COST INFORMATION: WHAT IS KNOWN TODAY?

A fair comparison requires the same cost basis for every option.

OPTION 1	OPTION 2	OPTION 3	NEW LIBRARY
COMMUNITY CENTER FOCUS	WALKING TRACK	ELEVATED TRACK	65,000 GSF - 85,000 GSF
$44 M	$44 M	$52 M	$58 M – $75 M
TOTAL PROJECT COST (2029 DOLLARS)	TOTAL PROJECT COST (2029 DOLLARS)	TOTAL PROJECT COST (2029 DOLLARS)	TOTAL PROJECT COST (2029 DOLLARS)

+ PROPERTY COST OF $4.2 M (Parcels A, B & C)

APPLES-TO-APPLES COST BASIS

- ✓ Escalation year + rate
- ✓ Soft costs
- ✓ Furniture, fixtures + equipment
- ✓ Acquisition + demolition
- ✓ Construction cost basis
- ✓ Owner contingency
- ✓ Site work
- ✓ Existing-condition allowances + exclusions

WHAT INFORMATION WOULD HELP YOU UNDERSTAND THE OPTIONS?

COST • ACCESS • PROGRAMS • OPERATIONS • BUILDING CONDITION • COMMUNITY BENEFIT

WHAT THIS MEANS

Cost matters, but Crystal Lake needs comparable estimates before it can make an apples-to-apples comparison among options.