

A map of San Rafael, California, showing the city's irregular boundary in black. The map includes surrounding areas in shades of green, grey, and blue, representing different land uses and water bodies. The city is situated on a peninsula or near a large body of water.

**SAN RAFAEL  
PUBLIC LIBRARY  
FACILITIES PLANNING  
STUDY**

**CITY OF SAN RAFAEL  
California**

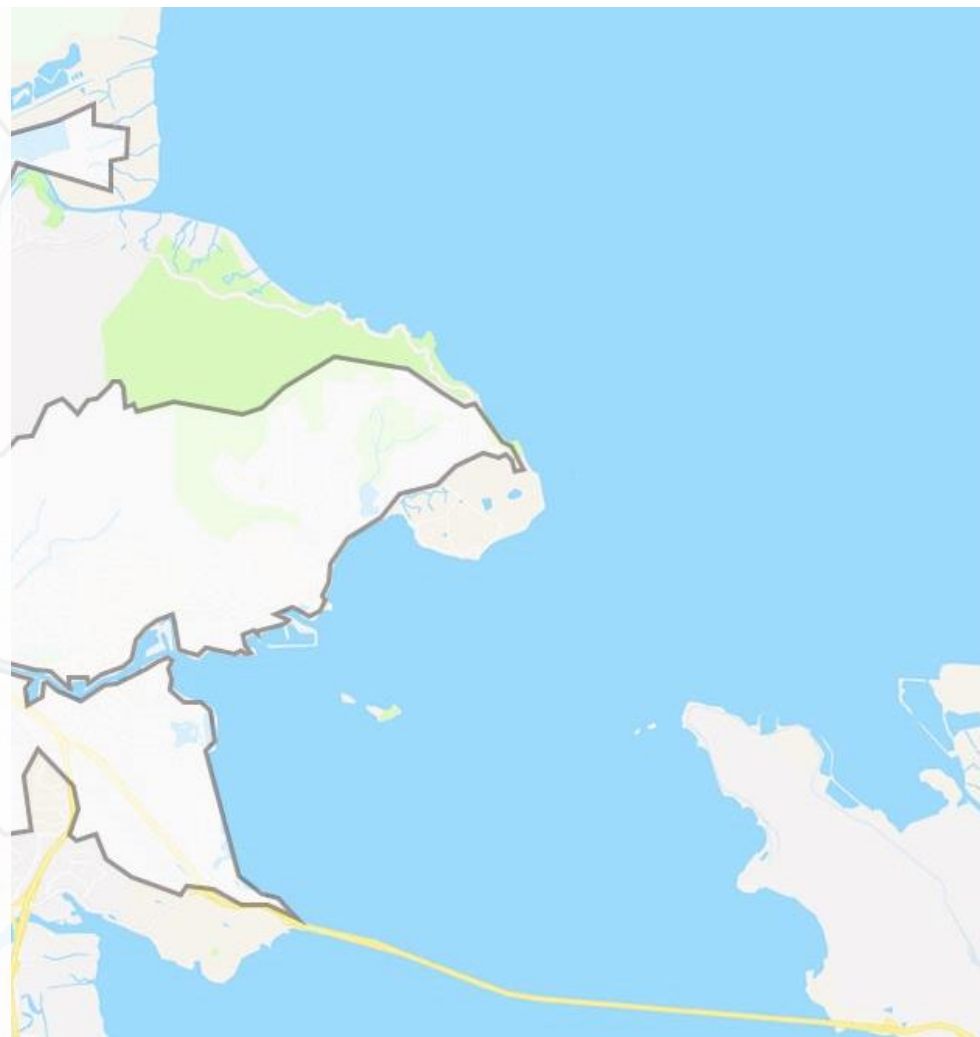
**AUGUST 2019**

**NOLL  
& TAM  
ARCHITECTS**



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**PROJECT TEAM:****CITY OF SAN RAFAEL:**

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Andrew Cuyugan McCullough, Vice-Mayor  
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Cheryl Lentini  
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## EXECUTIVE SUMMARY

The San Rafael Library hired Noll & Tam Architects in April of 2018 to study sites for expansion or replacement of its downtown main library, the potential for expansion of its Canal neighborhood branch library, and sites for a possible new library branch in Terra Linda.

The City and the Library have been studying this problem for many years. The most recent previous study, completed in July of 2017, concluded that to achieve parity with comparable nearby communities, San Rafael needs to increase its amount of library space to at least 45,000 square feet (see pages 7 and 8.) The existing downtown main library is 12,500 square feet on two floors, and suffers from a number of challenges that make it difficult both to operate and to use. It is also on a site where the building footprint cannot be significantly expanded, so that it is not possible to accommodate 45,000 square feet of library space in the existing location.

The heart of the existing library is a well-loved historic building, opened in 1909 and constructed with funds donated by Andrew Carnegie. The City is committed to maintaining the Carnegie building for public use. Exploring whether that use can reasonably include its continuation as the downtown main library was part of the purpose of this study.

Noll & Tam presented our preliminary findings in a series of public meetings in June of 2018 in locations in each area of the city, and collected impressions and responses to the potential sites. The list of sites was refined in response to this feedback, and more developed diagrams of the preferred locations were presented again at a second series of public meetings in October of 2018. The input received at that stage was used to further narrow the options, and a final, more developed set of site possibilities was presented at a third set of public meetings in April of 2019. Representative public comments from those meetings are included here in the section about each area branch.

We have worked closely throughout this process with the City and the Library, and together we have developed a vision for the future of the San Rafael library system that we hope will be both useful and inspiring as the city chooses its path forward.

Our conclusion is that San Rafael should address its current and future library needs not by constructing a single 45,000 square foot building, but by combining a somewhat smaller downtown main branch with both a small new branch location in Terra Linda and an expansion of the existing Pickleweed Library branch at the Albert J. Boro Community Center in the Canal neighborhood to reach that total.

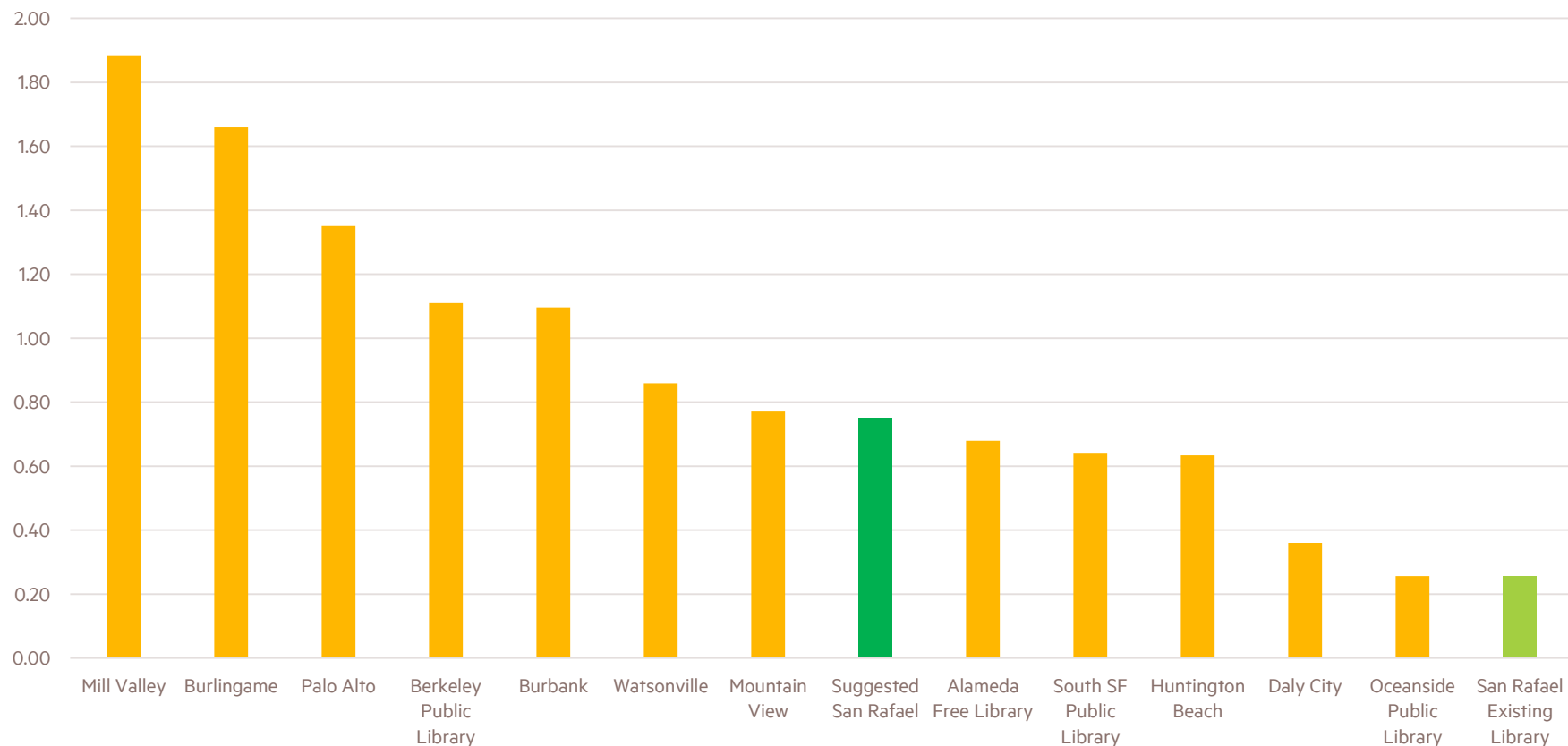
As detailed in the following sections of this report, a single preferred solution arose throughout this process in both Terra Linda and the Canal neighborhood.

For the downtown main library, three viable options have been selected and developed, which each have distinct advantages and challenges. A conceptual cost estimate was performed to assist the City and the Library in evaluating each option, and the results are included here. We caution, however, that the final results of pursuing each option are significantly different from each other, so while the financial numbers should be used to assist in overall planning, it is not a matter of simply ranking competing costs of similar things.

At the conclusion of the Library Facilities Planning Study, the Library Foundation paid for an independent survey to collect more information on which downtown library site option might be preferred. The survey was developed and made available in both English and Spanish to residents of San Rafael and other library users during May of 2019. It is attached as Appendix B of this report.

1,057 interviews were conducted, and the results have been summarized in a separate report.

## PROPOSED QUANTITY OF LIBRARY SPACE PER RESIDENT, COMPARED TO OTHER CITIES



This graph shows the amount of library space in square feet per person for a selection of California cities of comparable size to San Rafael. San Rafael's current library system provides a little more than 0.2 square feet per person. The suggested level is a little less than 0.8 square feet per person, which would put San Rafael in the middle of the range.





City of San Rafael

# San Rafael Public Library Service and Facilities Vision

Final Report 2017-07-26



	SAN RAFAEL TODAY	SAN RAFAEL NEEDS TODAY	SAN RAFAEL 20 YEAR VISION
POPULATION	~59,000	~59,000	~65,000
LIBRARY SQUARE FEET	14,500 SF	40,000 – 45,000 SF	45,000 – 50,000 SF



The San Rafael Service and Facilities Vision completed in July of 2017 concluded that to achieve the levels shown on the previous page, San Rafael needs to provide 40,000-45,000 square feet of library space to fulfill its current needs.

\*The 2017 Group 4 San Rafael Public Library Service and Facilities Vision Report stated that there was 17,600 sq. ft. of total Library Space. Since then, subsequent measurements have reduced that number to 14,500 sq. ft.

## OVERALL STRATEGY

Previous analysis has determined that current San Rafael library facilities are inadequate to meet the demands of the community. Based on the city's population, it should have approximately 45,000 sq. ft. of library service space.

Our recommendation is to meet this need by providing a combination of services in downtown, in Terra Linda and in the Canal neighborhood that together approach this goal.

### DOWNTOWN MAIN LIBRARY

The existing Main Library is 12,500 square feet.

Three options are presented for a larger main library:

- CARNEGIE - Restore the historic Carnegie library, demolish the previous building additions and construct a new addition in the same location for a total of 27,000 square feet
- BOYD PARK - Construct a new main library in Boyd Park at 20,000 square feet
- ALBERT PARK - Demolish most of the existing community center, renovate the existing large community room and construct a new, combined library and community center attached to it. (26,000 square feet of dedicated library space; 17,700 square feet of shared community center space)

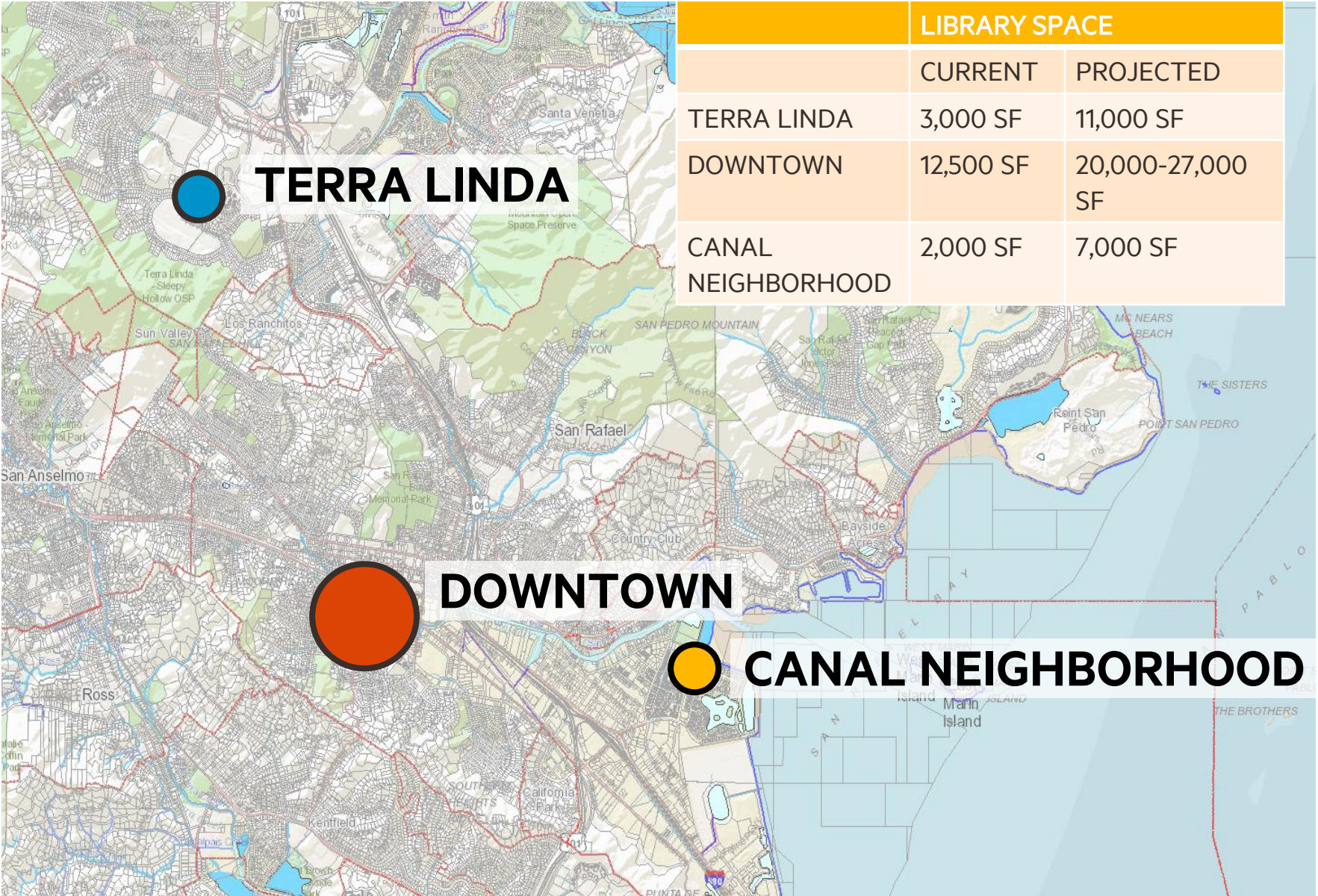
### CANAL NEIGHBORHOOD

Expand the existing Pickleweed Library location (2,000 square feet), for a total of 7,000 square feet of library space.

### TERRA LINDA:

Continue current operations within the Northgate Mall (3,000 square feet as of June 2019) and consider renting a larger space in the mall, up to 11,000 square feet.

TOTAL: 30,000-45,000 SF

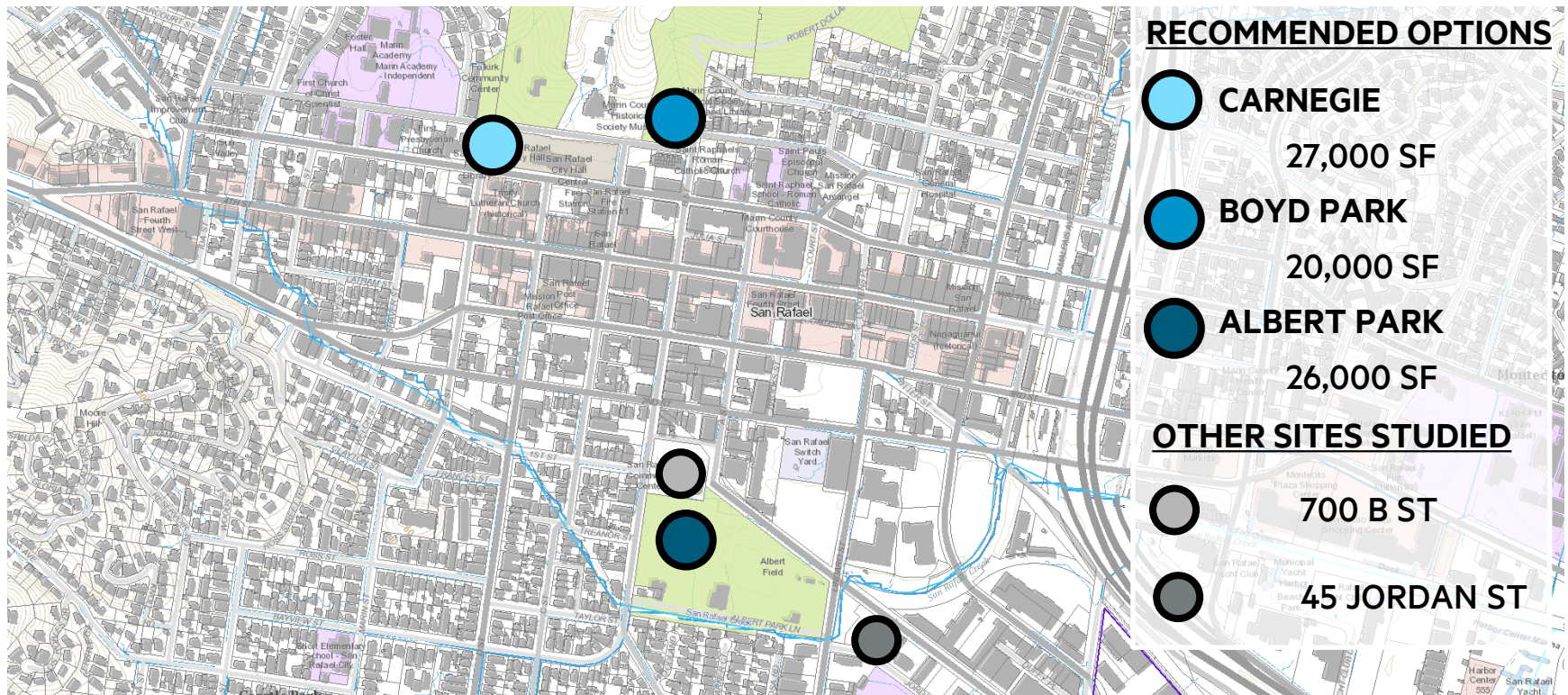




## DOWNTOWN BRANCH

### GENERAL CONSIDERATIONS:

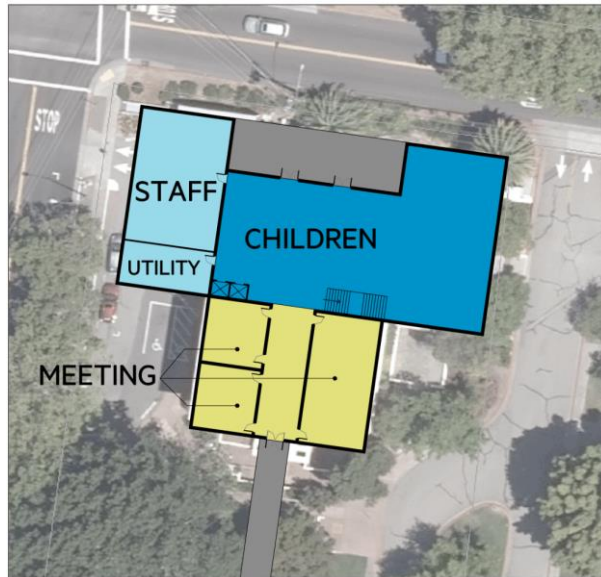
- The downtown main library needs to be in a central location where it can serve all parts of the city. It should be approachable by car, transit, bicycle or on foot from other downtown amenities.
- We have shown and accounted for the cost of the creation of additional parking wherever it is possible in each of these options. They all assume, however, that continued shared use of existing downtown parking will be needed in addition to what can be provided nearest to the building.
- If the Carnegie option is not selected for the library, the restoration of the Carnegie building and its conversion to other public use remains a separate future project. No description of that future project is attempted as part of this study, and its costs are not included in our projections.
- If the Carnegie option is selected, the Library will need a temporary location to provide library services during the construction project. Cost for this temporary location is included in the cost projection for that option.



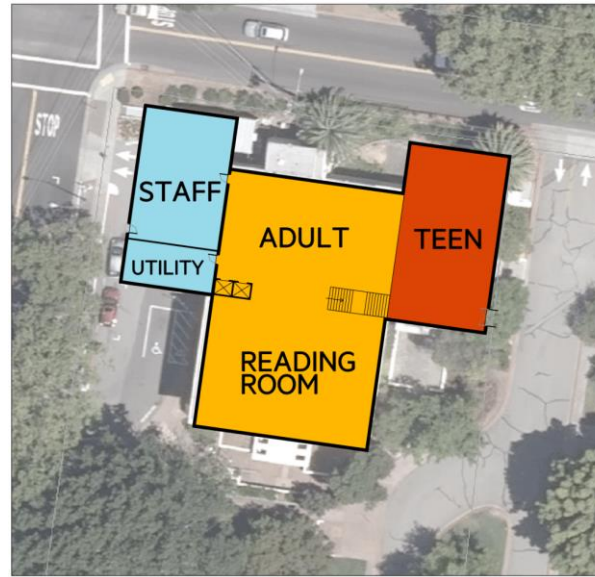
## **CARNEGIE OPTION**

### QUICK FACTS:

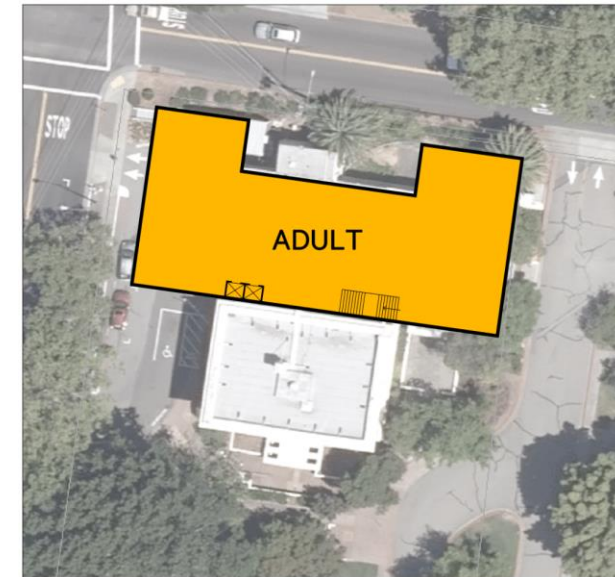
- PRESERVES AND RESTORES ORIGINAL 1909 CARNEGIE
- DEMOLISHES 1959 ADDITION (ORIGINALLY A PARKING GARAGE ON THE LOWER FLOOR) AND BUILDS A NEW 3-STORY ADDITION
- CREATES NEW ENTRY PATH AND REESTABLISHES ENTRY FROM THE FRONT OF THE BUILDING
- CREATES NEW PARKING DECK OVER EXISTING CITY PARKING
- REQUIRES TEMPORARY LIBRARY SPACE DURING CONSTRUCTION
- **27,000 SQUARE FEET**
- **\$34,000,000 ESTIMATED COST**



GROUND FLOOR – 10,000 SF



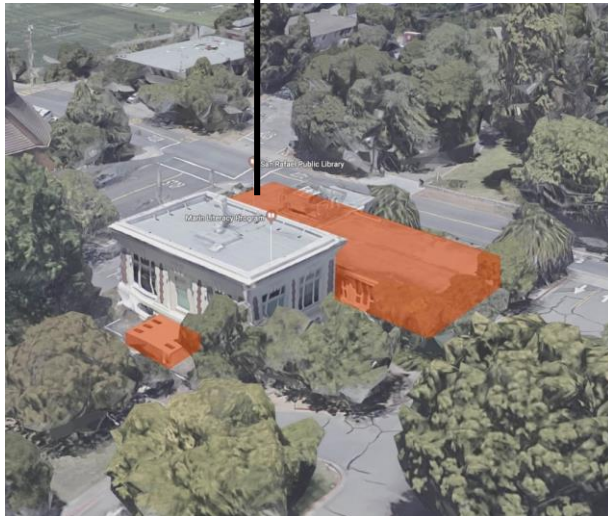
SECOND FLOOR – 10,000 SF



THIRD FLOOR – 7,000 SF

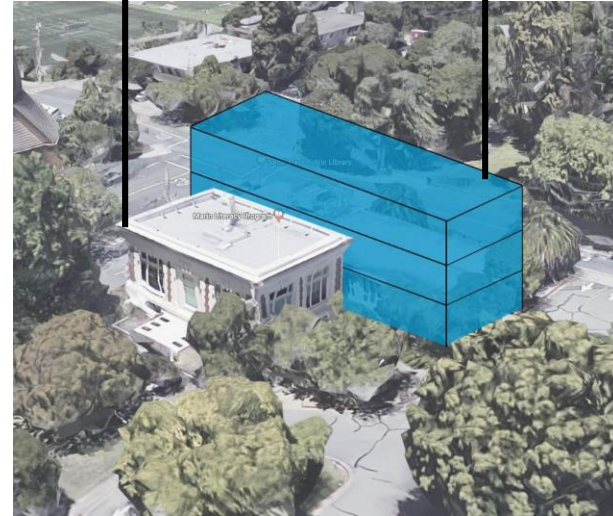


DEMOLISH EXISTING ADDITION  
TO CARNEGIE



PRESERVE AND  
RESTORE EXISTING  
CARNEGIE

NEW ADDITION



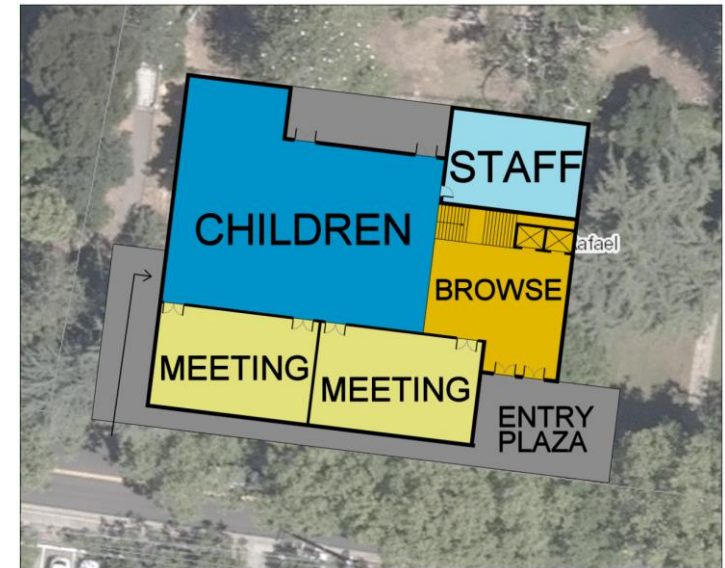




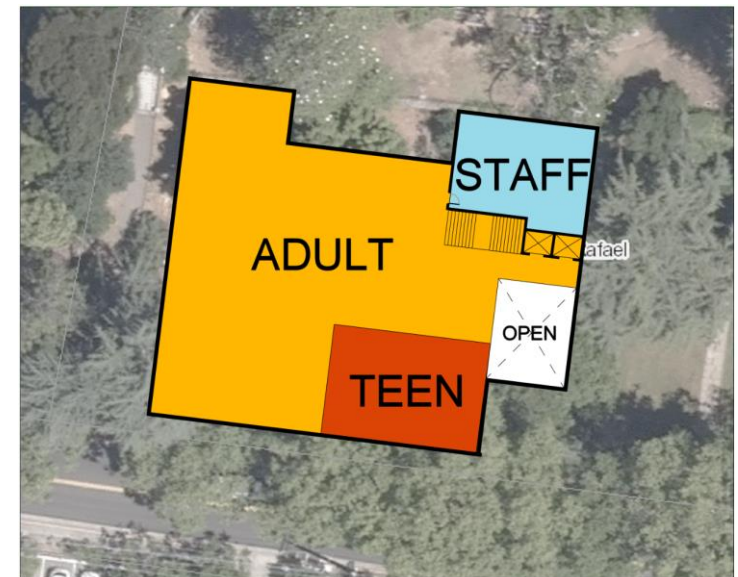
## **BOYD PARK OPTION**

### QUICK FACTS:

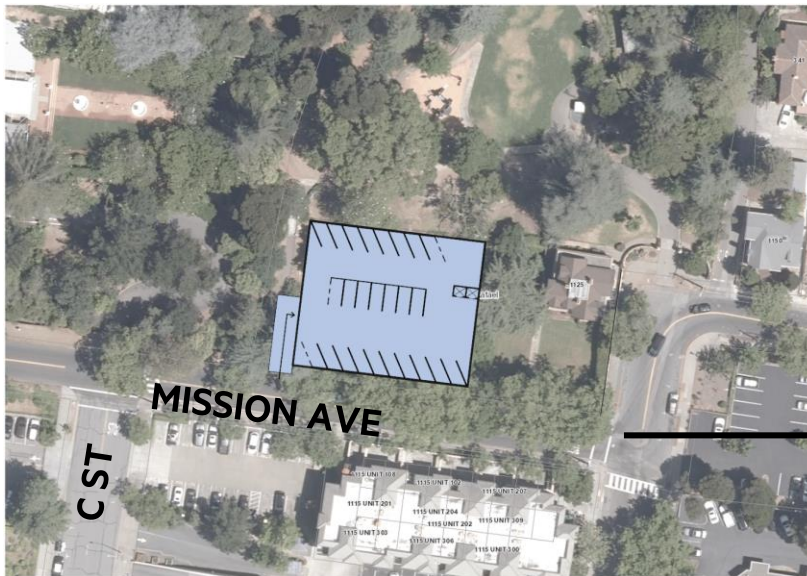
- OPPORTUNITY FOR AN ENTIRELY NEW BUILDING
- SITE RESTRICTIONS (HERITAGE TREES, ADJACENT HISTORIC BUILDINGS) LIMIT LIBRARY SIZE
- POSSIBLE TO PROVIDE SOME UNDERGROUND PARKING
- INCLUDES DEMOLITION OF EXISTING TENNIS COURTS
- REQUIRES ADDRESSING ADJACENT INTERSECTION AND OTHER TRAFFIC ISSUES FOR SAFE PEDESTRIAN ACCESS
- **20,000 SQUARE FEET**
- **\$23,000,000 ESTIMATED COST**



GROUND FLOOR – 10,000 SF



SECOND FLOOR – 10,000 SF



UNDERGROUND PARKING – 25 SPACES

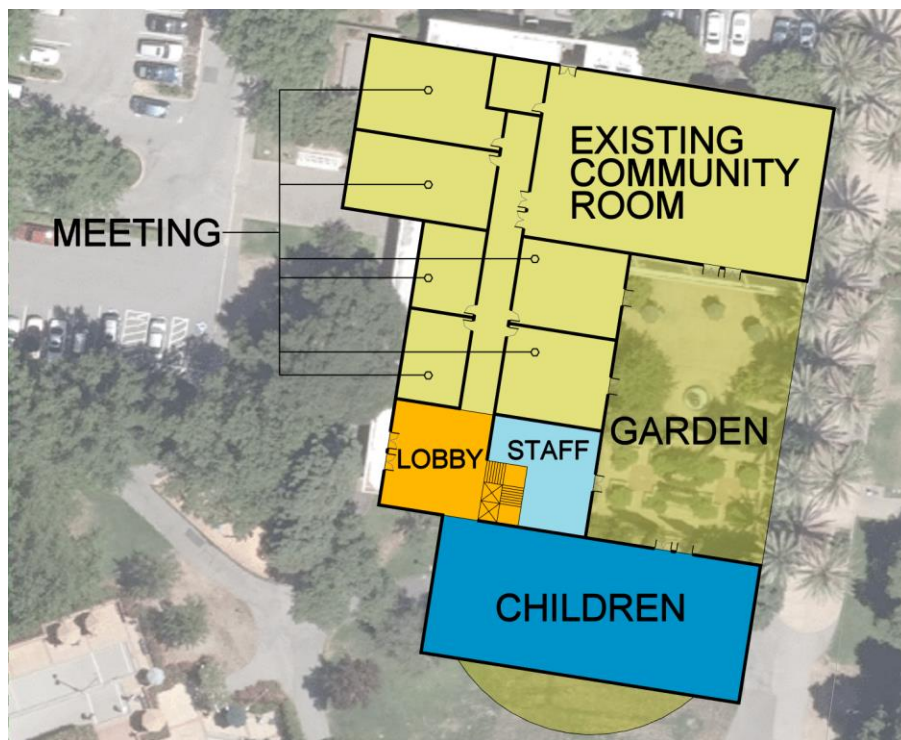
NEW  
SIGNAL  
AND  
CROSSING

## ALBERT PARK OPTION

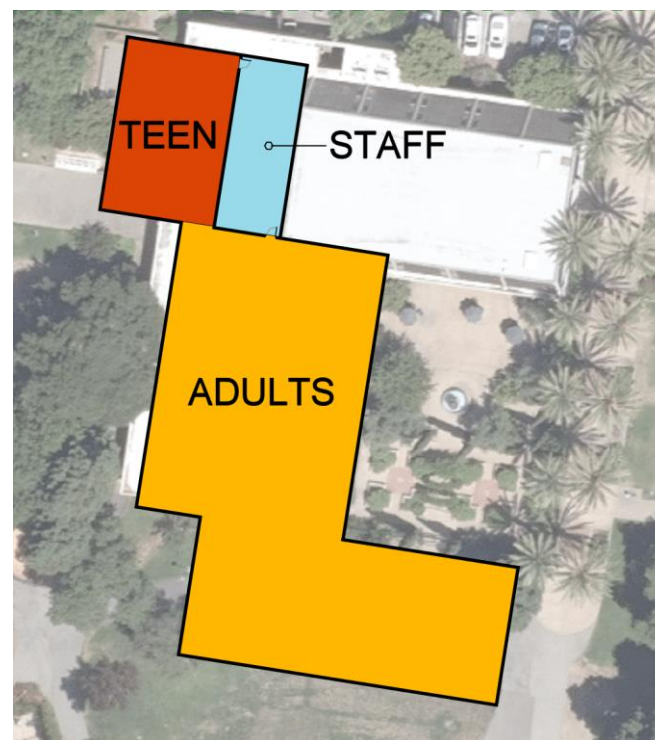
### QUICK FACTS:

- DEMOLISH MOST OF EXISTING COMMUNITY CENTER AND BUILD NEW COMBINED COMMUNITY CENTER AND LIBRARY, PRESERVING EXISTING ORNAMENTAL GARDEN AND LARGE COMMUNITY MEETING ROOM
- THE NEW BUILDING HAS THE SAME NUMBER OF COMMUNITY MEETING ROOMS THAT CURRENTLY EXIST
- PARKING – OPTION TO CREATE ADDITIONAL PARKING ON ADJACENT GRASS AREA, OR LEAVE AS OPEN SPACE
- IMPROVED OUTDOOR SPACE FOR NEIGHBORING CHILDREN'S CENTER
- **26,000 SF LIBRARY AND 17,700 SF COMMUNITY CENTER, TOTALING 43,700 SQUARE FEET**
- **\$43,000,000 TOTAL ESTIMATED COST - \$17,500,000 COMMUNITY CENTER\* AND \$25,500,000 LIBRARY**

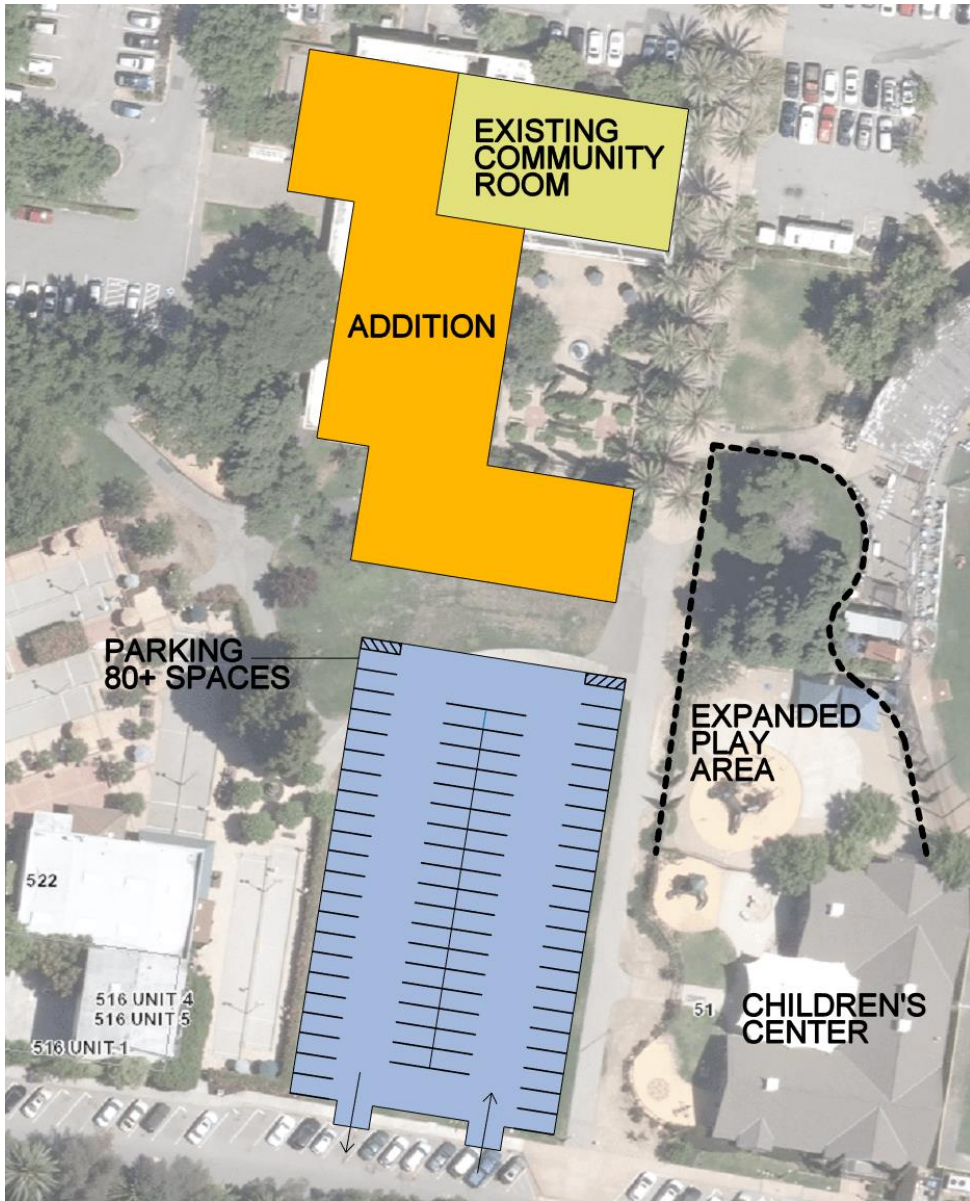
\* MEASURE A FUNDS MAY BE AVAILABLE FOR A PORTION OF THIS PROJECT



GROUND FLOOR – 25,500 SF



SECOND FLOOR – 18,200 SF



SITE

## **DOWNTOWN MAIN COMMUNITY COMMENTS**

### EXISTING CARNEGIE SITE

1. INTEGRAL TO DOWNTOWN
2. EASILY ACCESSIBLE BY MULTIPLE MEANS OF TRANSPORT
3. ADDITION SHOULD BE DESIGNED WITH RESPECT TO THE CARNEGIE
4. HISTORICAL IMPORTANCE
5. WAIT UNTIL AFTER RENOVATIONS ARE MADE TO SEE IF ADDITIONAL PARKING IS NEEDED
6. BEST OPTION TRAFFIC-WISE
7. VIEW OF OAK TREES AND MANSION FROM UPPER FLOORS

### BOYD PARK SITE

1. CURRENTLY AN UNDERUTILIZED SPACE
2. SITE HAS DRAINAGE AND FLOODING ISSUES
3. TRAFFIC ISSUES
4. SITE IS TOO HIDDEN AWAY
5. TAKES UP TOO MUCH PARK/GREEN SPACE
6. REMOVAL OF EXISTING TENNIS COURTS/LOSS OF PARK SPACE

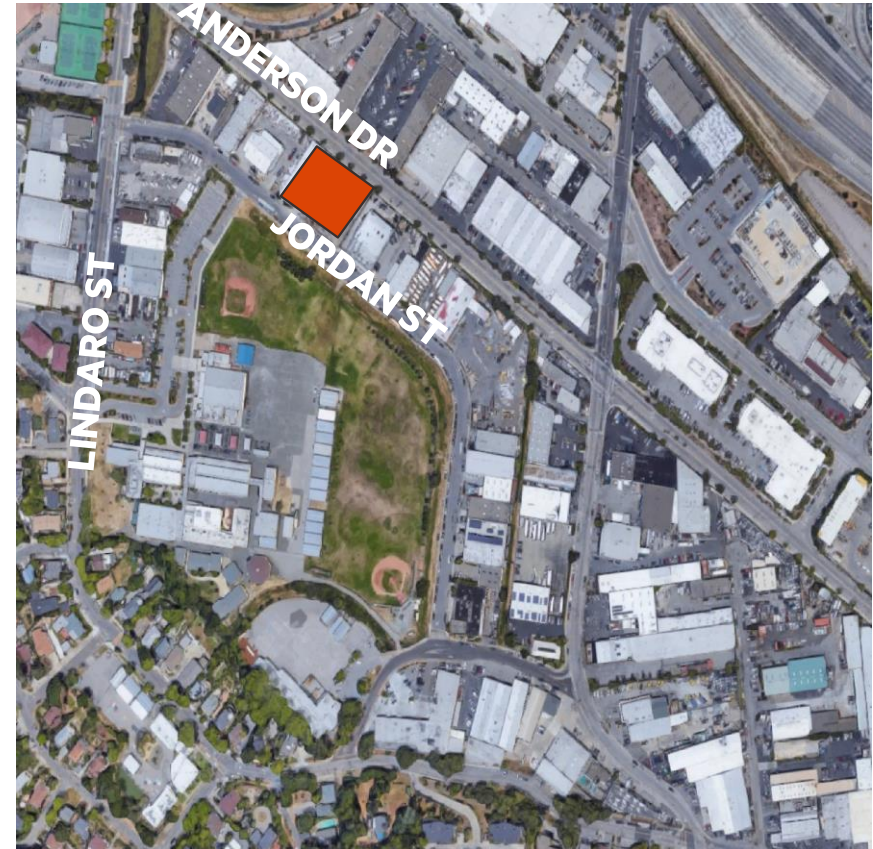
### ALBERT PARK SITE

1. CLOSE TO CHILD CARE CENTER AND COMMUNITY CENTER
2. OPPORTUNITY FOR STATE-OF-THE-ART DESIGN FROM SCRATCH
3. TWO SCHOOLS NEARBY-DAVIDSON AND LAUREL DELL
4. WOULD NOT REQUIRE A TEMPORARY LIBRARY
5. LOSS OF PARK SPACE
6. SITE IS TOO CLOSED IN – ACCESS VIA ONLY ONE STREET
7. HOW DO WE DIFFERENTIATE BETWEEN A COMMUNITY CENTER AND A LIBRARY?



700 B ST  
30,000 SF

SITE (CURRENTLY IN USE BY SAFEWAY) IS NOT AVAILABLE – PREVIOUSLY OWNERS HAD INDICATED THAT IT MIGHT BE.



45 JORDAN ST  
30,000 SF

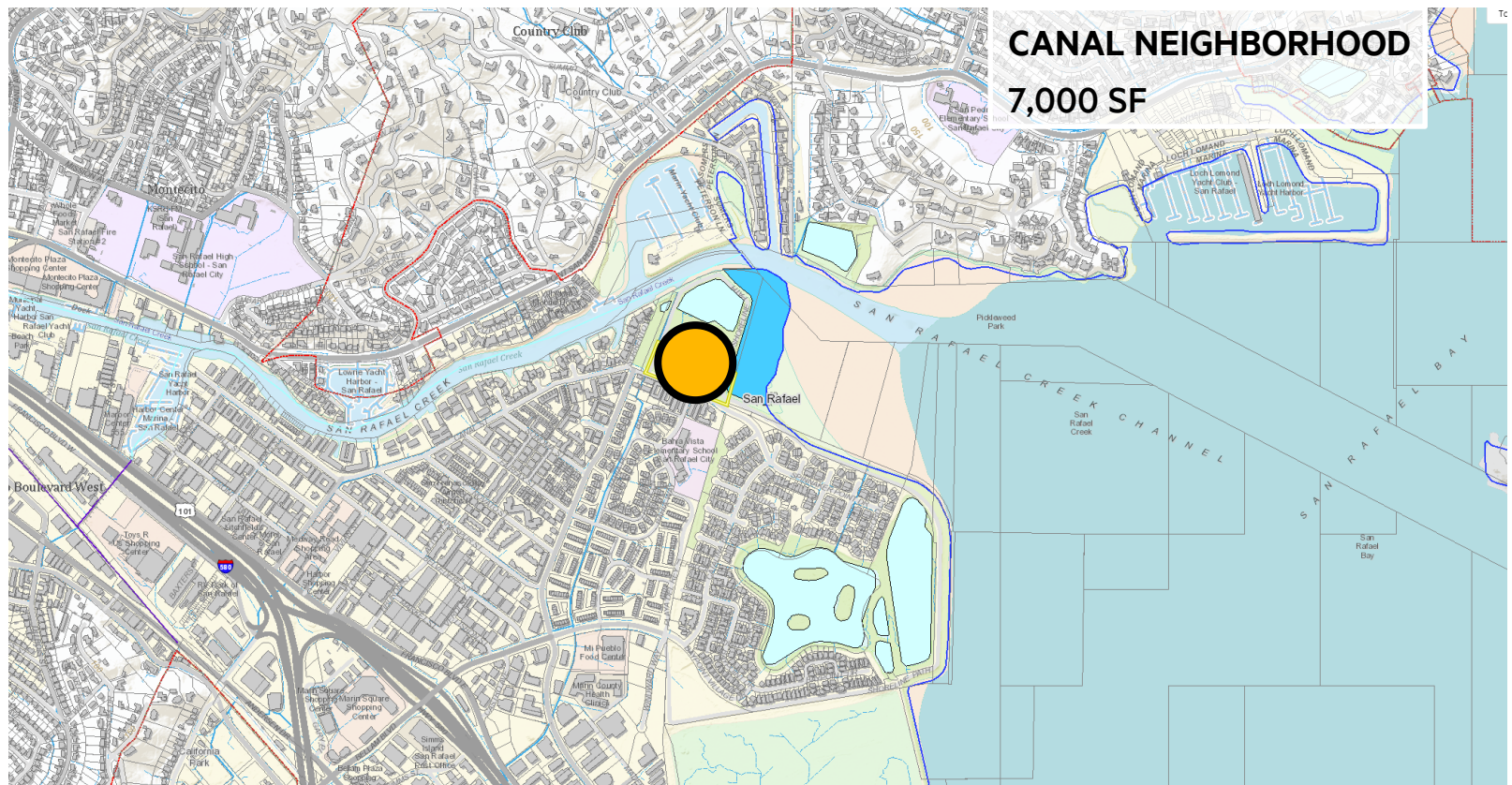
INDUSTRIAL LOCATION TOO DIFFICULT FOR PEDESTRIANS AND BICYCLES TO ACCESS.



## PICKLEWEED LIBRARY IN THE ALBERT J. BORO COMMUNITY CENTER:

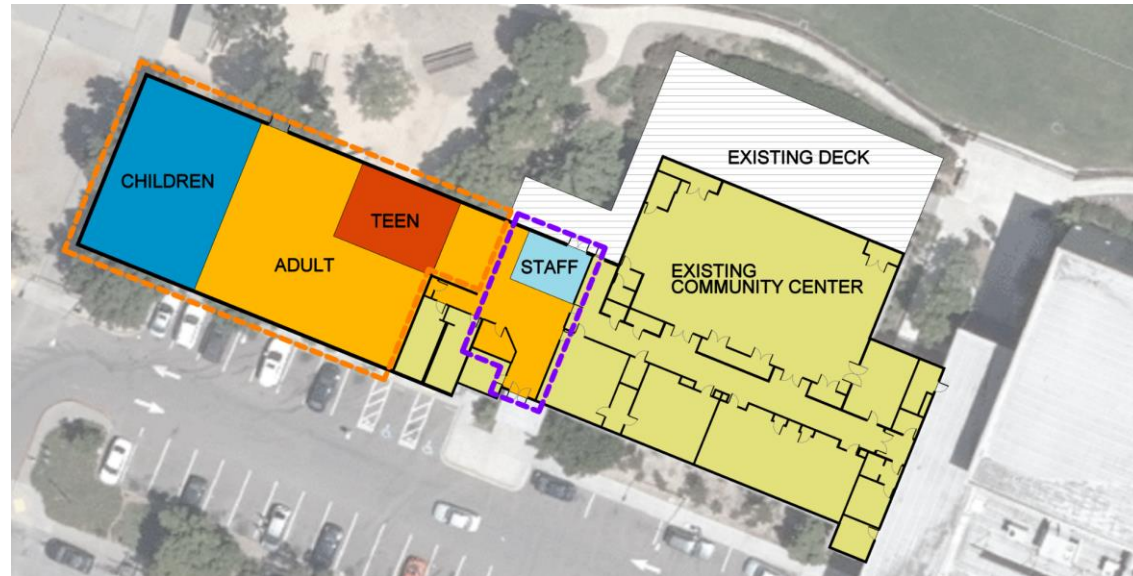
### QUICK FACTS:

- LARGEST EXPANSION THAT DOES NOT COMPROMISE EXISTING PLAYGROUNDS (EXPANSION MAY IMPACT BARBEQUE AREA).
- KEEPS ENTRANCE IN SAME LOCATION
- EXPANDS AND IMPROVES PARKING (AS POSSIBLE)
- **7,000 SQUARE FEET**
- **\$7,400,000 ESTIMATED COST**









- AREA OF NEW BUILDING
- AREA OF EXISTING LIBRARY

**PICKLEWEED LIBRARY COMMUNITY COMMENTS**

1. THERE IS A NEED FOR DAYTIME SENIOR PROGRAMMING
2. FLEXIBLE SPACES ARE IMPORTANT
3. EMPHASIS ON CHILDREN'S AREA – BAHIA VISTA ELEMENTARY IS NEARBY AND THIS COULD BE A GREAT AFTER-SCHOOL OPTION FOR THEM
4. THIS IS A GROWING COMMUNITY THAT WILL USE AS MUCH SPACE AS IS PROVIDED
5. IF PARKING INCREASES, THE LANDSCAPING SHOULD BE ENHANCED
6. THE PLAYGROUND AND BARBEQUE AREA NEED TO STAY
7. HAVING A TEEN AREA IS A PRIORITY
8. IS A 2 STORY LIBRARY AN OPTION?
9. COULD THERE BE SOLAR PANELS ON THE ROOF?
10. NEED FOR SECURE BIKE PARKING

Possibilities for different size expansions were studied, but public comment overwhelmingly encouraged development of the larger size addition shown on page 24.





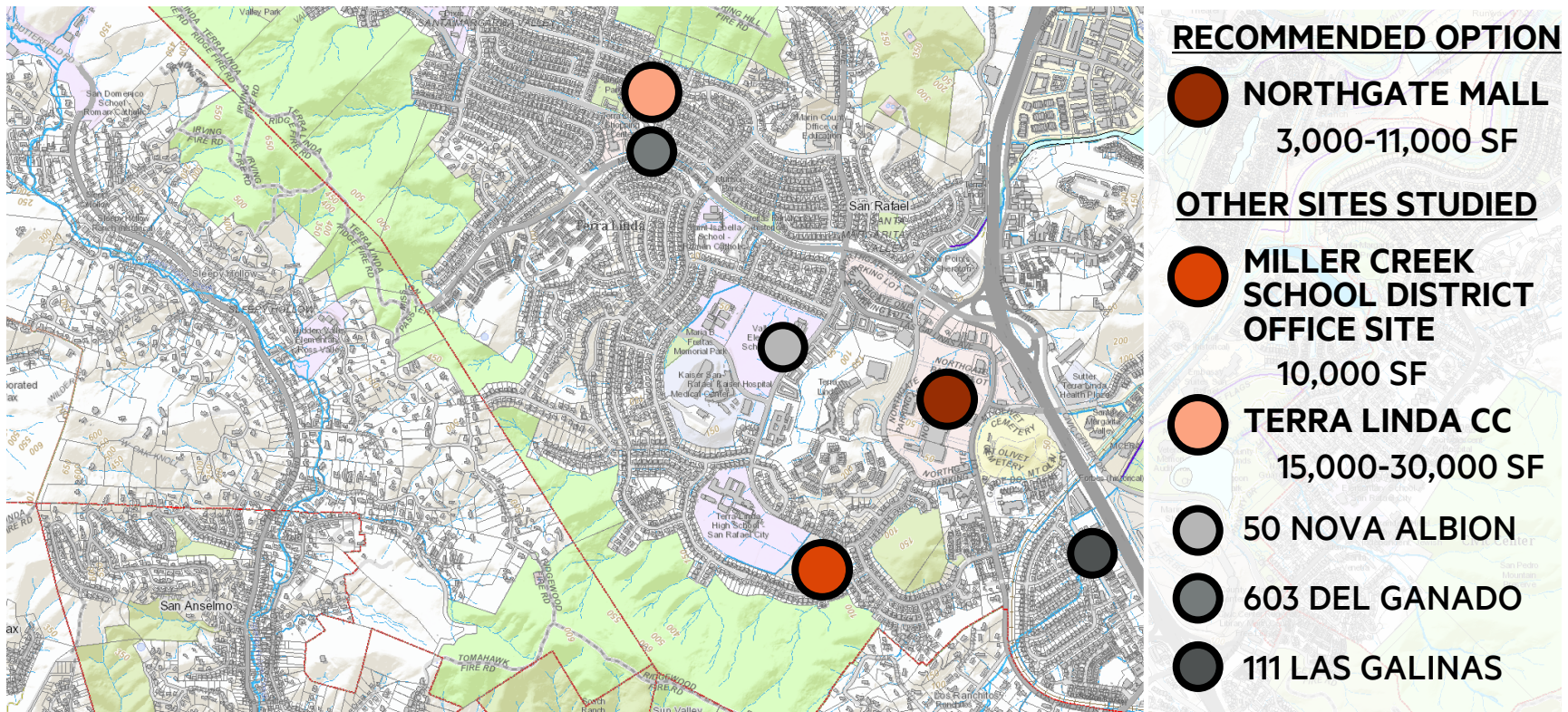
## TERRA LINDA BRANCH:

For Terra Linda we studied many possibilities in a variety of locations.

Early feedback helped us narrow the options to the three locations shown in color on the map below, which were then developed in greater detail.

During the course of this study, the owners of Northgate Mall (one of the preferred options) approached the Library and invited them to try out providing library services in a recently vacated 3,000 square foot space. The experiment has received very positive feedback from the community.

Our recommendation is to continue, and consider expanding operations at Northgate Mall.

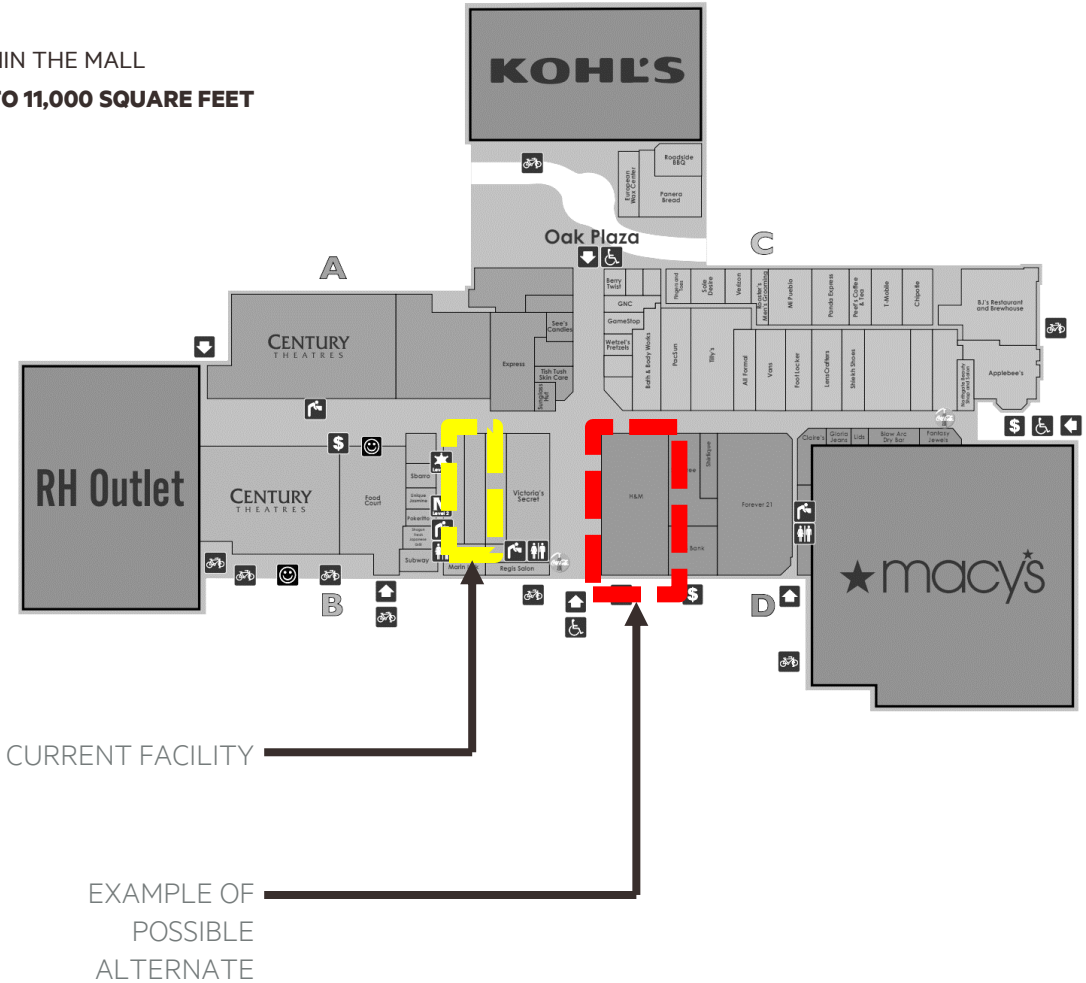




# NORTHGATE MALL

## QUICK FACTS:

- CURRENT POP-UP EXPERIMENT HAS BEEN POPULAR AND SUCCESSFUL
- BRINGS PEOPLE INTO THE MALL
- OPPORTUNITY TO POSSIBLY MOVE TO A LARGER SITE WITHIN THE MALL
- **CURRENTLY RENTING 3,000 SF SPACE; COULD INCREASE TO 11,000 SQUARE FEET**
- **\$1,000,000 - \$5,000,000 ESTIMATED COST**



## **TERRA LINDA BRANCH COMMUNITY COMMENTS**

### TERRA LINDA COMMUNITY CENTER SITE

1. WALKABLE AND BIKEABLE LOCATION
2. OPPORTUNITY TO IMPROVE COMMUNITY CENTER
3. SENIOR SERVICES SHOULD BE A PRIORITY
4. NEAR A LOT OF HOMES
5. SPORT COURT HOSTS LOTS OF EVENTS
6. COULD HAVE PARKING ISSUES DURING SWIM TEAM SEASON

### NORTHGATE MALL SITES

1. IMPROVEMENT FOR THE MALL
2. LOTS OF PARKING
3. BUS STOPS AND BIKE PATHS NEARBY
4. NEED TO INCLUDE SOME OUTDOOR SPACE
5. LIBRARY SHOULDN'T MIX WITH CONSUMERISM
6. NOT WALKABLE
7. TOO MUCH TRAFFIC

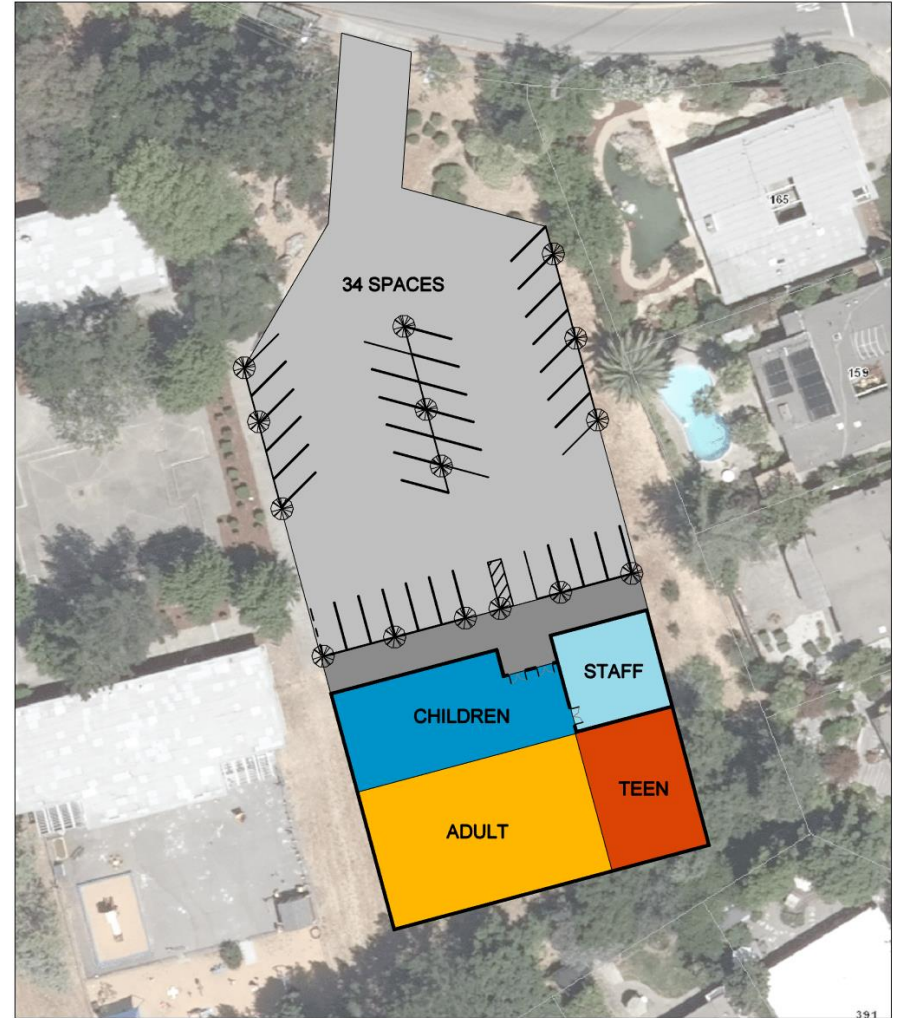
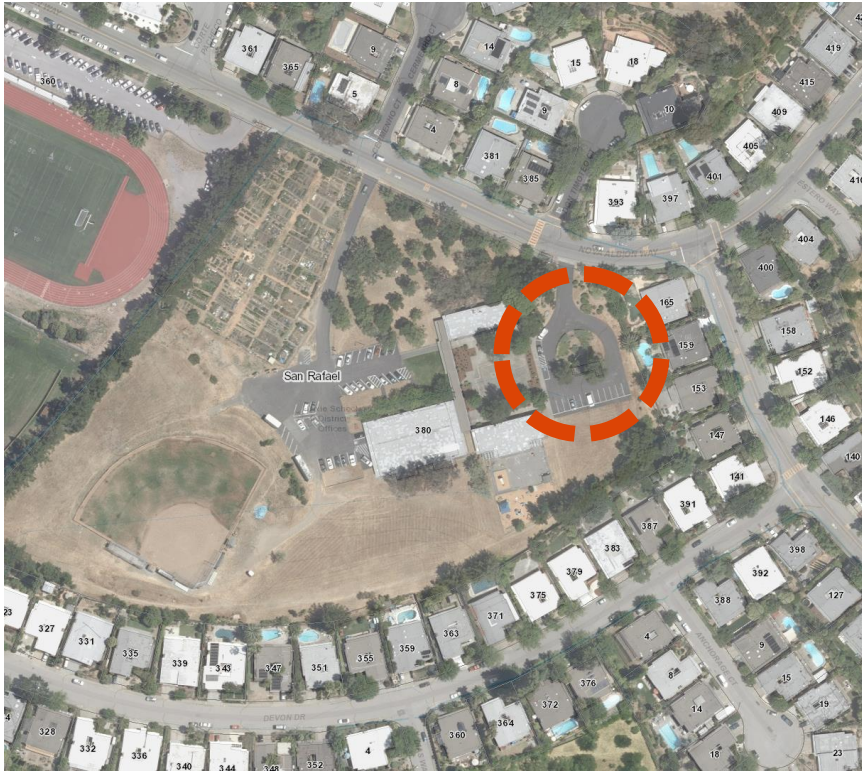
### MILLER CREEK SCHOOL DISTRICT OFFICE SITE:

1. LOTS OF OUTDOOR SPACE
2. QUIET AND TRANQUIL LOCATION
3. TOO MUCH TRAFFIC



### **MILLER CREEK SCHOOL DISTRICT OFFICE SITE:**

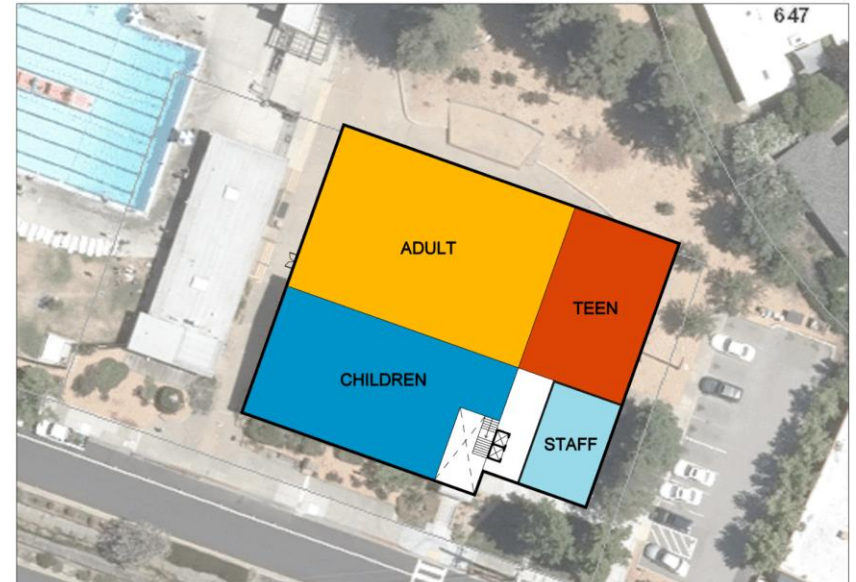
- CLOSE PROXIMITY TO HIGH SCHOOL
- CONCERNS ABOUT TRAFFIC SURROUNDING SCHOOL HOURS
- **10,000 SQUARE FEET**
- **\$12,000,000 ESTIMATED COST**



OPTIONS NOT SELECTED

**TERRA LINDA CC - OPTION 1:**

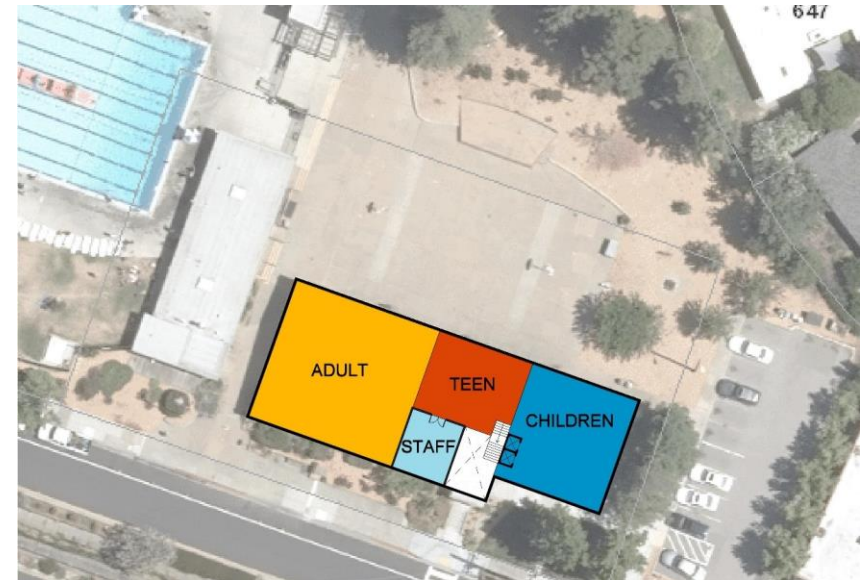
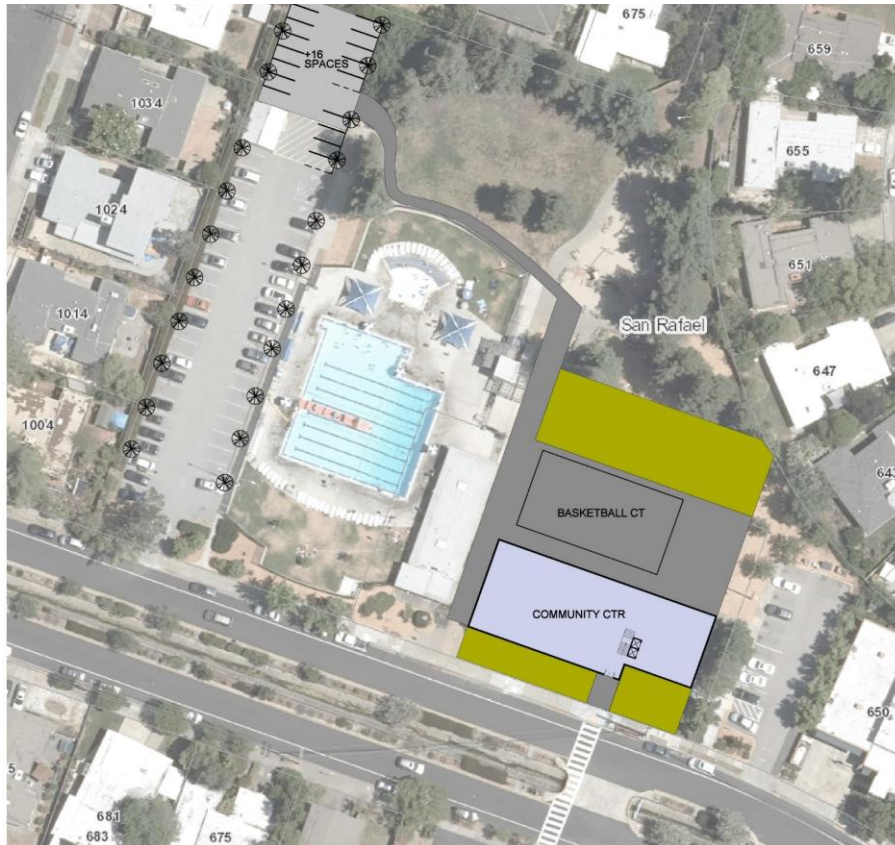
- DEMOLISH EXISTING COMMUNITY CENTER AND BUILD NEW COMBINED COMMUNITY CENTER AND LIBRARY
- COMMUNITY CENTER WOULD DOUBLE IN SIZE
- BASKETBALL COURT IS REMOVED
- **34,000 SQUARE FEET**
- **\$33,000,000 ESTIMATED COST**



OPTIONS NOT SELECTED

### **TERRA LINDA CC - OPTION 2:**

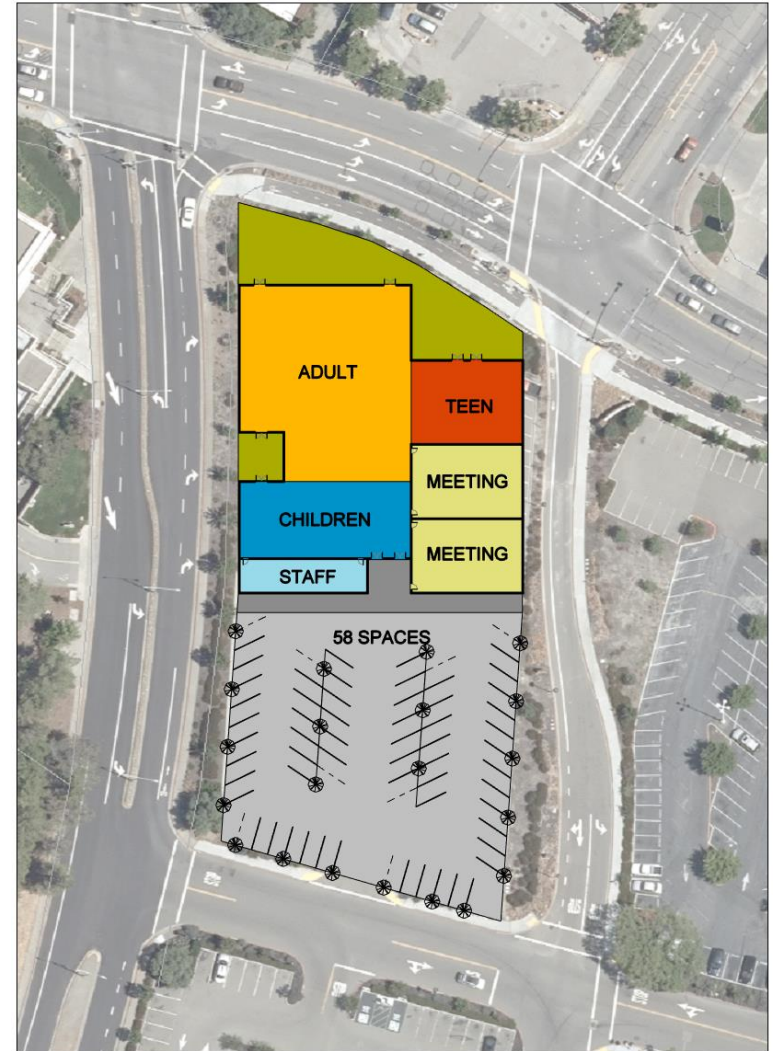
- DEMOLISH EXISTING COMMUNITY CENTER AND CREATE NEW COMBINED COMMUNITY CENTER AND LIBRARY
- COMMUNITY CENTER IS REPLACED AT EXISTING SIZE
- BASKETBALL COURT AND OTHER EXTERIOR AMENITIES ARE NOT REDUCED
- **16,000 SQUARE FEET**
- **\$18,000,000 ESTIMATED COST**



OPTIONS NOT SELECTED

### **NORTHGATE MALL NEW BUILDING OPTION:**

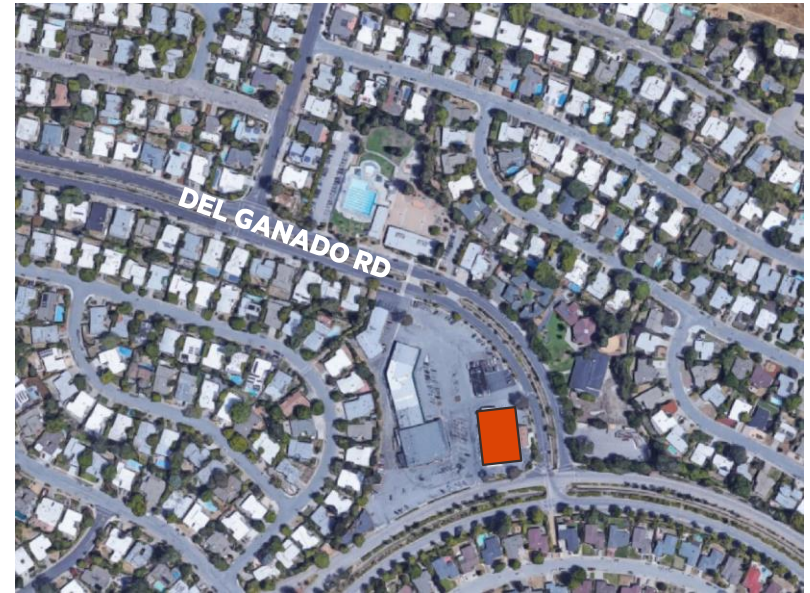
- NEW BUILDING USING SECTION OF NORTHGATE MALL PARKING LOT
- PLENTY OF AVAILABLE PARKING
- CREATE GREEN SPACES AROUND LIBRARY TO SEPARATE FROM STREET
- ALREADY FLAT SITE, EASILY ACCESSIBLE
- **21,000 SQUARE FEET**
- **\$21,000,000 ESTIMATED COST**



OPTIONS NOT SELECTED



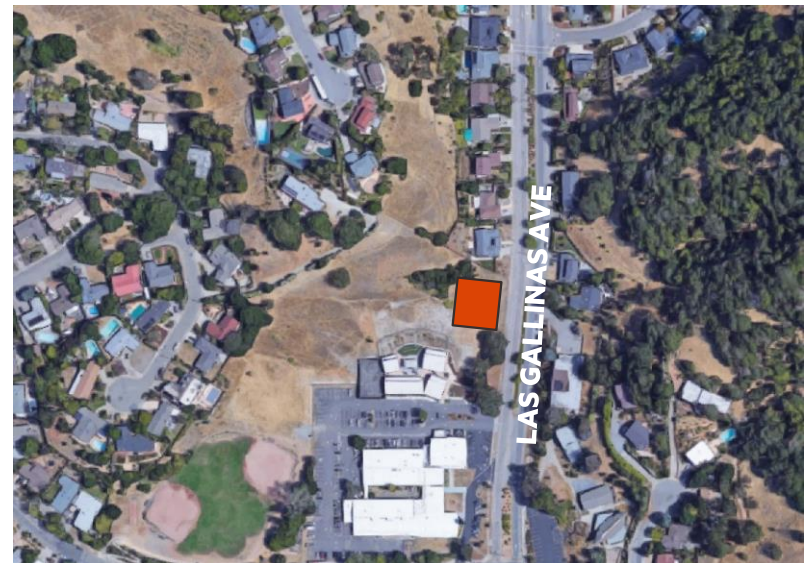
5800 NORTHGATE MALL - 15,000 SF



603 DEL GANADO RD - 15,000 SF



50 NOVA ALBION WAY - 12,000 SF



1111 LAS GALINAS AVE - 9,000 SF



APPENDIX A-DETAILED COST ESTIMATE  
SAN RAFAEL PUBLIC LIBRARY FACILITIES PLANNING STUDY

## San Rafael Library Facilities Master Plan

### Program Cost Plan

San Rafael, California

### Based on review & analysis of:

Site Options Cost Estimate Package

### Report Prepared for:

Noll & Tam Architects

March 1, 2019 rev1

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SAN FRANCISCO | LOS ALTOS | SACRAMENTO | LOS ANGELES | SAN DIEGO | SEATTLE



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## BASIS OF ESTIMATE

### REFERENCE DOCUMENTATION

This Construction Cost Estimate was produced from the following documentation. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

<u>Document</u>	<u>Date</u>
Cost Estimate Package	1/31/2019
Site Locations	1/31/2019
Updated floor plans/sections	2/20/2019
Discussions with Project Architect	

### PROJECT DESCRIPTION

The scope of work comprises a master plan for new library space in San Rafael. The summary page for each library branch shows the square foot area of each library option. These in turn are linked a page of key criteria for each set of branch options followed in the latter portion of the report by a building component cost model.

The summary pages show a midrange of the likely cost per square foot for the proposed scale of work as well as the resulting dollar cost in the current market. The two adjoining columns to the right show the dollar costs at 10% lower and 10% higher than the midrange. Important to note is that cost escalation is included only to a construction start date of January 2021, deemed the earliest possible for any of the options. Construction cost escalation has been significant in recent years (5% - 8% per annum) and is projected to continue at similar rates for at least the next year or two.

Component cost models have been provided for the library options. These are provided as a guide to how some representative costs/sf have been derived. The cost models develop \$/SF costs for building systems based upon other similar building types adjusted for time and location. The cost models benefit from representative floor plans that enable some approximate quantification of building metrics such as the total area of exterior wall, roof area, and partition length. A unit cost of approximately \$160/SF has been applied to the exterior skin of new buildings, and \$35/SF to the roof area. The latter accounts for an ample area of skylight, but not occupied roof area.

There is no geotechnical information to inform the cost models, and robust standard spread footings have been assumed for foundations. Buildings are assumed to be a mixture of wood frame and/or steel, with likely metal deck for second floors and roof. Exterior wall areas are assumed to be 35% glazing. Pricing accounts for efficient and high quality mechanical and electrical components. The general contractor markups for supervision, general requirements, bonds and insurance, and fee are typical for the type of projects being considered, but will vary depending on the entire scope of work under contract.

Site costs are also included. Most of the site areas a relatively limited in size, with the exception of parking areas that are priced separately. Demolition of existing buildings is included where it applies. TBD Consultants has provided some allowances for utility work that may be required, to cover the case of new buildings in new locations, as well as the reconfiguration of site layouts or upgrades to existing infrastructure.

### BASIS FOR PRICING

This estimate reflects the fair construction value for this project and should not be construed as a prediction of low bid. Prices are based on local prevailing wage construction costs at the time the estimate was prepared. Pricing assumes a procurement process with competitive bidding for all sub-trades of the construction work, which is to mean a minimum of 3 bids for all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher. Conversely in the current competitive market should a larger number of sub-bids be received (i.e. 6 and above) pricing can be expected to be lower than the current estimate.

Subcontractor's markups have been included in each line item unit price. Markups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's markups typically range from 15% to 25% of the unit price depending on market conditions.

General Contractor's/Construction Manager's Site Requirement costs are calculated on a percentage basis. General Contractor's/Construction Manager's Jobsite Management costs are also calculated on a percentage basis.

<b>Site Requirements</b>	5.0%
<b>Jobsite Management</b>	15.0%
<b>Phasing</b>	0.0%

General Contractor's/Construction Manager's overhead and fees are based on a percentage of the total direct costs plus general conditions, and covers the contractor's bond, insurance, site office overheads and profit.

<b>Insurance &amp; Bonding</b>	2.2%
General Contractor Bonding	
Sub-Contractor Bonding	
OSIP	

**BASIS OF ESTIMATE**

**Fee (G.C. Profit)** 5.0%

**Additional conditions of construction**

- The general contract will be by CM/GC method or competitively bid with qualified general and main subcontractors
- The entire scope of work for each scenario will be bid as one contract
- There will not be small business set-aside and equal opportunity employment requirements
- The contractor will be required to pay prevailing wages
- The contractor will have full access to the site during working hours; building will be unoccupied

Unless identified otherwise, the cost of such items as overtime, shift premiums and construction phasing are not included in the line item unit price.

This cost plan is based on standard industry practice, professional experience and knowledge of the local construction market costs. TBD Consultants have no control over the material and labor costs, contractors methods of establishing prices or the market and bidding conditions at the time of bid. Therefore TBD Consultants do not guarantee that the bids received will not vary from this cost estimate.

**CONTINGENCY**

**Design Contingency** 15.0%

The Design Contingency is carried to cover scope that lacks definition and scope that is *anticipated* to be added to the Design. As the Design becomes more complete the Design Contingency will reduce.

**Construction Contingency** 0.0% *Carried else where in owners budget*

The Construction Contingency has not been carried to cover the unforeseen during construction execution and Risks that do not currently have mitigation plans. (As Risks are mitigated, Construction Contingency can be reduce, but should not be eliminated.)

An owners contingency has not been included in this construction cost estimate, but it is advised that the owner carry additional contingency to cover scope change, bidding conditions, claims and delays.

**CONSTRUCTION SCHEDULE & ESCALATION**



Construction Start Date	Jan-2021	Construction End Date	Sep-2022
Mid-date of Construction	Nov-2021	Construction Duration	20 months average
Escalation Period	32	Escalation End Date	Construction Mid-Point

**ESCALATION**

*Projected escalation based on TBD Bid Index*

<b>Escalation:</b>	17.24%	<i>Compounded Rate</i>
Year 1	6.50%	
Year 2	6.00%	
Year 3	5.50%	
Year 4	5.00%	
Year 5	4.00%	
Beyond 5 Years	3.50%	

This calculation does not account for adverse bidding conditions and a separate Bid Contingency should be carried if there are limited qualified bidders or if a market research study indicates.

**BASIS OF ESTIMATE**

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**EXCLUSIONS**

Surge & moving costs, except in the case of the existing downtown library option  
Leasing costs, except as shown for Downtown Existing Site & Northgate Tenant Improvement

Premium foundation systems (drilled piers, micropiles, etc.)  
Overexcavation & recompaction of site soils  
Preconstruction services  
AV, telecommunications, and security equipment  
Photovoltaic and other alternative power generation systems (alternate only)  
Artwork / Public art  
Utility connection fees and charges  
Furniture, fixtures and equipment (FF&E) except library stacks (included)  
Land acquisition, feasibility studies, financing costs and all other owner costs  
Site surveys, existing condition reports and soils investigation costs  
Hazardous materials abatement  
Permits  
Owner's contingency  
Design Fees  
Costs for LEED certification



OVERALL SUMMARY	BUILDING GFA	\$/SF MIDRANGE	\$ x \$1,000	LOW (-10%)	HIGH (+10%)	COMMENTS
<b>PRELIMINARY ORDER OF MAGNITUDE</b>						
Costs Include All Sitework & Cost Escalation to January 2021 Start						
<b>DOWNTOWN SITES</b>						
EXISTING SITE	27,034	1,258.00	34,009	31,000	37,000	
BOYD PARK	19,683	\$1,152.00	22,675	20,000	25,000	
ALBERT PARK	43,700	\$974.00	42,564	38,000	47,000	
<b>TERRA LINDA</b>						
NORTHGATE NEW BUILDING	21,252	\$995.00	21,146	19,000	23,000	
NORTHGATE T.I.	11,000	\$472.00	5,192	5,000	6,000	
DIXIE	10,201	\$1,165.00	11,884	11,000	13,000	
DEL GANADO GRANDE	34,814	\$934.00	32,516	29,000	36,000	
DEL GANADO CHICO	16,348	\$1,131.00	18,490	17,000	20,000	
<b>PICKLEWEED</b>						
ADDITION & RENOVATION	7,000	\$1,057.00	7,400	7,000	8,000	

KEY CRITERIA DOWNTOWN LIBRARY OPTIONS

FLOOR	AREA	COVERED	PERIMETER	AV. HEIGHT	COMMENTS
<b>EXISTING CARNEGIE RENOVATION</b>					
Floor One	2,594		158	9.00	GSF per 1992 dwg
Floor Two	2,529		158	16.00	
Floor Three				14.00	Addition
New Entry Portico			300		
<b>EXISTING CARNEGIE RENOVATION - GSF Excluding 50% Covered Area</b>		<b>5,123 SF</b>			
Approximate Control Quantities:					
Gross Wall Area	4,345	SF		0.848	
Retaining Wall Area	0	SF		0.000	Site work
Finished Wall Area	4,345	SF		0.848	Perimeter x ht + 10%
Glazing Area	1,521	SF	35.00%	0.297	Percent ext wall area
Roof Area	2,983	SF		0.582	Multiplier of floor plate
Interior Partition Length	256	LF		0.050	Typical ratio
<b>NEW ADDITION AT EXISTING CARNEGIE</b>					
Floor One	7,304		360	9.00	
Floor Two	7,304		360	16.00	
Floor Three	7,304		422	14.00	
<b>NEW ADDITION AT EXISTING CARNEGIE - GSF Excluding 50%</b>		<b>21,911 SF</b>			
Approximate Control Quantities:					
Gross Wall Area	16,400	SF		3.201	
Retaining Wall Area	0	SF		0.000	Site work
Finished Wall Area	16,400	SF		3.201	Perimeter x ht + 10%
Glazing Area	5,740	SF	35.00%	1.120	Percent ext wall area
Roof Area	8,399	SF		1.640	Multiplier of floor plate
Interior Partition Length	1,096	LF		0.214	Typical ratio

KEY CRITERIA DOWNTOWN LIBRARY OPTIONS

FLOOR	AREA	COVERED	PERIMETER	AV. HEIGHT	COMMENTS
<b>BOYD PARK</b>					
Underground Parking			11,580	433	9.00
Floor One	10,115			462	16.00
Floor Two	9,568			462	14.00

<b>BOYD PARK - GSF Excluding 50% Covered Area</b>	<b>19,683 SF</b>				
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Approximate Control Quantities

Gross Wall Area	15,246	SF		0.775	
Retaining Wall Area	0	SF		0.000	Incl. w/ Garage cost
Finished Wall Area	15,246	SF		0.775	Perimeter x ht + 10%
Glazing Area	5,336	SF	35.00%	0.271	Percent ext wall area
Roof Area	11,632	SF		0.591	Multiplier of floor plate
Interior Partition Length	984	LF		0.050	Typical ratio

<b>ALBERT PARK</b>					
Floor One	25,500			917	16.00
Floor Two	18,200			787	14.00

<b>Albert Park - GSF Excluding 50% Covered Area"</b>	<b>43,700 SF</b>				
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Approximate Control Quantities

Gross Wall Area	28,259	SF		0.647	
Retaining Wall Area	0	SF		0.000	None
Finished Wall Area	28,259	SF		0.647	Perimeter x ht + 10%
Glazing Area	9,891	SF	35.00%	0.226	Percent ext wall area
Roof Area	29,325	SF		0.671	Multiplier of floor plate
Interior Partition Length	2,185	LF		0.050	Typical ratio

**DOWNTOWN SITES**

<b>DOWNTOWN SITES SUMMARY</b>	<b>GROSS FLOOR AREA</b>	<b>\$/SF MIDRANGE</b>	<b>\$ x \$1,000</b>	<b>LOW (-10%)</b>	<b>HIGH (+10%)</b>	<b>COMMENTS</b>
<b>PRELIMINARY ORDER OF MAGNITUDE</b>						
<b>EXISTING SITE</b>						
New Addition	21,911	\$858.00	18,800	17,000	21,000	
Renovate Existing Carnegie	5,123	\$735.00	3,765	3,000	4,000	
Existing Addition (Demolished)	2,720	\$30.00	82	70	90	
Excavate Site & Retaining Wall			1,100	990	1,200	
New Parking Deck	13,800	\$200.00	2,760	2,000	3,000	
Landscape/Exterior Improvements	18,768	\$50.00	938	1,000	1,000	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			4,757	4,280	5,230	
Allow for Temporary Library	15,000	\$110.00	1,650	1,500	1,800	2 years; includes surge & moving costs
<b>Existing Site Total</b>	<b>27,034</b>	<b>\$1,257.75</b>	<b>34,002</b>	<b>29,980</b>	<b>37,490</b>	
<b>BOYD PARK</b>						
New Building	19,683	\$783.00	15,412	14,000	17,000	
Subterranean Parking	11,580	\$200.00	2,316	2,100	2,500	
Offsite Improvements			1,000	900	1,100	Signal, traffic calming, assoc. improvements
Landscape/Exterior Improvements	5,750	\$80.00	460	400	500	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			3,334	3,000	3,670	
<b>Boyd Park Total</b>	<b>19,683</b>	<b>\$1,151.84</b>	<b>22,672</b>	<b>20,540</b>	<b>24,940</b>	
<b>ALBERT PARK</b>						
New Building	43,700	\$776.00	33,911	31,000	37,000	
Surface Parking	25,000	\$50.00	1,250	1,100	1,400	
Landscape/Exterior Improvements	20,000	\$50.00	1,000	900	1,100	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			6,260	5,630	6,890	
<b>Albert Park Total</b>	<b>43,700</b>	<b>\$974.17</b>	<b>42,571</b>	<b>38,770</b>	<b>46,560</b>	

*Design/Pricing contingency of 15% is included*





KEY CRITERIA TERRA LINDA

FLOOR	AREA	COVERED	PERIMETER	AV. HEIGHT	COMMENTS
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<b>NORTHGATE NEW BUILDING</b>					
Floor One	21,252		673	16.00	

<b>NORTHGATE NEW BUILDING - GSF</b>		<b>21,252 SF</b>			
<b>Excluding 50% Covered Area</b>					

Approximate Control Quantities:

Gross Wall Area	11,845	SF		0.557	
Retaining Wall Area	0	SF		0.000	
Finished Wall Area	11,845	SF		0.557	Perimeter x ht + 10%
Glazing Area	4,146	SF	35.00%	0.195	Percent ext wall area
Roof Area	24,440	SF		1.150	Multiplier of floor plate
Interior Partition Length	1,063	LF		0.050	Typical ratio

<b>DIXIE</b>					
Floor One	10,201		437	16.00	

<b>DIXIE - GSF Excluding 50% Covered Area</b>		<b>10,201 SF</b>			
<b>Area</b>					

Approximate Control Quantities:

Gross Wall Area	7,691	SF		0.754	
Retaining Wall Area	0	SF		0.000	
Finished Wall Area	7,691	SF		0.754	Perimeter x ht + 10%
Glazing Area	2,692	SF	35.00%	0.264	Percent ext wall area
Roof Area	11,731	SF		1.150	Multiplier of floor plate
Interior Partition Length	510	LF		0.050	Typical ratio

KEY CRITERIA TERRA LINDA

FLOOR	AREA	COVERED	PERIMETER	AV. HEIGHT	COMMENTS
<b>DEL GANADO GRANDE</b>					
Floor One, Community Center	17,407		549	16.00	
Floor Two	17,407		549	14.00	
<b>DEL GANADO GRANDE - GSF</b>		<b>34,814 SF</b>		<b>Area Includes Community Center</b>	
<b>Excluding 50% Covered Area</b>					
<b>Approximate Control Quantities</b>					
Gross Wall Area	18,117	SF		0.520	
Retaining Wall Area	0	SF		0.000	
Finished Wall Area	18,117	SF		0.520	Perimeter x ht + 10%
Glazing Area	6,341	SF	35.00%	0.182	Percent ext wall area
Roof Area	20,018	SF		0.575	Multiplier of floor plate
Interior Partition Length	1,741	LF		0.050	Typical ratio
<b>DEL GANADO CHICO</b>					
Floor One, Community Center	8,174		406	16.00	
Floor Two	8,174		406	14.00	
<b>DEL GANADO CHICO - GSF</b>		<b>16,348 SF</b>			
<b>Excluding 50% Covered Area</b>					
<b>Approximate Control Quantities</b>					
Gross Wall Area	13,398	SF		0.820	
Retaining Wall Area	0	SF		0.000	
Finished Wall Area	13,398	SF		0.820	Perimeter x ht + 10%
Glazing Area	4,689	SF	35.00%	0.287	Percent ext wall area
Roof Area	9,400	SF		0.575	Multiplier of floor plate
Interior Partition Length	817	LF		0.050	Typical ratio

TERRA LINDA

TERRA LINDA SUMMARY	GROSS FLOOR AREA	\$/SF MIDRANGE	\$ x \$1,000	LOW (-10%)	HIGH (+10%)	COMMENTS
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TERRA LINDA - PRELIMINARY ORDER OF MAGNITUDE

**NORTHGATE**

New Building	21,252	\$754.00	16,024	14,400	17,600	
Surface Parking	22,500	\$50.00	1,125	1,000	1,200	
Landscape/Exterior Improvements	14,850	\$50.00	743	700	800	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			3,110	2,800	3,420	
<b>Northgate New Building Total</b>	<b>21,252</b>	<b>\$995.29</b>	<b>21,152</b>	<b>19,040</b>	<b>23,190</b>	

**NORTHGATE TENANT IMPROVEMENT**

Build-Out of Existing Shell	11,000	\$387.00	4,257	3,800	4,700	
Rental for 6 Months of TI Build-Out	11,000	\$18.00	198	180	220	
Cost Escalation to 01/2021 Start			734	660	810	
<i>Annual Cost to Lease Space -- Not included in Total Cost Shown</i>	11,000	\$36.00	396	360	440	
<b>Northgate Tenant Improvement Total</b>	<b>11,000</b>	<b>\$471.72</b>	<b>5,189</b>	<b>4,640</b>	<b>5,730</b>	

**DIXIE**

New Building	10,201	\$806.00	8,222	7,400	9,000	
Surface Parking	17,300	\$50.00	865	800	1,000	
Landscape/Exterior Improvements	18,000	\$50.00	900	800	1,000	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			1,748	1,570	1,920	
<b>Dixie Total</b>	<b>10,201</b>	<b>\$1,165.05</b>	<b>11,885</b>	<b>10,710</b>	<b>13,090</b>	

**TERRA LINDA**

TERRA LINDA SUMMARY	GROSS FLOOR AREA	\$/SF MIDRANGE	\$ x \$1,000	LOW (-10%)	HIGH (+10%)	COMMENTS
<b>DEL GANADO GRANDE</b>						
Library Component	17,407	\$755.00	13,142	11,800	14,500	
Community Center	17,407	\$755.00	13,142	11,800	14,500	
Existing Building (Demolished)	8,174	\$30.00	245	220	270	
Surface Parking	4,260	\$50.00	213	200	200	
Landscape/Exterior Improvements	16,800	\$50.00	840	800	900	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			4,781	4,300	5,260	
<b>Del Ganado Grande Total</b>	<b>34,814</b>	<b>\$933.93</b>	<b>32,514</b>	<b>29,260</b>	<b>35,800</b>	
<b>DEL GANADO CHICO</b>						
Library Component	8,174	\$837.00	6,842	6,200	7,500	
Community Center	8,174	\$837.00	6,842	6,200	7,500	
Existing Building (Demolished)	8,174	\$30.00	245	220	270	
Surface Parking	4,260	\$50.00	213	200	200	
Landscape/Exterior Improvements	26,800	\$55.00	1,474	1,300	1,600	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			2,718	2,450	2,990	
<b>Del Ganado Chico Total</b>	<b>16,348</b>	<b>\$1,130.63</b>	<b>18,483</b>	<b>16,710</b>	<b>20,230</b>	

*Design/Pricing contingency of 15% is included*



**KEY CRITERIA PICKLEWEED**

FLOOR	AREA	COVERED	PERIMETER	AV. HEIGHT	COMMENTS
PICKLEWEED					
Floor One Addition	7,000		367	12.00	

<b>PICKLEWEED - GSF Excluding 50% Covered Area</b>	<b>7,000 SF</b>
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Approximate Control Quantities:

Gross Wall Area	3,788	SF		0.541	
Retaining Wall Area	0	SF		0.000	
Finished Wall Area	3,788	SF		0.541	Exposed perimeter x ht + 10%
Glazing Area	1,326	SF	35.00%	0.189	Percent ext wall area
Roof Area	8,050	SF		1.150	Multiplier of floor plate
Interior Partition Length	350	LF		0.050	Typical ratio

PICKLEWEED

PICKLEWEED SUMMARY	GROSS FLOOR AREA	\$/SF MIDRANGE	\$ x \$1,000	LOW (-10%)	HIGH (+10%)	COMMENTS
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PRELIMINARY ORDER OF MAGNITUDE

PICKLEWEED

NEW ADDITION

New Addition	5,900	\$804.00	4,744	4,300	5,200	
Renovation of Existing Building	1,100	\$479.00	527	500	600	
Surface Parking	4,320	\$50.00	216	190	240	
Landscape/Exterior Improvements	13,500	\$50.00	675	600	700	
Utilities			150	140	170	
Cost Escalation to 01/2021 Start			1,088	980	1,200	
<b>New Addition Total</b>	<b>7,000</b>	<b>\$1,057.09</b>	<b>7,400</b>	<b>6,710</b>	<b>8,110</b>	

*Design/Pricing contingency of 15% is included*

EXISTING CARNEGIE RENOVATION - UNIFORMAT II SUMMARY

GSF : 5,123

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	6.0%	153,690	\$30.00	Includes new Portico
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>6.0%</b>	<b>153,690</b>	<b>\$30.00</b>	
10 SUPERSTRUCTURE	14.1%	358,610	\$70.00	
20 EXTERIOR ENCLOSURE	16.1%	409,840	\$80.00	
30 ROOFING	4.0%	102,460	\$20.00	Skylight
<b>B SHELL</b>	<b>34.2%</b>	<b>870,910</b>	<b>\$170.00</b>	
10 INTERIOR CONSTRUCTION	6.0%	153,690	\$30.00	
20 STAIRS	2.0%	51,230	\$10.00	
30 INTERIOR FINISHES	15.1%	384,225	\$75.00	
<b>C INTERIORS</b>	<b>23.2%</b>	<b>589,145</b>	<b>\$115.00</b>	
10 CONVEYING				Addition
20 PLUMBING	3.0%	76,845	\$15.00	
30 HVAC	10.1%	256,150	\$50.00	
40 FIRE PROTECTION	1.6%	40,984	\$8.00	
50 ELECTRICAL	14.1%	358,610	\$70.00	
<b>D SERVICES</b>	<b>28.8%</b>	<b>732,589</b>	<b>\$143.00</b>	
10 EQUIPMENT	0.3%	7,685	\$1.50	
20 FURNISHINGS	5.0%	128,075	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>5.3%</b>	<b>135,760</b>	<b>\$26.50</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	2.4%	61,476	\$12.00	
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>	<b>2.4%</b>	<b>61,476</b>	<b>\$12.00</b>	
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>2,543,570</b>	<b>\$496.50</b>	
SITE REQUIREMENTS	5.0%	127,178	\$24.83	
JOBSITE MANAGEMENT	15.0%	381,535	\$74.48	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>3,052,283</b>	<b>\$595.80</b>	
INSURANCE + BONDING	2.2%	67,150	\$13.11	
FEE	5.0%	152,614	\$29.79	
<b>ESTIMATE SUB-TOTAL</b>		<b>3,272,048</b>	<b>\$638.70</b>	
DESIGN CONTINGENCY	15.0%	490,807	\$95.80	
CONSTRUCTION CONTINGENCY				Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>3,762,855</b>	<b>\$734.50</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>3,762,855</b>	<b>\$734.50</b>	Total add-ons 47.94%

NEW ADDITION AT EXISTING CARNEGIE - UNIFORMAT II SUMMARY

GSF : 21,911

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	6.9%	876,440	\$40.00	
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>6.9%</b>	<b>876,440</b>	<b>\$40.00</b>	
10 SUPERSTRUCTURE	14.7%	1,862,435	\$85.00	
20 EXTERIOR ENCLOSURE	20.7%	2,629,320	\$120.00	
30 ROOFING	2.6%	328,665	\$15.00	Skylight
<b>B SHELL</b>	<b>37.9%</b>	<b>4,820,420</b>	<b>\$220.00</b>	
10 INTERIOR CONSTRUCTION	6.9%	876,440	\$40.00	
20 STAIRS	1.7%	219,110	\$10.00	
30 INTERIOR FINISHES	12.1%	1,533,770	\$70.00	
<b>C INTERIORS</b>	<b>20.7%</b>	<b>2,629,320</b>	<b>\$120.00</b>	
10 CONVEYING	3.4%	427,265	\$19.50	2 Elevators
20 PLUMBING	2.8%	350,576	\$16.00	
30 HVAC	9.5%	1,205,105	\$55.00	
40 FIRE PROTECTION	1.4%	175,288	\$8.00	
50 ELECTRICAL	12.9%	1,643,325	\$75.00	
<b>D SERVICES</b>	<b>29.9%</b>	<b>3,801,559</b>	<b>\$173.50</b>	
10 EQUIPMENT	0.3%	32,867	\$1.50	
20 FURNISHINGS	4.3%	547,775	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>4.6%</b>	<b>580,642</b>	<b>\$26.50</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>				
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>12,708,380</b>	<b>\$580.00</b>	
SITE REQUIREMENTS	5.0%	635,419	\$29.00	
JOBSITE MANAGEMENT	15.0%	1,906,257	\$87.00	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>15,250,056</b>	<b>\$696.00</b>	
INSURANCE + BONDING	2.2%	335,501	\$15.31	
FEE	5.0%	762,503	\$34.80	
<b>ESTIMATE SUB-TOTAL</b>		<b>16,348,060</b>	<b>\$746.11</b>	
DESIGN CONTINGENCY	15.0%	2,452,209	\$111.92	
CONSTRUCTION CONTINGENCY				Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>18,800,269</b>	<b>\$858.03</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>18,800,269</b>	<b>\$858.03</b>	Total add-ons 47.94%



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**BOYD PARK - UNIFORMAT II SUMMARY**

GSF : 19,683

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	1.9%	196,830	\$10.00	80% Fdn cost in Parking
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>1.9%</b>	<b>196,830</b>	<b>\$10.00</b>	
10 SUPERSTRUCTURE	13.2%	1,377,810	\$70.00	
20 EXTERIOR ENCLOSURE	22.7%	2,361,960	\$120.00	
30 ROOFING	3.8%	393,660	\$20.00	
<b>B SHELL</b>	<b>39.7%</b>	<b>4,133,430</b>	<b>\$210.00</b>	
10 INTERIOR CONSTRUCTION	7.6%	787,320	\$40.00	
20 STAIRS	1.5%	157,464	\$8.00	
30 INTERIOR FINISHES	13.2%	1,377,810	\$70.00	
<b>C INTERIORS</b>	<b>22.3%</b>	<b>2,322,594</b>	<b>\$118.00</b>	
10 CONVEYING	3.2%	334,611	\$17.00	2 Elevators
20 PLUMBING	2.8%	295,245	\$15.00	
30 HVAC	10.4%	1,082,565	\$55.00	
40 FIRE PROTECTION	1.5%	157,464	\$8.00	
50 ELECTRICAL	13.2%	1,377,810	\$70.00	
<b>D SERVICES</b>	<b>31.2%</b>	<b>3,247,695</b>	<b>\$165.00</b>	
10 EQUIPMENT	0.3%	29,525	\$1.50	
20 FURNISHINGS	4.7%	492,075	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>5.0%</b>	<b>521,600</b>	<b>\$26.50</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>				
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>10,422,149</b>	<b>\$529.50</b>	
SITE REQUIREMENTS	5.0%	521,107	\$26.48	
JOBSITE MANAGEMENT	15.0%	1,563,322	\$79.43	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>12,506,578</b>	<b>\$635.40</b>	
INSURANCE + BONDING	2.2%	275,145	\$13.98	
FEE	5.0%	625,329	\$31.77	
<b>ESTIMATE SUB-TOTAL</b>		<b>13,407,052</b>	<b>\$681.15</b>	
DESIGN CONTINGENCY	15.0%	2,011,058	\$102.17	
CONSTRUCTION CONTINGENCY				Owner to Carry
<b>ESTIMATE SUB-TOTAL</b>		<b>15,418,110</b>	<b>\$783.32</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>15,418,110</b>	<b>\$783.32</b>	total add-ons 47.94%

## ALBERT PARK - UNIFORMAT II SUMMARY

GSF : 43,700

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	5.7%	1,311,000	\$30.00	
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>5.7%</b>	<b>1,311,000</b>	<b>\$30.00</b>	
10 SUPERSTRUCTURE	13.3%	3,059,000	\$70.00	
20 EXTERIOR ENCLOSURE	19.1%	4,370,000	\$100.00	
30 ROOFING	4.2%	961,400	\$22.00	
<b>B SHELL</b>	<b>36.6%</b>	<b>8,390,400</b>	<b>\$192.00</b>	
10 INTERIOR CONSTRUCTION	7.6%	1,748,000	\$40.00	
20 STAIRS	1.1%	262,200	\$6.00	
30 INTERIOR FINISHES	13.3%	3,059,000	\$70.00	
<b>C INTERIORS</b>	<b>22.1%</b>	<b>5,069,200</b>	<b>\$116.00</b>	
10 CONVEYING	2.3%	524,400	\$12.00	2 Elevators
20 PLUMBING	2.9%	655,500	\$15.00	
30 HVAC	10.5%	2,403,500	\$55.00	
40 FIRE PROTECTION	1.5%	349,600	\$8.00	
50 ELECTRICAL	13.3%	3,059,000	\$70.00	
<b>D SERVICES</b>	<b>30.5%</b>	<b>6,992,000</b>	<b>\$160.00</b>	
10 EQUIPMENT	0.3%	65,550	\$1.50	
20 FURNISHINGS	4.8%	1,092,500	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>5.1%</b>	<b>1,158,050</b>	<b>\$26.50</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>				
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>22,920,650</b>	<b>\$524.50</b>	
SITE REQUIREMENTS	5.0%	1,146,033	\$26.23	
JOBSITE MANAGEMENT PHASING	15.0%	3,438,098	\$78.68	
<b>ESTIMATE SUB-TOTAL</b>		<b>27,504,780</b>	<b>\$629.40</b>	
INSURANCE + BONDING FEE	2.2% 5.0%	605,105 1,375,239	\$13.85 \$31.47	
<b>ESTIMATE SUB-TOTAL</b>		<b>29,485,124</b>	<b>\$674.72</b>	
DESIGN CONTINGENCY CONSTRUCTION CONTINGENCY	15.0%	4,422,769	\$101.21	Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>33,907,893</b>	<b>\$775.92</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>33,907,893</b>	<b>\$775.92</b>	Total add-ons 47.94%

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**NORTHGATE NEW BUILDING - UNIFORMAT II SUMMARY**

GSF : 21,252

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	5.9%	637,560	\$30.00	
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>5.9%</b>	<b>637,560</b>	<b>\$30.00</b>	
10 SUPERSTRUCTURE	13.7%	1,487,640	\$70.00	
20 EXTERIOR ENCLOSURE	17.7%	1,912,680	\$90.00	
30 ROOFING	6.9%	743,820	\$35.00	
<b>B SHELL</b>	<b>38.3%</b>	<b>4,144,140</b>	<b>\$195.00</b>	
10 INTERIOR CONSTRUCTION	7.9%	850,080	\$40.00	
20 STAIRS				
30 INTERIOR FINISHES	13.7%	1,487,640	\$70.00	
<b>C INTERIORS</b>	<b>21.6%</b>	<b>2,337,720</b>	<b>\$110.00</b>	
10 CONVEYING				
20 PLUMBING	2.9%	318,780	\$15.00	
30 HVAC	10.8%	1,168,860	\$55.00	
40 FIRE PROTECTION	1.6%	170,016	\$8.00	
50 ELECTRICAL	13.7%	1,487,640	\$70.00	
<b>D SERVICES</b>	<b>29.0%</b>	<b>3,145,296</b>	<b>\$148.00</b>	
10 EQUIPMENT	0.3%	31,878	\$1.50	
20 FURNISHINGS	4.9%	531,300	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>5.2%</b>	<b>563,178</b>	<b>\$26.50</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>				
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>10,827,894</b>	<b>\$509.50</b>	
SITE REQUIREMENTS	5.0%	541,395	\$25.48	
JOBSITE MANAGEMENT	15.0%	1,624,184	\$76.43	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>12,993,473</b>	<b>\$611.40</b>	
INSURANCE + BONDING	2.2%	285,856	\$13.45	
FEE	5.0%	649,674	\$30.57	
<b>ESTIMATE SUB-TOTAL</b>		<b>13,929,003</b>	<b>\$655.42</b>	
DESIGN CONTINGENCY	15.0%	2,089,350	\$98.31	
CONSTRUCTION CONTINGENCY				Owner to Carry
<b>ESTIMATE SUB-TOTAL</b>		<b>16,018,353</b>	<b>\$753.73</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>16,018,353</b>	<b>\$753.73</b>	total add-ons 47.94%

NORTHGATE TENANT IMPROVEMENT - UNIFORMAT II SUMMARY

GSF : 11,000

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS				
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>				
10 SUPERSTRUCTURE	3.8%	110,000	\$10.00	
20 EXTERIOR ENCLOSURE	3.8%	110,000	\$10.00	
30 ROOFING	1.9%	55,000	\$5.00	
<b>B SHELL</b>	<b>9.6%</b>	<b>275,000</b>	<b>\$25.00</b>	
10 INTERIOR CONSTRUCTION	13.4%	385,000	\$35.00	
20 STAIRS				
30 INTERIOR FINISHES	22.9%	660,000	\$60.00	
<b>C INTERIORS</b>	<b>36.3%</b>	<b>1,045,000</b>	<b>\$95.00</b>	
10 CONVEYING				
20 PLUMBING	5.7%	165,000	\$15.00	
30 HVAC	15.3%	440,000	\$40.00	
40 FIRE PROTECTION	1.9%	55,000	\$5.00	
50 ELECTRICAL	19.1%	550,000	\$50.00	
<b>D SERVICES</b>	<b>42.1%</b>	<b>1,210,000</b>	<b>\$110.00</b>	
10 EQUIPMENT	0.6%	16,500	\$1.50	
20 FURNISHINGS	9.6%	275,000	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>10.1%</b>	<b>291,500</b>	<b>\$26.50</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	1.9%	55,000	\$5.00	
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>	<b>1.9%</b>	<b>55,000</b>	<b>\$5.00</b>	
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>2,876,500</b>	<b>\$261.50</b>	
SITE REQUIREMENTS	5.0%	143,825	\$13.08	
JOBSITE MANAGEMENT	15.0%	431,475	\$39.23	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>3,451,800</b>	<b>\$313.80</b>	
INSURANCE + BONDING	2.2%	75,940	\$6.90	
FEE	5.0%	172,590	\$15.69	
<b>ESTIMATE SUB-TOTAL</b>		<b>3,700,330</b>	<b>\$336.39</b>	
DESIGN CONTINGENCY	15.0%	555,049	\$50.46	
CONSTRUCTION CONTINGENCY				Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>4,255,379</b>	<b>\$386.85</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>4,255,379</b>	<b>\$386.85</b>	Total add-ons 47.94%

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DIXIE - UNIFORMAT II SUMMARY

GSF : 10,201

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	5.5%	306,030	\$30.00	
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>5.5%</b>	<b>306,030</b>	<b>\$30.00</b>	
10 SUPERSTRUCTURE	12.8%	714,070	\$70.00	
20 EXTERIOR ENCLOSURE	22.0%	1,224,120	\$120.00	
30 ROOFING	7.3%	408,040	\$40.00	
<b>B SHELL</b>	<b>42.2%</b>	<b>2,346,230</b>	<b>\$230.00</b>	
10 INTERIOR CONSTRUCTION	7.3%	408,040	\$40.00	
20 STAIRS				
30 INTERIOR FINISHES	12.8%	714,070	\$70.00	
<b>C INTERIORS</b>	<b>20.2%</b>	<b>1,122,110</b>	<b>\$110.00</b>	
10 CONVEYING				
20 PLUMBING	2.8%	153,015	\$15.00	
30 HVAC	10.1%	561,055	\$55.00	
40 FIRE PROTECTION	1.5%	81,608	\$8.00	
50 ELECTRICAL	12.8%	714,070	\$70.00	
<b>D SERVICES</b>	<b>27.2%</b>	<b>1,509,748</b>	<b>\$148.00</b>	
10 EQUIPMENT	0.4%	20,402	\$2.00	
20 FURNISHINGS	4.6%	255,025	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>5.0%</b>	<b>275,427</b>	<b>\$27.00</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>				
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>5,559,545</b>	<b>\$545.00</b>	
SITE REQUIREMENTS	5.0%	277,977	\$27.25	
JOBSITE MANAGEMENT	15.0%	833,932	\$81.75	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>6,671,454</b>	<b>\$654.00</b>	
INSURANCE + BONDING	2.2%	146,772	\$14.39	
FEE	5.0%	333,573	\$32.70	
<b>ESTIMATE SUB-TOTAL</b>		<b>7,151,799</b>	<b>\$701.09</b>	
DESIGN CONTINGENCY	15.0%	1,072,770	\$105.16	
CONSTRUCTION CONTINGENCY				Owner to Carry
<b>ESTIMATE SUB-TOTAL</b>		<b>8,224,568</b>	<b>\$806.25</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>8,224,568</b>	<b>\$806.25</b>	total add-ons 47.94%

DEL GANADO GRANDE - UNIFORMAT II SUMMARY

GSF : 34,814

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	5.9%	1,044,420	\$30.00	
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>5.9%</b>	<b>1,044,420</b>	<b>\$30.00</b>	
10 SUPERSTRUCTURE	14.7%	2,611,050	\$75.00	
20 EXTERIOR ENCLOSURE	16.7%	2,959,190	\$85.00	
30 ROOFING	3.9%	696,280	\$20.00	
<b>B SHELL</b>	<b>35.3%</b>	<b>6,266,520</b>	<b>\$180.00</b>	
10 INTERIOR CONSTRUCTION	7.8%	1,392,560	\$40.00	
20 STAIRS	1.4%	243,698	\$7.00	
30 INTERIOR FINISHES	13.7%	2,436,980	\$70.00	
<b>C INTERIORS</b>	<b>22.9%</b>	<b>4,073,238</b>	<b>\$117.00</b>	
10 CONVEYING	1.9%	339,437	\$9.75	2 Elevators
20 PLUMBING	2.7%	487,396	\$14.00	
30 HVAC	10.8%	1,914,770	\$55.00	
40 FIRE PROTECTION	1.6%	278,512	\$8.00	
50 ELECTRICAL	13.7%	2,436,980	\$70.00	
<b>D SERVICES</b>	<b>30.7%</b>	<b>5,457,095</b>	<b>\$156.75</b>	
10 EQUIPMENT	0.3%	52,221	\$1.50	
20 FURNISHINGS	4.9%	870,350	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>5.2%</b>	<b>922,571</b>	<b>\$26.50</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>				
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>17,763,844</b>	<b>\$510.25</b>	
SITE REQUIREMENTS	5.0%	888,192	\$25.51	
JOBSITE MANAGEMENT PHASING	15.0%	2,664,577	\$76.54	
<b>ESTIMATE SUB-TOTAL</b>		<b>21,316,612</b>	<b>\$612.30</b>	
INSURANCE + BONDING	2.2%	468,965	\$13.47	
FEE	5.0%	1,065,831	\$30.62	
<b>ESTIMATE SUB-TOTAL</b>		<b>22,851,408</b>	<b>\$656.39</b>	
DESIGN CONTINGENCY	15.0%	3,427,711	\$98.46	
CONSTRUCTION CONTINGENCY				Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>26,279,120</b>	<b>\$754.84</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>26,279,120</b>	<b>\$754.84</b>	Total add-ons 47.94%

DEL GANADO CHICO - UNIFORMAT II SUMMARY

GSF : 16,348

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	5.3%	490,440	\$30.00	
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>5.3%</b>	<b>490,440</b>	<b>\$30.00</b>	
10 SUPERSTRUCTURE	12.4%	1,144,360	\$70.00	
20 EXTERIOR ENCLOSURE	23.0%	2,125,240	\$130.00	
30 ROOFING	3.5%	326,960	\$20.00	
<b>B SHELL</b>	<b>38.9%</b>	<b>3,596,560</b>	<b>\$220.00</b>	
10 INTERIOR CONSTRUCTION	7.1%	653,920	\$40.00	
20 STAIRS	1.8%	163,480	\$10.00	
30 INTERIOR FINISHES	12.4%	1,144,360	\$70.00	
<b>C INTERIORS</b>	<b>21.2%</b>	<b>1,961,760</b>	<b>\$120.00</b>	
10 CONVEYING	3.7%	339,221	\$20.75	2 Elevators
20 PLUMBING	2.7%	245,220	\$15.00	
30 HVAC	9.7%	899,140	\$55.00	
40 FIRE PROTECTION	1.4%	130,784	\$8.00	
50 ELECTRICAL	12.4%	1,144,360	\$70.00	
<b>D SERVICES</b>	<b>29.8%</b>	<b>2,758,725</b>	<b>\$168.75</b>	
10 EQUIPMENT	0.4%	32,696	\$2.00	
20 FURNISHINGS	4.4%	408,700	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>4.8%</b>	<b>441,396</b>	<b>\$27.00</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION				
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>				
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>9,248,881</b>	<b>\$565.75</b>	
SITE REQUIREMENTS	5.0%	462,444	\$28.29	
JOBSITE MANAGEMENT	15.0%	1,387,332	\$84.86	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>11,098,657</b>	<b>\$678.90</b>	
INSURANCE + BONDING	2.2%	244,170	\$14.94	
FEE	5.0%	554,933	\$33.95	
<b>ESTIMATE SUB-TOTAL</b>		<b>11,897,761</b>	<b>\$727.78</b>	
DESIGN CONTINGENCY	15.0%	1,784,664	\$109.17	
CONSTRUCTION CONTINGENCY				Excluded
<b>ESTIMATE SUB-TOTAL</b>		<b>13,682,425</b>	<b>\$836.95</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>13,682,425</b>	<b>\$836.95</b>	Total add-ons 47.94%

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**PICKLEWEED - UNIFORMAT II SUMMARY**

GSF : 7,000

SECTION	%	TOTAL	\$ / SF	COMMENTS
10 FOUNDATIONS	5.9%	210,000	\$30.00	
20 BASEMENT CONSTRUCTION				
<b>A SUBSTRUCTURE</b>	<b>5.9%</b>	<b>210,000</b>	<b>\$30.00</b>	
10 SUPERSTRUCTURE	14.7%	525,000	\$75.00	
20 EXTERIOR ENCLOSURE	15.7%	560,000	\$80.00	
30 ROOFING	7.9%	280,000	\$40.00	
<b>B SHELL</b>	<b>38.3%</b>	<b>1,365,000</b>	<b>\$195.00</b>	
10 INTERIOR CONSTRUCTION	7.9%	280,000	\$40.00	
20 STAIRS				
30 INTERIOR FINISHES	13.8%	490,000	\$70.00	
<b>C INTERIORS</b>	<b>21.6%</b>	<b>770,000</b>	<b>\$110.00</b>	
10 CONVEYING				
20 PLUMBING	3.9%	140,000	\$20.00	
30 HVAC	9.8%	350,000	\$50.00	
40 FIRE PROTECTION	1.4%	49,000	\$7.00	
50 ELECTRICAL	12.8%	455,000	\$65.00	
<b>D SERVICES</b>	<b>27.9%</b>	<b>994,000</b>	<b>\$142.00</b>	
10 EQUIPMENT	0.4%	14,000	\$2.00	
20 FURNISHINGS	4.9%	175,000	\$25.00	
<b>E EQUIPMENT + FURNISHINGS</b>	<b>5.3%</b>	<b>189,000</b>	<b>\$27.00</b>	
10 SPECIAL CONSTRUCTION				
20 SELECTIVE BUILDING DEMOLITION	1.0%	35,000	\$5.00	
<b>F SPECIAL CONSTRUCTION + DEMOLITION</b>	<b>1.0%</b>	<b>35,000</b>	<b>\$5.00</b>	
<b>G BUILDING SITEWORK</b>				Separate section
<b>DIRECT COSTS</b>		<b>3,563,000</b>	<b>\$509.00</b>	
SITE REQUIREMENTS	5.0%	178,150	\$25.45	
JOBSITE MANAGEMENT	15.0%	534,450	\$76.35	
PHASING				
<b>ESTIMATE SUB-TOTAL</b>		<b>4,275,600</b>	<b>\$610.80</b>	
INSURANCE + BONDING	2.2%	94,063	\$13.44	
FEE	5.0%	213,780	\$30.54	
<b>ESTIMATE SUB-TOTAL</b>		<b>4,583,443</b>	<b>\$654.78</b>	
DESIGN CONTINGENCY	15.0%	687,516	\$98.22	
CONSTRUCTION CONTINGENCY				Owner to Carry
<b>ESTIMATE SUB-TOTAL</b>		<b>5,270,960</b>	<b>\$752.99</b>	
ESCALATION				See Site Summary Page
<b>ESTIMATE TOTAL</b>		<b>5,270,960</b>	<b>\$752.99</b>	total add-ons 47.94%







APPENDIX B-PUBLIC OPINION SURVEY  
SAN RAFAEL PUBLIC LIBRARY FACILITIES PLANNING STUDY

## SAN RAFAEL LIBRARY SURVEY

**If you would prefer to complete this survey in Spanish, please ask one of the librarians for a Spanish-language version.**

### INTRODUCTION

As you may know, the City of San Rafael has been studying our library facilities over the past several years. Most cities our size have about 45,000 square feet of library space. San Rafael has only about 14,500 square feet of library space today, including 12,500 square feet in our Downtown Library at 5<sup>th</sup> and E Streets and about 2,000 square feet in our Pickleweed Park Library in the Albert Boro Community Center on Canal Street.

We are working on offering expanded library facilities in three parts of San Rafael. In Pickleweed Park, we are hoping to expand the current neighborhood library from about 2,000 square feet to about 7,000 square feet. In the Terra Linda area, you may know that we have recently opened a small library in the Northgate Mall. We are hoping to find a space within the mall where we can continue to offer library services that will be convenient to residents in North San Rafael, and perhaps expand the size of the new Northgate Mall Library.

We are also considering some options for providing more library space in the Downtown San Rafael area, and that is the purpose of this survey. We would appreciate your views on the options we are considering.

Before you begin, we want to stress that this is a *confidential* survey. There are no right or wrong answers, and your responses will never be connected with your name. We are just interested in your opinions.

1. First of all, which libraries in Marin County have you visited in the past six months?

San Rafael Downtown Library (5 <sup>th</sup> and E Streets)	1
Pickleweed Park Library (in the Albert Boro Community Center on Canal Street)	2
San Rafael Library in the Northgate Mall	3
Civic Center Library	4
Other libraries in Marin County (please specify: _____ )	5
None in the past six months	6

**If you listed more than one library in Q. 1, please answer Q. 2.**

2. And which one of these libraries in Marin County do you visit most often?

San Rafael Downtown Library (5 <sup>th</sup> and E Streets)	1
Pickleweed Park Library (in the Albert Boro Community Center on Canal Street)	2
San Rafael Library in the Northgate Mall	3
Civic Center Library	4
Other library (please specify: _____ )	5

**Now we are going to ask you questions about three potential locations for a Downtown San Rafael Library. Please continue to the next page.**

One option for our Downtown San Rafael Library would be to expand the existing library at 5<sup>th</sup> and E Streets. With this option, we would restore the original, rectangular Carnegie Library building for use as part of the new library. The addition that is now attached to the original building would be removed, and replaced with a new three-story building. Additional parking would be added by building a second parking level over the current City Hall lot. The expanded library would have about 27,000 square feet.

Here is where the expanded library would fit, on a map of San Rafael:



3. What do you like about this potential location for the Downtown San Rafael Library? Please be as specific as possible.

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4. What do you dislike about this potential location for the Downtown San Rafael Library? Please be as specific as possible.

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5. What, if anything, is confusing about this potential location for the Downtown San Rafael Library? Or do you have any questions about this location? Please be as specific as possible.

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6. Would having the Downtown San Rafael Library in an expanded building at 5<sup>th</sup> and E Streets make you...?

More likely to visit the Downtown Library	1
Less likely to visit the Downtown Library	2
Would not change how often you visit the Downtown Library	3
Not sure	4

**Now here is the second possible location.**

One option for our Downtown San Rafael Library would be to build a new library building in Boyd Park, near Mission and C Streets. The building would go where the tennis courts are now and on land next to the tennis courts. Additional parking would be added by building an underground parking garage. The new library building would have about 20,000 square feet. Note that the original Carnegie Building, where the Downtown Library is today, would be preserved and used for other purposes.

Here is where the Boyd Park library would fit, on a map of San Rafael:





7. What do you like about this potential location for the Downtown San Rafael Library? Please be as specific as possible.

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8. What do you dislike about this potential location for the Downtown San Rafael Library? Please be as specific as possible.

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9. What, if anything, is confusing about this potential location for the Downtown San Rafael Library? Or do you have any questions about this location? Please be as specific as possible.

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10. Would having the Downtown San Rafael Library in a new building in Boyd Park, near Mission and C Streets, make you...?

More likely to visit the Downtown Library	1
Less likely to visit the Downtown Library	2
Would not change how often you visit the Downtown Library	3
Not sure	4

**Now here is the third possible location.**

One option for our Downtown San Rafael Library would be to build a new library building in Albert Park, on B Street. With this option, the San Rafael Community Center would also be rebuilt, so there would be a single new building incorporating both the Community Center and the Library. Additional parking would be added next to the site. The library portion of the new building would have about 25,000 square feet. Note that the original Carnegie Building, where the Downtown Library is today, would be preserved and used for other purposes.

Here is where the Albert Park library would fit, on a map of San Rafael:



11. What do you like about this potential location for the Downtown San Rafael Library? Please be as specific as possible.

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12. What do you dislike about this potential location for the Downtown San Rafael Library? Please be as specific as possible.

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13. What, if anything, is confusing about this potential location for the Downtown San Rafael Library? Or do you have any questions about this location? Please be as specific as possible.

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14. Would having the Downtown San Rafael Library in a new building in Albert Park, near B Street, make you...?

More likely to visit the Downtown Library	1
Less likely to visit the Downtown Library	2
Would not change how often you visit the Downtown Library	3
Not sure	4

15. Now that you have seen the three potential locations for the new Downtown San Rafael Public Library, which one do you like the best?

Expanded library building at the current site, at 5 <sup>th</sup> and E Streets	1
New library building in Boyd Park, near Mission and C Streets	2
New library building in Albert Park, near B Street, as part of a new community center	3
Not sure	4

16. Why is that your preferred location for the Downtown San Rafael Library? Please be as specific as possible.

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17. Which one of the three potential locations do you like the least?

Expanded library building at the current site, at 5 <sup>th</sup> and E Streets	1
New library building in Boyd Park, near Mission and C Streets	2
New library building in Albert Park, near B Street, as part of a new community center	3
Not sure	4

18. Which one of the three potential locations would you be most likely to use?

Expanded library building at the current site, at 5 <sup>th</sup> and E Streets	1
New library building in Boyd Park, near Mission and C Streets	2
New library building in Albert Park, near B Street, as part of a new community center	3
Not sure	4

19. Are there any of these three potential locations that you would not use?

Expanded library building at the current site, at 5 <sup>th</sup> and E Streets	1
New library building in Boyd Park, near Mission and C Streets	2
New library building in Albert Park, near B Street, as part of a new community center	3
Not sure	4

If you would **not** use any of the three locations, please answer Q. 20.

20. Why would you **not** use that location? Please be as specific as possible, and note which location you are discussing.

Expanded building at the current site:

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Boyd Park:

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Albert Park:

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Everyone should answer Q. 21.

21. These last few questions are for background purposes only. First of all, where is your primary residence?

San Rafael – zip code 94901	1
San Rafael – zip code 94903	2
Somewhere else in San Rafael	3
Somewhere else in Marin County	4
Outside of Marin County	5

**If you live in San Rafael, please answer Qs. 22 and 23.**

22. Which of the following best describes the area in San Rafael where you live?

East San Rafael -- Pickleweed/Canal area	1
East San Rafael – Glenwood/Peacock area	2
Central San Rafael/Downtown	3
North San Rafael/Terra Linda	4
Not sure	5

23. Are you registered to vote in San Rafael?

Yes	1
No	2
Not sure	3

**Everyone should answer Qs. 24-26.**

24. Do you own or rent the place where you live?

Own	1
Rent	2
Not sure	3

25. What is the primary language spoken in your home?

English	1
Spanish	2
Something else (please specify: _____ )	3
Not sure/Prefer not to answer	4

26. Which of the following categories includes your age?

Under 18	1
18-29	2
30-39	3
40-49	4
50-64	5
65 or older	6
Prefer not to answer	7

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**That concludes our questions. Thank you very much for your help! If you know other people who would be interested in completing this survey about locations for the San Rafael Library, please tell them about the survey or pass on the link to the survey that you used.**