ATTACHMENT A

PIEDMONT AVENUE LIBRARY
ESTIMATED
RELOCATION OPTIONS

Piedmont Ave Library	Monthly	Annual Rent	Five Years	Relocation Costs	Add'l Costs Description	Estimated Costs	Recurring Annual Costs /3	Landlord Improvements or Provisions	Total Five Years inc. Add'l Costs	Total Ten Years inc. Add'l Costs
Lease at Current Library Site	$4,900	$58,800	**$294,000**	$0	Repairs; Maintenance; plumbing; taxes; insurance; utilities; custodial; pest abatement	Inc. in Recurring are emergency annual capital maintenance costs ($5K) since no landlord responsibility	$20,400	None. City responsible for all maintenance except foundation and roof.	**$396,000**	**$792,000**
Lease at OUSD Piedmont Ave Elementary (Recommended Option)	$2,500	$30,000	**$150,000**	$180,000	ADA access; taxes; utilities; security fence	ADA access, fencing ($35K), Moving, Furniture, etc. included in Relocation Costs	$5,300	Inc. Reinforce floor structure, pest abatement, repairs to structural elements (plumbing, electrical, heating), ADA accessible Restrooms, A/C, Custodial	**$356,500**	**$533,000**
Lease Modular on City-Owned Parking Lot /1	$1,500	$18,000	**$90,000**	$197,000	Permits; stairs; power; utility hookups; repairs; maintenance; insurance; custodial; pest abatement	**/2** All Add'l, Moving, Furniture, etc. Costs Included in Relocation Costs	$13,600	N/A	**$300,600**	**$513,000**
Lease Modular w/ Parking Revenue Loss			**$422,808**						**$633,408**	**$1,178,616**
Parking Revenue - 14 spaces (see Assumptions)	$5,547	$66,562	**$332,808**						**$332,808**	**$665,616**
Potential Pkg Loss use @70%										

/1 This only for lease of the modular
/2 Inc $17K Delivery & Install of Modular
/3 Recurring costs include: PWA Facilities Support, Utililities (inc. higher electrical for A/C in modular), Custodial, Supplies, Overhead

ASSUMPTIONS	
Parking	
Daily 8 am-6 pm; 14 spaces used 70%	196
($2/hrx14spaces x 7 hrs) (Max is 10 hrs)	
****340 days: No Sun/13 Holidays**	
340 days/12 months=28.3 days/mo	
Assumes no Parking Rate Increases	
Lease	
Assumes no annual lease escalations; no escalation between 5/10 year lease	