ANALYSIS OF ADDITION EXPANSION OPTIONS FOR SUN PRAIRIE PUBLIC LIBRARY

FEBRUARY 2020



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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:



F.4

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.

55,000 SFT FOTIANB

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.

36,000 SF

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

oull	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
	ding Construction Costs:				
1	New construction New Addition: 74,000 SF - 34,717 SF = 39,283 SF	39,283	SF	223.00	8,760,1
2	Renovation of existing Library building: replace HVAC equipment	34,717	SF	11.90	413,1
3	Renovation of existing Library Building: replace existing with LED light fixtures	34,717	SF	15.00	520,7
4	Renovation of existing Library Building: power distribution for furniture	34,717	SF	2.50	86,7
5	Renovation of existing Library Building: ADA Compliance, staff restrooms, doors, from May 2018 report	1	LS	119,450.00	119,4
6	Renovation of existing Library building: membrane roof replacement and flashing: Renovation of existing Library building: remove and replace carpet at collections	19,800 20,000	SF	7.25	143,5
8	Renovation of existing Library building: replace some ceilings resulting from lighti	10,000	SF	7.00	90,0 70,0
9	Renovation of existing Library building while occupied in a phased manor:	34,717	SF	2.00	69,4
10	May 2018 condition assessment items excluding those listed above	1	LS	174,640.00	174,6
			SubTotal		10,447,8
	Design / B	id Conting			1,044,7
	Building Construction	on Costs	SubTotal		11,492,6
	Constructi	on Contin	gency 5%	_	574,6
	BUILDING CONS	TRUCT	ION CO	ST TOTAL	\$12,067,28
ite V	Work Construction Costs				
11	Structure Deconstruction - porch	1,250	SF	7	8,7
12	Relocate trees	22	EA	750	16,5
13	Remove foundations - porch	1,250	SF	1	1,2
14	Hazard Material survey, sample, test	0	LS	7500	
15	Hazardous material abatement	0	SF	6	
16	New Parking Spaces & Drive Lane	46,900	SF	9.00	422,1
17	Renovation of existing Library parking lot: resurface lot w/ thermo plastic overlay	9,903	SY	6.00	59,4
19	Renovation of existing Library parking lot: repave w/ 1" asphalt wear course overl:	9,903	SY	8.20	81,2
18 19	Concrete Curb and Gutter Children's Outdoor Program area	2,060	LF SF	12.00 8.00	24,7
19 21	Children's Outdoor Program area Storm Sewer	360	LF	8.00	8,0
21 22	Storm Sever Domestic Water	360	LF	26	9,3
22	Sanitary Sewer	360	LF	38	9,.
23 24	Electrical service, transformer	1	LF	24,000	24,0
24 25	Relocate power lines & poles	0	LS	24,000	24,1
26	Fill material	0	CY	20,000	
27	Retaining Walls	0	LF	120	
28	Pedestrian Paving,	5,550	SF	2.00	11,
29	Renovation of existing Library parking lot: remove gravel and add soil	10,125	SF	3.60	36,
30	Renovation of existing Library parling lot: landscape the islands	10,125	SF	14.00	141,
31	Roof canopy	1,400	LS	30	42,0
32	Flag pole	0	LS	2,800	
33	Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24,0
34	Storm Water Detention - underground	0	SF	12.00	
35	Parking lot lighting	8	EA	1,900	15,
36	Solar Panels - 100 KW	100	KW	1,730	173,
			SubTotal		1,124,0
	Design / B	U U			112,4
	Site Work Constructi	ion Costs SubTotal			1,236,4
	Construction				61,
	SITE WORK CONS	IRUCI	ION CO	SI IOIAL	\$1,298,2
37	Land Acquisition		TC		
11		1	LS		
37 38	Legal Fees	1	LS		10,0
38	Legal Fees Architectural & Engineering Design Fees				10, 1,169,
38 39		1	LS		
68 59 10	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee	1	LS LS		1,169,
88 89 10 0.1	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees	1 1 1	LS LS LS		1,169, 25,
88 99 10 0.1	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well	1 1 1 1	LS LS LS LS LS LS		1,169, 25, 534, 240, 12,
38 39 40 0.1 41 42	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents)	1 1 1 1 1 1 1 1	LS LS LS LS LS LS LS		1,169, 25, 534, 240, 12, 6,
58 59 10 10.1 14 12 13 14	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents	1 1 1 1 1 1 1 1 1 1	LS LS LS LS LS LS LS LS LS		1,169, 25, 534, 240, 12, 6,
38 39 40 0.1 41 42 43 44	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (ullize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees	1 1 1 1 1 1 1 1 1 1 1	LS LS LS LS LS LS LS LS LS		1,169, 25, 534, 240, 12, 6, 8, 10,
38 39 40 0.1 41 42 43 44 45 46	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance	1 1 1 1 1 1 1 1 1 1 1 1 1 1	I.S		1,169, 25, 534, 240, 12, 6, 8, 10, 7,
38 39 40 0.1 41 42 43 44 45 46 47	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	I.S		1,169, 25, 534, 240, 12, 6, 8, 10, 7, 30,
18 19 10 10.1 14 13 14 15 16 17 18	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	I.S		1,169, 25, 534, 240, 12, 6, 8, 10, 7, 30, 10,
38 39 40 0.1 41 42 43 44 45 46 47 48 49	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new	1 1 1 1 1 1 1 1 1 1 1 1 1 53,308	IS SF	24.00	1,169, 25, 534, 240, 12, 6, 8, 10, 7, 30, 10, 1,279,
38 39 40 0.1 41 42 43 44 45 46 47 48 49 9.5	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Uility by Owner Fixtures, Furnishings & Equipment Allowance \$16/SF existing Fixtures, Furnishings & Equipment Allowance \$16/SF existing	1 1 1 1 1 1 1 1 1 1 1 1 1 53,308 35,692	IS SF SF SF	16.00	1,169, 25, 534, 240, 12, 6, 8, 10, 7, 30, 10, 1,279, 571,
88 89 60 0.1 11 12 13 14 15 14 15 16 17 18 19 0.5 50	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Fee Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$16/SF existing Technology & Computer Equipment Allowance	1 1 1 1 1 1 1 1 1 1 1 1 1 53,308	IS SF	1	1,169, 25, 534, 240, 12, 6, 8, 10, 7, 300, 10, 1,279, 571, 319,
38 39 40 0.1 41 42 43 44 45 46 47 48 49 9.5 50 51	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Uility by Owner Fixtures, Furnishings & Equipment Allowance \$16/SF existing Fixtures, Furnishings & Equipment Allowance \$16/SF existing	1 1 1 1 1 1 1 1 1 1 1 53,308 35,692 53,308	I.S SF SF I.S I.S	16.00	1,169, 25, 354, 240, 12, 6, 8, 8, 10, 7, 30, 10, 10, 10, 10, 11, 279, 571, 319, (15,
38 39 40 0.1 41 42 43 44 45 46 47 48 49 9.5 50 51 52	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance Stores Store Computer Equipment Allowance Energy & Utility Rebates	1 1 1 1 1 1 1 1 1 1 1 1 1 53,308 35,692 53,308 1	I.S SF SF I.S I.S I.S	16.00	1,169, 25, 534, 240, 12, 6, 8, 8, 10, 7, 30, 10, 12,79, 571, 319, (15, 5, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7, 7,
38 39 40 0.1 41 42 43 44 45 46 47 48 49 9.5 50 51 52 53	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Nite Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation	1 1 1 1 1 1 1 1 1 1 1 1 1 53,308 35,692 53,308 1 1	IS IS	16.00	1,169, 25, 354, 240, 12, 6, 8, 10, 7, 300, 10, 1,279, 571, 319, (15, 7, 7, 12,
38 39 40 0.1 41 42 43 44 45 46 47 48 49 9.5 50 51 52 53 54	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Gite Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$16/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation	$\begin{array}{c} 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ 1\\ $	IS IS	16.00	1,169, 25, 354, 240, 12, 6, 8, 10, 7, 300, 10, 1,279, 571, 319, (15, 7, 7, 12,
38 39 40 0.1 41 42 43 44 45 46 47 48 49 9.5 50 51 52 53 54 55	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidation ceremonies	$\begin{array}{c} 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 \\ 1 $	IS	16.00	1,169, 25, 534, 240, 140, 7, 30, 10, 1,279, 571, 319, (15, 7, 12, 3,
 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 11 12 13 14 15 16 17 18 19 10 14 15 16 17 18 19 10 14 15 16 14 15 16 16 17 18 19 19 10 14 14 15 16 16 17 18 19 19 10 10 10 11 12 14 14 14 14 14 14 15 16 1	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$16/SF existing Technology & Computer Equipment Allowance \$16/SF existing Geotechnical subsurface investigation Moving Ground breaking and dedideation ceremonies LEED certification services	1 1 1 1 1 1 1 1 1 1 1 1 1 1	IS	16.00	1,169, 25, 534, 240, 122, 6, 8, 10, 7, 30, 10, 12, 7, 319, (15, 7, 12, 3,
58 59 60 0.1 11 12 13 14 15 14 15 16 17 18 19 0.5 50 51 52 53 54 55 56 57	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Gurnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$16/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidation ceremonies LEED certification services	1 1 1 1 1 1 1 1 1 1 1 1 1 1	IS IS	16.00	1,169, 25, 534, 240, 12, 6, 8, 8, 10, 7, 300, 10, 1,279, 571, 319, (15, 7, 7, 12, 3, 30,
58 59 10 10 11 12 13 14 15 16 17 18 19 0.5 10 12 13 14 15 16 17 18 19 0.5 10 12 13 14 15 16 16 17 18 19 0.5 10 10 10 10 10 10 10 10 10 10	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furmishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$24/SF new Geotechnical subsurface investigation Geotechnical subsurface investigation Moving Ground breaking and dedideation ceremonies LEED certification services LEbrary Programming Commissioning Keinbursheb Repenses Reiferendum Campaign Facilitation	1 1 1 1 1 1 1 1 1 1 1 1 1 1 53,308 5,308 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15 15	16.00	1,169, 25, 354, 240, 122, 6, 8, 10, 7, 30, 10, 10, 10, 10, 10, 10, 10, 11, 279, 571, 319, (15, 7, 7, 12, 3, 30, 12, 574, 10, 10, 10, 10, 10, 10, 10, 10, 10, 10
58 59 10 10 11 12 13 14 15 16 17 18 19 0.5 10 12 13 14 15 16 17 18 19 0.5 10 12 13 14 15 16 16 17 18 19 0.5 10 10 10 10 10 10 10 10 10 10	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$16/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidation ceremonies LiED certification services Library Programming Commissioning Reimbursable expenses	1 1 1 1 1 1 1 1 1 1 1 1 1 1	15 15	16.00	1,169, 25, 354, 240, 122, 6, 8, 10, 7, 30, 10, 10, 10, 10, 10, 10, 10, 11, 279, 571, 319, (15, 7, 7, 12, 3, 30, 12, 574, 10, 10, 10, 10, 10, 10, 10, 10, 10, 10
58 59 10 10 11 12 13 14 15 16 17 18 19 0.5 10 12 13 14 15 16 17 18 19 0.5 10 12 13 14 15 16 16 17 18 19 0.5 10 10 10 10 10 10 10 10 10 10	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furmishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$24/SF new Geotechnical subsurface investigation Geotechnical subsurface investigation Moving Ground breaking and dedideation ceremonies LEED certification services LEbrary Programming Commissioning Keinbursheb Repenses Reiferendum Campaign Facilitation	1 1 1 1 1 1 1 1 1 1 1 1 1 1 53,308 5,308 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	15 15	16.00	1,169, 25, 534, 240, 122, 6, 8, 8, 10, 7, 30, 10, 1,279, 571, 319, (15, 7, 7, 2, 3, 30, 18, 30, 75, 4,395,
38 39 40 0.1 41 42 43 44 45 46 47 48 49 9.5 50 51 52 53 54 55 56 57 58 59	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Furmishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$24/SF new Geotechnical subsurface investigation Geotechnical subsurface investigation Moving Ground breaking and dedideation ceremonies LEED certification services LEbrary Programming Commissioning Keinbursheb Repenses Reiferendum Campaign Facilitation	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1S SubTotal	16.00	1,169, 25, 534, 240, 122, 6, 8, 8, 10, 7, 30, 10, 1,279, 571, 319, (15, 7, 7, 2, 3, 30, 18, 30, 75, 4,395,
	Architectural & Engineering Design Fees Information & Technology Design Fees Owners Rep Fee Gurnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Quality Control Material Testing & Inspections Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Fixtures, Furnishings & Equipment Allowance \$16/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidation ceremonies LiED certification services Library Programming Commissioning Referendum Campaign Eaclilation Fundraising Consultanting & grant writing	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1S Station 1S Station 1S SubToul cost Total	16.00	1,169, 25, 534, 240, 12, 6,



Concept F.4 Option B - Opinion of Probable Cost

	ding Construction Costs:				
	New construction				
1	New Addition: 55,000 SF - 34,717 SF = 39,283 SF	20,283	SF	223.00	4,523,1
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4	Renovation of existing Library Building: power distribution for furniture	34,717	SF	2.50	86,7
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6	Renovation of existing Library building: membrane roof replacement and flashing:	19,800	SF	7.25	143,
7	Renovation of existing Library building: remove and replace carpet at collections	20,000	SF	4.50	90,
8		10,000	SF	7.00	70,
	Renovation of existing Library building: replace some ceilings resulting from lightin				
9	Renovation of existing Library building while occupied in a phased manor:	34,717	SF	2.00	69,
10	May 2018 condition assessment items excluding those listed above	1	LS	174,640.00	174,
		-	SubTota	1	6,210,
	Design / B	id Contine			621,
	Building Constructi				6,831,
	-				
	Construction				341,
	BUILDING CONS	TRUCT	ION CC	DST TOTAL	\$7,173,
e V	Work Construction Costs				
1	Structure Deconstruction - porch	1,250	SF	7	8,
12	Relocate trees	22	EA	750	16,
13	Remove foundations - porch	1,250	SF	1	1,
				7500	1,
14	Hazard Material survey, sample, test	0	LS	7500	
15	Hazardous material abatement	0	SF	6	
16	New Parking Spaces & Drive Lane	46,900	SF	9.00	422,
7	Renovation of existing Library parking lot: resurface lot w/ thermo plastic overlay	9,903	SY	6.00	59,
7.5	Renovation of existing Library parking lot: repave w/ 1" asphalt wear course overl:	9,903	SY	8.20	81,
8	Concrete Curb and Gutter	2,060	LF	12.00	24
9	Children's Outdoor Program area	1,000	SF	8.00	8
	Storm Sewer	360	LF	32	11
1					
2	Domestic Water	360	LF	26	9
3	Sanitary Sewer	360	LF	38	13
4	Electrical service, transformer	1	LS	24,000	24
5	Relocate power lines & poles	0	LS	20,000	
6	Fill material	0	CY	27	
7	Retaining Walls	0	LF	120	
8	Pedestrian Paving,	5,550	SF	2.00	11.
9	Renovation of existing Library parking lot: remove gravel and add soil	10,125	SF	3.60	36
		10,125	SF	14.00	
0	Renovation of existing Library parling lot: landscape the islands				141,
51	Roof canopy	1,400	LS	30	42,
32	Flag pole	0	LS	2,800	
33	Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,000	24
54	Storm Water Detention - underground	0	SF	12.00	
35	Parking lot lighting	8	EA	1,900	15,
36	Solar Panels - 100 KW	100	KW	1,730	173,
				,	
					1 1 2 1
			SubTota		
	Design / B Site Work Construction		ency 10%	0	112
	Site Work Constructi	on Costs	ency 10% SubTota	1	112
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	Site Work Constructi	on Costs	ency 10% SubTotal gency 5%	1 	112 1,236 61
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Concept F.4 Option C - Opinion of Probable Cost

Concept F Option C - FEH - Total Project Budget

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Inflation 3% per year

FAST FACTS

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 aeffectively 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.

TIMATES, WISCONSIN DEPARTMENT OF ADMINISTRATION (2013)
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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









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

	Units		SPACE A	LLOCATION	
A. Collection space	8	Optimal	Moderate	Low	Recommend
Print + media (NOTE: 0% in circulat	on)				
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					
(a) 1.0 titles per sq.ft.	140	140	140	140	140
B. Public network stations					
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	
C. Reader seating space					
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	
D. Staff work space					
Opt: @ 150.0 sq.ft. / station	54	8,100			
Mod: $@$ 137.5 sq.ft. / station	54	0,100	7,425		7,425
Low: @ 125.0 sq.ft. / station	54		.,	6,750	
E. Meeting room space					
Multi-purpose room 1	peakers area 200	2,200	2,200	2,200	2,200
Multi-purpose room 2	peakers area 200	2,200	2,200	2,200	2,200
a) 10.0 sq.ft. per seat + p	resenter 120	1,250	1,250	1,250	1,250
Board / conference room	10001101	1,250	1,250	1,250	1,250
(a) 30.0 sq.ft. per seat + 1	0 gallery 14	520	520	520	520
Children's multi-purpose room	5 /				
@ 15.0 sq.ft. per seat + p	resenter 65	1,025	1,025	1,025	1,025
SUBTOTAL (A+B+C+D+E)		37,435	33,677	30,697	35,960
	0	000000000000000000000000000000000000000	V2240 05 32/03		1992
F. Special use space (calculated against SUBTOTAL, Opt: @ 17.5% of gross building a		Optimal 13,507	Moderate	Low	Recommend
Mod: @ 15.0% of gross building a		15,507	9,398		10,082
Low: @ 12.5% of gross building a			5,558	6,504	10,002
				0,501	
G. Nonassignable space (calculated against SUBTO)		25.005			
Opt: @ 32.5% of gross building a		25,085	18 707		20.164
Mod: @ 30.0% of gross building a			18,797	14 308	20,164
Low: @ 27.5% of gross building a				14,308	
H. Percent for art allowance (calculated against SU)					
Opt: @ 1.50% of gross building a		1,158			1,008
Mod: @ 1.25% of gross building a			783		
Low: @ 1.00% of gross building a	rea			525	
I. Dedicated allowances					
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					



SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE 2020 SCENARIO STUDY OPTION B / "MIDDLE GROUND"

OPTION B 7 "	Units	mound		LLOCATION	
A. Collection space		Optimal	Moderate	Low	Recommend
Print + media (NOTE: 0% in circulation)	22		moderate		Tecomment
Opt: @ 10.0 vol / sq.ft.	146,200	14,620			14,620
Mod: @ 11.5 vol / sq.ft.	146,200		12,713		0.000
Low: @ 13.0 vol / sq.ft.	146,200		,	11,246	
Periodical display				1 194 197 26 199 199 14	
 a 1.0 titles per sq.ft. 	140	140	140	140	140
B. Public network stations					
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		55	1,470	
C. Reader seating space					
Opt: @ 35.0 sq.ft. / seat	120	4,200			
Mod: $@$ 32.5 sq.ft. / seat	120	4,200	3,900		3,900
Low: (a) 30.0 sq.ft. / seat	120		3,200	3,600	3,200
	120			3,000	
D. Staff work space	12	6.200			
Opt: (a) 150.0 sq.ft. / station	42	6,300			c 775
Mod: @ 137.5 sq.ft. / station	42		5,775	5.250	5,775
Low: @ 125.0 sq.ft. / station	42			5,250	
E. Meeting room space					
Multi-purpose room 1	1000000	250220			
 a 10.0 sq.ft. per seat + speakers area 	120	1,400	1,400	1,400	1,400
Multi-purpose room 2		3.25			
(a) 10.0 sq.ft. per seat + presenter	0	0	0	0	0
Board / conference room		500	520	520	500
@ 30.0 sq.ft. per seat + 10 gallery Children's multi-memory search	14	520	520	520	520
Children's multi-purpose room	65	1,025	1,025	1,025	1,025
@ 15.0 sq.ft. per seat + presenter	60	Sector and the sector of the	CONTRACT	STREET	10 A
SUBTOTAL (A+B+C+D+E)		30,305	27,153	24,651	29,060
F. Special use space (calculated against SUBTOTAL)		Optimal	Moderate	Low	Recommend
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
G. Nonassignable space (calculated against SUBTOTAL)					
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	
H. Percent for art allowance (calculated against SUBTOTAL)					
Opt: @ 0.00% of gross building area		0			
Mod: @ 0.00% of gross building area			0		
Low: @ 0.00% of gross building area				0	
I. Dedicated allowances					
		3,500	3,500	3,500	3,500
Sun Prairie Media Center (current space) Bookstore + sorting		5,500	5,500	5,500	500
Bookstore + sorting Children's discovery zone		500	500	500	500
· · · · · · · · · · · · · · · · · · ·		250	250	250	250
Delivery lockers / dispenser device? Historical museum display		150	150		
Historical museum display				150	150
Garage for library vehicle		0	0	0	0

