



RIVERSIDE MAIN LIBRARY CITY COMPARISONS

CITY	STATE	CAPITAL	COUNTY SEAT	POPULATION	TYPE SYSTEM	# of # of Branches	Central Library Sq ft	RENOVATION PROJECT COST ESTIMATES	RENOVATION NEW BUILD	NOTES	
Riverside	California	NO	YES	304,000	Branch	7	60,000	\$30,974,197 Updated Construction Cost ONLY = \$483/sq ft (\$28,974,197)	RENOVATION	Original Cost estimate was \$21.97M Added \$9M based on latest staff report estimates (Includes costs for construction mgmt., architects costs, fees, public art, FF&E) Original Construction Cost ONLY = \$333/sq ft (\$19,974,197)	
Los Gatos	California	NO	NO	29,413	Central	0	30,000	\$23,977,325 Construction Cost ONLY = \$400/sq ft (\$12,000,000)	NEW BUILD Opened in February 2012	Funding came from their Redevelopment Agency and General Fund Reserves LEED GOLD Certified Project included adding 69 below grade parking spaces Parking Cost Estimate: \$251 x 330 x 69= \$5,715,270 (\$82,800/ space)	
Walnut Creet	California	NO	NO	65,684	Branch	27 (County System)	42,000	\$39,900,000 Construction Cost ONLY = \$436/sq ft (\$18,300,000)	NEW BUILD Opened in July 2010	\$26.2M for construction (* \$21M in General obligagation bond) (underground parking-120 spaces) \$13.7M for Construction mgmt., architects costs, fees, public art, FF&E * Note: They tore down the existing 9,800 sq ft library built in 1961 New Bldg is LEED Silver Certified Parking Cost Estimate: \$200 x 330 x 120 = \$7,920,000 (\$66,000/ space)	In 2015 Library hours were reduced from 56 to 41 hours per week