

ANALYSIS OF ADDITION EXPANSION OPTIONS FOR
SUN PRAIRIE PUBLIC LIBRARY

FEBRUARY 2020



FEH DESIGN

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/ EXECUTIVE SUMMARY

ADDITIONAL LIBRARY PLANNING SCENARIOS FOR SUN PRAIRIE PUBLIC LIBRARY

FEH Design and Library Planning Associates (LPA) were commissioned to examine two additional planning scenarios for the expansion of the Sun Prairie Public Library. This effort compliments previous studies done in 2018 and 2019 that examined library space needs for the next twenty years including the possibility of branch libraries. The recommendation from those two studies is to expand the main library to 74,000 SF and add two or three branch libraries when community growth demands additional library service. This option was labeled F.4 and for the purpose of this study it will be referred to as Option A. At the direction of the Library Board and City Administration two new planning scenarios have been developed which are focused on incremental city growth and meeting Dane County library standards.



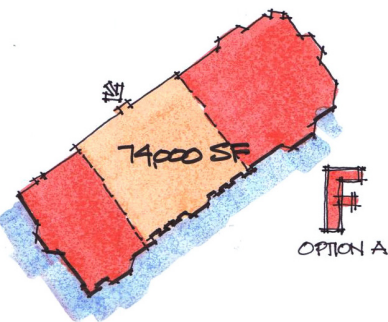
Project budgets were established for each option based on 2020 construction costs. They include building construction and renovation, site improvements, and other project cost for professional fees, fixtures, furnishings and equipment, and campaign facilitation for selected options. They do not account for operational costs, collection acquisitions, and future staffing.

Here is a summary of all three planning scenarios:

OPTION A.

This is the optimum solution that expands the main library from 36,000 SF to 74,000 SF. This option will support 45,580 people in the City of Sun Prairie in the year 2040 AND meet the Dane County minimum standard for services for County reimbursement. This option will support a collection inventory of 175,000 items with further collection growth (to 250,000 volumes) captured in 2-3 branch facilities. This option supports an increased number of technology stations, reader seating, increased staff work stations, the optimum array of public meeting rooms (200 seat multi-purpose room, 120 seat multi-purpose room, 14 person conference room, and 65 seat story time room), special use space for small group studies, copy center, expanded book store, and a discovery zone in the children's department. Building maintenance upgrades including; HVAC equipment, light fixture and power distribution, ADA compliance, roofing, and parking lot repair are included in this option.

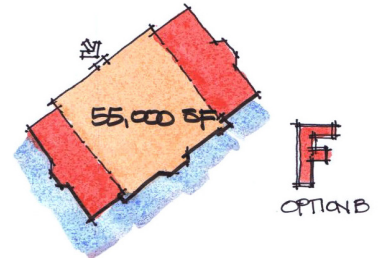
Total project cost \$18,826,000.



OPTION B.

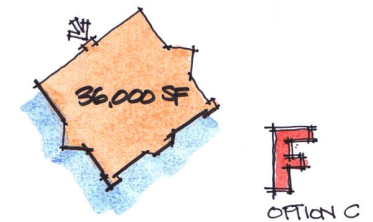
This option is a mid-level solution that expands the main library from 36,000 SF to 55,000 SF. This option will support 43,000 people in the City of Sun Prairie in the year 2035 AND meet the Dane County minimum standard for service for County reimbursement. This option will support a collection inventory of 146,200 items as well as additional technology stations, reader seats, and story time room. Building maintenance upgrades including; HVAC equipment, light fixture and power distribution, ADA compliance, roofing, and parking lot repair are included in this option. Since a full building program has not been developed this option represents one possible scenario.

Total project cost \$13,067,000.

**OPTION C.**

This option is a rehabilitation solution at the main library that focusses on replacing existing building systems including; HVAC equipment, light fixtures and power distribution, ADA compliance, roofing, and parking lot repairs. There is no building expansion of the 36,000 SF main library and no change in the resource and service inventory from present-day levels. Some library furnishings will be upgraded to include power and shelving heights for the print collection will be lowered. This option will support 36,000 people in the City of Sun Prairie until the year 2025 AND meet the Dane County minimum standard for service for County reimbursement.

Total project cost \$3,554,000.



PLAN SCENARIO ANALYSIS

SUN PRAIRIE PUBLIC LIBRARY SERVICE + SPACE NEEDS SCENARIO SUMMARY

RESOURCE + SERVICE SUMMARY

| | Option A | Option B | Option C |
|----------------------|----------|----------|----------|
| City population | 45,580 | 43,000 | 34,926 |
| Year | 2040 | 2035 | 2019 |
| Collections | | | |
| Print + media | 175,000 | 146,200 | 134,186 |
| Magazines | 140 | 140 | 215 |
| Technology stations | 50 | 42 | 32 |
| Reader seating | 120 | 120 | 122 |
| Staff work stations | 54 | 42 | 25 |
| Meetings + programs | | | |
| Multi-purpose 1 | 200 | 120 | 120 |
| Multi-purpose 2 | 120 | 0 | |
| Conference room | 14 | 14 | 14 |
| Children's storytime | 65 | 65 | 30 |

SPACE NEED SUMMARY

| | Option A | Option B | Option C |
|--------------------------|---------------|---------------|---------------|
| Collections | 17,640 | 14,760 | |
| Technology stations | 2,000 | 1,680 | |
| Reader seating | 3,900 | 3,900 | |
| Staff work stations | 7,425 | 5,775 | |
| Meeting + programs | 4,995 | 2,945 | |
| Special use space (1) | 10,083 | 6,317 | |
| Nonassignable space (2) | 20,164 | 15,162 | |
| Percent for art (3) | 1,008 | 0 | |
| Dedicated allowances (4) | 5,900 | 4,900 | 3,199 |
| GROSS AREA | 73,115 | 55,439 | 36,000 |

NOTES:

- (1) Special use allocation supports small group study rooms, copy center, possibly a refreshment area, etc.
- (2) Nonassignable allowance supports mechanical rooms, restrooms, stairways, elevators, etc.
- (3) Option A includes allocation to reserve public art installation(s).
- (4) Dedicated allowances includes space for functions including the Sun Prairie Media Center, Friends bookstore, a discovery zone in the children's department, 24/7 delivery lockers, and other features.

Concept F.4 Option A - Opinion of Probable Cost

| DESCRIPTION | | QTY | UNIT | COST/SF | TOTALS |
|--|---|--------|------|------------|---------------------|
| Building Construction Costs: | | | | | |
| New construction | | | | | |
| 1 | New Addition: 74,000 SF - 34,717 SF = 39,283 SF | 39,283 | SF | 223.00 | 8,760,109 |
| 2 | Renovation of existing Library building: replace HVAC equipment | 34,717 | SF | 11.90 | 413,132 |
| 3 | Renovation of existing Library Building: replace existing with LED light fixtures | 34,717 | SF | 15.00 | 520,755 |
| 4 | Renovation of existing Library Building: power distribution for furniture | 34,717 | SF | 2.50 | 86,793 |
| 5 | Renovation of existing Library Building: ADA Compliance, staff restrooms, doors, from May 2018 report | 1 | LS | 119,450.00 | 119,450 |
| 6 | Renovation of existing Library building: membrane roof replacement and flashing | 19,800 | SF | 7.25 | 143,550 |
| 7 | Renovation of existing Library building: remove and replace carpet at collections | 20,000 | SF | 4.50 | 90,000 |
| 8 | Renovation of existing Library building: replace some ceilings resulting from lighti | 10,000 | SF | 7.00 | 70,000 |
| 9 | Renovation of existing Library building while occupied in a phased manor: | 34,717 | SF | 2.00 | 69,434 |
| 10 | May 2018 condition assessment items excluding those listed above | 1 | LS | 174,640.00 | 174,640 |
| SubTotal | | | | | 10,447,863 |
| Design / Bid Contingency 10% | | | | | 1,044,786 |
| Building Construction Costs SubTotal | | | | | 11,492,649 |
| Construction Contingency 5% | | | | | 574,632 |
| BUILDING CONSTRUCTION COST TOTAL | | | | | \$12,067,282 |
| Site Work Construction Costs | | | | | |
| 11 | Structure Deconstruction - porch | 1,250 | SF | 7 | 8,750 |
| 12 | Relocate trees | 22 | EA | 750 | 16,500 |
| 13 | Remove foundations - porch | 1,250 | SF | 1 | 1,250 |
| 14 | Hazard Material survey, sample, test | 0 | LS | 7500 | 0 |
| 15 | Hazardous material abatement | 0 | SF | 6 | 0 |
| 16 | New Parking Spaces & Drive Lane | 46,900 | SF | 9.00 | 422,100 |
| 17 | Renovation of existing Library parking lot: resurface lot w/ thermo plastic overlay | 9,903 | SY | 6.00 | 59,418 |
| 17.5 | Renovation of existing Library parking lot: repave w/ 1" asphalt wear course overl | 9,903 | SY | 8.20 | 81,205 |
| 18 | Concrete Curb and Gutter | 2,060 | LF | 12.00 | 24,720 |
| 19 | Children's Outdoor Program area | 1,000 | SF | 8.00 | 8,000 |
| 21 | Storm Sewer | 360 | LF | 32 | 11,520 |
| 22 | Domestic Water | 360 | LF | 26 | 9,360 |
| 23 | Sanitary Sewer | 360 | LF | 38 | 13,680 |
| 24 | Electrical service, transformer | 1 | LS | 24,000 | 24,000 |
| 25 | Relocate power lines & poles | 0 | LS | 20,000 | 0 |
| 26 | Fill material | 0 | CY | 27 | 0 |
| 27 | Retaining Walls | 0 | LF | 120 | 0 |
| 28 | Pedestrian Paving, | 5,550 | SF | 2.00 | 11,100 |
| 29 | Renovation of existing Library parking lot: remove gravel and add soil | 10,125 | SF | 3.60 | 36,450 |
| 30 | Renovation of existing Library parking lot: landscape the islands | 10,125 | SF | 14.00 | 141,750 |
| 31 | Roof canopy | 1,400 | LS | 30 | 42,000 |
| 32 | Flag pole | 0 | LS | 2,800 | 0 |
| 33 | Directional & Informational Signage - signage, electronic site sign and building | 1 | LS | 24,000 | 24,000 |
| 34 | Storm Water Detention - underground | 0 | SF | 12.00 | 0 |
| 35 | Parking lot lighting | 8 | EA | 1,900 | 15,200 |
| 36 | Solar Panels - 100 KW | 100 | KW | 1,730 | 173,000 |
| SubTotal | | | | | 1,124,003 |
| Design / Bid Contingency 10% | | | | | 112,400 |
| Site Work Construction Costs SubTotal | | | | | 1,236,403 |
| Construction Contingency 5% | | | | | 61,820 |
| SITE WORK CONSTRUCTION COST TOTAL | | | | | \$1,298,223 |
| ----- | | | | | |
| 37 | Land Acquisition | 1 | LS | | 0 |
| 38 | Legal Fees | 1 | LS | | 10,000 |
| 39 | Architectural & Engineering Design Fees | 1 | LS | | 1,169,482 |
| 40 | Information & Technology Design Fees | 1 | LS | | 25,588 |
| 40.1 | Owners Rep Fee | 1 | LS | | 534,620 |
| 41 | Furnishing Design, selection, bidding Fees | 1 | LS | | 240,560 |
| 42 | Geo Thermal Horizontal Test Well | 1 | LS | | 12,000 |
| 43 | Site Survey (utilize existing facility documents) | 1 | LS | | 6,500 |
| 44 | Printing Costs for Construction Documents | 1 | LS | | 8,500 |
| 45 | Construction documents review Fees | 1 | LS | | 10,000 |
| 46 | Builders Risk Insurance | 1 | LS | | 7,000 |
| 47 | Quality Control Material Testing & Inspections | 1 | LS | | 30,000 |
| 48 | Construction Utility by Owner | 1 | LS | | 10,000 |
| 49 | Fixtures, Furnishings & Equipment Allowance \$24/SF new | 53,308 | SF | 24.00 | 1,279,392 |
| 49.5 | Fixtures, Furnishings & Equipment Allowance \$16/SF existing | 35,692 | SF | 16.00 | 571,072 |
| 50 | Technology & Computer Equipment Allowance | 53,308 | LS | 6.00 | 319,848 |
| 51 | Energy & Utility Rebates | 1 | LS | | (15,000) |
| 52 | Geotechnical subsurface investigation | 1 | LS | | 7,500 |
| 53 | Moving | 1 | LS | | 12,000 |
| 54 | Ground breaking and dedication ceremonies | 1 | LS | | 3,000 |
| 55 | LEED certification services | 1 | LS | | 0 |
| 56 | Library Programming | 1 | LS | | 30,000 |
| 57 | Commissioning | 1 | LS | | 0 |
| 58 | Reimbursable expenses | 1 | LS | | 18,000 |
| 59 | Referendum Campaign Facilitation | 1 | LS | | 30,000 |
| 60 | Fundraising Consultanting & grant writing | 1 | LS | | 75,000 |
| Soft Cost SubTotal | | | | | 4,395,062 |
| Site Work Construction Cost Total | | | | | 1,298,223 |
| Building Construction Cost Total | | | | | 12,067,282 |
| PROJECT TOTAL COST | | | | | \$17,760,567 |

Inflation 3% per year

\$18,826,200.52

Concept F.4 Option B - Opinion of Probable Cost

| DESCRIPTION | | QTY | UNIT | UNIT PRICE | TOTAL |
|--|---|--------|------|------------|---------------------|
| Building Construction Costs: | | | | | |
| New construction | | | | | |
| 1 | New Addition: 55,000 SF - 34,717 SF = 39,283 SF | 20,283 | SF | 223.00 | 4,523,109 |
| 2 | Renovation of existing Library building: replace HVAC equipment | 34,717 | SF | 11.90 | 413,132 |
| 3 | Renovation of existing Library Building: replace existing with LED light fixtures | 34,717 | SF | 15.00 | 520,755 |
| 4 | Renovation of existing Library Building: power distribution for furniture | 34,717 | SF | 2.50 | 86,793 |
| 5 | Renovation of existing Library Building: ADA Compliance, staff restrooms, doors, from May 2018 report | 1 | LS | 119,450.00 | 119,450 |
| 6 | Renovation of existing Library building: membrane roof replacement and flashing | 19,800 | SF | 7.25 | 143,550 |
| 7 | Renovation of existing Library building: remove and replace carpet at collections | 20,000 | SF | 4.50 | 90,000 |
| 8 | Renovation of existing Library building: replace some ceilings resulting from lighting | 10,000 | SF | 7.00 | 70,000 |
| 9 | Renovation of existing Library building while occupied in a phased manner: | 34,717 | SF | 2.00 | 69,434 |
| 10 | May 2018 condition assessment items excluding those listed above | 1 | LS | 174,640.00 | 174,640 |
| SubTotal | | | | | 6,210,863 |
| Design / Bid Contingency 10% | | | | | 621,086 |
| Building Construction Costs SubTotal | | | | | 6,831,949 |
| Construction Contingency 5% | | | | | 341,597 |
| BUILDING CONSTRUCTION COST TOTAL | | | | | \$7,173,547 |
| Site Work Construction Costs | | | | | |
| 11 | Structure Deconstruction - porch | 1,250 | SF | 7 | 8,750 |
| 12 | Relocate trees | 22 | EA | 750 | 16,500 |
| 13 | Remove foundations - porch | 1,250 | SF | 1 | 1,250 |
| 14 | Hazard Material survey, sample, test | 0 | LS | 7500 | 0 |
| 15 | Hazardous material abatement | 0 | SF | 6 | 0 |
| 16 | New Parking Spaces & Drive Lane | 46,900 | SF | 9.00 | 422,100 |
| 17 | Renovation of existing Library parking lot: resurface lot w/ thermo plastic overlay | 9,903 | SY | 6.00 | 59,418 |
| 17.5 | Renovation of existing Library parking lot: repave w/ 1" asphalt wear course overlay | 9,903 | SY | 8.20 | 81,205 |
| 18 | Concrete Curb and Gutter | 2,060 | LF | 12.00 | 24,720 |
| 19 | Children's Outdoor Program area | 1,000 | SF | 8.00 | 8,000 |
| 21 | Storm Sewer | 360 | LF | 32 | 11,520 |
| 22 | Domestic Water | 360 | LF | 26 | 9,360 |
| 23 | Sanitary Sewer | 360 | LF | 38 | 13,680 |
| 24 | Electrical service, transformer | 1 | LS | 24,000 | 24,000 |
| 25 | Relocate power lines & poles | 0 | LS | 20,000 | 0 |
| 26 | Fill material | 0 | CY | 27 | 0 |
| 27 | Retaining Walls | 0 | LF | 120 | 0 |
| 28 | Pedestrian Paving | 5,550 | SF | 2.00 | 11,100 |
| 29 | Renovation of existing Library parking lot: remove gravel and add soil | 10,125 | SF | 3.60 | 36,450 |
| 30 | Renovation of existing Library parking lot: landscape the islands | 10,125 | SF | 14.00 | 141,750 |
| 31 | Roof canopy | 1,400 | LS | 30 | 42,000 |
| 32 | Flag pole | 0 | LS | 2,800 | 0 |
| 33 | Directional & Informational Signage - signage, electronic site sign and building | 1 | LS | 24,000 | 24,000 |
| 34 | Storm Water Detention - underground | 0 | SF | 12.00 | 0 |
| 35 | Parking lot lighting | 8 | EA | 1,900 | 15,200 |
| 36 | Solar Panels - 100 KW | 100 | KW | 1,730 | 173,000 |
| SubTotal | | | | | 1,124,003 |
| Design / Bid Contingency 10% | | | | | 112,400 |
| Site Work Construction Costs SubTotal | | | | | 1,236,403 |
| Construction Contingency 5% | | | | | 61,820 |
| SITE WORK CONSTRUCTION COST TOTAL | | | | | \$1,298,223 |
| Soft Costs | | | | | |
| 37 | Land Acquisition | 1 | LS | | 0 |
| 38 | Legal Fees | 1 | LS | | 10,000 |
| 39 | Architectural & Engineering Design Fees | 1 | LS | | 741,280 |
| 40 | Information & Technology Design Fees | 1 | LS | | 25,588 |
| 41 | Furnishing Design, selection, bidding Fees | 1 | LS | | 240,560 |
| 41.1 | Owners Rep Fee | 1 | LS | | 423,588 |
| 42 | Geo Thermal Horizontal Test Well | 1 | LS | | 12,000 |
| 43 | Site Survey (utilize existing facility documents) | 1 | LS | | 6,500 |
| 44 | Printing Costs for Construction Documents | 1 | LS | | 8,500 |
| 45 | Construction documents review Fees | 1 | LS | | 10,000 |
| 46 | Builders Risk Insurance | 1 | LS | | 7,000 |
| 47 | Quality Control Material Testing & Inspections | 1 | LS | | 30,000 |
| 48 | Construction Utility by Owner | 1 | LS | | 10,000 |
| 49 | Fixtures, Furnishings & Equipment Allowance \$24/SF new | 53,308 | SF | 24.00 | 1,279,392 |
| 49.5 | Fixtures, Furnishings & Equipment Allowance \$16/SF existing | 35,692 | SF | 16.00 | 571,072 |
| 50 | Technology & Computer Equipment Allowance | 53,308 | LS | 6.00 | 319,848 |
| 51 | Energy & Utility Rebates | 1 | LS | | (15,000) |
| 52 | Geotechnical subsurface investigation | 1 | LS | | 7,500 |
| 53 | Moving | 1 | LS | | 12,000 |
| 54 | Ground breaking and dedication ceremonies | 1 | LS | | 3,000 |
| 55 | LEED certification services | 1 | LS | | 0 |
| 56 | Library Programming | 1 | LS | | 30,000 |
| 57 | Commissioning | 1 | LS | | 0 |
| 58 | Reimbursable expenses | 1 | LS | | 18,000 |
| 59 | Referendum Campaign Facilitation | 1 | LS | | 30,000 |
| 60 | Fundraising Consultanting & grant writing | 1 | LS | | 75,000 |
| Soft Cost SubTotal | | | | | 3,855,828 |
| Site Work Construction Cost Total | | | | | 1,298,223 |
| Building Construction Cost Total | | | | | 7,173,547 |
| PROJECT TOTAL COST | | | | | \$12,327,598 |
| Inflation 3% per year | | | | | \$13,067,253.89 |

Concept F.4 Option C - Opinion of Probable Cost

Concept F Option C - FEH - Total Project Budget

| DESCRIPTION | QTY | UNIT | COST/SF | TOTALS |
|---|--------|------|------------|--------------------|
| Building Construction Costs: | | | | |
| New construction | | | | |
| 1 New Addition | 0 | SF | 0.00 | 0 |
| 2 Renovation of existing Library building: replace HVAC equipment | 34,717 | SF | 11.90 | 413,132 |
| 3 Renovation of existing Library Building: replace existing with LED light fixtures | 34,717 | SF | 15.00 | 520,755 |
| 4 Renovation of existing Library Building: power distribution for furniture | 34,717 | SF | 2.50 | 86,793 |
| 5 Renovation of existing Library Building: ADA Compliance, staff restrooms, doors, from May 2018 report | 1 | LS | 119,450.00 | 119,450 |
| 6 Renovation of existing Library building: membrane roof replacement and flashing: | 19,800 | SF | 7.25 | 143,550 |
| 7 Renovation of existing Library building: remove and replace carpet at collections | 20,000 | SF | 4.50 | 90,000 |
| 8 Renovation of existing Library building: replace some ceilings resulting from light | 10,000 | SF | 7.00 | 70,000 |
| 9 Renovation of existing Library building while occupied in a phased manner: | 34,717 | SF | 2.00 | 69,434 |
| 10 May 2018 condition assessment items excluding those listed above | 1 | LS | 174,640.00 | 174,640 |
| SubTotal | | | | 1,687,754 |
| Design / Bid Contingency 10% | | | | 168,775 |
| Building Construction Costs SubTotal | | | | 1,856,529 |
| Construction Contingency 5% | | | | 92,826 |
| BUILDING CONSTRUCTION COST TOTAL | | | | \$1,949,356 |
| Site Work Construction Costs | | | | |
| 11 Structure Deconstruction - porch | 0 | SF | 0 | 0 |
| 12 Relocate trees | 0 | EA | 0 | 0 |
| 13 Remove foundations - porch | 0 | SF | 0 | 0 |
| 14 Hazard Material survey, sample, test | 0 | LS | 7500 | 0 |
| 15 Hazardous material abatement | 0 | SF | 6 | 0 |
| 16 New Parking Spaces & Drive Lane | 0 | SF | 9.00 | 0 |
| 17 Renovation of existing Library parking lot: resurface lot w/ thermo plastic overlay | 9,903 | SY | 6.00 | 59,418 |
| 17.5 Renovation of existing Library parking lot: repave w/ 1" asphalt wear course overl: | 9,903 | SY | 8.20 | 81,205 |
| 18 Concrete Curb and Gutter | 100 | LF | 12.00 | 1,200 |
| 19 Children's Outdoor Program area | 0 | SF | 8.00 | 0 |
| 21 Storm Sewer | 0 | LF | 32 | 0 |
| 22 Domestic Water | 0 | LF | 26 | 0 |
| 23 Sanitary Sewer | 0 | LF | 38 | 0 |
| 24 Electrical service, transformer | 0 | LS | 24,000 | 0 |
| 25 Relocate power lines & poles | 0 | LS | 20,000 | 0 |
| 26 Fill material | 0 | CY | 27 | 0 |
| 27 Retaining Walls | 0 | LF | 120 | 0 |
| 28 Pedestrian Paving, | 0 | SF | 2.00 | 0 |
| 29 Renovation of existing Library parking lot: remove gravel and add soil | 10,125 | SF | 3.60 | 36,450 |
| 30 Renovation of existing Library parking lot: landscape the islands | 10,125 | SF | 14.00 | 141,750 |
| 31 Roof canopy | 0 | LS | 30 | 0 |
| 32 Flag pole | 0 | LS | 2,800 | 0 |
| 33 Directional & Informational Signage - signage, electronic site sign and building | 0 | LS | 24,000 | 0 |
| 34 Storm Water Detention - underground | 0 | SF | 12.00 | 0 |
| 35 Parking lot lighting | 0 | EA | 1,900 | 0 |
| 36 Solar Panels - 100 KW | 0 | KW | 1,730 | 0 |
| SubTotal | | | | 320,023 |
| Design / Bid Contingency 10% | | | | 32,002 |
| Site Work Construction Costs SubTotal | | | | 352,025 |
| Construction Contingency 5% | | | | 17,601 |
| SITE WORK CONSTRUCTION COST TOTAL | | | | \$369,626 |
| 37 Land Acquisition | 1 | LS | | 0 |
| 38 Legal Fees | 1 | LS | | 10,000 |
| 39 Architectural & Engineering Design Fees | 1 | LS | | 202,911 |
| 40 Information & Technology Design Fees | 1 | LS | | 7,000 |
| 41 Furnishing Design, selection, bidding Fees | 1 | LS | | 74,239 |
| 41.1 Owners Rep Fee | 1 | LS | | 115,949 |
| 42 Geo Thermal Horizontal Test Well | 1 | LS | | 12,000 |
| 43 Site Survey (utilize existing facility documents) | 1 | LS | | 0 |
| 44 Printing Costs for Construction Documents | 1 | LS | | 8,500 |
| 45 Construction documents review Fees | 1 | LS | | 3,000 |
| 46 Builders Risk Insurance | 1 | LS | | 3,000 |
| 47 Quality Control Material Testing & Inspections | 1 | LS | | 3,000 |
| 48 Construction Utility by Owner | 1 | LS | | 2,000 |
| 49 Fixtures, Furnishings & Equipment Allowance \$24/SF new | 0 | SF | 24.00 | 0 |
| 49.5 Fixtures, Furnishings & Equipment Allowance \$16/SF existing | 35,692 | SF | 16.00 | 571,072 |
| 50 Technology & Computer Equipment Allowance | 0 | LS | 6.00 | 0 |
| 51 Energy & Utility Rebates | 0 | LS | | (15,000) |
| 52 Geotechnical subsurface investigation | 0 | LS | | 7,500 |
| 53 Moving/Project Phasing | 0 | LS | | 12,000 |
| 54 Ground breaking and dedication ceremonies | 0 | LS | | 3,000 |
| 55 LEED certification services | 1 | LS | | 0 |
| 56 Library Programming | 0 | LS | | 10,000 |
| 57 Commissioning | 0 | LS | | 0 |
| 58 Reimbursable expenses | 1 | LS | | 4,000 |
| 59 Referendum Campaign Facilitation | 0 | LS | | 0 |
| 60 Fundraising Consulting & grant writing | 0 | LS | | 0 |
| Soft Cost SubTotal | | | | 1,034,171 |
| Site Work Construction Cost Total | | | | 369,626 |
| Building Construction Cost Total | | | | 1,949,356 |
| PROJECT TOTAL COST | | | | \$3,353,153 |
| Inflation 3% per year | | | | \$3,554,342.28 |

/ FAST FACTS SUMMARY

CONCEPT F - OPTION A

Main Library size 74,000 GSF, supports a City population of 45,580, Collection size 175,000 volumes, total project cost \$18,826,000.

Pros

- Meets Dane County minimum standards through 2040
- Most cost-effective solution to meet the year 2040 service needs of the community; least total cost to build the optimum using current-day dollars
- Project costs are offset by private fundraising campaign
- Optimizes use of the current site by anticipating any additional future service needs above and beyond this scenario will be met with the introduction of branches

Cons

- Construction is likely delayed until 2024
- Cost escalation will increase project cost if delayed until 2024
- Until that time it will be difficult for the library to maintain compliance with the County standards

CONCEPT F - OPTION B

Main Library size 55,000 GSF, supports a City population of 43,000, in the year 2035 Collection size 146,200 volumes, total project cost \$13,067,000.

Pros

- Meets Dane County minimum standards as long as the city population does not exceed 43,000
- Is a cost-effective solution until the city population passes 43,000
- Project costs are offset by private fundraising campaign
- Construction likely to begin in 2022
- Project costs offset by private fundraising campaign, but less than in Option A.

Cons

- In the mid-term, Option B will require an addition of some 18,000 square feet to support the year 2040 service needs of the community
- Construction of that addition will incur escalated future-dollar costs
- Alternately, if an expansion at the present site is not pursued, the library will need to introduce branches at an earlier date and those branches will need to be larger than anticipated in Option A

CONCEPT F - OPTION C.

Main Library size 36,000 GSF, supports a City population of 36,000, Collection size 134,186 volumes, total project cost \$3,554,000

Pros

- Cheapest solution
- Meets Dane County minimum standards today
- Construction can begin in 2021

Cons

- **WILL NOT MEET DANE COUNTY STANDARDS BEYOND THE YEAR 2025**
- Defers briefly the needed expansion; the city population soon grows to a point where the requirements of the Dane County standards cannot be met within the library's current footprint
- Not able to effectively maintain accessibility and inclusive service goals, particularly for patrons with mobility issues.
- Anticipates no offset of project costs by private fundraising; it is unlikely that Option C can attract avid support from potential sponsors and donors
- Likely accelerates the timetable to introduce branches (depending on the scale of the expansion the city eventually settles on)

SUN PRAIRIE GROWTH PROJECTIONS

These numbers are based on reports put together by the Wisconsin Department of Administration in the year 2013. Updated projections are likely to be higher than what is listed.

| POPULATION ESTIMATES, WISCONSIN DEPARTMENT OF ADMINISTRATION (2013) | |
|---|--------|
| 2013 | 30,398 |
| 2014 | 31,213 |
| 2015 | 31,810 |
| 2016 | 32,613 |
| 2017 | 32,933 |

| POPULATION PROJECTIONS, WISCONSIN DEPARTMENT OF ADMINISTRATION (2013) | |
|---|--------|
| 2019 | 34,926 |
| 2025 | 37,880 |
| 2030 | 40,948 |
| 2035 | 43,330 |
| 2040 | 45,580 |

Dane County is predicted to add almost 119,000 people over 30 years
Dane County is expected to experience the highest numeric growth in the state through 2040

/ APPENDIX



The following pages include the assessment of space needs provided by Anders Dahlgren.

SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE
2020 SCENARIO STUDY
OPTION A / MAIN LIBRARY IN BRANCH CONFIGURATION

| | | <u>Units</u> | <u>SPACE ALLOCATION</u> | | | |
|---|--------------------------------------|--------------|-------------------------|-----------------|---------------|------------------|
| <u>A. Collection space</u> | | | <u>Optimal</u> | <u>Moderate</u> | <u>Low</u> | <u>Recommend</u> |
| Print + media (NOTE: 0% in circulation) | | | | | | |
| Opt: @ | 10.0 vol / sq.ft. | 175,000 | 17,500 | | | 17,500 |
| Mod: @ | 11.5 vol / sq.ft. | 175,000 | | 15,217 | | |
| Low: @ | 13.0 vol / sq.ft. | 175,000 | | | 13,462 | |
| Periodical display | | | | | | |
| @ | 1.0 titles per sq.ft. | 140 | 140 | 140 | 140 | 140 |
| <u>B. Public network stations</u> | | | | | | |
| Opt: @ | 50.0 sq.ft. / terminal | 50 | 2,500 | | | |
| Mod: @ | 40.0 sq.ft. / terminal | 50 | | 2,000 | | 2,000 |
| Low: @ | 35.0 sq.ft. / terminal | 50 | | | 1,750 | |
| <u>C. Reader seating space</u> | | | | | | |
| Opt: @ | 35.0 sq.ft. / seat | 120 | 4,200 | | | |
| Mod: @ | 32.5 sq.ft. / seat | 120 | | 3,900 | | 3,900 |
| Low: @ | 30.0 sq.ft. / seat | 120 | | | 3,600 | |
| <u>D. Staff work space</u> | | | | | | |
| Opt: @ | 150.0 sq.ft. / station | 54 | 8,100 | | | |
| Mod: @ | 137.5 sq.ft. / station | 54 | | 7,425 | | 7,425 |
| Low: @ | 125.0 sq.ft. / station | 54 | | | 6,750 | |
| <u>E. Meeting room space</u> | | | | | | |
| Multi-purpose room 1 | | | | | | |
| @ | 10.0 sq.ft. per seat + speakers area | 200 | 2,200 | 2,200 | 2,200 | 2,200 |
| Multi-purpose room 2 | | | | | | |
| @ | 10.0 sq.ft. per seat + presenter | 120 | 1,250 | 1,250 | 1,250 | 1,250 |
| Board / conference room | | | | | | |
| @ | 30.0 sq.ft. per seat + 10 gallery | 14 | 520 | 520 | 520 | 520 |
| Children's multi-purpose room | | | | | | |
| @ | 15.0 sq.ft. per seat + presenter | 65 | 1,025 | 1,025 | 1,025 | 1,025 |
| SUBTOTAL (A+B+C+D+E) | | | 37,435 | 33,677 | 30,697 | 35,960 |
| <u>F. Special use space (calculated against SUBTOTAL)</u> | | | <u>Optimal</u> | <u>Moderate</u> | <u>Low</u> | <u>Recommend</u> |
| Opt: @ | 17.5% of gross building area | | 13,507 | | | |
| Mod: @ | 15.0% of gross building area | | | 9,398 | | 10,082 |
| Low: @ | 12.5% of gross building area | | | | 6,504 | |
| <u>G. Nonassignable space (calculated against SUBTOTAL)</u> | | | | | | |
| Opt: @ | 32.5% of gross building area | | 25,085 | | | |
| Mod: @ | 30.0% of gross building area | | | 18,797 | | 20,164 |
| Low: @ | 27.5% of gross building area | | | | 14,308 | |
| <u>H. Percent for art allowance (calculated against SUBTOTAL)</u> | | | | | | |
| Opt: @ | 1.50% of gross building area | | 1,158 | | | 1,008 |
| Mod: @ | 1.25% of gross building area | | | 783 | | |
| Low: @ | 1.00% of gross building area | | | | 525 | |
| <u>I. Dedicated allowances</u> | | | | | | |
| Sun Prairie Media Center | | | 3,500 | 3,500 | 3,500 | 3,500 |
| Bookstore + sorting | | | 1,000 | 1,000 | 1,000 | 1,000 |
| Children's discovery zone | | | 500 | 500 | 500 | 500 |
| Delivery lockers / dispenser device? | | | 250 | 250 | 250 | 250 |
| Historical museum display | | | 150 | 150 | 150 | 150 |
| Garage for library vehicle | | | 500 | 500 | 500 | 500 |

SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE

2020 SCENARIO STUDY

OPTION B / "MIDDLE GROUND"

| | | <u>Units</u> | | <u>SPACE ALLOCATION</u> | | | |
|---|--------------------------------------|--------------|--------|-------------------------|-----------------|------------|------------------|
| <u>A. Collection space</u> | | | | <u>Optimal</u> | <u>Moderate</u> | <u>Low</u> | <u>Recommend</u> |
| Print + media (NOTE: 0% in circulation) | | | | | | | |
| Opt: | @ 10.0 vol / sq.ft. | 146,200 | 14,620 | | | | 14,620 |
| Mod: | @ 11.5 vol / sq.ft. | 146,200 | | 12,713 | | | |
| Low: | @ 13.0 vol / sq.ft. | 146,200 | | | | 11,246 | |
| Periodical display | | | | | | | |
| @ | 1.0 titles per sq.ft. | 140 | 140 | 140 | | 140 | 140 |
| <u>B. Public network stations</u> | | | | | | | |
| Opt: | @ 50.0 sq.ft. / terminal | 42 | 2,100 | | | | |
| Mod: | @ 40.0 sq.ft. / terminal | 42 | | 1,680 | | | 1,680 |
| Low: | @ 35.0 sq.ft. / terminal | 42 | | | | 1,470 | |
| <u>C. Reader seating space</u> | | | | | | | |
| Opt: | @ 35.0 sq.ft. / seat | 120 | 4,200 | | | | |
| Mod: | @ 32.5 sq.ft. / seat | 120 | | 3,900 | | | 3,900 |
| Low: | @ 30.0 sq.ft. / seat | 120 | | | | 3,600 | |
| <u>D. Staff work space</u> | | | | | | | |
| Opt: | @ 150.0 sq.ft. / station | 42 | 6,300 | | | | |
| Mod: | @ 137.5 sq.ft. / station | 42 | | 5,775 | | | 5,775 |
| Low: | @ 125.0 sq.ft. / station | 42 | | | | 5,250 | |
| <u>E. Meeting room space</u> | | | | | | | |
| Multi-purpose room 1 | | | | | | | |
| @ | 10.0 sq.ft. per seat + speakers area | 120 | 1,400 | 1,400 | | 1,400 | 1,400 |
| Multi-purpose room 2 | | | | | | | |
| @ | 10.0 sq.ft. per seat + presenter | 0 | 0 | 0 | | 0 | 0 |
| Board / conference room | | | | | | | |
| @ | 30.0 sq.ft. per seat + 10 gallery | 14 | 520 | 520 | | 520 | 520 |
| Children's multi-purpose room | | | | | | | |
| @ | 15.0 sq.ft. per seat + presenter | 65 | 1,025 | 1,025 | | 1,025 | 1,025 |
| SUBTOTAL (A+B+C+D+E) | | | 30,305 | 27,153 | | 24,651 | 29,060 |
| <u>F. Special use space (calculated against SUBTOTAL)</u> | | | | <u>Optimal</u> | <u>Moderate</u> | <u>Low</u> | <u>Recommend</u> |
| Opt: | @ 17.5% of gross building area | | 10,607 | | | | |
| Mod: | @ 15.0% of gross building area | | | 7,405 | | | |
| Low: | @ 12.5% of gross building area | | | | | 5,136 | 6,317 |
| <u>G. Nonassignable space (calculated against SUBTOTAL)</u> | | | | | | | |
| Opt: | @ 32.5% of gross building area | | 19,698 | | | | |
| Mod: | @ 30.0% of gross building area | | | 14,811 | | | 15,162 |
| Low: | @ 27.5% of gross building area | | | | | 11,298 | |
| <u>H. Percent for art allowance (calculated against SUBTOTAL)</u> | | | | | | | |
| Opt: | @ 0.00% of gross building area | | 0 | | | | |
| Mod: | @ 0.00% of gross building area | | | 0 | | | |
| Low: | @ 0.00% of gross building area | | | | | 0 | |
| <u>I. Dedicated allowances</u> | | | | | | | |
| Sun Prairie Media Center (current space) | | | 3,500 | 3,500 | | 3,500 | 3,500 |
| Bookstore + sorting | | | 500 | 500 | | 500 | 500 |
| Children's discovery zone | | | 500 | 500 | | 500 | 500 |
| Delivery lockers / dispenser device? | | | 250 | 250 | | 250 | 250 |
| Historical museum display | | | 150 | 150 | | 150 | 150 |
| Garage for library vehicle | | | 0 | 0 | | 0 | 0 |