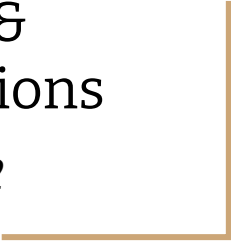




Oregon Library Project

Site Options &
Cost Considerations

February 2, 2022



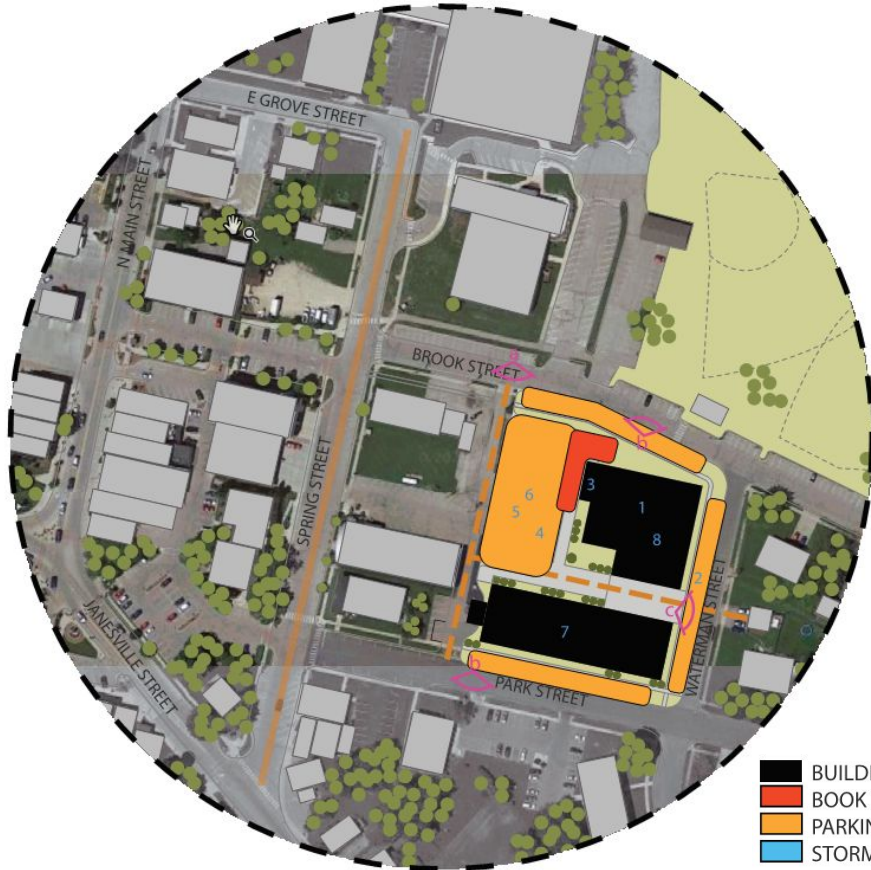
OPTION DEVELOPMENT PROCESS

At the 12/06/2021 Village Board meeting, the Village Board:

- Voted to remove the 249 N. Main St. location from consideration for the new library due to site and cost challenges.
- Asked the library to provide additional information on two potential sites:
 - Alpine Parkway (across from the Food Pantry)
 - Brook St. (includes library/senior center/post office)
- Requested diagrams of site layout and cost comparisons for both properties.



BROOK ST - LIBRARY & SENIOR CENTER COMBINED



COST ESTIMATE (8/2021) \$12,810,880

SITE COST INCREASE \$4,303,966

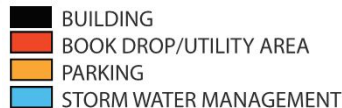
TOTAL COSTS (LIBRARY) \$17,114,846

SITE DETAILS

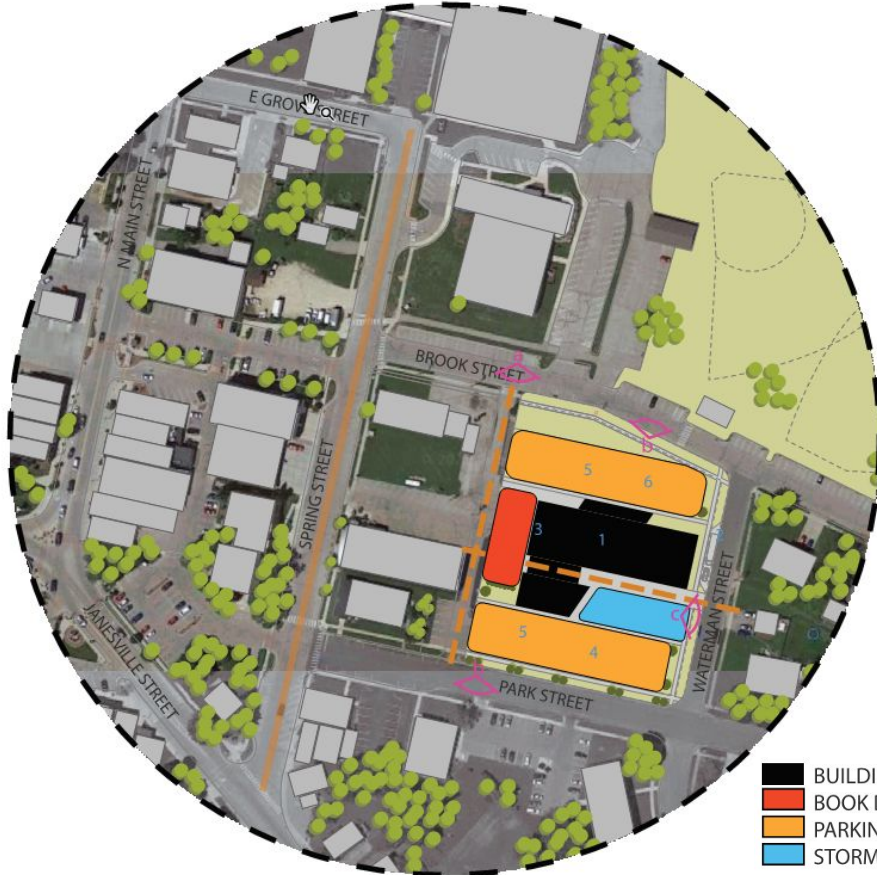
- 94 surface parking spaces (including accessible)
- 55 underground parking spaces
- 2.4 acres
- 892 households within ½ mile radius
- 467 children within ½ mile radius

KEY ASSUMPTIONS

- Includes inflation for 29 months
- Requires temporary relocation of Library and Senior Center
- Requires permanent relocation of U.S. Post Office
- No option for geothermal HVAC



BROOK STREET - LIBRARY



COST ESTIMATE (8/2021)	\$12,810,880
SITE COST INCREASE	\$2,254,001
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TOTAL COSTS	\$15,064,881

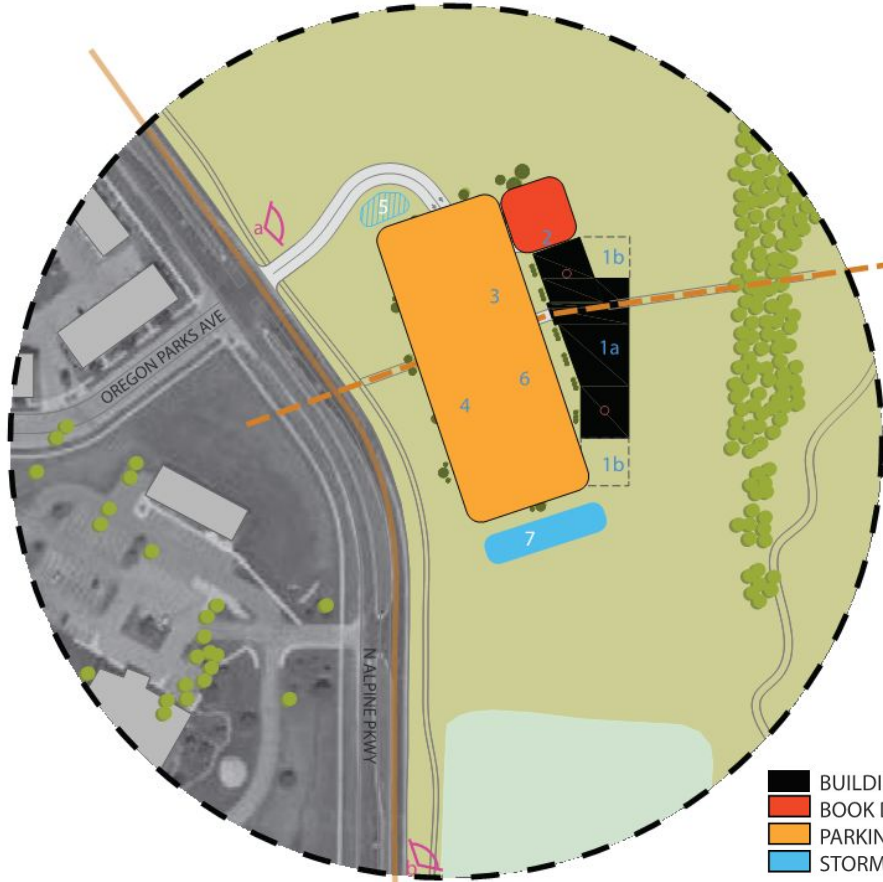
SITE DETAILS

- 88 parking spaces (4 accessible spots)
- 2.4 acres
- 892 households within ½ mile radius
- 467 children within ½ mile radius

KEY ASSUMPTIONS

- Includes inflation for 17 months
- Requires temporary relocation of Library
- Requires permanent relocation of U.S. Post Office and Senior Center

ALPINE PARKWAY - LIBRARY



COST ESTIMATE (8/2021) \$12,810,880

SITE COST INCREASE \$759,836

TOTAL COSTS \$13,570,716

SITE DETAILS

- 94 parking spaces (4 accessible spots)
- 4 acres
- 906 households within ½ mile radius
- 679 children within ½ mile radius

KEY ASSUMPTIONS

- Includes inflation for 7 months
- Provides future expansion opportunities
- Prairie restoration on site

PROJECT FUNDING & COST ESCALATION

- A total of \$12,693,597 is currently committed to the new library project.
- Any gap between available funds and total project cost would require either:
 - Reduction in project scope and/or material grade
 - Securing of additional funding sources
- Cost escalation due to time delay is an important consideration in project costs.
 - Each cost estimate includes cost escalation for the 5 months invested in site selection (9/2021-1/2022). These same escalation costs would apply at the N. Main St. site (in addition to costs previously identified).
- For more detailed information, please see the Village Board [packet](#) for 2/07.