

Yorktown Public Library

Documents in support of proposed building addition and remodeling project

April 9, 2018

Yorktown Town Council members,

The following documents are included for your information in support of the proposed library project:

1. Revised proposed budget from Stair Associates
2. Revised Circuit Breaker Analysis, April 2018 from Umbaugh (includes new information on the impact of the library project alone to the tax credits (losses to governmental units) and tax caps for the library project alone and combined with the downtown redevelopment project.
3. *Barriers expressed by the Yorktown Town Council to approving Yorktown Public Library expansion and remodeling project* from Liz Rozelle, library director. See Appendix documents A, B, C, and D.
4. *Comparison of Projects: Yorktown Public Library Expansion/Remodeling and Yorktown Town Hall* from Liz Rozelle, library director. See Appendix documents E and F.

These documents are being sent via email as well as hard copies in a packet delivered to the town manager's office. The report from Umbaugh and the appendix items are scanned and not easily read, therefore, the hard copies are being provided so you can easily read them.

Please call me at 765-759-9723 or email at [lizrozelle@yorktownlib.org](mailto:lizrozelle@yorktownlib.org) if you have any questions or concerns. Thank you for your careful consideration of this much needed project for our community.

## Appendix

Document A – Illustration of increase of per square foot costs to taxpayers over time – delaying project will cost taxpayers unneeded tax dollars if project is delayed

Document B – Example of recent new construction costs for a new branch library in Markle, Indiana: 3,850 square foot building project done by krM Architects from Anderson, IN at a cost of \$227.49 per square foot. Library project includes a 3000 square foot new building addition at a proposed cost of \$205 per square foot by Stair Associates from Carmel, IN.

Document C – This spreadsheet shows the cost to homeowners in increased property tax for 5, 10, 15 and 19 years of financing. This is what we distributed to community members when asking for support.

Document D – This report demonstrates the concept of economy of scale. Since our project is being compared to the town hall project by council members when comparing the difference in cost per square foot for each project, this information shows that the larger the project, the less the cost per square foot. The town hall project is 15,000 square feet of new construction while the library project is only 3000 square feet of new construction. Therefore, the proposed \$205 per s.f. for the library project's new construction is not out of line when compared to the \$187 per s.f. for the larger town hall new construction.

Document E – This article demonstrates the fact that public space is more expensive to construct than office space. The library project is 95% public space and the town hall project is estimated to be 10% public space. This fact alone explains the difference in per square foot cost between the two projects.



Date: March 29, 2018

Attention: Liz Rozelle  
Director: Yorktown Public Library  
8920 West Adaline Street  
Yorktown, IN 47396

Project: Yorktown Public Library renovations and Additions

Ms. Rozell,

Stair Associates has reworked the proposed budget subsequent to the meeting we had with representatives from Ice Miller and Umbaugh. This rework also takes into account the meeting you and I had with Greg Martz of GM Development on February 27, 2018. As you are aware, we met with Mr. Martz to discuss the respective Town Hall and proposed Library projects. Mr. Martz noted that the relative costs of the Library project differed from that of the Town Hall in several ways, including but not limited to:

1. Economy of scale: The cost for the Library's smaller 3,000 square feet of new construction is inherently more expensive per square foot than the Town Hall's 15,000 square feet.
2. Site: The site requirements are more extensive for the Library.
3. Technology: The Library will have greater technology and loose equipment requirements including computers for public access.
4. Demolition: The Library project will require demolition and re-construction to "tie-in" the new construction to the existing Library building.
5. Safety: There will be fire protection and exiting requirements specific to the Library.

Mr. Martz also reviewed Stair Associates budget spreadsheet, and made recommendations relative to the allocation of costs, these are reflected following:



PROPOSED BUDGET	
New addition 3,000 s.f. @ \$205:	\$ 615,000
Existing building renovation 9,000 s.f. @ \$75:	\$ 675,000
	\$ 1,290,000
loose equipment:	\$ 50,000
Technology infrastructure:	\$ 25,000
Allow for site development:	\$ 75,000
subtotal:	\$ 1,440,000
Contingency at 10%:	\$ 144,000
<b>Estimated bid price:</b>	<b>\$ 1,584,000</b>
Construction soft costs at 7.5%:	\$ 108,000
Subtotal A:	\$ 1,692,000
funds available outside of bonds:	\$ 400,000
<u>Construction funds required from bonds - Subtotal B:</u>	<u>\$ 1,292,000</u>
Other soft costs (cost of issuance etc.) at 8%:	\$ 103,360
<b>Total funds required from bonds:</b>	<b>\$ 1,395,360</b>
funds available outside of bonds:	\$ 400,000
Total <u>project</u> costs:	\$ 1,795,360
Estimated <b>bid</b> price:	\$ 1,584,000
Total project square feet:	12,000
<u>Bid price square foot cost:</u>	\$ 132

Please note that the total Project budget, including fees, soft costs, and contingency is estimated to be \$1,795,360. As the total Project, including new construction and renovation, is 12,000 square feet this results in a Project budget of \$150 per square foot.

Please also note that construction costs appear to be rising rapidly, which has been reflected in Work that we have bid recently. The preceding assumes costs for Work if bid today.

We hope this information is helpful. Please let us know if there is anything else we can do to assist you,

Thank you:  
  
 Martin L. Truesdell, AIA, LEED-AP

**Barriers expressed by the Yorktown Town Council to approving Yorktown Public Library expansion and remodeling project.**

*This project will increase the number of homesteads at the tax cap and not leave enough cushion for future infrastructure work required of the town. The library just needs to wait until the downtown redevelopment project is done, then we will have enough cushion to approve it.*

- The current percentage of parcels at the tax caps for residential property is 27.8%
- Adding both the library project and the downtown redevelopment project together raises that percentage to 36.9%.
- If both projects are funded, 63.1% of properties are still not at the tax caps, leaving a comfortable cushion for infrastructure projects.
- Since the downtown redevelopment project promises to increase the tax base by adding new businesses, employees and residential properties, there should be no worries about the tax caps.
- Further delaying the library expansion and remodeling project will cost tax payers more due to increases in construction costs as high as 8-10% (may be higher with new tariffs on steel and aluminum). **See document "A"**
- Further delaying the library expansion and remodeling project will not allow us to take advantage of low interest rates for taxpayers. The forecast is that interest rates, which were just recently raised by the Federal Reserve, will continue to be raised several times over the next year.

*The total budget for the library project and the cost per square foot for the library project is too high for the proposed expansion and remodeling. Why does the library project cost so much more per square foot than the new, proposed Yorktown Town Hall?*

- Library project proposed budget as of 3/27/18 includes: **See document "B"**  
**New addition 3000 sf at \$205/sf**  
**Renovation 9000 sf at \$75/sf**  
**Total project costs will not exceed \$1.8 million**
- Town Hall project is for a new, 15,000 square foot two-story building and will cost approximately **\$187/sf and will cost \$2.8 million**
- See attached document, *Comparison of Projects: Yorktown Public Library Expansion/Remodeling and Yorktown Town Hall*, for a point by point comparison that includes several reasons for the difference in cost per square foot. These projects differ in many ways making it inaccurate to compare the cost per square foot.

*Other points to consider*

- The library board is interested in working with the town council, once the library project is approved, to determine the length of financing that will best serve the tax payers and the community at large. **See document "C"**
- The library board will also work with the downtown redevelopment commission and the town council, to make sure our outside design compliments both town projects.

**Comparison of Projects  
Yorktown Public Library Expansion/Remodeling and Yorktown Town Hall**

Yorktown Public Library	Yorktown Town Hall
New Construction & Remodel	New Construction
1. 3000 sf new addition	1. 15,000 sf new construction
2. 9000 sf remodel	2. No remodeling required
3. Extensive site development required	3. More limited site development
4. Technology infrastructure required for public use	4. Office technology required
5. Issuance of bonds with associated costs	5. Bank loan - no bonds with associated costs
6. Work will be publicly bid construction	6. Work will be contracted by Developer
7. Demolition and reconstruction required	7. No demolition or reconstruction
8. Fire protection, exiting requirements for public spaces	8. Basic fire protection, exiting requirements
9. Public spaces = approximately 95% of project	9. Public spaces = approximately 10% of project
10. Funding more likely to be bonds	10. Many financing options available
11. Sources of funding - Property taxes	11. Variety of revenue sources permitted

**Notes**

1. Economy of scale - the larger the project, the less per sf cost will be **See document "D"**
2. Remodeling is costly plus chance of unforeseen issues
3. Library project requires extensive site development - Town Hall more limited
4. Library technology infrastructure for 60 computers, Town Hall office technology only
5. Bonds cost money to issue
6. Library project will be publicly bid to lowest responsible responsive bidder; Town may hire Developer who can select contractors
7. Demolition and reconstruction costs for library project only
8. Large collections and public computers require sprinkler system, robust fire protection
9. Public spaces are more costly to construct: 95% for library vs 10% for town hall **See document "E"**
10. Public libraries more likely to borrow through bonds payable from property taxes; Town has other options
11. Public libraries must use property taxes as source of funding; Town has other options

# Appendix

**Document A** – Illustration of increase of per square foot costs to taxpayers over time – delaying project will cost taxpayers unneeded tax dollars if project is delayed

**Document B** – Example of recent new construction costs for a new branch library in Markle, Indiana: 3,850 square foot building project done by krM Architects from Anderson, IN at a cost of \$227.49 per square foot. Library project includes a 3000 square foot new building addition at a proposed cost of \$205 per square foot by Stair Associates from Carmel, IN.

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*square foot costs increase over time  
delaying project costs taxpayers*

A

FIG. 1: PROFILE OF NEW BUILDINGS

Source: College Planning & Management Magazine, Construction Report

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	PERCENT CHANGE OVER LAST YEAR
	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	
ACADEMIC	55,820	62,000	70,000	79,000	76,480	70,000	60,000	51,125	45,000	70,000	53,215	78,500	40,000	52,500	-17.9%
HEALTH RELATED	91,150	95,000	95,000	88,707	63,000	...	...	...	...	...	...	...	...	...	0.0%
LIBRARY	100,000	50,000	59,500	102,000	57,564	55,000	73,500	31,000	72,500	63,300	70,000	70,000	40,000	40,000	100.0%
OFFICE	37,500	30,000	31,050	22,000	...	35,000	22,000	44,287	24,000	38,500	34,000	28,000	...	27,798	25.0%
PERFORMANCE	50,940	63,450	104,816	84,500	60,000	89,000	70,000	55,000	64,243	43,500	80,000	50,000	60,000	71,000	-19.2%
PEZ/ATHLETIC	80,350	82,896	84,900	90,000	65,000	43,000	53,000	57,000	76,553	78,250	63,000	48,000	60,000	54,000	-2.1%
RESIDENCE HALLS	110,000	100,000	164,000	120,000	102,000	80,000	80,000	100,000	50,000	80,000	53,750	93,500	52,250	47,500	100.0%
SCIENCE	100,000	95,000	99,463	109,850	84,650	80,500	65,000	75,000	79,000	94,391	92,000	83,000	68,180	84,000	2.0%
STUDENT SERVICES	30,000	39,240	95,000	57,000	67,000	85,200	60,000	41,000	51,900	84,000	55,000	59,000	50,000	57,000	-66.4%
TECHNOLOGY	52,500	64,000	100,000	56,250	43,332	52,448	40,100	54,500	51,000	65,800	53,000	59,500	41,000	65,000	-18.0%
VOCATIONAL/CAREER	...	83,750	95,000	20,000	33,000	...	...	...	...	...	...	...	...	...	#VALUE!

FIG. 2: NEW CONSTRUCTION COST DATA

	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	PERCENT CHANGE OVER LAST YEAR
	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	REPORT*	
ACADEMIC	\$420.46	\$356.67	\$367.76	\$332.90	\$339.08	\$295.00	\$244.54	\$260.00	\$205.00	\$190.24	\$172.82	\$174.92	\$159.06	\$158.54	6.0%
HEALTH RELATED	\$384.86	\$335.00	\$303.42	\$399.37	\$330.00	...	...	...	...	...	...	...	...	...	14.9%
LIBRARY	\$470.00	\$343.14	\$321.57	\$343.14	\$346.29	\$333.03	\$304.58	\$283.75	\$253.42	\$248.65	\$255.29	\$195.45	\$240.36	\$190.40	-37.0%
OFFICE	\$446.55	\$249.86	\$193.83	\$212.67	...	\$398.91	\$367.03	\$267.48	\$249.66	\$208.11	\$138.44	\$147.23	...	\$155.00	78.7%
PERFORMANCE	\$446.87	\$337.13	\$340.75	\$360.94	\$416.67	\$351.09	\$340.66	\$409.79	\$300.00	\$292.86	\$278.37	\$207.63	\$204.76	\$173.33	32.6%
PEZ/ATHLETIC	\$242.03	\$222.54	\$144.62	\$322.93	\$400.00	\$274.29	\$258.24	\$311.40	\$180.43	\$166.65	\$170.63	\$135.42	\$137.25	\$125.54	-25.0%
RESIDENCE HALLS	\$230.77	\$267.63	\$245.16	\$212.50	\$187.67	\$209.31	\$203.70	\$200.70	\$150.00	\$156.33	\$123.80	\$133.33	\$130.04	\$139.34	-15.8%
SCIENCE	\$453.85	\$400.10	\$509.13	\$491.39	\$503.43	\$391.65	\$339.70	\$337.49	\$250.27	\$273.70	\$240.00	\$238.40	\$243.43	\$200.00	-5.5%
STUDENT SERVICES	\$429.05	\$399.64	\$293.81	\$300.00	\$300.00	\$275.86	\$236.68	\$233.21	\$228.26	\$238.66	\$214.29	\$185.61	\$180.33	\$194.95	7.6%
TECHNOLOGY	\$378.79	\$404.74	\$495.75	\$539.71	\$236.04	\$253.28	\$276.41	\$240.53	\$282.50	\$210.52	\$160.00	\$182.36	\$221.82	\$136.57	-5.4%
VOCATIONAL/CAREER	...	\$237.82	\$234.59	\$243.18	\$261.95	...	...	...	...	...	...	...	...	...	#VALUE!

\*Year of report reflects previous year numbers.

Source: Ratio Design.com May 19, 2015  
"Where are library construction costs heading?"

B

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MARCH 29, 2018						CONTACT US	AWARDS	SUBMISSIONS	ABOUT
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## Public Library Data | Year in Architecture 2017

By [Bette-Lee Fox](#) on November 28, 2017 [Leave a Comment](#)

### LIBRARYJOURNAL Architecture 2017

For the Year in Architecture 2017, *Library Journal* solicited information from public libraries nationwide that had undergone new builds and renovation/addition projects completed between July 1, 2016, and June 30, 2017. The tables below comprise complete financial and construction statistics for the 70 public library buildings submitted, including Canadian projects.

### Public New Buildings

Symbol Code: B—Branch Library; BS—Branch & System Headquarters; M—Main Library; MS—Main & System Headquarters; S—System Headquarters; O—Combined Use Space; n/a—not available

Community	Pop In K	Code	Project Cost	Const. Cost	Gross Sq. Ft.	Sq. Ft. Cost	Equip. Cost	Other Costs	Federal Funds	State Funds	Local Funds	Gift Funds	Architect
CALIFORNIA													
Imperial Beach	27	B	9,230,000	8,400,000	14,500	579.31	750,000	80,000	0	0	8,980,000	250,000	Jeff Katz; domusstudio; Delawie
Long Beach	100	B	17,500,000	15,157,594	24,655	614.79	1,200,000	1,142,406	8,860,000	0	8,640,000	60,000	LPA, Inc.
Quartz Hill	11	BS	13,781,573	8,344,667	12,514	666.83	1,088,889	3,896,025	0	0	13,770,448	11,125	SVA Architects
South Whittier	57	B	13,311,000	8,000,000	14,411	555.13	1,000,000	4,311,000	0	0	13,311,000	0	Emar Studio
COLORADO													
Parker	55	B	15,123,119	10,908,830	41,950	260.04	2,122,822	1,472,714	0	0	14,504,366	626,738	Anderson-MasonDale
DISTRICT OF COLUMBIA													
Washington	24	B	18,863,811	15,893,576	22,800	697.09	424,233	2,546,002	0	0	18,863,811	0	Bing Thom; Wienciek & Assocs.
FLORIDA													
Lauderhill	72	B	3,482,554	2,565,000	10,000	256.50	382,329	535,225	0	0	3,482,554	0	Westlake Reed; Barranco Gonzalez
GEORGIA													
Hogansville	100	B	3,120,000	2,200,000	11,000	200.00	284,000	636,000	0	2,000,000	1,120,000	0	McMillan Pazdan Smith; CAS Arch
IDAHO													
Boise	220	B	8,187,000	6,476,000	16,000	404.75	705,000	1,006,000	0	0	7,000,000	1,187,000	FFA Architecture
ILLINOIS													
Monticello	6	M	3,229,673	2,457,810	12,350	199.00	243,965	277,898	0	0	300,034	2,929,639	apaceDesign
INDIANA													
Markle	1	B	1,116,087	875,829	3,850	227.49	89,370	126,928	0	0	1,116,087	0	km Architecture
MARYLAND													



C

**Tax impact for homeowners – 5 year bond repayment**

Assumes bonds for \$1.4 million with a tax rate of \$0.0632

Market Value	Net Assessed Value	Monthly impact	Annual impact	Total (5 year) impact
\$75,000	\$16,500	\$0.87	\$10.44	\$52.20
\$100,000	\$32,750	\$1.72	\$20.64	\$103.20
\$131,600 (median)	\$53,290	\$2.81	\$33.72	\$168.60
\$150,000	\$65,250	\$3.44	\$41.28	\$206.40
\$200,000	\$97,750	\$5.15	\$61.80	\$309.00

**Tax impact for homeowners – 10 year bond repayment**

Assumes bonds for \$1.4 million with a tax rate of \$0.0356

Market Value	Net Assessed Value	Monthly impact	Annual impact	Total (10 year) impact
\$75,000	\$16,500	\$0.49	\$5.88	\$58.80
\$100,000	\$32,750	\$0.97	\$11.64	\$116.40
\$131,600 (median)	\$53,290	\$1.58	\$18.96	\$189.60
\$150,000	\$65,250	\$1.94	\$23.28	\$232.80
\$200,000	\$97,750	\$2.90	\$34.80	\$348.00

**Tax impact for homeowners – 15 year bond repayment**

Assumes bonds for \$1.4 million with a tax rate of \$0.0269

Market Value	Net Assessed Value	Monthly impact	Annual impact	Total (15 year) impact
\$75,000	\$16,500	\$0.37	\$4.44	\$66.60
\$100,000	\$32,750	\$0.73	\$8.76	\$131.40
\$131,600 (median)	\$53,290	\$1.20	\$14.40	\$216.00
\$150,000	\$65,250	\$1.46	\$17.52	\$262.80
\$200,000	\$97,750	\$2.19	\$26.28	\$394.20

**Tax impact for homeowners – 19 year bond repayment**

Assumes bonds for \$1.4 million with a tax rate of \$0.0238

Market Value	Net Assessed Value	Monthly impact	Annual impact	Total (19 year) impact
\$75,000	\$16,500	\$0.33	\$3.96	\$75.24
\$100,000	\$32,750	\$0.65	\$7.80	\$148.20
\$131,600 (median)	\$53,290	\$1.06	\$12.72	\$241.68
\$150,000	\$65,250	\$1.29	\$15.48	\$294.12
\$200,000	\$97,750	\$1.94	\$23.28	\$442.32

D

**Public Libraries – Wood or Steel Frame**

**Upper Floor and Basement**

**Estimating Procedure**

1. Establish the quality class for the second floor and the basement. The quality class will usually be the same as the first floor of the building. Square foot costs for unfinished basements will be nearly the same regardless of the structure quality class.
2. Calculate the area of any second floor or basement.
3. Find in the tables below the square foot cost for the appropriate quality class and the nearest area.
4. Use figures in the Wall Height Adjustment row to adjust the square foot cost for wall heights more or less than 10 feet.
5. Multiply the adjusted square foot cost by the area.
6. Multiply that total by the location factor on page 7.
7. Add costs from the section Additional Costs for Commercial, Industrial and Public Buildings beginning on page 236.
8. Add totals from this page to the cost for the first floor to find the total building cost.

economy of scale

**Second Floor – Square Foot Area**

Quality Class	4,000	6,000	8,000	10,000	12,000	16,000	20,000	24,000	28,000	32,000	40,000
1, Best	252.63	241.45	232.56	225.35	219.24	214.01	209.49	202.03	195.89	190.94	183.13
1 & 2	226.54	216.55	208.62	202.09	196.57	191.89	187.88	181.09	175.70	171.29	164.18
2, Good	203.87	194.95	187.82	181.95	176.97	172.77	169.10	163.08	158.18	154.11	147.88
2 & 3	182.39	174.37	167.90	162.63	158.29	154.52	151.24	145.79	141.48	137.86	132.22
3, Average	163.54	156.33	150.62	145.97	141.91	138.60	135.66	130.78	126.88	123.64	118.59
3 & 4	142.73	136.45	131.45	127.37	123.89	120.98	118.41	114.13	110.68	107.97	103.49
4, Low	121.79	116.39	112.13	108.69	105.72	103.19	100.99	97.37	94.43	92.07	88.28
Wall height Adjustment*	1.38	1.06	.96	.90	.86	.83	.78	.75	.74	.74	.74

**\*Wall Height Adjustment:** Add or subtract the amount listed in this table to or from the square foot of floor cost for each foot of second and higher floor wall height more or less than 10 feet.

**Finished Basements – Square Foot Area**

Quality Class	4,000	6,000	8,000	10,000	12,000	16,000	20,000	24,000	28,000	32,000	40,000
1, Best	177.50	169.64	163.40	158.33	154.05	150.38	147.19	141.94	137.63	134.16	128.66
2, Good	143.26	136.97	131.95	127.84	124.33	121.39	118.81	114.58	111.13	108.28	103.90
3, Average	114.91	109.85	105.84	102.55	99.71	97.38	95.31	91.88	89.14	86.87	83.33
4, Low	85.56	81.78	78.78	76.37	74.28	72.50	70.96	68.40	66.35	64.69	62.03

**Unfinished Basements**

Area	4,000	6,000	8,000	10,000	12,000	16,000	20,000	24,000	28,000	32,000	40,000
Cost	44.39	42.42	40.84	39.61	38.53	37.60	36.80	35.48	34.41	33.56	32.18

**Wall Height Adjustment:** Add or subtract the amount listed in this table to or from the square foot of floor cost for each foot of basement wall height more or less than 10 feet.

Area	4,000	6,000	8,000	10,000	12,000	16,000	20,000	24,000	28,000	32,000	40,000
Finished	.94	.72	.65	.62	.59	.57	.53	.52	.51	.51	.51
Unfinished	.85	.65	.59	.56	.54	.52	.49	.48	.47	.47	.47

Source: 2017 National Building Cost Manual 41st edition

E

\*\* Will print automatically! If it doesn't, click [here](#). \*\*

# CRAIN'S

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## NEW YORK BUSINESS

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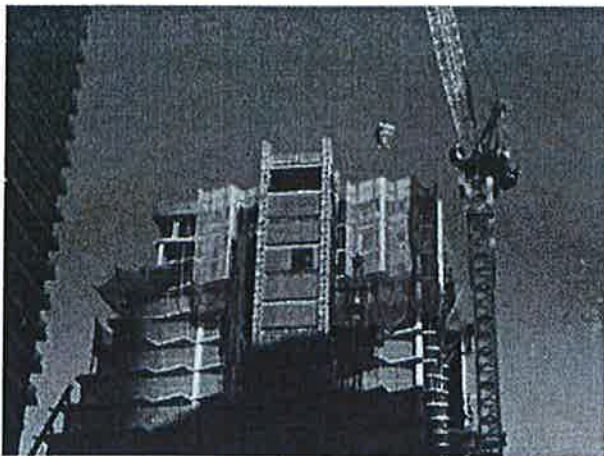
### THE RED WRAP

# Construction costs soar for public projects

Projects overseen by the city's Department of Design and Construction often cost double the amount of private ones

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Amanda Fung



*Buck Ennis*

The median cost for construction of projects surveyed was \$930 per square foot.

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Construction projects overseen by the city's Department of Design and Construction are often over budget, according to *The Wall Street Journal*.

The study by think tank Center for an Urban Future, in partnership with the Citizens Budget Commission, revealed that the median cost of construction for new library and cultural buildings managed by the agency was \$930 a square foot, compared with \$425 to \$500 a square foot for speculative office construction costs.

Ironically, the city's Department of Design and Construction was created in 1996 to consolidate and more efficiently manage the city's capital projects, which include the building of libraries and other

cultural institutions. However, the additional reviews and approvals needed under the agency end up making city-funded projects more expensive.

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