wall cracks at southeast corner
B1010	Floor slabs	5.0	0%	27,647 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	27,647 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	27,647 bgsf	9.55	5,281	repair minor cracks in brick
B2020	Exterior windows	5.0	0%	27,647 bgsf	8.11	0	
B2030	Exterior doors	4.9	2%	27,647 bgsf	4.85	2,682	install panic hardware on select doors
B3010	Roofing	2.2	56%	27,647 bgsf	6.89	106,673	budget to replace roof on original building
C1020	Interior doors & hardware	4.8	4%	23,870 nasf	3.15	3,008	install new hardware on select doors
C2010	Stairs/ramps/ladders	4.9	2%	27,647 bgsf	7.55	4,175	modify rails at steps for compliance
C3010	Wall finishes	4.9	2%	23,870 nasf	3.33	1,590	repair/paint minor damage in staff area
C3020	Floor finishes	5.0	0%	23,870 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	23,870 nasf	3.28	1,566	replace stained ceiling tiles
D2010	Plumbing fixtures	5.0	0%	23,870 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	27,647 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	27,647 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	27,647 bgsf	1.15	0	
D2040	Storm water collection	4.5	10%	27,647 bgsf	1.77	4,894	clear clogged roof drains/add strainers
D3030	Chillers	2.0	60%	27,647 bgsf	2.05	34,006	chiller is rusted & in alarm
D3030	Chilled water pumps	3.8	24%	27,647 bgsf	1.05	6,967	pipe insulation is broken & damp
D3040	Air handling equipment	1.8	64%	27,647 bgsf	7.10	125,628	unit has reached life expectancy
D3040	HVAC ductwork	4.6	8%	23,870 nasf	4.25	8,116	replace rusted ducts before balancing system
D3040	Ventilation	4.5	10%	23,870 nasf	2.03	4,846	investigate odors in toilet rooms
D3050	HVAC diffusers	5.0	0%	23,870 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	23,870 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	23,870 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	27,647 bgsf	3.90	107,823	install new dry-pipe system
D5010	Electrical service equipment	4.0	20%	27,647 bgsf	1.97	10,893	repair/replace equipment in poor condition
D5010	Distribution panels	4.9	2%	27,647 bgsf	3.43	1,897	clean panels and update directory
D5010	Branch power distribution	5.0	0%	27,647 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	23,870 nasf	3.50	0	
D5020	Emergency lighting	4.2	16%	23,870 nasf	0.90	3,437	test lights & replace non-operational battery ballasts
D5020	Convenience receptacles	4.3	14%	23,870 nasf	2.90	9,691	add additional circuits/receptacles as needed to eliminate plug strips/trip hazard
D5030	Data infrastructure	5.0	0%	27,647 bgsf	3.77	0	
D5030	Public address system	5.0	0%	23,870 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	27,647 bgsf	1.10	0	
D5040	Fire alarm system	4.6	8%	27,647 bgsf	1.75	3,871	add additional horn/strobe in staff work area, teen & children's areas
D5040	Emergency power	0.0	100%	27,647 bgsf	1.66	45,894	install new system
E2010	Casework	4.8	4%	23,870 nasf	1.96	1,871	modify sink cabinets for wheelchairs
E2010	Millwork	5.0	0%	23,870 nasf	6.26	0	
E2020	Furniture	5.0	0%	23,870 nasf	15.34	0	
E2020	Equipment	5.0	0%	23,870 nasf	8.22	0	
E2020	Signage	4.3	14%	27,647 bgsf	4.50	17,418	add merchandising/street signage
F2020	Hazardous material abatement	4.6	8%	27,647 bgsf	5.33	11,789	allowance for asbestos removal
G2010	Roadways	4.6	8%	27,647 bgsf	2.12	4,689	repair cracks/damaged areas
G2020	Parking Lots	4.5	10%	27,647 bgsf	2.97	8,211	repair cracks/damaged areas
G2030	Pedestrian Paving	5.0	0%	27,647 bgsf	0.86	0	issues to be addressed by pending project
G2040	Site Development	5.0	0%	27,647 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	27,647 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	27,647 bgsf	1.44	0	
Z1010	Handicapped access	4.4	12%	27,647 bgsf	2.43	8,062	address egress, toilet rooms
Cost per square foot		\$19.82	Total Retrofit Cost		\$184.30	\$547,861	
Percentage of new construction		10.8%	Total Cost w/out FF&E		\$156.24	\$530,443	
Overall facility rating		4.46	Furniture & equipment		\$28.06	\$17,418	
			Total Retrofit Cost		\$184.30	\$547,861	

Table A.AR.5

Prioritization of Retrofit Costs,
Regency Square Regional, Jacksonville Public Library

nasf: 23,870
built: 1973

bgsf: 27,647
renovated: 1999

Retrofit the Building Systems

4.46 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
B2030	Exterior doors	4.9	2%	27,647 bgsf	\$4.85	\$2,682	install panic hardware on select doors
C1020	Interior doors & hardware	4.8	4%	23,870 nasf	3.15	3,008	install new hardware on select doors
C2010	Stairs/ramps/ladders	4.9	2%	27,647 bgsf	7.55	4,175	modify rails at steps for compliance
D4010	Fire protection system	0.0	100%	27,647 bgsf	3.90	107,823	install new dry-pipe system
D5020	Emergency lighting	4.2	16%	23,870 nasf	0.90	3,437	test lights & replace non-operational battery ballasts
D5040	Fire alarm system	4.6	8%	27,647 bgsf	1.75	3,871	add additional horn/strobe in staff work area, teen & children's areas
D5040	Emergency power	0.0	100%	27,647 bgsf	1.66	45,894	install new system
E2010	Casework	4.8	4%	23,870 nasf	1.96	1,871	modify sink cabinets for wheelchairs
F2020	Hazardous material abatement	4.6	8%	27,647 bgsf	5.33	11,789	allowance for asbestos removal
Z1010	Handicapped access	4.4	12%	27,647 bgsf	2.43	8,062	address egress, toilet rooms
SUBTOTALS					\$33.48	\$192,611	
Roofs							
B3010	Roofing	2.2	56%	27,647 bgsf	\$6.89	\$106,673	budget to replace roof on original building
SUBTOTALS					\$6.89	\$106,673	
Building Envelope							
A1010	Foundations	4.9	2%	27,647 bgsf	\$5.22	\$2,886	investigate wall cracks at southeast corner
B1010	Floor slabs	5.0	0%	27,647 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	27,647 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	27,647 bgsf	9.55	5,281	repair minor cracks in brick
B2020	Exterior windows	5.0	0%	27,647 bgsf	8.11	0	
SUBTOTALS					\$37.98	\$8,167	
HVAC							
D3030	Chillers	2.0	60%	27,647 bgsf	\$2.05	\$34,006	chiller is rusted & in alarm
D3030	Chilled water pumps	3.8	24%	27,647 bgsf	1.05	6,967	pipe insulation is broken & damp
D3040	Air handling equipment	1.8	64%	27,647 bgsf	7.10	125,628	unit has reached life expectancy
D3040	HVAC ductwork	4.6	8%	23,870 nasf	4.25	8,116	replace rusted ducts before balancing system
D3040	Ventilation	4.5	10%	23,870 nasf	2.03	4,846	investigate odors in toilet rooms
D3050	HVAC diffusers	5.0	0%	23,870 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	23,870 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	23,870 nasf	0.48	0	
SUBTOTALS					\$21.32	\$179,562	
Electrical							
D5010	Electrical service equipment	4.0	20%	27,647 bgsf	\$1.97	\$10,893	repair/replace equipment in poor condition
D5010	Distribution panels	4.9	2%	27,647 bgsf	3.43	1,897	clean panels and update directory
D5010	Branch power distribution	5.0	0%	27,647 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	23,870 nasf	3.50	0	
D5020	Convenience receptacles	4.3	14%	23,870 nasf	2.90	9,691	add additional circuits/receptacles as needed to eliminate plug strips/trip hazard
D5030	Data infrastructure	5.0	0%	27,647 bgsf	3.77	0	
D5030	Public address system	5.0	0%	23,870 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	27,647 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$22,481	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	23,870 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	27,647 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	27,647 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	27,647 bgsf	1.15	0	
D2040	Storm water collection	4.5	10%	27,647 bgsf	1.77	4,894	clear clogged roof drains/add strainers
SUBTOTALS					\$7.39	\$4,894	

Furniture & Equipment

E2010	Millwork	5.0	0%	23,870 nasf	\$6.26	\$0	
E2020	Furniture	5.0	0%	23,870 nasf	15.34	0	
E2020	Equipment	5.0	0%	23,870 nasf	8.22	0	
E2020	Signage	4.3	14%	27,647 bgsf	4.50	17,418	add merchandising/street signage
				SUBTOTALS	\$34.32	\$17,418	

Other

C3010	Wall finishes	4.9	2%	23,870 nasf	\$3.33	\$1,590	repair/paint minor damage in staff area
C3020	Floor finishes	5.0	0%	23,870 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	23,870 nasf	3.28	1,566	replace stained ceiling tiles
G2010	Roadways	4.6	8%	27,647 bgsf	2.12	4,689	repair cracks/damaged areas
G2020	Parking Lots	4.5	10%	27,647 bgsf	2.97	8,211	repair cracks/damaged areas
G2030	Pedestrian Paving	5.0	0%	27,647 bgsf	0.86	0	
G2040	Site Development	5.0	0%	27,647 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	27,647 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	27,647 bgsf	1.44	0	
				SUBTOTALS	\$22.40	\$16,056	

Cost per square foot	\$19.82	Total Retrofit Cost	\$184.30	\$547,861
Percentage of new construction	10.8%	Total Cost w/out FF&E	\$166.25	\$530,443
Overall facility rating	4.46	Furniture & equipment	\$18.05	\$17,418

Total Retrofit Cost \$184.30 \$547,861

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Regency Square Regional Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
	Life Safety/ADA/Code Compliance	\$192,611					\$192,611	
B3000	Roofs	\$106,673					\$106,673	
B2000	Building Envelope		\$8,167				\$8,167	
D3000	HVAC		\$179,562				\$179,562	
D5000	Electrical			\$22,481			\$22,481	
D2000	Plumbing				\$4,894		\$4,894	
E2000	Furniture & Equipment					\$17,418	\$17,418	
	Other					\$16,056	\$16,056	
TOTALS		\$299,284	\$187,729	\$22,481	\$4,894	\$33,473	\$547,861	2011 dollars
PERCENTAGES OF TOTAL		54.6%	34.3%	4.1%	0.9%	6.1%	100.0%	

Table A.SS.4

Existing Building Retrofit Costs,
San Marco Branch, Jacksonville Public Library

nasf: 16,244
built: 1950

bgsf: 18,911
renovated: 2003

Retrofit the Building Systems

4.76 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	4.9	2%	18,911 bgsf	\$5.22	\$1,974	investigate crack at exterior steps/south exit
B1010	Floor slabs	5.0	0%	18,911 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	18,911 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	18,911 bgsf	9.55	3,612	patch cracks in plaster soffit/paint fascia at entrance
B2020	Exterior windows	5.0	0%	18,911 bgsf	8.11	0	
B2030	Exterior doors	5.0	0%	18,911 bgsf	4.85	0	
B3010	Roofing	3.8	24%	18,911 bgsf	6.89	31,271	repair roof leak(s)
C1020	Interior doors & hardware	5.0	0%	16,244 nasf	3.15	0	
C2010	Stairs/ramps/ladders	4.7	6%	18,911 bgsf	7.55	8,567	modify guardrails at dock/add roof access
C3010	Wall finishes	4.9	2%	16,244 nasf	3.33	1,082	repair damage from roof leak(s)
C3020	Floor finishes	5.0	0%	16,244 nasf	3.15	0	
C3030	Ceiling finishes	4.8	4%	16,244 nasf	3.28	2,131	repair damage from roof leak(s)
D2010	Plumbing fixtures	5.0	0%	16,244 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	18,911 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	18,911 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	18,911 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	18,911 bgsf	1.77	0	
D3030	Compressors/condensers	5.0	0%	18,911 bgsf	2.05	0	
D3040	Air handling equipment	4.8	4%	18,911 bgsf	7.10	5,371	test & balance system - Lobby is negatively pressurized
D3040	HVAC ductwork	5.0	0%	16,244 nasf	4.25	0	
D3040	Ventilation	5.0	0%	16,244 nasf	2.03	0	
D3050	HVAC diffusers	4.9	2%	16,244 nasf	1.21	393	clean dust/dirt from grilles
D3060	Building temperature controls	5.0	0%	16,244 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	16,244 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	18,911 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	18,911 bgsf	1.97	0	
D5010	Distribution panels	4.9	2%	18,911 bgsf	3.43	1,297	remove construction dust from panels
D5010	Branch power distribution	5.0	0%	18,911 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	16,244 nasf	3.50	0	
D5020	Emergency lighting	5.0	0%	16,244 nasf	0.90	0	
D5020	Convenience receptacles	5.0	0%	16,244 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	18,911 bgsf	3.77	0	
D5030	Public address system	5.0	0%	16,244 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	18,911 bgsf	1.10	0	
D5040	Fire alarm system	4.3	14%	18,911 bgsf	1.75	4,633	add horn/strobe units to meet code
D5040	Emergency power	0.0	100%	18,911 bgsf	1.66	31,392	install new system
E2010	Casework	4.6	8%	16,244 nasf	1.96	2,547	modify sink cabinets for wheelchairs
E2010	Millwork	4.5	10%	16,244 nasf	6.26	10,169	address ADA access to Reference Desk
E2020	Furniture	4.8	4%	16,244 nasf	15.34	9,967	refinish select wood chairs/upgrade display
E2020	Equipment	5.0	0%	16,244 nasf	8.22	0	
E2020	Signage	4.1	18%	18,911 bgsf	4.50	15,318	install additional interior signage
F2020	Hazardous material abatement	4.6	8%	18,911 bgsf	5.33	8,064	allowance for asbestos/lead paint removal
G2010	Roadways	5.0	0%	18,911 bgsf	2.12	0	
G2020	Parking Lots	4.7	6%	18,911 bgsf	2.97	3,370	re-stripe handicap stalls
G2030	Pedestrian Paving	5.0	0%	18,911 bgsf	0.86	0	
G2040	Site Development	4.3	14%	18,911 bgsf	2.42	6,407	add bike rack capacity/lighting at covered walkway
G2050	Landscaping	3.8	24%	18,911 bgsf	2.83	12,844	address empty planters/trim trees at roof
G3000	Site Utilities	5.0	0%	18,911 bgsf	1.44	0	
Z1010	Handicapped access	4.2	16%	18,911 bgsf	2.43	7,353	address egress, toilets
Cost per square foot		\$8.87	Total Retrofit Cost		\$183.25	\$167,762	
Percentage of new construction		4.8%	Total Cost w/out FF&E		\$155.19	\$142,477	
Overall facility rating		4.76	Furniture & equipment		\$28.06	\$25,285	
			Total Retrofit Cost		\$183.25	\$167,762	

Table A.SS.5

Prioritization of Retrofit Costs,
San Marco Branch, Jacksonville Public Library

nasf: 16,244 bgsf: 18,911
built: 1950 renovated: 2003

Retrofit the Building Systems

4.76 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C2010	Stairs/ramps/ladders	4.7	6%	18,911 bgsf	\$7.55	\$8,567	modify guardrails at dock/add roof access
D4010	Fire protection system	5.0	0%	18,911 bgsf	3.90	0	
D5020	Emergency lighting	5.0	0%	16,244 nasf	0.90	0	
D5040	Fire alarm system	4.3	14%	18,911 bgsf	1.75	4,633	add horn/strobe units to meet code
D5040	Emergency power	0.0	100%	18,911 bgsf	1.66	31,392	install new system
E2010	Casework	4.6	8%	16,244 nasf	1.96	2,547	modify sink cabinets for wheelchairs
E2010	Millwork	4.5	10%	16,244 nasf	6.26	10,169	address ADA access to Reference Desk
F2020	Hazardous material abatement	4.6	8%	18,911 bgsf	5.33	8,064	allowance for asbestos/lead paint removal
Z1010	Handicapped access	4.2	16%	18,911 bgsf	2.43	7,353	address egress, toilets
SUBTOTALS					\$31.74	\$72,724	
Roofs							
B3010	Roofing	3.8	24%	18,911 bgsf	\$6.89	\$31,271	repair roof leak(s)
SUBTOTALS					\$6.89	\$31,271	
Building Envelope							
A1010	Foundations	4.9	2%	18,911 bgsf	\$5.22	\$1,974	investigate crack at exterior steps/south exit
B1010	Floor slabs	5.0	0%	18,911 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	18,911 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	18,911 bgsf	9.55	3,612	patch cracks in plaster soffit/paint fascia at entrance
B2020	Exterior windows	5.0	0%	18,911 bgsf	8.11	0	
B2030	Exterior doors	5.0	0%	18,911 bgsf	4.85	0	
SUBTOTALS					\$42.83	\$5,586	
HVAC							
D3030	Compressors/condensers	5.0	0%	18,911 bgsf	\$2.05	\$0	
D3040	Air handling equipment	4.8	4%	18,911 bgsf	7.10	5,371	test & balance system - Lobby is negatively pressurized
D3040	HVAC ductwork	5.0	0%	16,244 nasf	4.25	0	
D3040	Ventilation	5.0	0%	16,244 nasf	2.03	0	
D3050	HVAC diffusers	4.9	2%	16,244 nasf	1.21	393	clean dust/dirt from grilles
D3060	Building temperature controls	5.0	0%	16,244 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	16,244 nasf	0.48	0	
SUBTOTALS					\$20.27	\$5,764	
Electrical							
D5010	Electrical service equipment	5.0	0%	18,911 bgsf	\$1.97	\$0	
D5010	Distribution panels	4.9	2%	18,911 bgsf	3.43	1,297	remove construction dust from panels
D5010	Branch power distribution	5.0	0%	18,911 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	16,244 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	16,244 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	18,911 bgsf	3.77	0	
D5030	Public address system	5.0	0%	16,244 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	18,911 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$1,297	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	16,244 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	18,911 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	18,911 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	18,911 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	18,911 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$0	
Furniture & Equipment							
E2020	Furniture	4.8	4%	16,244 nasf	\$15.34	\$9,967	refinish select wood chairs/upgrade display
E2020	Equipment	5.0	0%	16,244 nasf	8.22	0	
E2020	Signage	4.1	18%	18,911 bgsf	4.50	15,318	install additional interior signage
SUBTOTALS					\$28.06	\$25,285	

Other

C1020	Interior doors & hardware	5.0	0%	16,244	nasf	\$3.15	\$0
C3010	Wall finishes	4.9	2%	16,244	nasf	3.33	1,082 repair damage from roof leak(s)
C3020	Floor finishes	5.0	0%	16,244	nasf	3.15	0
C3030	Ceiling finishes	4.8	4%	16,244	nasf	3.28	2,131 repair damage from roof leak(s)
G2010	Roadways	5.0	0%	18,911	bgsf	2.12	0
G2020	Parking Lots	4.7	6%	18,911	bgsf	2.97	3,370 re-stripe handicap stalls
G2030	Pedestrian Paving	5.0	0%	18,911	bgsf	0.86	0
G2040	Site Development	4.3	14%	18,911	bgsf	2.42	6,407 add bike rack capacity/lighting at covered walkway
G2050	Landscaping	3.8	24%	18,911	bgsf	2.83	12,844 address empty planters/trim trees at roof
G3000	Site Utilities	5.0	0%	18,911	bgsf	1.44	0
SUBTOTALS						\$25.55	25,834
Cost per square foot		\$8.87	Total Retrofit Cost		\$183.25	\$167,762	
Percentage of new construction		4.8%	Total Cost w/out FF&E		\$155.19	\$142,477	
Overall facility rating		4.76	Furniture & equipment		\$28.06	\$25,285	
Total Retrofit Cost						\$183.25	\$167,762
\$0.00						\$0 reconciliation	

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

San Marco Branch Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
Life Safety/ADA/Code Compliance	\$72,724					\$72,724
B3000 Roofs	\$31,271					\$31,271
B2000 Building Envelope		\$5,586				\$5,586
D3000 HVAC		\$5,764				\$5,764
D5000 Electrical			\$1,297			\$1,297
D2000 Plumbing				\$0		\$0
E2000 Furniture & Equipment					\$25,285	\$25,285
Other					\$25,834	\$25,834
TOTALS	\$103,995	\$11,350	\$1,297	\$0	\$51,120	\$167,762 2011 dollars
PERCENTAGES OF TOTAL	62.0%	6.8%	0.8%	0.0%	30.5%	100.0%

Table A.SOM.4

Existing Building Retrofit Costs,
South Mandarin Regional, Jacksonville Public Library

nasf: 21,665
built: 2005

bgsf: 25,132
renovated: n/a

Retrofit the Building Systems

4.83 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	25,132 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	25,132 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	25,132 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	25,132 bgsf	9.55	4,800	clean moss growth from walls
B2020	Exterior windows	4.9	2%	25,132 bgsf	8.11	4,076	clean moss growth from glass
B2030	Exterior doors	5.0	0%	25,132 bgsf	4.85	0	
B3010	Roofing	4.2	16%	25,132 bgsf	6.89	27,706	repair roof leak(s)
C1020	Interior doors & hardware	4.8	4%	21,665 nasf	3.15	2,730	replace electric lock at select doors
C2010	Stairs/ramps/ladders	5.0	0%	25,132 bgsf	7.55	0	
C3010	Wall finishes	5.0	0%	21,665 nasf	3.33	0	
C3020	Floor finishes	5.0	0%	21,665 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	21,665 nasf	3.28	1,421	repair damage from roof leak(s)
D2010	Plumbing fixtures	5.0	0%	21,665 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	25,132 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	25,132 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	25,132 bgsf	1.15	0	
D2040	Storm water collection	4.3	14%	25,132 bgsf	1.77	6,228	increase overflow capacity
D3030	Chillers	5.0	0%	25,132 bgsf	2.05	0	
D3030	Chilled water pumps	5.0	0%	25,132 bgsf	0.87	0	
D3040	Air handling equipment	5.0	0%	25,132 bgsf	7.10	0	
D3040	HVAC ductwork	5.0	0%	21,665 nasf	4.25	0	
D3040	Ventilation	5.0	0%	21,665 nasf	2.03	0	
D3050	HVAC diffusers	4.9	2%	21,665 nasf	1.21	524	clean dirty air grilles
D3060	Building temperature controls	5.0	0%	21,665 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	21,665 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	25,132 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	25,132 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	25,132 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	25,132 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	21,665 nasf	3.50	0	
D5020	Emergency lighting	5.0	0%	21,665 nasf	0.90	0	
D5020	Convenience receptacles	5.0	0%	21,665 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	25,132 bgsf	3.77	0	
D5030	Public address system	5.0	0%	21,665 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	25,132 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	25,132 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	25,132 bgsf	1.66	41,719	install new system
E2010	Casework	4.8	4%	21,665 nasf	1.96	1,699	modify sink cabinets for wheelchairs
E2010	Millwork	5.0	0%	21,665 nasf	6.26	0	
E2020	Furniture	4.9	2%	21,665 nasf	15.34	6,647	refinish select wood chairs
E2020	Equipment	5.0	0%	21,665 nasf	8.22	0	
E2020	Signage	4.3	14%	25,132 bgsf	4.50	15,833	add merchandising signage
G2010	Roadways	5.0	0%	25,132 bgsf	2.12	0	
G2020	Parking Lots	3.9	22%	25,132 bgsf	2.97	16,421	re-stripe entire lot
G2030	Pedestrian Paving	4.0	20%	25,132 bgsf	0.86	4,323	extend concrete for egress
G2040	Site Development	4.8	4%	25,132 bgsf	2.42	2,433	add bike rack capacity
G2050	Landscaping	4.7	6%	25,132 bgsf	2.83	4,267	trim back over-growth at exterior sign
G3000	Site Utilities	5.0	0%	25,132 bgsf	1.44	0	
Z1010	Handicapped access	4.2	16%	25,132 bgsf	2.43	9,771	address egress, toilets
Cost per square foot		\$5.99	Total Retrofit Cost		\$178.79	\$150,598	
Percentage of new construction		3.4%	Total Cost w/out FF&E		\$150.73	\$128,118	
Overall facility rating		4.83	Furniture & equipment		\$28.06	\$22,480	
			Total Retrofit Cost		\$178.79	\$150,598	

Table A.SOM.5

Prioritization of Retrofit Costs,
South Mandarin Branch, Jacksonville Public Library

nasf: 21,665
built: 2005

bgsf: 25,132
renovated: n/a

Retrofit the Building Systems

4.83 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
D4010	Fire protection system	5.0	0%	25,132 bgsf	\$3.90	\$0	
D5020	Emergency lighting	5.0	0%	21,665 nasf	0.90	0	
D5040	Fire alarm system	5.0	0%	25,132 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	25,132 bgsf	1.66	41,719	install new system
E2010	Casework	4.8	4%	21,665 nasf	1.96	1,699	modify sink cabinets for wheelchairs
Z1010	Handicapped access	4.2	16%	25,132 bgsf	2.43	9,771	address egress, toilets
SUBTOTALS					\$12.60	\$53,189	
Roofs							
B3010	Roofing	4.2	16%	25,132 bgsf	\$6.89	\$27,706	repair roof leak(s)
SUBTOTALS					\$6.89	\$27,706	
Building Envelope							
A1010	Foundations	5.0	0%	25,132 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	25,132 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	25,132 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	25,132 bgsf	9.55	4,800	clean moss growth from walls
B2020	Exterior windows	4.9	2%	25,132 bgsf	8.11	4,076	
B2030	Exterior doors	5.0	0%	25,132 bgsf	4.85	0	
SUBTOTALS					\$42.83	\$8,877	
HVAC							
D3030	Chillers	5.0	0%	25,132 bgsf	\$2.05	\$0	
D3030	Chilled water pumps	5.0	0%	25,132 bgsf	0.87	0	
D3040	Air handling equipment	5.0	0%	25,132 bgsf	7.10	0	
D3040	HVAC ductwork	5.0	0%	21,665 nasf	4.25	0	
D3040	Ventilation	5.0	0%	21,665 nasf	2.03	0	
D3050	HVAC diffusers	4.9	2%	21,665 nasf	1.21	524	clean dirty air grilles
D3060	Building temperature controls	5.0	0%	21,665 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	21,665 nasf	0.48	0	
SUBTOTALS					\$21.14	\$524	
Electrical							
D5010	Electrical service equipment	5.0	0%	25,132 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	25,132 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	25,132 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	21,665 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	21,665 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	25,132 bgsf	3.77	0	
D5030	Public address system	5.0	0%	21,665 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	25,132 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$0	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	21,665 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	25,132 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	25,132 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	25,132 bgsf	1.15	0	
D2040	Storm water collection	4.3	14%	25,132 bgsf	1.77	6,228	
SUBTOTALS					\$7.39	\$6,228	
Furniture & Equipment							
E2010	Millwork	5.0	0%	21,665 nasf	\$6.26	\$0	
E2020	Furniture	4.9	2%	21,665 nasf	15.34	6,647	refinish select wood chairs
E2020	Equipment	5.0	0%	21,665 nasf	8.22	0	
E2020	Signage	4.3	14%	25,132 bgsf	4.50	15,833	add merchandising signage
SUBTOTALS					\$34.32	\$22,480	

Other

C1020	Interior doors & hardware	4.8	4%	21,665 nasf	\$3.15	\$2,730	replace electric lock at select doors
C2010	Stairs/ramps/ladders	5.0	0%	25,132 bgsf	7.55	0	
C3010	Wall finishes	5.0	0%	21,665 nasf	3.33	0	
C3020	Floor finishes	5.0	0%	21,665 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	21,665 nasf	3.28	1,421	repair damage from roof leak(s)
G2010	Roadways	5.0	0%	25,132 bgsf	2.12	0	
G2020	Parking Lots	3.9	22%	25,132 bgsf	2.97	16,421	re-stripe entire lot
G2030	Pedestrian Paving	4.0	20%	25,132 bgsf	0.86	4,323	extend concrete for egress
G2040	Site Development	4.8	4%	25,132 bgsf	2.42	2,433	add bike rack capacity
G2050	Landscaping	4.7	6%	25,132 bgsf	2.83	4,267	trim back over-growth at exterior sign
G3000	Site Utilities	5.0	0%	25,132 bgsf	1.44	0	

SUBTOTALS \$33.10 31,595

Cost per square foot	\$5.99	Total Retrofit Cost	\$178.79	\$150,598
Percentage of new construction	3.4%	Total Cost w/out FF&E	\$150.73	\$128,118
Overall facility rating	4.83	Furniture & equipment	\$28.06	\$22,480

Total Retrofit Cost \$178.79 \$150,598

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan
Phasing of Capital Improvements

South Mandarin Regional Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
	Life Safety/ADA/Code Compliance	\$53,189					\$53,189
B3000	Roofs	\$27,706					\$27,706
B2000	Building Envelope		\$8,877				\$8,877
D3000	HVAC		\$524				\$524
D5000	Electrical			\$0			\$0
D2000	Plumbing				\$6,228		\$6,228
E2000	Furniture & Equipment					\$22,480	\$22,480
	Other					\$31,595	\$31,595
TOTALS		\$80,894	\$9,401	\$0	\$6,228	\$54,075	\$150,598
PERCENTAGES OF TOTAL		53.7%	6.2%	0.0%	4.1%	35.9%	100.0%

2011 dollars

Table A.SE.4

Existing Building Retrofit Costs,
Southeast Branch, Jacksonville Public Library

nasf: 46,909
built: 1997

bgsf: 54,881
renovated: 2005

Retrofit the Building Systems

4.77 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	54,881 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	54,881 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	54,881 bgsf	12.45	0	
B2010	Exterior walls	4.7	6%	54,881 bgsf	9.55	31,447	add weep holes in brick walls/clean mold/repair leaks
B2020	Exterior windows	4.2	16%	54,881 bgsf	8.11	71,214	replace single pane with insulated glass/repair leaks
B2030	Exterior doors	5.0	0%	54,881 bgsf	4.85	0	
B3010	Roofing	3.4	32%	54,881 bgsf	6.89	121,002	budget to replace asphalt roof of 1997 building
C1020	Interior doors & hardware	5.0	0%	46,909 nasf	3.15	0	
C2010	Stairs/ramps/ladders	4.9	2%	54,881 bgsf	7.55	8,287	install dedicated roof access
C3010	Wall finishes	5.0	0%	46,909 nasf	3.33	0	
C3020	Floor finishes	5.0	0%	46,909 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	46,909 nasf	3.28	3,077	clean/replace dirty tiles
D2010	Plumbing fixtures	5.0	0%	46,909 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	54,881 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	54,881 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	54,881 bgsf	1.15	0	
D2040	Storm water collection	4.7	6%	54,881 bgsf	1.77	5,828	increase overflow capacity
D3030	Air-cooled chiller	5.0	0%	54,881 bgsf	2.05	0	
D3030	Chilled water pumps	4.9	2%	54,881 bgsf	0.87	955	replace motor cover
D3040	Air handling equipment	4.9	2%	54,881 bgsf	7.10	7,793	test & balance system
D3040	HVAC ductwork	5.0	0%	46,909 nasf	4.25	0	
D3040	Ventilation	4.8	4%	46,909 nasf	2.03	3,809	
D3050	HVAC diffusers	5.0	0%	46,909 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	46,909 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	46,909 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	54,881 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	54,881 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	54,881 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	54,881 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	46,909 nasf	3.50	0	
D5020	Emergency lighting	3.9	22%	46,909 nasf	0.90	9,288	replace defective battery ballasts
D5020	Convenience receptacles	4.7	6%	46,909 nasf	2.90	8,162	add more receptacles
D5030	Data infrastructure	5.0	0%	54,881 bgsf	3.77	0	
D5030	Public address system	5.0	0%	46,909 nasf	1.55	0	
D5030	Building security alarm system	4.7	6%	54,881 bgsf	1.10	3,622	address alarm failure at exterior doors
D5040	Fire alarm system	5.0	0%	54,881 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	54,881 bgsf	1.66	91,102	install new system
E2010	Casework	4.8	4%	46,909 nasf	1.96	3,678	modify sink cabinets for wheelchairs
E2010	Millwork	5.0	0%	46,909 nasf	6.26	0	
E2020	Furniture	5.0	0%	46,909 nasf	15.34	0	
E2020	Equipment	5.0	0%	46,909 nasf	8.22	0	
E2020	Signage	4.4	12%	54,881 bgsf	4.50	29,635	add merchandising signage
G2010	Roadways	4.8	4%	54,881 bgsf	2.12	4,654	repair cracks/damaged areas
G2020	Parking Lots	4.5	10%	54,881 bgsf	2.97	16,300	budget to re-stripe both parking lots
G2030	Pedestrian Paving	4.8	4%	54,881 bgsf	0.86	1,888	replace heaved section of sidewalk
G2040	Site Development	5.0	0%	54,881 bgsf	2.42	0	
G2050	Landscaping	4.5	10%	54,881 bgsf	2.83	15,531	trim overgrown landscaping
G3000	Site Utilities	5.0	0%	54,881 bgsf	1.44	0	
Z1010	Handicapped access	4.7	6%	54,881 bgsf	2.43	8,002	address egress, toilets
Cost per square foot		\$8.11		Total Retrofit Cost	\$178.79	\$445,274	
Percentage of new construction		4.5%		Total Cost w/out FF&E	\$150.73	\$415,639	
Overall facility rating		4.77		Furniture & equipment	\$28.06	\$29,635	
				Total Retrofit Cost	\$178.79	\$445,274	

Table A.SE.5

Prioritization of Retrofit Costs,
Southeast Branch, Jacksonville Public Library

nasf: 46,909 bgsf: 54,881
built: 1997 renovated: 2005

Retrofit the Building Systems

4.77 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
D4010	Fire protection system	5.0	0%	54,881 bgsf	\$3.90	\$0	
D5020	Emergency lighting	3.9	22%	46,909 nasf	0.90	9,288	replace defective battery ballasts
D5040	Fire alarm system	5.0	0%	54,881 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	54,881 bgsf	1.66	91,102	install new system
E2010	Casework	4.8	4%	46,909 nasf	1.96	3,678	modify sink cabinets for wheelchairs
Z1010	Handicapped access	4.7	6%	54,881 bgsf	2.43	8,002	address egress, toilets
SUBTOTALS					\$12.60	\$112,070	
Roofs							
B3010	Roofing	3.4	32%	54,881 bgsf	\$6.89	\$121,002	budget to replace asphalt roof of 1997 building
C2010	Stairs/ramps/ladders	4.9	2%	54,881 bgsf	7.55	8,287	install dedicated roof access
SUBTOTALS					\$14.44	\$129,289	
Building Envelope							
A1010	Foundations	5.0	0%	54,881 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	54,881 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	54,881 bgsf	12.45	0	
B2010	Exterior walls	4.7	6%	54,881 bgsf	9.55	31,447	add weep holes in brick walls/clean mold/repair leaks
B2020	Exterior windows	4.2	16%	54,881 bgsf	8.11	71,214	replace single pane with insulated glass/repair leaks
B2030	Exterior doors	5.0	0%	54,881 bgsf	4.85	0	
SUBTOTALS					\$42.83	\$102,660	
HVAC							
D3030	Air-cooled chiller	5.0	0%	54,881 bgsf	\$2.05	\$0	
D3030	Chilled water pumps	4.9	2%	54,881 bgsf	0.87	955	replace motor cover
D3040	Air handling equipment	4.9	2%	54,881 bgsf	7.10	7,793	test & balance system
D3040	HVAC ductwork	5.0	0%	46,909 nasf	4.25	0	
D3040	Ventilation	4.8	4%	46,909 nasf	2.03	3,809	
D3050	HVAC diffusers	5.0	0%	46,909 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	46,909 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	46,909 nasf	0.48	0	
SUBTOTALS					\$21.14	\$12,557	
Electrical							
D5010	Electrical service equipment	5.0	0%	54,881 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	54,881 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	54,881 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	46,909 nasf	3.50	0	
D5020	Convenience receptacles	4.7	6%	46,909 nasf	2.90	8,162	add more receptacles
D5030	Data infrastructure	5.0	0%	54,881 bgsf	3.77	0	
D5030	Public address system	5.0	0%	46,909 nasf	1.55	0	
D5030	Building security alarm system	4.7	6%	54,881 bgsf	1.10	3,622	address alarm failure at exterior doors
SUBTOTALS					\$20.52	\$11,784	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	46,909 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	54,881 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	54,881 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	54,881 bgsf	1.15	0	
D2040	Storm water collection	4.7	6%	54,881 bgsf	1.77	5,828	increase overflow capacity
SUBTOTALS					\$7.39	\$5,828	
Furniture & Equipment							
E2010	Millwork	5.0	0%	46,909 nasf	\$6.26	\$0	
E2020	Furniture	5.0	0%	46,909 nasf	15.34	0	
E2020	Equipment	5.0	0%	46,909 nasf	8.22	0	
E2020	Signage	4.4	12%	54,881 bgsf	4.50	29,635	add merchandising signage
SUBTOTALS					\$34.32	\$29,635	

Other

C1020	Interior doors & hardware	5.0	0%	46,909	nasf	\$3.15	\$0
C3010	Wall finishes	5.0	0%	46,909	nasf	3.33	0
C3020	Floor finishes	5.0	0%	46,909	nasf	3.15	0
C3030	Ceiling finishes	4.9	2%	46,909	nasf	3.28	3,077 clean/replace dirty tiles
G2010	Roadways	4.8	4%	54,881	bgsf	2.12	4,654 repair cracks/damaged areas
G2020	Parking Lots	4.5	10%	54,881	bgsf	2.97	16,300 budget to re-stripe both parking lots
G2030	Pedestrian Paving	4.8	4%	54,881	bgsf	0.86	1,888 replace heaved section of sidewalk
G2040	Site Development	5.0	0%	54,881	bgsf	2.42	0
G2050	Landscaping	4.5	10%	54,881	bgsf	2.83	15,531 trim overgrown landscaping
G3000	Site Utilities	5.0	0%	54,881	bgsf	1.44	0
SUBTOTALS						\$25.55	41,450
Cost per square foot		\$8.11	Total Retrofit Cost		\$178.79	\$445,274	
Percentage of new construction		4.5%	Total Cost w/out FF&E		\$150.73	\$415,639	
Overall facility rating		4.77	Furniture & equipment		\$28.06	\$29,635	
Total Retrofit Cost						\$178.79	\$445,274
\$0.00							\$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Southeast Regional Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
	Life Safety/ADA/Code Compliance	\$112,070					\$112,070
B3000	Roofs	\$129,289					\$129,289
B2000	Building Envelope		\$102,660				\$102,660
D3000	HVAC		\$12,557				\$12,557
D5000	Electrical			\$11,784			\$11,784
D2000	Plumbing				\$5,828		\$5,828
E2000	Furniture & Equipment					\$29,635	\$29,635
	Other					\$41,450	\$41,450
TOTALS		\$241,358	\$115,217	\$11,784	\$5,828	\$71,086	\$445,274 2011 dollars
PERCENTAGES OF TOTAL		54.2%	25.9%	2.6%	1.3%	16.0%	100.0%

Table A.UPK.4

Existing Building Retrofit Costs,
University Park Branch, Jacksonville Public Library

nasf: 64,604 bgsf: 76,401
built: ??? renovated: 2004
building was originally built for K-Mart

library nasf:
library bgsf:

Retrofit the Building Systems

4.88 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	76,401 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	76,401 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	76,401 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	76,401 bgsf	9.55	14,593	repair/clean mold from brick & stucco
B2020	Exterior windows	5.0	0%	76,401 bgsf	8.11	0	
B2030	Exterior doors	5.0	0%	76,401 bgsf	4.85	0	
B3010	Roofing	5.0	0%	76,401 bgsf	6.89	0	rating based on completion of re-roofing
C1020	Interior doors & hardware	4.8	4%	64,604 nasf	3.15	8,140	repair electric locks/add panic hardware
C2010	Stairs/ramps/ladders	5.0	0%	76,401 bgsf	7.55	0	
C3010	Wall finishes	4.9	2%	64,604 nasf	3.33	4,303	repair/paint minor damage
C3020	Floor finishes	4.9	2%	64,604 nasf	3.15	4,070	rotate carpet tiles in high-traffic areas
C3030	Ceiling finishes	4.9	2%	64,604 nasf	3.28	4,238	repair/replace tiles at minor water damage
D2010	Plumbing fixtures	5.0	0%	64,604 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	76,401 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	76,401 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	76,401 bgsf	1.15	0	
D2040	Storm water collection	4.9	2%	76,401 bgsf	1.77	2,705	replace rusted-out gutters
D3030	Compressors/condensers	5.0	0%	76,401 bgsf	2.05	0	
D3040	Air handling equipment	3.7	26%	76,401 bgsf	7.10	141,037	repair/replace RTUs 1, 3, 4, 5 & 6
D3040	HVAC ductwork	5.0	0%	64,604 nasf	4.25	0	
D3040	Ventilation	4.8	4%	64,604 nasf	2.03	5,246	test & balance system, Lobby & office areas need special attention
D3050	HVAC diffusers	5.0	0%	64,604 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	64,604 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	64,604 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	76,401 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	76,401 bgsf	1.97	0	
D5010	Distribution panels	4.4	12%	76,401 bgsf	3.43	31,447	address code deficiencies
D5010	Branch power distribution	5.0	0%	76,401 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	64,604 nasf	3.50	0	
D5020	Emergency lighting	5.0	0%	64,604 nasf	0.90	0	
D5020	Convenience receptacles	5.0	0%	64,604 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	76,401 bgsf	3.77	0	
D5030	Public address system	5.0	0%	64,604 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	76,401 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	76,401 bgsf	1.75	0	
D5040	Emergency power	2.5	50%	76,401 bgsf	1.66	63,413	install generator sized for existing equipment
E2010	Casework	4.9	2%	64,604 nasf	1.96	2,532	modify sink cabinets for wheelchairs
E2010	Millwork	5.0	0%	64,604 nasf	6.26	0	
E2020	Furniture	4.9	2%	64,604 nasf	15.34	19,821	refinish wood chairs/add meeting tables
E2020	Equipment	5.0	0%	64,604 nasf	8.22	0	
E2020	Signage	4.9	2%	76,401 bgsf	4.50	6,876	install select additional interior signage
G2010	Roadways	5.0	0%	76,401 bgsf	2.12	0	
G2020	Parking Lots	4.6	8%	76,401 bgsf	2.97	18,153	repair cracks/re-strip lots/improve drainage
G2030	Pedestrian Paving	5.0	0%	76,401 bgsf	0.86	0	
G2040	Site Development	5.0	0%	76,401 bgsf	2.42	0	
G2050	Landscaping	4.8	4%	76,401 bgsf	2.83	8,649	trim back over-growth
G3000	Site Utilities	5.0	0%	76,401 bgsf	1.44	0	
Z1010	Handicapped access	5.0	0%	76,401 bgsf	2.43	0	
Cost per square foot \$4.39				Total Retrofit Cost	\$177.92	\$335,221	
Percentage of new construction 2.5%				Total Cost w/out FF&E	\$149.86	\$308,524	
Overall facility rating 4.88				Furniture & equipment	\$28.06	\$26,697	
				Total Retrofit Cost	\$177.92	\$335,221	

Table A.UPK.5

Prioritization of Retrofit Costs,
University Park Branch, Jacksonville Public Library

nasf: 64,604 bgsf: 76,401
built: ??? renovated: 2004

Retrofit the Building Systems

4.88 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.8	4%	64,604 nasf	\$3.15	\$8,140	repair electric locks/add panic hardware
D4010	Fire protection system	5.0	0%	76,401 bgsf	3.90	0	
D5020	Emergency lighting	5.0	0%	64,604 nasf	0.90	0	
D5040	Fire alarm system	5.0	0%	76,401 bgsf	1.75	0	
D5040	Emergency power	2.5	50%	76,401 bgsf	1.66	63,413	install generator sized for existing equipment
E2010	Casework	4.9	2%	64,604 nasf	1.96	2,532	modify sink cabinets for wheelchairs
Z1010	Handicapped access	5.0	0%	76,401 bgsf	2.43	0	
SUBTOTALS					\$15.75	\$74,086	
Roofs							
B3010	Roofing	5.0	0%	76,401 bgsf	\$6.89	\$0	
SUBTOTALS					\$6.89	\$0	
Building Envelope							
A1010	Foundations	5.0	0%	76,401 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	76,401 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	76,401 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	76,401 bgsf	9.55	14,593	repair/clean mold from brick & stucco
B2020	Exterior windows	5.0	0%	76,401 bgsf	8.11	0	
B2030	Exterior doors	5.0	0%	76,401 bgsf	4.85	0	
SUBTOTALS					\$42.83	\$14,593	
HVAC							
D3030	Compressors/condensers	5.0	0%	76,401 bgsf	\$2.05	\$0	
D3040	Air handling equipment	3.7	26%	76,401 bgsf	7.10	141,037	repair/replace RTUs 1, 3, 4, 5 & 6
D3040	HVAC ductwork	5.0	0%	64,604 nasf	4.25	0	
D3040	Ventilation	4.8	4%	64,604 nasf	2.03	5,246	test & balance system, Lobby & office areas need special attention
D3050	HVAC diffusers	5.0	0%	64,604 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	64,604 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	64,604 nasf	0.48	0	
SUBTOTALS					\$20.27	\$146,282	
Electrical							
D5010	Electrical service equipment	5.0	0%	76,401 bgsf	\$1.97	\$0	
D5010	Distribution panels	4.4	12%	76,401 bgsf	3.43	31,447	
D5010	Branch power distribution	5.0	0%	76,401 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	64,604 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	64,604 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	76,401 bgsf	3.77	0	
D5030	Public address system	5.0	0%	64,604 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	76,401 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$31,447	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	64,604 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	76,401 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	76,401 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	76,401 bgsf	1.15	0	
D2040	Storm water collection	4.9	2%	76,401 bgsf	1.77	2,705	
SUBTOTALS					\$7.39	\$2,705	
Furniture & Equipment							
E2010	Millwork	5.0	0%	64,604 nasf	\$6.26	\$0	
E2020	Furniture	4.9	2%	64,604 nasf	15.34	19,821	
E2020	Equipment	5.0	0%	64,604 nasf	8.22	0	
E2020	Signage	4.9	2%	76,401 bgsf	4.50	6,876	install select additional interior signage
SUBTOTALS					\$34.32	\$26,697	

Other

C2010	Stairs/ramps/ladders	5.0	0%	76,401	bgsf	7.55	0
C3010	Wall finishes	4.9	2%	64,604	nasf	3.33	4,303 repair/paint minor damage
C3020	Floor finishes	4.9	2%	64,604	nasf	3.15	4,070 rotate carpet tiles in high-traffic areas
C3030	Ceiling finishes	4.9	2%	64,604	nasf	3.28	4,238 repair/replace tiles at minor water damage
G2010	Roadways	5.0	0%	76,401	bgsf	2.12	0
G2020	Parking Lots	4.6	8%	76,401	bgsf	2.97	18,153 repair cracks/re-strip lots/improve drainage
G2030	Pedestrian Paving	5.0	0%	76,401	bgsf	0.86	0
G2040	Site Development	5.0	0%	76,401	bgsf	2.42	0
G2050	Landscaping	4.8	4%	76,401	bgsf	2.83	8,649 trim back over-growth
G3000	Site Utilities	5.0	0%	76,401	bgsf	1.44	0
SUBTOTALS						\$29.95	39,412
Cost per square foot		\$4.39	Total Retrofit Cost		\$177.92	\$335,221	
Percentage of new construction		2.5%	Total Cost w/out FF&E		\$149.86	\$308,524	
Overall facility rating		4.88	Furniture & equipment		\$28.06	\$26,697	
Total Retrofit Cost						\$177.92	\$335,221
\$0.00							\$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

University Park Branch Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
Life Safety/ADA/Code Compliance	\$74,086					\$74,086	
B3000 Roofs	\$0					\$0	
B2000 Building Envelope		\$14,593				\$14,593	
D3000 HVAC		\$146,282				\$146,282	
D5000 Electrical			\$31,447			\$31,447	
D2000 Plumbing				\$2,705		\$2,705	
E2000 Furniture & Equipment					\$26,697	\$26,697	
Other					\$39,412	\$39,412	
TOTALS	\$74,086	\$160,875	\$31,447	\$2,705	\$66,109	\$335,221	2011 dollars
PERCENTAGES OF TOTAL	22.1%	48.0%	9.4%	0.8%	19.7%	100.0%	

Table A.CW.4

Existing Building Retrofit Costs,
Webb Wesconnett Regional, Jacksonville Public Library

nasf: 23,319
built: 1979

bgsf: 27,299
renovated: 2005

Retrofit the Building Systems

4.40 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	27,299 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	27,299 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	27,299 bgsf	12.45	0	
B2010	Exterior walls	4.7	6%	27,299 bgsf	9.55	15,642	install insulation where possible
B2020	Exterior windows	5.0	0%	27,299 bgsf	8.11	0	
B2030	Exterior doors	5.0	0%	27,299 bgsf	4.85	0	
B3010	Roofing	0.3	94%	27,299 bgsf	6.89	176,805	replace original roof
C1020	Interior doors & hardware	4.4	12%	23,319 nasf	3.15	8,815	replace hardware on most doors
C2010	Stairs/ramps/ladders	4.9	2%	27,299 bgsf	7.55	4,122	modify railings for code compliance
C3010	Wall finishes	4.9	2%	23,319 nasf	3.33	1,553	clean dirty walls
C3020	Floor finishes	4.7	6%	23,319 nasf	3.15	4,407	rotate carpet tile in high-traffic areas
C3030	Ceiling finishes	4.9	2%	23,319 nasf	3.28	1,530	replace damaged ceiling tiles
D2010	Plumbing fixtures	5.0	0%	23,319 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	27,299 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	27,299 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	27,299 bgsf	1.15	0	
D2040	Storm water collection	4.4	12%	27,299 bgsf	1.77	5,798	add overflow capability
D3030	Chillers	5.0	0%	27,299 bgsf	2.05	0	
D3040	Air handling equipment	3.8	24%	27,299 bgsf	7.10	46,517	budget to replace unit & damaged pipe insulation
D3040	HVAC ductwork	5.0	0%	23,319 nasf	4.25	0	
D3040	Ventilation	4.6	8%	23,319 nasf	2.03	3,787	balance system to improve air movement
D3050	HVAC diffusers	4.5	10%	23,319 nasf	1.21	2,822	clean/replace dirty units
D3060	Building temperature controls	5.0	0%	23,319 nasf	3.15	0	
D3060	Local temperature controls	4.5	10%	23,319 nasf	0.48	1,119	investigate possible deficiencies
D4010	Fire protection system	0.0	100%	27,299 bgsf	3.90	106,466	install new dry-pipe system
D5010	Electrical service equipment	5.0	0%	27,299 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	27,299 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	27,299 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	23,319 nasf	3.50	0	
D5020	Emergency lighting	0.0	100%	23,319 nasf	0.90	20,987	install new system
D5020	Convenience receptacles	5.0	0%	23,319 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	27,299 bgsf	3.77	0	
D5030	Public address system	5.0	0%	23,319 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	27,299 bgsf	1.10	0	
D5040	Fire alarm system	4.8	4%	27,299 bgsf	1.75	1,911	add devices or full code compliance
D5040	Emergency power	0.0	100%	27,299 bgsf	1.66	45,316	install new system
E2010	Casework	4.7	6%	23,319 nasf	1.96	2,742	modify for wheelchair access to sinks
E2010	Millwork	5.0	0%	23,319 nasf	6.26	0	
E2020	Furniture	3.8	24%	23,319 nasf	15.34	85,851	replace original tables & chairs
E2020	Equipment	4.8	4%	23,319 nasf	8.22	7,667	replace odd display shelving
E2020	Signage	4.0	20%	27,299 bgsf	4.50	24,569	install interior signage throughout
G2010	Roadways	5.0	0%	27,299 bgsf	2.12	0	
G2020	Parking Lots	5.0	0%	27,299 bgsf	2.97	0	
G2030	Pedestrian Paving	5.0	0%	27,299 bgsf	0.86	0	
G2040	Site Development	5.0	0%	27,299 bgsf	2.42	0	
G2050	Landscaping	4.6	8%	27,299 bgsf	2.83	6,180	trim overgrown landscaping
G3000	Site Utilities	5.0	0%	27,299 bgsf	1.44	0	
Z1010	Handicapped access	4.2	16%	27,299 bgsf	2.43	10,614	address doors, toilets, egress, drinking fountains
Cost per square foot		\$21.44		Total Retrofit Cost	\$177.92	\$585,222	
Percentage of new construction		12.0%		Total Cost w/out FF&E	\$149.86	\$467,135	
Overall facility rating		4.40		Furniture & equipment	\$28.06	\$118,088	
				Total Retrofit Cost	\$177.92	\$585,222	

Table A.CW.5

Prioritization of Retrofit Costs,

Webb Wesconnett Regional, Jacksonville Public Library

nasf: 23,319
built: 1979

bgsf: 27,299
renovated: 2005

Retrofit the Building Systems

4.40 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
C1020	Interior doors & hardware	4.4	12%	23,319 nasf	\$3.15	\$8,815	replace hardware on most doors
C2010	Stairs/ramps/ladders	4.9	2%	27,299 bgsf	7.55	4,122	modify railings for code compliance
D4010	Fire protection system	0.0	100%	27,299 bgsf	3.90	106,466	install new dry-pipe system
D5020	Emergency lighting	0.0	100%	23,319 nasf	0.90	20,987	install new system
D5040	Fire alarm system	4.8	4%	27,299 bgsf	1.75	1,911	add devices or full code compliance
D5040	Emergency power	0.0	100%	27,299 bgsf	1.66	45,316	install new system
E2010	Casework	4.7	6%	23,319 nasf	1.96	2,742	modify for wheelchair access to sinks
Z1010	Handicapped access	4.2	16%	27,299 bgsf	2.43	10,614	address doors, toilets, egress, drinking fountains
SUBTOTALS					\$23.30	\$200,973	
Roofs							
B3010	Roofing	0.3	94%	27,299 bgsf	\$6.89	\$176,805	
SUBTOTALS					\$6.89	\$176,805	
Building Envelope							
A1010	Foundations	5.0	0%	27,299 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	27,299 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	27,299 bgsf	12.45	0	
B2010	Exterior walls	4.7	6%	27,299 bgsf	9.55	15,642	install insulation where possible
B2020	Exterior windows	5.0	0%	27,299 bgsf	8.11	0	
B2030	Exterior doors	5.0	0%	27,299 bgsf	4.85	0	
SUBTOTALS					\$42.83	\$15,642	
HVAC							
D3030	Chillers	5.0	0%	27,299 bgsf	\$2.05	\$0	
D3040	Air handling equipment	3.8	24%	27,299 bgsf	7.10	46,517	budget to replace unit & damaged pipe insulation
D3040	HVAC ductwork	5.0	0%	23,319 nasf	4.25	0	
D3040	Ventilation	4.6	8%	23,319 nasf	2.03	3,787	balance system to improve air movement
D3050	HVAC diffusers	4.5	10%	23,319 nasf	1.21	2,822	clean/replace dirty units
D3060	Building temperature controls	5.0	0%	23,319 nasf	3.15	0	
D3060	Local temperature controls	4.5	10%	23,319 nasf	0.48	1,119	investigate possible deficiencies
SUBTOTALS					\$20.27	\$54,245	
Electrical							
D5010	Electrical service equipment	5.0	0%	27,299 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	27,299 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	27,299 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	23,319 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	23,319 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	27,299 bgsf	3.77	0	
D5030	Public address system	5.0	0%	23,319 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	27,299 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$0	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	23,319 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	27,299 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	27,299 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	27,299 bgsf	1.15	0	
D2040	Storm water collection	4.4	12%	27,299 bgsf	1.77	5,798	add overflow capability
SUBTOTALS					\$7.39	\$5,798	
Furniture & Equipment							
E2010	Millwork	5.0	0%	23,319 nasf	\$6.26	\$0	
E2020	Furniture	3.8	24%	23,319 nasf	15.34	85,851	replace original tables & chairs
E2020	Equipment	4.8	4%	23,319 nasf	8.22	7,667	replace odd display shelving
E2020	Signage	4.0	20%	27,299 bgsf	4.50	24,569	install interior signage throughout
SUBTOTALS					\$34.32	\$118,088	

Other

C3010	Wall finishes	4.9	2%	23,319	nasf	3.33	1,553	clean dirty walls
C3020	Floor finishes	4.7	6%	23,319	nasf	3.15	4,407	rotate carpet tile in high-traffic areas
C3030	Ceiling finishes	4.9	2%	23,319	nasf	3.28	1,530	replace damaged ceiling tiles
G2010	Roadways	5.0	0%	27,299	bgsf	2.12	0	
G2020	Parking Lots	5.0	0%	27,299	bgsf	2.97	0	
G2030	Pedestrian Paving	5.0	0%	27,299	bgsf	0.86	0	
G2040	Site Development	5.0	0%	27,299	bgsf	2.42	0	
G2050	Landscaping	4.6	8%	27,299	bgsf	2.83	6,180	trim overgrown landscaping
G3000	Site Utilities	5.0	0%	27,299	bgsf	1.44	0	

SUBTOTALS \$22.40 13,671

Cost per square foot	\$21.44	Total Retrofit Cost	\$177.92	\$585,222
Percentage of new construction	12.0%	Total Cost w/out FF&E	\$149.86	\$467,135
Overall facility rating	4.40	Furniture & equipment	\$28.06	\$118,088

Total Retrofit Cost \$177.92 \$585,222

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Webb Wesconnet Regional Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS	
	Life Safety/ADA/Code Compliance	\$200,973					\$200,973	
B3000	Roofs	\$176,805					\$176,805	
B2000	Building Envelope		\$15,642				\$15,642	
D3000	HVAC		\$54,245				\$54,245	
D5000	Electrical			\$0			\$0	
D2000	Plumbing				\$5,798		\$5,798	
E2000	Furniture & Equipment					\$118,088	\$118,088	
	Other					\$13,671	\$13,671	
TOTALS		\$377,778	\$69,888	\$0	\$5,798	\$131,758	\$585,222	2011 dollars
PERCENTAGES OF TOTAL		64.6%	11.9%	0.0%	1.0%	22.5%	100.0%	

Table A.WST.4

Existing Building Retrofit Costs,
West Regional Branch, Jacksonville Public Library

nasf: 43,232
built: 2005

bgsf: 50,042
renovated: n/a

Retrofit the Building Systems

4.80 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	50,042 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	50,042 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	50,042 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	50,042 bgsf	9.55	9,558	clean moss from brick/stone & add weep holes
B2020	Exterior windows	4.8	4%	50,042 bgsf	8.11	16,234	caulk at leaking windows
B2030	Exterior doors	4.9	2%	50,042 bgsf	4.85	4,854	repair select doors
B3010	Roofing	3.1	38%	50,042 bgsf	6.89	131,020	repair leaks/budget to replace asphalt roof
C1020	Interior doors & hardware	5.0	0%	43,232 nasf	3.15	0	
C2010	Stairs/ramps/ladders	5.0	0%	50,042 bgsf	7.55	0	
C3010	Wall finishes	4.9	2%	43,232 nasf	3.33	2,879	repair/paint minor damage/add chair rails
C3020	Floor finishes	5.0	0%	43,232 nasf	3.15	0	
C3030	Ceiling finishes	4.8	4%	43,232 nasf	3.28	5,672	repair damage from roof leak(s)
D2010	Plumbing fixtures	5.0	0%	43,232 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	50,042 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	50,042 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	50,042 bgsf	1.15	0	
D2040	Storm water collection	4.5	10%	50,042 bgsf	1.77	8,857	add overflow capacity
D3030	Air-cooled chiller	5.0	0%	50,042 bgsf	2.05	0	
D3040	Chilled water pumps	5.0	0%	50,042 bgsf	0.87	0	
D3040	Air handling equipment	4.9	2%	50,042 bgsf	7.10	7,106	test & balance system
D3040	HVAC ductwork	5.0	0%	43,232 nasf	4.25	0	
D3040	Ventilation	5.0	0%	43,232 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	43,232 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	43,232 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	43,232 nasf	0.48	0	
D4010	Fire protection system	5.0	0%	50,042 bgsf	3.90	0	
D5010	Electrical service equipment	5.0	0%	50,042 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	50,042 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	50,042 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	43,232 nasf	3.50	0	
D5020	Emergency lighting	3.8	24%	43,232 nasf	0.90	9,338	service emergency batteries
D5020	Convenience receptacles	5.0	0%	43,232 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	50,042 bgsf	3.77	0	
D5030	Public address system	5.0	0%	43,232 nasf	1.55	0	
D5030	Building security alarm system	4.9	2%	50,042 bgsf	1.10	1,101	service the system
D5040	Fire alarm system	5.0	0%	50,042 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	50,042 bgsf	1.66	83,070	install new system
E2010	Casework	4.8	4%	43,232 nasf	1.96	3,389	modify sink cabinets for wheelchairs
E2010	Millwork	4.8	4%	43,232 nasf	6.26	10,825	modify Information Desk for wheelchairs
E2020	Furniture	5.0	0%	43,232 nasf	15.34	0	
E2020	Equipment	4.9	2%	43,232 nasf	8.22	7,107	add wood end panels to display shelving
E2020	Signage	4.5	10%	50,042 bgsf	4.50	22,519	add interior signage
G2010	Roadways	4.6	8%	50,042 bgsf	2.12	8,487	repair cracks/damaged areas
G2020	Parking Lots	4.6	8%	50,042 bgsf	2.97	11,890	repair cracks/damaged areas
G2030	Pedestrian Paving	4.7	6%	50,042 bgsf	0.86	2,582	address cross slope at ramp
G2040	Site Development	5.0	0%	50,042 bgsf	2.42	0	
G2050	Landscaping	4.8	4%	50,042 bgsf	2.83	5,665	trim back over-growth at exterior sign
G3000	Site Utilities	5.0	0%	50,042 bgsf	1.44	0	
Z1010	Handicapped access	4.9	2%	50,042 bgsf	2.43	2,432	address toilet room
Cost per square foot		\$7.09	Total Retrofit Cost		\$178.79	\$354,586	
Percentage of new construction		4.0%	Total Cost w/out FF&E		\$150.73	\$324,960	
Overall facility rating		4.80	Furniture & equipment		\$28.06	\$29,626	
			Total Retrofit Cost		\$178.79	\$354,586	

Table A.WST.5

Prioritization of Retrofit Costs,
West Regional Branch, Jacksonville Public Library

nasf: 43,232 bgsf: 50,042
built: 2005 renovated: n/a

Retrofit the Building Systems

4.80 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
D4010	Fire protection system	5.0	0%	50,042 bgsf	\$3.90	\$0	
D5020	Emergency lighting	3.8	24%	43,232 nasf	0.90	9,338	service emergency batteries
D5040	Fire alarm system	5.0	0%	50,042 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	50,042 bgsf	1.66	83,070	install new system
E2010	Casework	4.8	4%	43,232 nasf	1.96	3,389	modify sink cabinets for wheelchairs
E2010	Millwork	4.8	4%	43,232 nasf	6.26	10,825	modify Information Desk for wheelchairs
Z1010	Handicapped access	4.9	2%	50,042 bgsf	2.43	2,432	address toilet room
SUBTOTALS					\$18.86	\$109,055	
Roofs							
B3010	Roofing	3.1	38%	50,042 bgsf	6.89	131,020	repair leaks/budget to replace asphalt roof
SUBTOTALS					\$6.89	\$131,020	
Building Envelope							
A1010	Foundations	5.0	0%	50,042 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	50,042 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	50,042 bgsf	12.45	0	
B2010	Exterior walls	4.9	2%	50,042 bgsf	9.55	9,558	clean moss from brick/stone & add weep holes
B2020	Exterior windows	4.8	4%	50,042 bgsf	8.11	16,234	caulk at leaking windows
B2030	Exterior doors	4.9	2%	50,042 bgsf	4.85	4,854	repair select doors
SUBTOTALS					\$42.83	\$30,646	
HVAC							
D3030	Air-cooled chiller	5.0	0%	50,042 bgsf	\$2.05	\$0	
D3040	Chilled water pumps	5.0	0%	50,042 bgsf	0.87	0	
D3040	Air handling equipment	4.9	2%	50,042 bgsf	7.10	7,106	test & balance system
D3040	HVAC ductwork	5.0	0%	43,232 nasf	4.25	0	
D3040	Ventilation	5.0	0%	43,232 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	43,232 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	43,232 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	43,232 nasf	0.48	0	
SUBTOTALS					\$21.14	\$7,106	
Electrical							
D5010	Electrical service equipment	5.0	0%	50,042 bgsf	\$1.97	\$0	
D5010	Distribution panels	5.0	0%	50,042 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	50,042 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	43,232 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	43,232 nasf	2.90	0	
D5030	Data infrastructure	5.0	0%	50,042 bgsf	3.77	0	
D5030	Public address system	5.0	0%	43,232 nasf	1.55	0	
D5030	Building security alarm system	4.9	2%	50,042 bgsf	1.10	1,101	service the system
SUBTOTALS					\$20.52	\$1,101	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	43,232 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	50,042 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	50,042 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	50,042 bgsf	1.15	0	
D2040	Storm water collection	4.5	10%	50,042 bgsf	1.77	8,857	add overflow capacity
SUBTOTALS					\$7.39	\$8,857	
Furniture & Equipment							
E2020	Furniture	5.0	0%	43,232 nasf	\$15.34	\$0	
E2020	Equipment	4.9	2%	43,232 nasf	8.22	7,107	add wood end panels to display shelving
E2020	Signage	4.5	10%	50,042 bgsf	4.50	22,519	add interior signage
SUBTOTALS					\$28.06	\$29,626	

Other

C1020	Interior doors & hardware	5.0	0%	43,232	nasf	\$3.15	\$0
C2010	Stairs/ramps/ladders	5.0	0%	50,042	bgsf	7.55	0
C3010	Wall finishes	4.9	2%	43,232	nasf	3.33	2,879 repair/paint minor damage/add chair rails
C3020	Floor finishes	5.0	0%	43,232	nasf	3.15	0
C3030	Ceiling finishes	4.8	4%	43,232	nasf	3.28	5,672
G2010	Roadways	4.6	8%	50,042	bgsf	2.12	8,487 repair cracks/damaged areas
G2020	Parking Lots	4.6	8%	50,042	bgsf	2.97	11,890 repair cracks/damaged areas
G2030	Pedestrian Paving	4.7	6%	50,042	bgsf	0.86	2,582 address cross slope at ramp
G2040	Site Development	5.0	0%	50,042	bgsf	2.42	0
G2050	Landscaping	4.8	4%	50,042	bgsf	2.83	5,665 trim back over-growth at exterior sign
G3000	Site Utilities	5.0	0%	50,042	bgsf	1.44	0

SUBTOTALS \$33.10 37,175

Cost per square foot	\$7.09	Total Retrofit Cost	\$178.79	\$354,586
Percentage of new construction	4.0%	Total Cost w/out FF&E	\$150.73	\$324,960
Overall facility rating	4.80	Furniture & equipment	\$28.06	\$29,626

Total Retrofit Cost \$178.79 \$354,586

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan*Phasing of Capital Improvements*

West Regional Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
	Life Safety/ADA/Code Compliance	\$109,055					\$109,055
B3000	Roofs	\$131,020					\$131,020
B2000	Building Envelope		\$30,646				\$30,646
D3000	HVAC		\$7,106				\$7,106
D5000	Electrical			\$1,101			\$1,101
D2000	Plumbing				\$8,857		\$8,857
E2000	Furniture & Equipment					\$29,626	\$29,626
	Other					\$37,175	\$37,175
TOTALS		\$240,075	\$37,752	\$1,101	\$8,857	\$66,802	\$354,586
PERCENTAGES OF TOTAL		67.7%	10.6%	0.3%	2.5%	18.8%	100.0%

2011 dollars

Table A.WBK.4

Existing Building Retrofit Costs,
Westbrook Branch, Jacksonville Public Library

	2829		
nasf:	2,894	bgsf:	3,478
built: 1959		renovated: 2005	

Retrofit the Building Systems

3.79 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	3,478 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	3,478 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	3,478 bgsf	12.45	0	
B2010	Exterior walls	5.0	0%	3,478 bgsf	9.55	0	
B2020	Exterior windows	0.0	100%	3,478 bgsf	8.11	28,207	replace all exterior windows
B2030	Exterior doors	4.5	10%	3,478 bgsf	4.85	1,687	install panic hardware on exit doors
B3010	Roofing	1.9	62%	3,478 bgsf	6.89	14,857	clean/repair metal fascia/budget to replace roof
C1020	Interior doors & hardware	3.8	24%	2,894 nasf	3.15	2,188	install new hardware on all doors
C2010	Stairs/ramps/ladders	4.7	6%	3,478 bgsf	7.55	1,576	provide dedicated roof access
C3010	Wall finishes	5.0	0%	2,894 nasf	3.33	0	
C3020	Floor finishes	0.0	100%	2,894 nasf	3.15	9,116	budget to replace carpet tile
C3030	Ceiling finishes	4.9	2%	2,894 nasf	3.28	190	clean dirty ceiling tiles at air vents
D2010	Plumbing fixtures	4.4	12%	2,894 nasf	2.50	868	replace mop sink
D2020	Domestic water distribution	5.0	0%	3,478 bgsf	1.72	0	
D2020	Domestic water heaters	0.0	100%	3,478 bgsf	0.25	870	install new water heater
D2030	Sanitary collection	5.0	0%	3,478 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	3,478 bgsf	1.77	0	
D3030	Compressors/condensers	5.0	0%	3,478 bgsf	2.05	0	
D3040	Air handling equipment	0.9	82%	3,478 bgsf	7.10	20,249	equipment is old, needs dehumidification - budget for replacement
D3040	HVAC ductwork	5.0	0%	2,894 nasf	4.25	0	equipment is old, but in working condition
D3040	Ventilation	3.8	24%	2,894 nasf	2.03	1,410	install exhaust fan in Mechanical Room 110
D3050	HVAC diffusers	4.8	4%	2,894 nasf	1.21	140	clean grilles
D3060	Building temperature controls	5.0	0%	2,894 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	2,894 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	3,478 bgsf	3.90	13,564	install new dry-pipe system
D5010	Electrical service equipment	5.0	0%	3,478 bgsf	1.97	0	
D5010	Distribution panels	3.8	24%	3,478 bgsf	3.43	2,863	repair/replace TVSS on main panel
D5020	Branch power distribution	5.0	0%	3,478 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	2,894 nasf	3.50	0	
D5020	Emergency lighting	1.9	62%	2,894 nasf	0.90	1,615	service emergency batteries
D5020	Convenience receptacles	3.9	22%	2,894 nasf	2.90	1,846	add receptacles in Work Room 106
D5030	Data infrastructure	2.7	46%	3,478 bgsf	3.77	6,032	install wireless capabilities
D5030	Public address system	5.0	0%	2,894 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	3,478 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	3,478 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	3,478 bgsf	1.66	5,773	install new system
E2010	Casework	4.0	20%	2,894 nasf	1.96	1,134	modify sink cabinet for wheelchairs
E2010	Millwork	5.0	0%	2,894 nasf	6.26	0	
E2020	Furniture	4.2	16%	2,894 nasf	15.34	7,103	upgrade meeting room furniture
E2020	Equipment	5.0	0%	2,894 nasf	8.22	0	
E2020	Signage	2.5	50%	3,478 bgsf	4.50	7,826	upgrade interior signage throughout
F2020	Hazardous material abatement	3.0	40%	3,478 bgsf	5.33	7,415	allowance for asbestos/lead paint removal
G2010	Roadways	4.0	20%	3,478 bgsf	2.12	1,475	improve drainage
G2020	Parking Lots	4.0	20%	3,478 bgsf	2.97	2,066	improve drainage
G2030	Pedestrian Paving	5.0	0%	3,478 bgsf	0.86	0	
G2040	Site Development	3.7	26%	3,478 bgsf	2.42	2,188	add site lighting
G2050	Landscaping	1.9	62%	3,478 bgsf	2.83	6,102	trim back over-growth at roof
G3000	Site Utilities	5.0	0%	3,478 bgsf	1.44	0	
Z1010	Handicapped access	1.3	74%	3,478 bgsf	2.43	6,254	address egress, doors, toilets, drinking fountain, grab bars
Cost per square foot		\$44.45	Total Retrofit Cost		\$183.25	\$154,614	
Percentage of new construction		24.3%	Total Cost w/out FF&E		\$155.19	\$139,685	
Overall facility rating		3.79	Furniture & equipment		\$28.06	\$14,929	
			Total Retrofit Cost		\$183.25	\$154,614	

Table A.WBK.5

Prioritization of Retrofit Costs,
Westbrook Branch, Jacksonville Public Library

nasf: 2,894
built: 1959

bgsf: 3,478
renovated: 2005

Retrofit the Building Systems

3.79 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
B2030	Exterior doors	4.5	10%	3,478 bgsf	\$4.85	\$1,687	install panic hardware on exit doors
C1020	Interior doors & hardware	3.8	24%	2,894 nasf	3.15	2,188	install new hardware on all doors
D4010	Fire protection system	0.0	100%	3,478 bgsf	3.90	13,564	install new dry-pipe system
D5020	Emergency lighting	1.9	62%	2,894 nasf	0.90	1,615	service emergency batteries
D5040	Fire alarm system	5.0	0%	3,478 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	3,478 bgsf	1.66	5,773	install new system
E2010	Casework	4.0	20%	2,894 nasf	1.96	1,134	modify sink cabinet for wheelchairs
F2020	Hazardous material abatement	3.0	40%	3,478 bgsf	5.33	7,415	allowance for asbestos/lead paint removal
Z1010	Handicapped access	1.3	74%	3,478 bgsf	2.43	6,254	address egress, doors, toilets, drinking fountain, grab bars
SUBTOTALS					\$25.93	\$39,631	
Roofs							
B3010	Roofing	1.9	62%	3,478 bgsf	\$6.89	\$14,857	clean/repair metal fascia/budget to replace roof
C2010	Stairs/ramps/ladders	4.7	6%	3,478 bgsf	7.55	1,576	provide dedicated roof access
SUBTOTALS					\$14.44	\$16,433	
Building Envelope							
A1010	Foundations	5.0	0%	3,478 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	3,478 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	3,478 bgsf	12.45	0	
B2010	Exterior walls	5.0	0%	3,478 bgsf	9.55	0	
B2020	Exterior windows	0.0	100%	3,478 bgsf	8.11	28,207	replace all exterior windows
SUBTOTALS					\$37.98	\$28,207	
HVAC							
D3030	Compressors/condensers	5.0	0%	3,478 bgsf	\$2.05	\$0	
D3040	Air handling equipment	0.9	82%	3,478 bgsf	7.10	20,249	equipment is old, needs dehumidification - budget for replacement
D3040	HVAC ductwork	5.0	0%	2,894 nasf	4.25	0	
D3040	Ventilation	3.8	24%	2,894 nasf	2.03	1,410	install exhaust fan in Mechanical Room 110
D3050	HVAC diffusers	4.8	4%	2,894 nasf	1.21	140	clean grilles
D3060	Building temperature controls	5.0	0%	2,894 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	2,894 nasf	0.48	0	
SUBTOTALS					\$20.27	\$21,799	
Electrical							
D5010	Electrical service equipment	5.0	0%	3,478 bgsf	\$1.97	\$0	
D5010	Distribution panels	3.8	24%	3,478 bgsf	3.43	2,863	repair/replace TVSS on main panel
D5020	Branch power distribution	5.0	0%	3,478 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	2,894 nasf	3.50	0	
D5020	Convenience receptacles	3.9	22%	2,894 nasf	2.90	1,846	add receptacles in Work Room 106
D5030	Data infrastructure	2.7	46%	3,478 bgsf	3.77	6,032	install wireless capabilities
D5030	Public address system	5.0	0%	2,894 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	3,478 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$10,741	
Plumbing							
D2010	Plumbing fixtures	4.4	12%	2,894 nasf	\$2.50	\$868	replace mop sink
D2020	Domestic water distribution	5.0	0%	3,478 bgsf	1.72	0	
D2020	Domestic water heaters	0.0	100%	3,478 bgsf	0.25	870	install new water heater
D2030	Sanitary collection	5.0	0%	3,478 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	3,478 bgsf	1.77	0	
SUBTOTALS					\$7.39	\$1,738	
Furniture & Equipment							
E2010	Millwork	5.0	0%	2,894 nasf	\$6.26	\$0	
E2020	Furniture	4.2	16%	2,894 nasf	15.34	7,103	upgrade meeting room furniture
E2020	Equipment	5.0	0%	2,894 nasf	8.22	0	
E2020	Signage	2.5	50%	3,478 bgsf	4.50	7,826	upgrade interior signage throughout
SUBTOTALS					\$34.32	\$14,929	

Other

C3010	Wall finishes	5.0	0%	2,894	nasf	\$3.33	\$0
C3020	Floor finishes	0.0	100%	2,894	nasf	3.15	9,116 budget to replace carpet tile
C3030	Ceiling finishes	4.9	2%	2,894	nasf	3.28	190 clean dirty ceiling tiles at air vents
G2010	Roadways	4.0	20%	3,478	bgsf	2.12	1,475 improve drainage
G2020	Parking Lots	4.0	20%	3,478	bgsf	2.97	2,066 improve drainage
G2030	Pedestrian Paving	5.0	0%	3,478	bgsf	0.86	0
G2040	Site Development	3.7	26%	3,478	bgsf	2.42	2,188 add site lighting
G2050	Landscaping	1.9	62%	3,478	bgsf	2.83	6,102 trim back over-growth at roof
G3000	Site Utilities	5.0	0%	3,478	bgsf	1.44	0

SUBTOTALS \$22.40 21,137

Cost per square foot	\$44.45	Total Retrofit Cost	\$183.25	\$154,614
Percentage of new construction	24.3%	Total Cost w/out FF&E	\$155.19	\$139,685
Overall facility rating	3.79	Furniture & equipment	\$28.06	\$14,929

Total Retrofit Cost \$183.25 \$154,614

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Westbrook Branch Library		FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
	Life Safety/ADA/Code Compliance	\$39,631					\$39,631
B3000	Roofs	\$16,433					\$16,433
B2000	Building Envelope		\$28,207				\$28,207
D3000	HVAC		\$21,799				\$21,799
D5000	Electrical			\$10,741			\$10,741
D2000	Plumbing				\$1,738		\$1,738
E2000	Furniture & Equipment					\$14,929	\$14,929
	Other					\$21,137	\$21,137
TOTALS		\$56,064	\$50,006	\$10,741	\$1,738	\$36,066	\$154,614 2011 dollars
PERCENTAGES OF TOTAL		36.3%	32.3%	6.9%	1.1%	23.3%	100.0%

Table A.WB.4

Existing Building Retrofit Costs,
Willowbranch Branch, Jacksonville Public Library

nasf: 8,959
built: 1930

bgsf: 12,531
renovated: 1997, 2004, 2010

Retrofit the Building Systems

4.43 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	unit total cost	comments
A1010	Foundations	5.0	0%	12,531 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	12,531 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	12,531 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	12,531 bgsf	9.55	4,787	clean mold/stains from stucco
B2020	Exterior windows	2.5	50%	12,531 bgsf	8.11	50,813	replace original exterior windows
B2030	Exterior doors	4.9	2%	12,531 bgsf	4.85	1,216	install panic hardware on select doors
B3010	Roofing	5.0	0%	12,531 bgsf	6.89	0	
C1020	Interior doors & hardware	4.6	8%	8,959 nasf	3.15	2,258	install new hardware on select doors
C2010	Stairs/ramps/ladders	4.5	10%	12,531 bgsf	7.55	9,461	add dedicated roof access, modify railings
C3010	Wall finishes	4.6	8%	8,959 nasf	3.33	2,387	repair damage/add wall protection
C3020	Floor finishes	5.0	0%	8,959 nasf	3.15	0	
C3030	Ceiling finishes	4.9	2%	8,959 nasf	3.28	588	clean dirty ceiling tiles at air vents
D1010	Elevators	5.0	0%	12,531 bgsf	4.77	0	
D2010	Plumbing fixtures	5.0	0%	8,959 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	12,531 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	12,531 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	12,531 bgsf	1.15	0	
D2040	Storm water collection	4.8	4%	12,531 bgsf	1.77	887	clean pine needles from gutters/add guards
D3030	Compressors/condensers	5.0	0%	12,531 bgsf	2.05	0	
D3040	Air handling equipment	1.4	72%	12,531 bgsf	7.10	64,058	old equipment, budget for replacement, test & balance system
D3040	HVAC ductwork	5.0	0%	8,959 nasf	4.25	0	
D3040	Ventilation	5.0	0%	8,959 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	8,959 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	8,959 nasf	3.15	0	DDC controls
D3060	Local temperature controls	5.0	0%	8,959 nasf	0.48	0	
D4010	Fire protection system	0.0	100%	12,531 bgsf	3.90	48,871	install new dry-pipe system
D5010	Electrical service equipment	4.9	2%	12,531 bgsf	1.97	494	clean equipment
D5010	Distribution panels	5.0	0%	12,531 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	12,531 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	8,959 nasf	3.50	0	
D5020	Emergency lighting	0.0	100%	8,959 nasf	0.90	8,063	replace entire system
D5020	Convenience receptacles	5.0	0%	8,959 nasf	2.90	0	
D5030	Data infrastructure	4.5	10%	12,531 bgsf	3.77	4,724	add HVAC/remove dust from racks
D5030	Public address system	5.0	0%	8,959 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	12,531 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	12,531 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	12,531 bgsf	1.66	20,801	install new system
E2010	Casework	4.5	10%	8,959 nasf	1.96	1,756	modify sink cabinets for wheelchairs
E2010	Millwork	4.9	2%	8,959 nasf	6.26	1,122	repair Circulation Desk
E2020	Furniture	4.2	16%	8,959 nasf	15.34	21,989	rehab original pieces/repair computer furniture
E2020	Equipment	4.8	4%	8,959 nasf	8.22	2,946	install additional wood end panels
E2020	Signage	4.8	4%	12,531 bgsf	4.50	2,256	reset exterior sign
F2020	Hazardous material abatement	4.0	20%	12,531 bgsf	5.33	13,358	allowance for asbestos/lead paint removal
G2010	Roadways	5.0	0%	12,531 bgsf	2.12	0	
G2020	Parking Lots	5.0	0%	12,531 bgsf	2.97	0	
G2030	Pedestrian Paving	5.0	0%	12,531 bgsf	0.86	0	
G2040	Site Development	5.0	0%	12,531 bgsf	2.42	0	
G2050	Landscaping	5.0	0%	12,531 bgsf	2.83	0	
G3000	Site Utilities	5.0	0%	12,531 bgsf	1.44	0	
Z1010	Handicapped access	4.2	16%	12,531 bgsf	2.43	4,872	address drinking fountain, egress, toilet configuration
Cost per square foot		\$21.36	Total Retrofit Cost		\$188.02	\$267,706	
Percentage of new construction		11.4%	Total Cost w/out FF&E		\$159.96	\$240,515	
Overall facility rating		4.43	Furniture & equipment		\$28.06	\$27,190	
			Total Retrofit Cost		\$188.02	\$267,706	

Table A.WB.5

Prioritization of Retrofit Costs,
Willowbranch Branch, Jacksonville Public Library

nasf: 8,959
built: 1930

bgsf: 12,531
renovated: 1997, 2004, 2010

Retrofit the Building Systems

4.43 overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
Life Safety/ADA/Code Compliance							
B2030	Exterior doors	4.9	2%	12,531 bgsf	\$4.85	\$1,216	install panic hardware on select doors
C1020	Interior doors & hardware	4.6	8%	8,959 nasf	3.15	2,258	install new hardware on select doors
C2010	Stairs/ramps/ladders	4.5	10%	12,531 bgsf	7.55	9,461	add dedicated roof access, modify railings
D1010	Elevators	5.0	0%	12,531 bgsf	4.77	0	
D4010	Fire protection system	0.0	100%	12,531 bgsf	3.90	48,871	install new dry-pipe system
D5020	Emergency lighting	0.0	100%	8,959 nasf	0.90	8,063	replace entire system
D5040	Fire alarm system	5.0	0%	12,531 bgsf	1.75	0	
D5040	Emergency power	0.0	100%	12,531 bgsf	1.66	20,801	install new system
E2010	Casework	4.5	10%	8,959 nasf	1.96	1,756	modify sink cabinets for wheelchairs
F2020	Hazardous material abatement	4.0	20%	12,531 bgsf	5.33	13,358	allowance for asbestos/lead paint removal
Z1010	Handicapped access	4.2	16%	12,531 bgsf	2.43	4,872	address drinking fountain, egress, toilet configuration
SUBTOTALS					\$38.25	\$110,656	
Roofs							
B3010	Roofing	5.0	0%	12,531 bgsf	\$6.89	\$0	
SUBTOTALS					\$6.89	\$0	
Building Envelope							
A1010	Foundations	5.0	0%	12,531 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	12,531 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	12,531 bgsf	12.45	0	
B2010	Exterior walls	4.8	4%	12,531 bgsf	9.55	4,787	clean mold/stains from stucco
B2020	Exterior windows	2.5	50%	12,531 bgsf	8.11	50,813	replace original exterior windows
SUBTOTALS					\$37.98	\$55,600	
HVAC							
D3030	Compressors/condensers	5.0	0%	12,531 bgsf	\$2.05	\$0	
D3040	Air handling equipment	1.4	72%	12,531 bgsf	7.10	64,058	old equipment, budget for replacement, test & balance system
D3040	HVAC ductwork	5.0	0%	8,959 nasf	4.25	0	
D3040	Ventilation	5.0	0%	8,959 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	8,959 nasf	1.21	0	
D3060	Building temperature controls	5.0	0%	8,959 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	8,959 nasf	0.48	0	
SUBTOTALS					\$20.27	\$64,058	
Electrical							
D5010	Electrical service equipment	4.9	2%	12,531 bgsf	\$1.97	\$494	clean equipment
D5010	Distribution panels	5.0	0%	12,531 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	12,531 bgsf	2.30	0	
D5020	Lighting fixtures	5.0	0%	8,959 nasf	3.50	0	
D5020	Convenience receptacles	5.0	0%	8,959 nasf	2.90	0	
D5030	Data infrastructure	4.5	10%	12,531 bgsf	3.77	4,724	add HVAC/remove dust from racks
D5030	Public address system	5.0	0%	8,959 nasf	1.55	0	
D5030	Building security alarm system	5.0	0%	12,531 bgsf	1.10	0	
SUBTOTALS					\$20.52	\$5,218	
Plumbing							
D2010	Plumbing fixtures	5.0	0%	8,959 nasf	\$2.50	\$0	
D2020	Domestic water distribution	5.0	0%	12,531 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	12,531 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	12,531 bgsf	1.15	0	
D2040	Storm water collection	4.8	4%	12,531 bgsf	1.77	887	
SUBTOTALS					\$7.39	\$887	

Furniture & Equipment

E2010	Millwork	4.9	2%	8,959 nasf	\$6.26	\$1,122 repair Circulation Desk
E2020	Furniture	4.2	16%	8,959 nasf	15.34	21,989 rehab original pieces/repair computer furniture
E2020	Equipment	4.8	4%	8,959 nasf	8.22	2,946 install additional wood end panels
E2020	Signage	4.8	4%	12,531 bgsf	4.50	2,256 reset exterior sign
SUBTOTALS					\$34.32	\$28,312

Other

C3010	Wall finishes	4.6	8%	8,959 nasf	\$3.33	\$2,387 repair damage/add wall protection
C3020	Floor finishes	5.0	0%	8,959 nasf	3.15	0
C3030	Ceiling finishes	4.9	2%	8,959 nasf	3.28	588 clean dirty ceiling tiles at air vents
G2010	Roadways	5.0	0%	12,531 bgsf	2.12	0
G2020	Parking Lots	5.0	0%	12,531 bgsf	2.97	0
G2030	Pedestrian Paving	5.0	0%	12,531 bgsf	0.86	0
G2040	Site Development	5.0	0%	12,531 bgsf	2.42	0
G2050	Landscaping	5.0	0%	12,531 bgsf	2.83	0
G3000	Site Utilities	5.0	0%	12,531 bgsf	1.44	0
SUBTOTALS					\$22.40	\$2,974

Cost per square foot	\$21.36	Total Retrofit Cost	\$188.02	\$267,706
Percentage of new construction	11.4%	Total Cost w/out FF&E	\$159.96	\$240,515
Overall facility rating	4.43	Furniture & equipment	\$28.06	\$27,190

Total Retrofit Cost \$188.02 \$267,706

\$0.00 \$0 reconciliation

Jacksonville Public Library Capacity Plan

Phasing of Capital Improvements

Willowbranch Branch Library	FY2011	FY2012	FY2013	FY2014	FY2015	TOTALS
Life Safety/ADA/Code Compliance	\$110,656					\$110,656
B3000 Roofs	\$0					\$0
B2000 Building Envelope		\$55,600				\$55,600
D3000 HVAC		\$64,058				\$64,058
D5000 Electrical			\$5,218			\$5,218
D2000 Plumbing				\$887		\$887
E2000 Furniture & Equipment					\$28,312	\$28,312
Other					\$2,974	\$2,974
TOTALS	\$110,656	\$119,659	\$5,218	\$887	\$31,286	\$267,706
PERCENTAGES OF TOTAL	41.3%	44.7%	1.9%	0.3%	11.7%	100.0%

2011 dollars