

**Attachment 2**

**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)
	<b>2,038,126</b>	<b>(370,000)</b>	
Cost efficiencies from co-development with Housing	(270,000)	270,000	
<b>Total Renovation/Construction Cost, excluding land</b>	<b>1,768,126</b>	<b>(100,000)</b>	<b>1,668,126</b>
Development Charge Funding	(333,800)	-	(333,800)
<b>Capital Costs for TPL (over two years)</b>	<b>1,434,326</b>	<b>(100,000)</b>	<b>1,334,326</b>
Debt funded by cost savings from lease and branch closure	(1,150,000)	(84,326)	(1,234,326)
<b>Revised Net Capital Cost</b>	<b>284,326</b>	<b>(184,326)</b>	<b>100,000</b>