

**PART III – WATERLOO & ALEXANDRIA PIKE
COST COMPARISON**



**FAUQUIER COUNTY
WARRENTON LIBRARY MASTER PLAN
& FEASIBILITY STUDY**

**BKV
GROUP**

Architecture
Interior Design
Landscape Architecture
Engineering

October 13, 2016

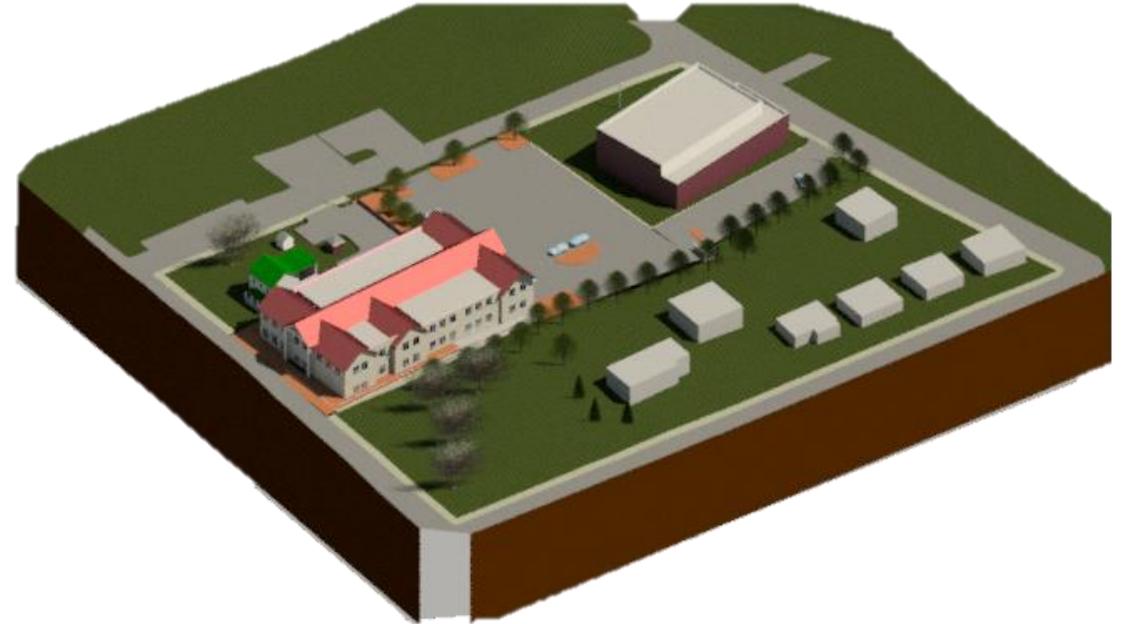
ALEXANDRIA PIKE SITE



Acreage: 2.9354 Acres

USE	Area	Designed Load	Proposed Staff	Parking
Library	30,000 SF	150	24	84 spaces

WATERLOO STREET SITE



Acreage: 1.645 Acres

USE	Area	Designed Load	Proposed Staff	Parking
Library	30,000 SF	150	24	84 spaces

PREFACE

- Alexandria Pike site parcel is privately owned. Land acquisition cost was not included in the cost summary.
- The size and cost of the library building for both the Alexandria Pike site and the Waterloo (Fletcher Tract) site are of similar character. Both are two-story buildings with similar footprints of 15,000 SF. The building only cost per SF for both sites is approximately \$295.00 per SF.
- Site development costs including utility relocation for the Alexandria Pike site are broken out for comparison.
- Site Development costs for Alexandria Pike Street site are split between the office building and the library. The assumed distributions of costs are identified in the breakout.
- Both the Alexandria Pike Site and Waterloo (Fletcher Tract) site could be developed for the library without the need of a special exception.



	Fletcher Tract	Alexandria Pike	Delta
HARD COSTS			
SITE DEVELOPMENT	\$ 1,431,347	\$ 1,738,170	\$ (306,823)
BUILDING CONSTRUCTION	\$ 7,837,473	\$ 7,809,165	\$ 28,308
Subtotal	\$ 9,268,820	\$ 9,547,335	\$ (278,516)
General Conditions	6.00% \$ 556,129	6.00% \$ 572,840	
Subtotal	\$ 9,824,949	\$ 10,120,175	
GC OH&P	5.50% \$ 540,372	5.50% \$ 556,610	
Subtotal	\$ 10,365,321	\$ 10,676,785	
Bonds & insurance	1.50% \$ 155,480	1.50% \$ 160,152	
Subtotal	\$ 10,520,801	\$ 10,836,937	\$ (316,136)
SOFT COSTS			
Architectural/Engineering	8.50% \$ 894,268	8.50% \$ 921,140	
Furniture, Fixtures, and Equipment	\$ 1,080,000	\$ 1,080,000	
Communications/Technology Equipment	\$ 167,000	\$ 167,000	
Moving	\$ 80,000	\$ 80,000	
Subtotal	\$ 2,221,268	\$ 2,248,140	\$ (26,872)
SUBTOTAL HARD +SOFT COSTS			
Estimate Contingency	10.00% \$ 1,274,207	10.00% \$ 1,308,508	
TOTALS	\$ 14,016,276	\$ 14,393,584	\$ (377,308)

SITE DEVELOPMENT COSTS	Fletcher Tract		Alexandria Pike			Delta			
			Total	Dist	Library				
TRAFFIC CONTROL	\$	15,000	\$	15,000	50%	\$	7,500	\$	(7,500)
SITE DEMO CLR/GRUB	\$	23,708	\$	42,350	45%	\$	19,058	\$	(4,651)
ENVIRONMENTAL	\$	35,790	\$	65,000	45%	\$	29,250	\$	(6,540)
EARTHWORK	\$	315,862	\$	534,906	45%	\$	240,708	\$	(75,154)
PRIMARY WATER ALLOWANCES	\$	104,138	\$	178,765	45%	\$	80,444	\$	(23,693)
SANITARY SEWER	\$	27,360	\$	55,720	45%	\$	25,074	\$	(2,286)
STORM WATER MGT	\$	115,743	\$	182,600	45%	\$	82,170	\$	(33,573)
SITE ELECTRIC	\$	79,500	\$	131,350	50%	\$	65,675	\$	(13,825)
PRIMARY GAS	\$	7,500	\$	15,000	50%	\$	7,500	\$	-
CABLE TV (Excluded)	\$	-	\$	-	50%	\$	-	\$	-
PAVING	\$	188,060	\$	390,394	45%	\$	175,677	\$	(12,383)
SITE CONCRETE	\$	358,734	\$	938,394	55%	\$	516,117	\$	157,383
LANDSCAPING	\$	56,005	\$	81,988	45%	\$	36,895	\$	(19,110)
BRICK PAVERS	\$	42,560	\$	84,000	55%	\$	46,200	\$	3,640
SPECIALTIES	\$	61,387	\$	59,606	50%	\$	29,803	\$	(31,584)
UNDERGROUND UTILITIES	\$	-	\$	752,200	50%	\$	376,100	\$	376,100
SUBTOTAL	\$	1,431,347	\$	3,527,273		\$	1,738,170	\$	(306,823)
COST PER ACRE	\$	870,120	\$	1,201,633	45%	\$	540,734.77		

PART II – WATERLOO STREET SITE



**FAUQUIER COUNTY
WARRENTON LIBRARY MASTER PLAN
& FEASIBILITY STUDY**

September 7, 2016

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Architecture
Interior Design
Landscape Architecture
Engineering



FAUQUIER COUNTY CENTRAL LIBRARY WATERLOO STREET - SITE ANALYSIS

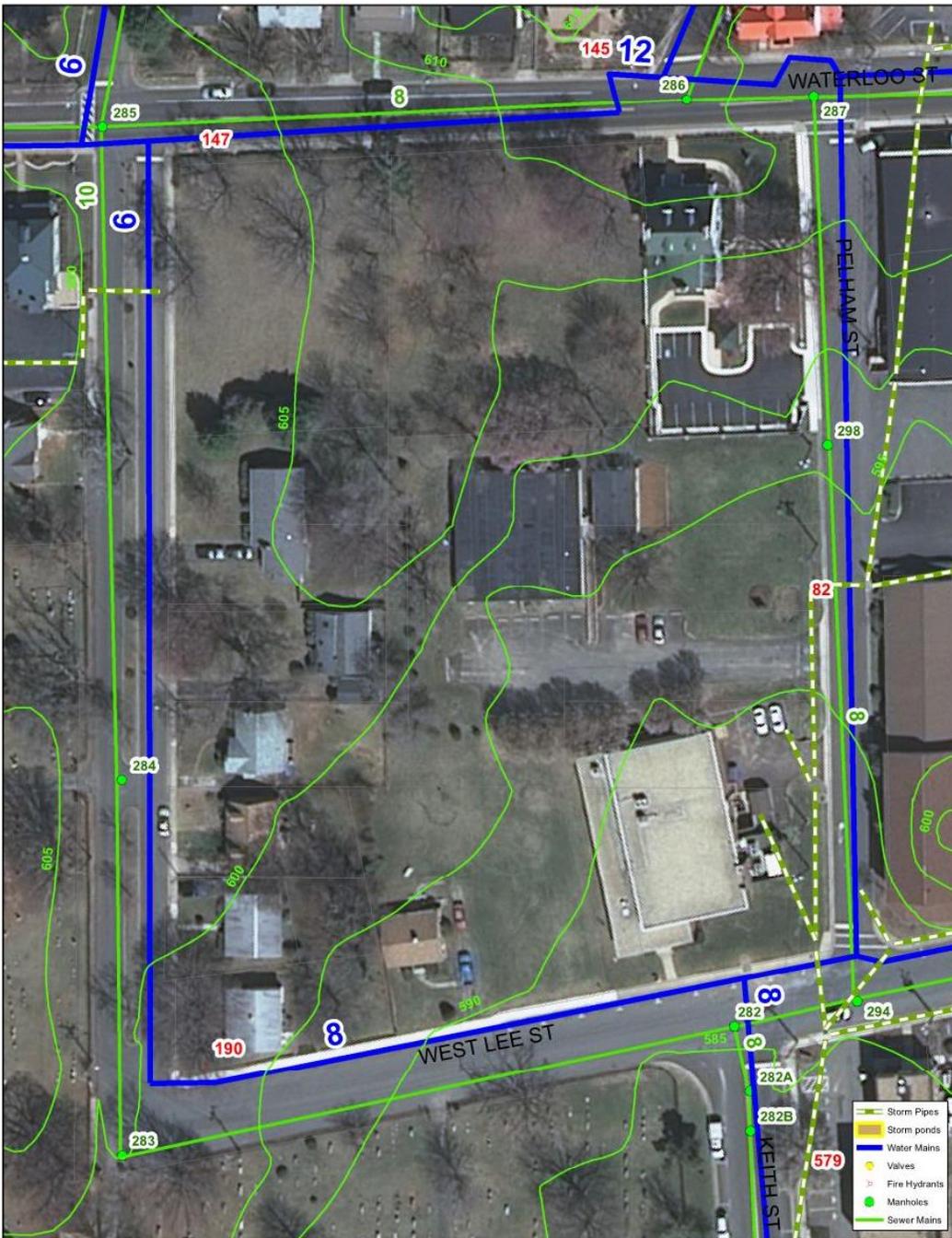
6984-23-9721	Fauquier County Board of Supervisors	CBD	0.16
6984-23-9669	Fauquier County Board of Supervisors	CBD	0.068
6984-33-1846	Fauquier County Board of Supervisors	CBD	0.145
6984-33-1821	Fauquier County Board of Supervisors	CBD	0.161
6984-33-0797	Fauquier County Board of Supervisors	CBD	0.161
6984-33-0736	Fauquier County Board of Supervisors	CBD	0.046
6984-34-1010	Fauquier County Board of Supervisors	CBD	0.491
6984-33-0805	Fauquier County Board of Supervisors	CBD	0.413
			1.645

4.11.4. Lot and Yard Regulations

Use	Maximum Lot Size (sf)	Minimum Lot Frontage (at front setback)	Maximum Lot coverage	Minimum		
				Front	Side	Rear
Other Permitted and Permissible Uses	none	none	none	none	none	None to C or I District; 25 ft. to R District
Proposed Development	1.645 acres	none	none	none	25 ft. to R District	25 ft. to R District

Summary: The proposed development shall not exceed 35' in height, requiring a 25' minimum side and rear yard setback from adjacent residentially zoned properties. A 25' buffer is required separating the residentially and CBD zoned properties.

USE	Area	Designed Load	Proposed Staff	Parking
Library	30,000 SF	150	24	84 spaces



Utilities

Water, sewer, and storm are managed by the Town of Warrenton's Department of Public Utilities.

Water availability to the site is as follows:

8" main along West Lee Street

- 8" main along Pelham Street
- 12" main along Waterloo Street
- 6" main along South Chestnut Street

Sanitary Sewer availability to the site is as follows:

- 8" main along West Lee Street
- 8" main along Pelham Street
- 8" main along Waterloo Street
- 10" main along South Chestnut Street.

The Storm sewer outfall from the site is located along Pelham Street and continues to the intersection with West Lee Street.



LIBRARY

Two-story 30,000 SF

15,000 SF Footprint

PEDESTRIAN ACCESS

From Waterloo Street

And from Future Park

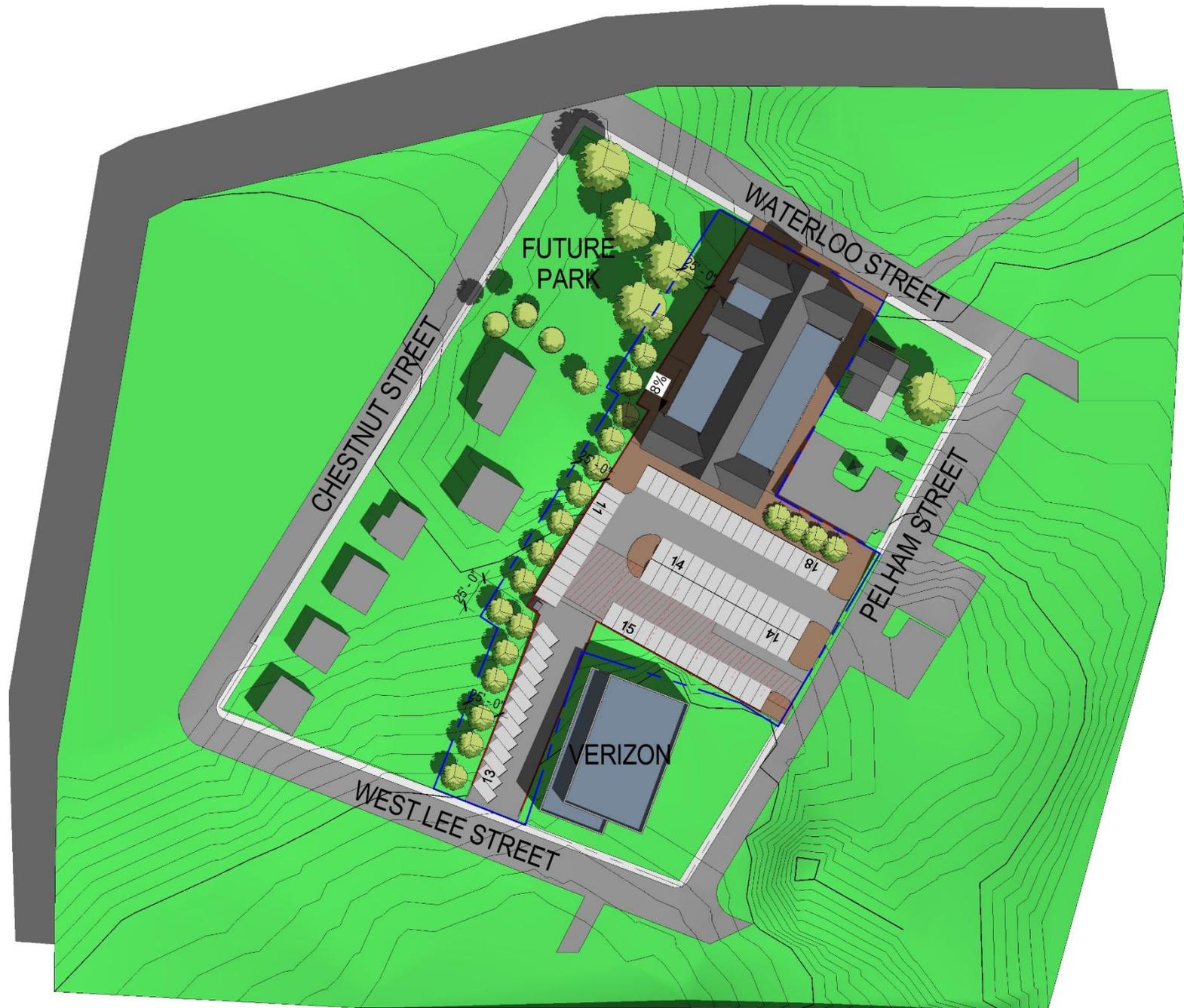
VEHICULAR SITE ACCESS

From West Lee Street

And from Pelham Street.

PARKING

85 Spaces





LIBRARY

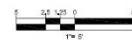
Two-story 30,000 SF
15,000 SF Footprint



PEDESTRIAN ACCESS
From Waterloo Street
And from Future Park

VEHICULAR SITE ACCESS
From West Lee Street
And from Pelham Street.

PARKING
81 Spaces





STREET VIEWS

PELHAM AND WATERLOO STREETS



WATERLOO STREET
(VIEW FROM NORTHEAST)

STREET VIEWS



WATERLOO STREET



WATERLOO STREET



STREET VIEWS

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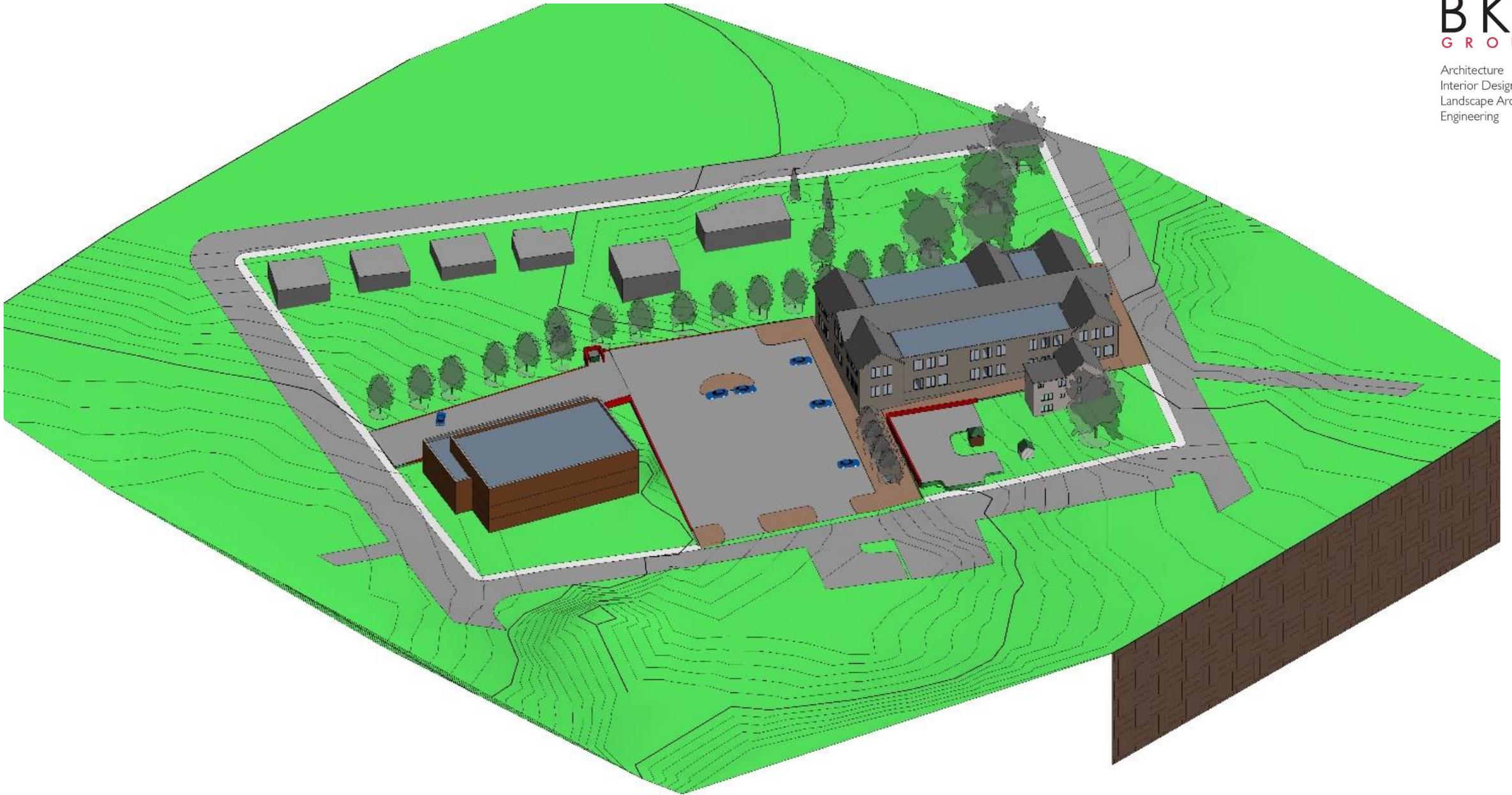
**WATERLOO STREET
(VIEW FROM NORTHWEST)**

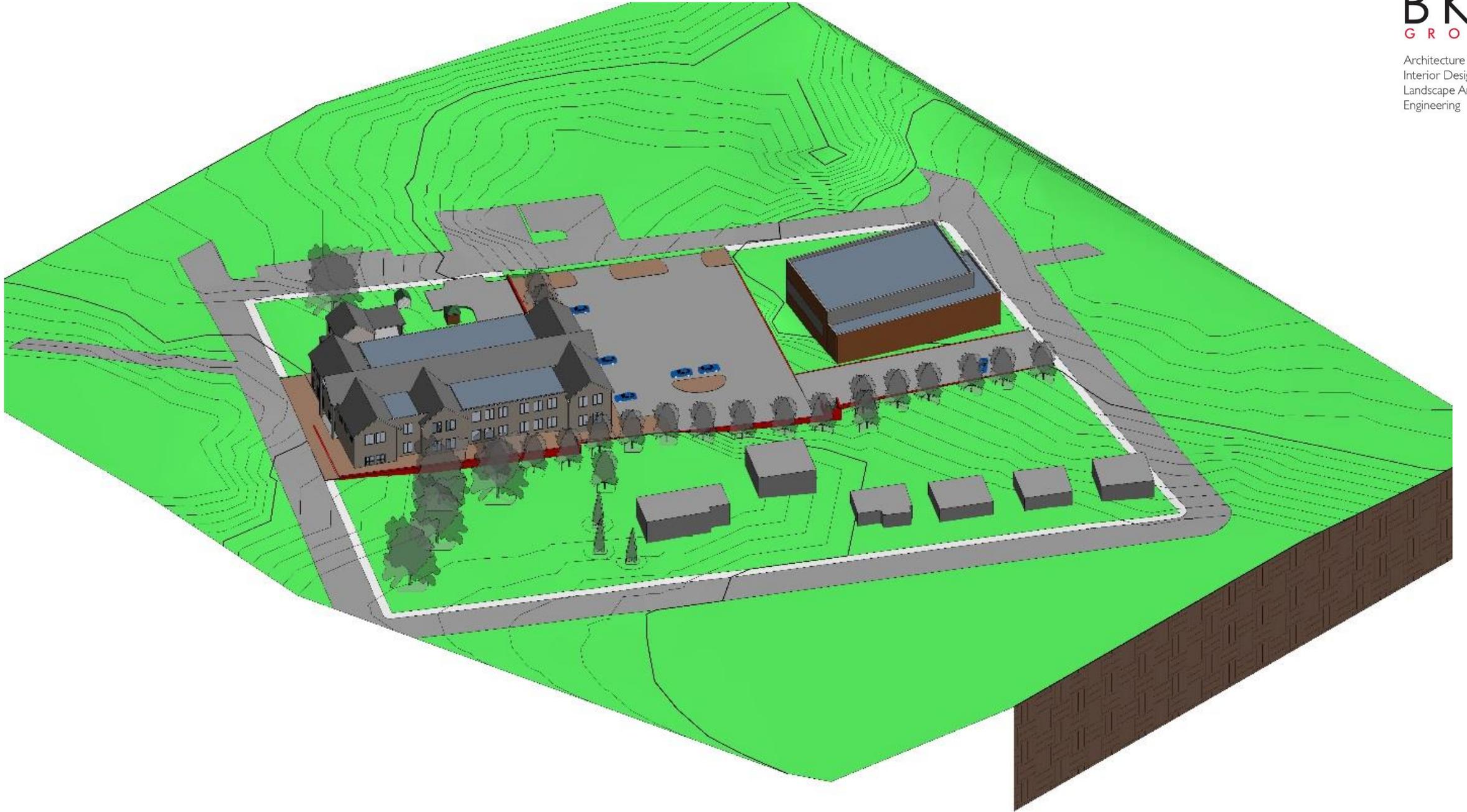


WATERLOO AND S CHESTNUT STREETS



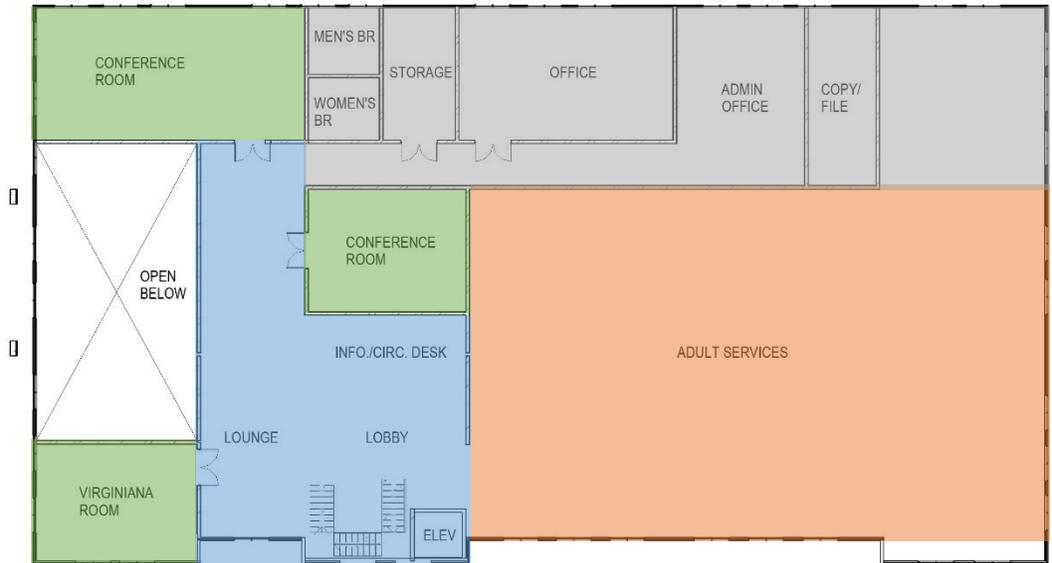








FIRST FLOOR BLOCK PLAN



SECOND FLOOR BLOCK PLAN

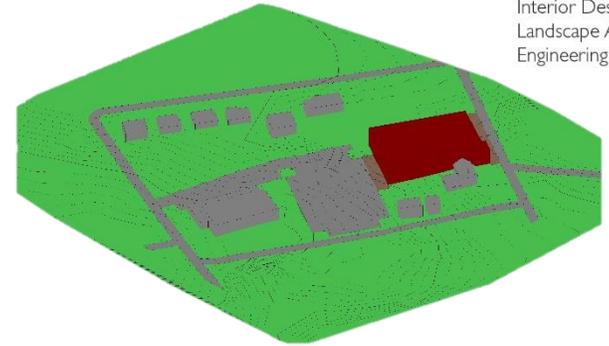
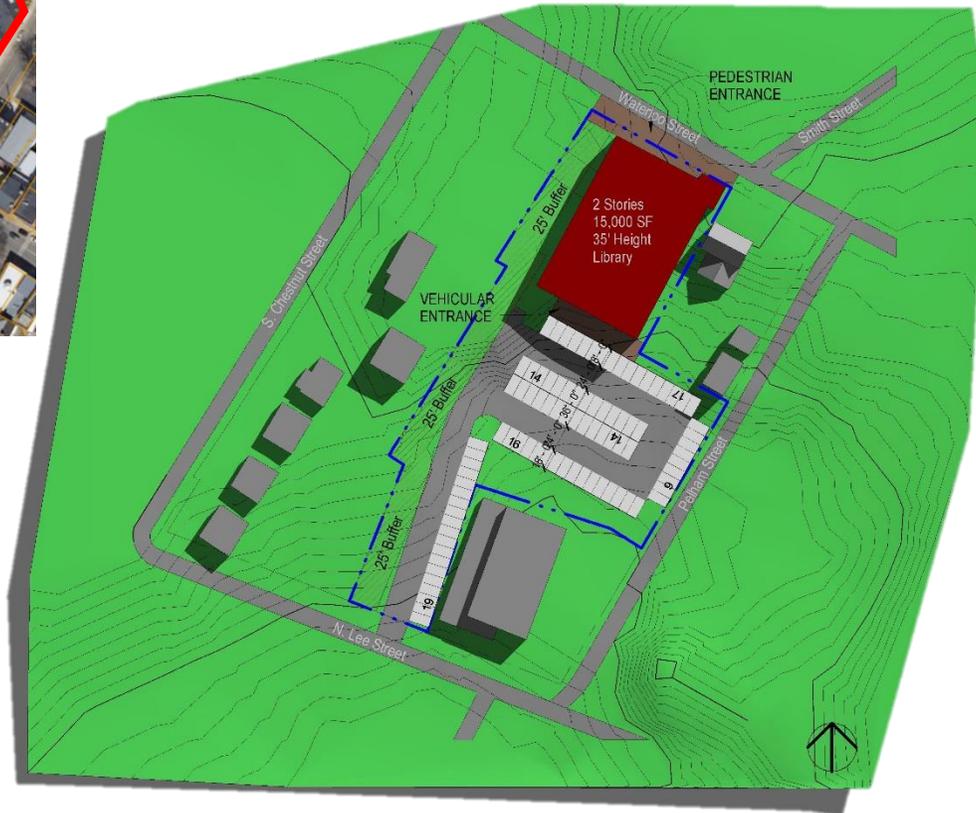
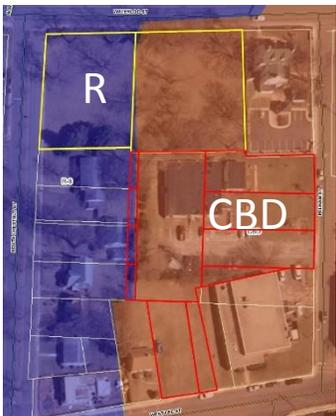


**FAUQUIER COUNTY
WARRENTON LIBRARY MASTER PLAN
& FEASIBILITY STUDY**

July 14, 2016

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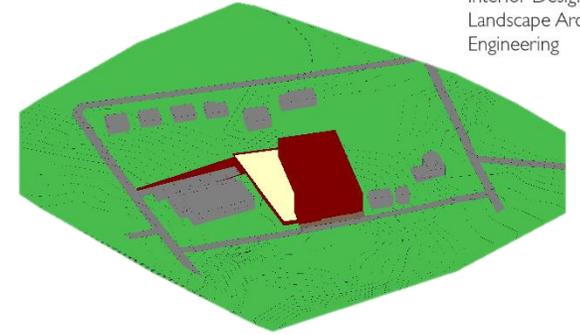
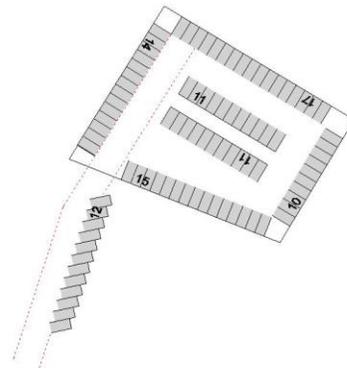
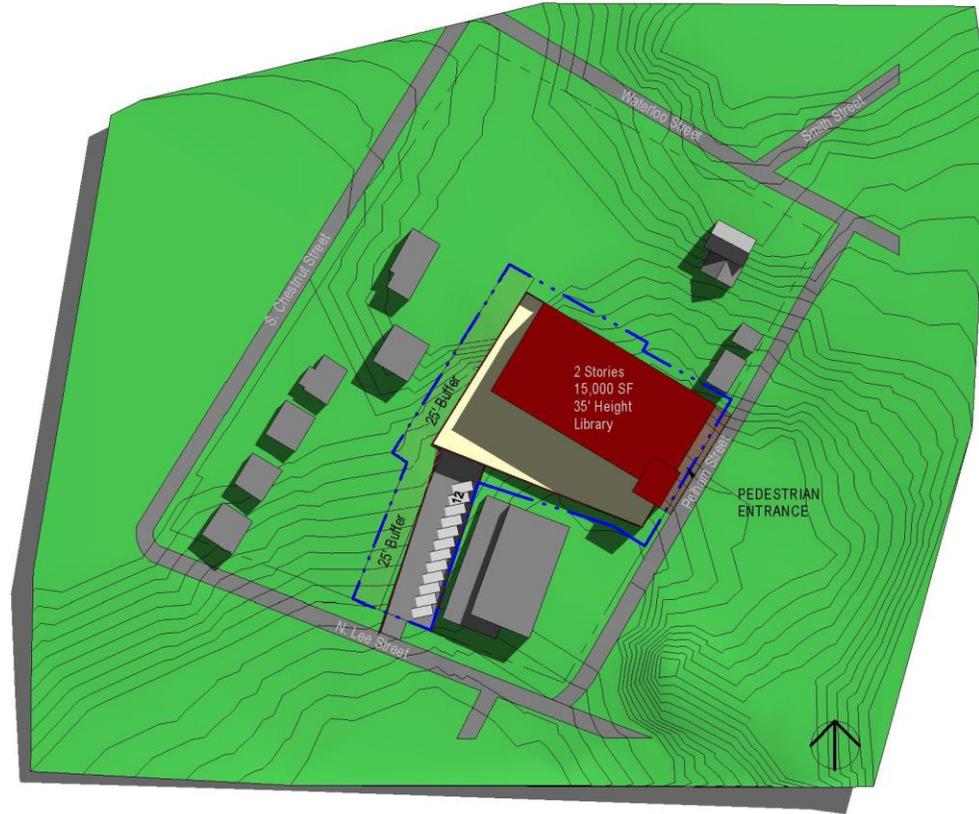
Architecture
Interior Design
Landscape Architecture
Engineering



Parking Access
From West Lee Street
Potential access from
Pelham Street.

Parking
89 Spaces

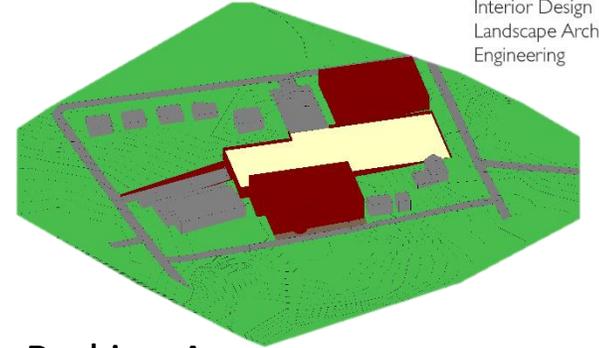
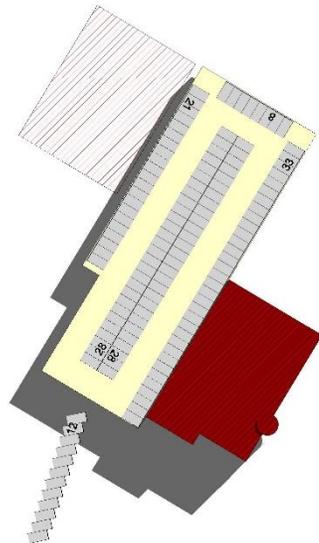
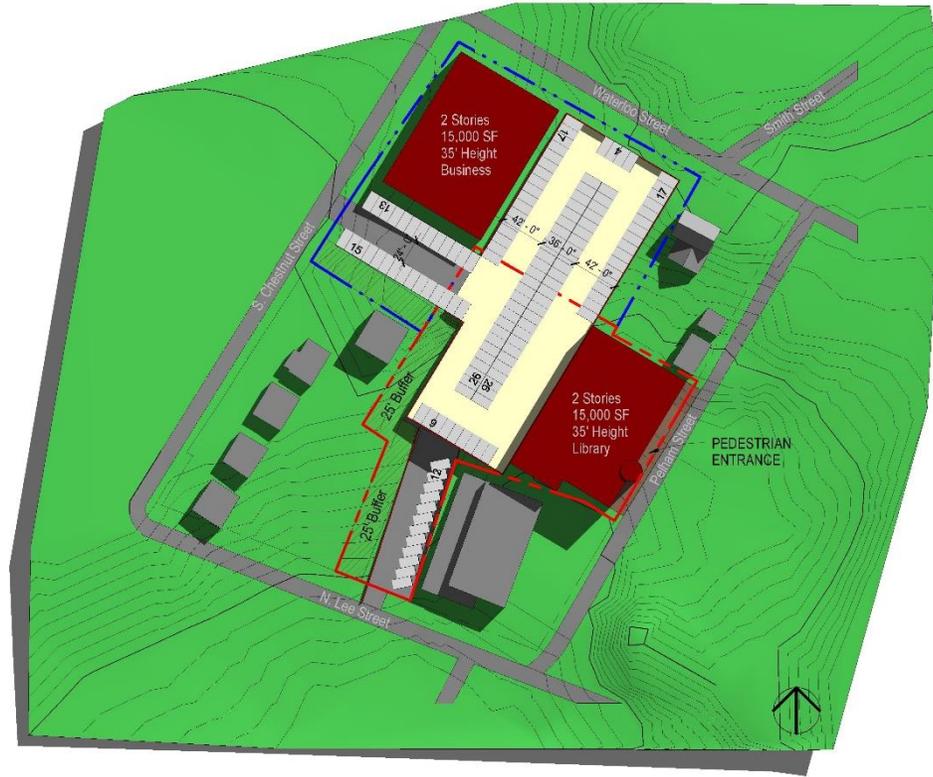
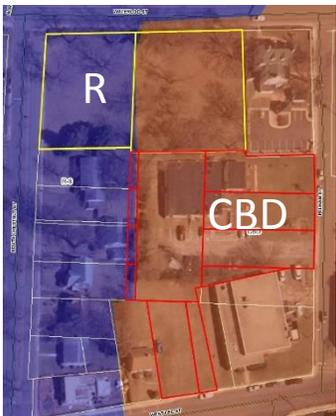
Library
2 story 30,000 SF
15,000 SF Footprint



Parking Access
From West Lee Street

Parking
90 spaces (78 UG)

Library
2 story 30,000 SF
15,000 SF Footprint



Parking Access
From West Lee Street
From S. Chestnut Street

Parking
257 spaces (130 UG)

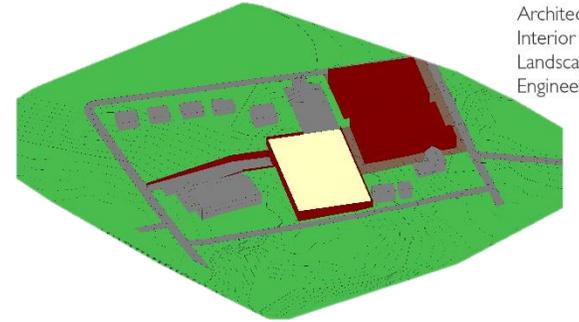
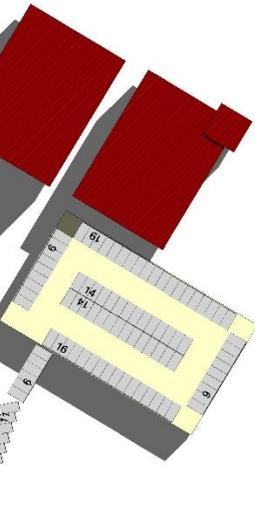
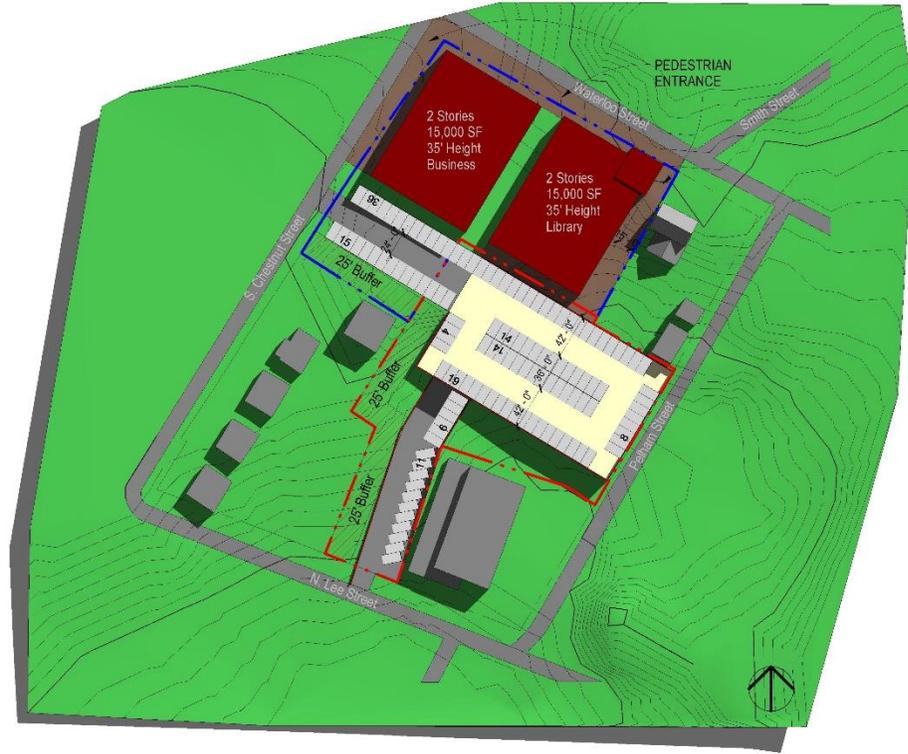
Library
2 story 30,000 SF
15,000 SF Footprint

Office
2 story 30,000 SF
15,000 SF Footprint



Library

Fletcher Tract



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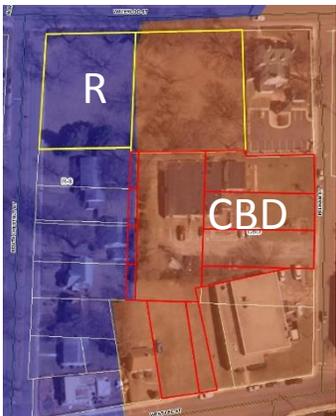
Architecture
Interior Design
Landscape Architecture
Engineering

Parking Access
From West Lee Street
From S. Chestnut Street

Parking
208 spaces (81 UG)

Library
2 story 30,000 SF
15,000 SF Footprint

Office
2 story 30,000 SF
15,000 SF Footprint



CONCEPT

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