

TORONTO PUBLIC LIBRARY
Jane Sheppard Neighbourhood Branch
Relocation to 1900 Sheppard Avenue West

Project Components	Board Submission July 15, 2002	Adjustments	BAC Pre-Approved Oct 4, 2002
Construction Costs	1,435,000	(175,000)	1,260,000
Demolition	95,000	(95,000)	
Architect/Design Fees	153,545	-	153,545
Furniture, Fixtures and Shelving	321,000	(60,000)	261,000
Project management	100,227	(40,000)	60,227
Moving Costs	12,500	-	12,500
GST Rebate	(79,146)	-	(79,146)
	2,038,126	(370,000)	
Cost efficiencies from co-development with Housing	(270,000)	270,000	
Total Renovation/Construction Cost, excluding land	1,768,126	(100,000)	1,668,126
Development Charge Funding	(333,800)	-	(333,800)
Capital Costs for TPL (over two years)	1,434,326	(100,000)	1,334,326
Debt funded by cost savings from lease and branch closure	(1,150,000)	(84,326)	(1,234,326)
Revised Net Capital Cost	284,326	(184,326)	100,000