

**TORONTO PUBLIC LIBRARY**  
**MORNINGSIDE NEIGHBOURHOOD BRANCH LIBRARY**  
**ANALYSIS OF RELOCATION OPTIONS**  
**20-year Net Present Value**

**Attachment 1**

	Lease	Construction - City-Owned Land
<b>Capital Costs</b>		
Construction Costs (7,000 sq ft)	558,000	1,470,000
Contingency (15%)	83,700	220,500
Architect / Design Fees (8%)	45,750	117,600
Furniture, Fixtures, Shelving & Equipment	54,900	200,000
Parking Lot Remediation and Fencing	-	300,000
Project management (5%)	36,650	100,405
GST Rebate	(29,000)	(78,819)
<b>Sub-Total Construction Cost</b>	<b>750,000</b>	<b>2,329,686</b>
Land Costs	-	-
Gross Construction and Land Cost	750,000	2,329,686
Available Development Charge Funding	(338,000)	(622,000)
<b>Construction and Land Cost after Development Charges</b>	<b>412,000</b>	<b>1,707,686</b>
<b>Facility Operating Costs</b>		
Lease and common area maintenance	2,185,611	-
Facility operating costs of own site	-	728,629
	<b>2,185,611</b>	<b>728,629</b>
<b>NPV of Capital and Facility Operating Costs</b>	<b>2,597,611</b>	<b>2,436,315</b>
Net (savings) from branch closure and alternative service	-	(164,000)
<b>Net Cost</b>	<b>2,597,611</b>	<b>2,272,315</b>