

**APPENDIX 5.3**

**Existing Building Retrofit Costs**

Round Rock Public Library  
Round Rock, Texas

nasf: 36,232.0  
built: 1980

bgsf: 45,290.0  
addition: 1999

**4.76** overall facility rating

element code	element	rating	weight factor	square footage	unit cost	total cost	comments
A1010	Foundations	5.0	0%	45,290 bgsf	\$5.22	\$0	
B1010	Floor slabs	5.0	0%	45,290 bgsf	2.65	0	
B1020	Superstructure	5.0	0%	45,290 bgsf	12.45	0	
B2010	Exterior walls	5.0	0%	45,290 bgsf	11.55	0	
B2020	Exterior windows	5.0	0%	45,290 bgsf	8.11	0	
B2030	Exterior doors	5.0	0%	45,290 bgsf	4.85	0	
B3010	Roofing	4.5	10%	45,290 bgsf	8.89	40,263	budget for repairs
C1010	Interior partitions	5.0	0%	36,232 nasf	2.12	0	
C1020	Interior doors & hardware	4.3	14%	36,232 nasf	3.15	15,978	add TAS/ADA compliant hardware at select interior doors
C1030	Toilet partitions	2.0	60%	36,232 nasf	0.70	15,217	replace old partitions
C1030	Toilet accessories	4.1	18%	36,232 nasf	1.45	9,457	make all restrooms TAS/ADA compliant
C2010	Stairs	5.0	0%	45,290 bgsf	4.11	0	
C2010	Ramps	5.0	0%	45,290 bgsf	1.12	0	
C2010	Ladders	4.4	12%	45,290 bgsf	0.32	1,739	install permanant ladders to both crawl spaces
C3010	Wall finishes	4.9	2%	36,232 nasf	3.33	2,413	repair minor damage
C3020	Floor finishes	0.3	94%	36,232 nasf	3.85	131,124	replace all carpet with carpet tile
C3030	Ceiling finishes	4.9	2%	36,232 nasf	3.28	2,377	repair damaged tiles
D1010	Elevators	2.5	50%	45,290 nasf	2.50	56,613	Add a 2nd elevator for redundancy/staff efficiency
D2010	Plumbing fixtures	5.0	0%	36,232 nasf	2.50	0	
D2020	Domestic water distribution	5.0	0%	45,290 bgsf	1.72	0	
D2020	Domestic water heaters	5.0	0%	45,290 bgsf	0.25	0	
D2030	Sanitary collection	5.0	0%	45,290 bgsf	1.15	0	
D2040	Storm water collection	5.0	0%	45,290 bgsf	1.77	0	
D3030	Compressors/condensers	4.9	2%	45,290 bgsf	2.05	1,857	replace remaining original DX system
D3040	Air handling equipment	4.9	2%	45,290 bgsf	7.10	6,431	replace remaining original DX system
D3040	HVAC ductwork	5.0	0%	36,232 nasf	4.25	0	
D3040	Ventilation	5.0	0%	36,232 nasf	2.03	0	
D3050	HVAC diffusers	5.0	0%	36,232 nasf	1.21	0	
D3060	Building energy management	5.0	0%	36,232 nasf	3.15	0	
D3060	Local temperature controls	5.0	0%	36,232 nasf	0.48	0	
D4010	Fire protection system	4.8	4%	45,290 bgsf	3.90	7,065	add foam system to interior Book Drop room
D5010	Electrical service equipment	5.0	0%	45,290 bgsf	1.97	0	
D5010	Distribution panels	5.0	0%	45,290 bgsf	3.43	0	
D5010	Branch power distribution	5.0	0%	45,290 bgsf	2.30	0	
D5020	Lighting fixtures	4.0	20%	36,232 nasf	3.50	25,362	replace remaining magnetic ballasts, substitute LED lamps at select fixtures
D5020	Emergency lighting	5.0	0%	36,232 nasf	0.90	0	
D5020	Convenience receptacles	3.9	22%	36,232 nasf	2.90	23,116	add interior outlets, add plastic covers at exterior outlets
D5030	Data infrastructure	5.0	0%	45,290 bgsf	3.77	0	add bandwidth
D5030	Public address system	5.0	0%	36,232 nasf	1.55	0	
D5030	Building security system	5.0	0%	45,290 bgsf	1.10	0	
D5040	Fire alarm system	5.0	0%	45,290 bgsf	1.75	0	
D5040	Emergency power	5.0	0%	45,290 bgsf	1.66	0	
E2010	Casework	4.7	6%	36,232 nasf	1.96	4,261	modify sink cabinets for wheelchairs in various locations
E2010	Millwork	5.0	0%	36,232 nasf	6.26	0	
E2020	Furniture	4.9	2%	36,232 nasf	15.34	11,116	refinish select wood chairs/replace task lights at select tables
E2020	Equipment	4.9	2%	36,232 nasf	8.22	5,957	
E2020	Signage	4.6	8%	45,290 bgsf	4.50	16,304	add merchandising signage
G2010	Roadways	5.0	0%	45,290 bgsf	1.12	0	
G2020	Parking Lots	4.8	4%	45,290 bgsf	2.43	4,402	restripe both lots
G2030	Pedestrian Paving	4.5	10%	45,290 bgsf	1.76	7,971	make all routes TAS/ADA compliant
G2040	Site Development	4.8	4%	45,290 bgsf	1.42	2,572	add site lights at building façade signage
G2050	Landscaping/hardscape	5.0	0%	45,290 bgsf	2.03	0	
G3000	Site Utilities	5.0	0%	45,290 bgsf	1.44	0	
Z1010	Handicapped access	4.3	14%	45,290 bgsf	2.43	15,408	address various issues
<b>Cost per square foot</b>		<b>\$8.99</b>		<b>New Building Cost/SF</b>	<b>\$184.95</b>	<b>\$407,003</b>	<b>Total Retrofit Cost</b>
Percentage of new construction		4.9%		Total Cost w/out FF&E	\$156.89	\$373,626	
Overall facility rating		4.76		Furniture & equipment	\$28.06	\$33,377	
				<b>New Building Cost/SF</b>	<b>\$184.95</b>	<b>\$407,003</b>	