

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

Attachment 1

	Lease	Construction - City-Owned Land
Capital Costs		
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)
Sub-Total Construction Cost	750,000	2,329,686
Land Costs	-	-
Gross Construction and Land Cost	750,000	2,329,686
Available Development Charge Funding	(338,000)	(622,000)
Construction and Land Cost after Development Charges	412,000	1,707,686
Facility Operating Costs		
Lease and common area maintenance	2,185,611	-
Facility operating costs of own site	-	728,629
	2,185,611	728,629
NPV of Capital and Facility Operating Costs	2,597,611	2,436,315
Net (savings) from branch closure and alternative service	-	(164,000)
Net Cost	2,597,611	2,272,315