#### ANALYSIS OF BRANCH LIBRARY OPTIONS FOR

### SUN PRAIRIE PUBLIC LIBRARY



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# 01

# /EXECUTIVE SUMMARY

## ANALYSIS OF BRANCH LIBRARY OPTIONS FOR SUN PRAIRIE PUBLIC LIBRARY

FEH Design and Library Planning Associates (LPA) were commissioned to examine the option of adding branch library facilities to the existing main library in Sun Prairie. This effort compliments a previous study done in 2018 that examined library space needs for the next 20 years. The result of that study did not recommend branch library facilities because DOA population projections for the community are on the edge of making it a solid recommendation. As the community continues to grow over the next 20 years the idea of branch library facilities become more feasible.

The space needs from the 2018 study were updated to include new thinking surrounding staff increases, service garage, café, and additional space for larger events. The overall space need for the main library increased from 89,000 SF to 93,000 SF. For the purpose of this analysis, a modified main library is combined with a two or three branch library scenario. There are two designations assigned to the branch options, one is called basic service and the other is called full service. These designations refer to the level of staffing and the hours of operation for each branch. The options are as follows;

#### OPTION 1.

Expand the main library from  $39,000 \, \text{SF}$  to  $74,000 \, \text{SF}$  which will accommodate  $175,000 \, \text{volumes}$ . Add two branch library facilities at  $12,986 \, \text{SF}$  which will each contain  $37,500 \, \text{volumes}$ . This option will be designated as "basic service" meaning it has a moderate level of space for staff. This scenario assumes each branch library will be a new building on approximately  $1.2 \, \text{acres}$  of land.

#### OPTION 1A.

Expand the main library from 39,000 SF to 74,000 SF which will accommodate 175,000 volumes. Add two branch library facilities at 14,236 SF which will each contain 37,500 volumes. This option will be designated as "full service" meaning it is has a higher level of space for staff. This scenario assumes each branch library will be a new building on approximately 1.2 acres of land.

#### OPTION 1B.

Expand the main library from  $39,000 \, \text{SF}$  to  $74,000 \, \text{SF}$  which will accommodate  $175,000 \, \text{volumes}$ . Add two branch library facilities at  $12,986 \, \text{SF}$  which will each contain  $37,500 \, \text{volumes}$ . This option will be designated as "basic service" meaning it has a moderate level of



space for staff. This scenario assumes each branch library will be leased space in a commercial development.

#### OPTION 1C.

Expand the main library from 39,000 SF to 74,000 SF which will accommodate 175,000 volumes. Add two branch library facilities at 14,236 SF which will each contain 37,500 volumes. This option will be designated as "full service" meaning it has a higher level of space for staff. This scenario assumes each branch library will be leased space in a commercial development.

#### OPTION 2.

Expand the main library from 39,000 SF to 74,000 SF which will accommodate 175,000 volumes. Add three branch library facilities at 9,932 SF which will each contain 25,000 volumes. This option will be designated as "basic service" meaning it has a moderate level of space for staff. This scenario assumes each branch library will be a new building on approximately 1 acre of land.

#### OPTION 2A.

Expand the main library from 39,000 SF to 74,000 SF which will accommodate 175,000 volumes. Add three branch library facilities at 11,182 SF which will each contain 25,000 volumes. This option will be designated as "full service" meaning it has a higher level of space for staff. This scenario assumes each branch library will be a new building on approximately 1acre of land.

#### OPTION 2B.

Expand the main library from 39,000 SF to 74,000 SF which will accommodate 175,000 volumes. Add three branch library facilities at 9,932 SF which will each contain 25,000 volumes. This option will be designated as "basic service" meaning it has a moderate level of space for staff. This scenario assumes each branch library will be leased space in a commercial development.

#### OPTION 2C.

Expand the main library from 39,000 SF to 74,000 SF which will accommodate 175,000 volumes. Add three branch library facilities at 11,182 SF which will each contain 25,000 volumes. This option will be designated as "full service" meaning it has a higher level of space for staff. This scenario assumes each branch library will be leased space in a commercial development.

Project budgets were established for all options based on 2020 construction costs. A separate budget was developed for operational costs, collection acquisitions, and staffing for Options 1 and 1A only. The lease space options (Options 1B, 1C, 2B, and 2C) are significantly more expensive and as such were not presented on the capital costs summary page. The three branch library options (Options 2 and 2A), while possible, are not a cost effective approach based on population growth as we understand it, and so were also not included in the capital costs summary page.



#### SKETCH FROM 2018 WORKSHOP



#### SKETCH FROM 2018 WORKSHOP





# BRANCH STUDY ANALYSIS





# CONCEPT BRANCH LIBRARY DIAGRAM OPTIONS 1, 1A **New Library Branch** 40-60 parking spaces Basic Service -13,000 S.F. Full Service - 14,250 S.F. 1.2 acres min

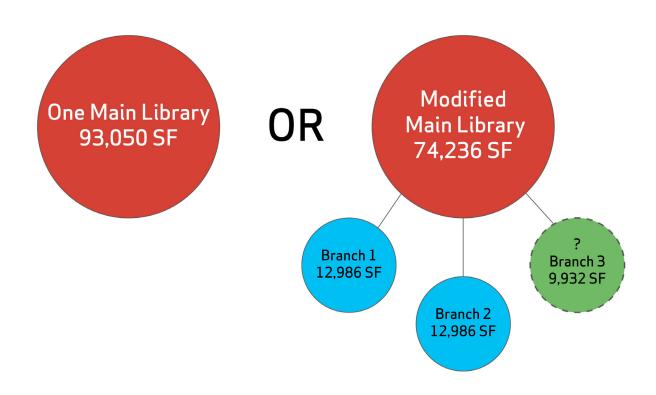




#### **BRANCH OPTIONS**

Below is a summary of the options explored for the Sun Prairie Library System.

OPTION	MAIN LIBRARY	SATELLITE BRANCHES	SIZE	VOLUMES	PROPERTY TYPE	SERVICE
1		2 BRANCHES	12,986 SF	37,500	1.2 ACRES EA.	BASIC
1A		2 BRANCHES	14,236 SF	37,500	1.2 ACRES EA.	FULL
1B	ALL OPTIONS INCLUDE EXPANSION	2 BRANCHES	12,986 SF	37,500	LEASED	BASIC
<b>1</b> C	OF MAIN LIBRARY TO	2 BRANCHES	14,236 SF	37,500	LEASED	FULL
2	<b>74,236</b> SF	3 BRANCHES	9,932 SF	25,000	1 ACRE EA.	BASIC
2A	175,000 VOLUMES	3 BRANCHES	11,182 SF	25,000	1 ACRE EA.	FULL
2B		3 BRANCHES	9,932 SF	25,000	LEASED	BASIC
2C		3 BRANCHES	11,182 SF	25,000	LEASED	FULL





### Capital Costs Comparison Chart (2020 Construction Cost)

#### 5/9/2019

	(for comparison)		(add to each option)	)
	Single Main		Modified	
	Main Library w/		Main Library w/	
	Full Expansion		Expansion	
Total Building Area	93,050	SF	74,236	SF
Total renovated area	35,692	SF	35,692	SF
<b>Building Construction Costs</b>	\$18,831,467		\$13,833,527	
Site Work Construction Costs	\$1,348,573		\$1,206,933	
Soft Costs and Professional Fees	\$4,473,608		\$3,363,698	
Subtotal Capital Costs	\$24,653,647		\$18,404,159	
Total Capital Costs (with 3% inflation)	\$26,132,866		\$19,508,409	
	(2018 Proposal)		(modified)	
	Main Library w/		Main Library w/	
	Full Expansion		Expansion	

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#### Option 1A

			I I
	Basic Service	or	Full Service
	First Branch		First Branch
	of Two Satellites		of Two Satellites
Total Building Area	12,986	SF	14,236
Total renovated area	0	SF	0
Building Construction Costs	\$3,749,708		\$4,110,645
			<b>4</b> -101
Site Work Construction Costs	\$482,001		\$518,754
Soft Costs and Professional Fees	¢1 462 666		¢4 540 722
Soit Costs and Professional Fees	\$1,462,666		\$1,540,723
Subtotal Capital Costs	\$5,694,374		\$6,170,121
Total Capital Costs (with 3% inflation)	\$6,036,036		\$6,540,329
	(Basic Service)		(Full Service)
	First Branch		First Branch
	of Two Satellites		of Two Satellites



Owner: Sun Prairie Public Library Date: 5/7/19 Project No.: 2018304 Project No.: 2018304 Date : 5/7/19
Phase: Conceptual Design Estimator : KE Project : Library Expansion

#### <u>Updated Single Main Library with Expansion - FEH - Total Project Budget</u>

	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Buile	ling Construction Costs:				
	New construction				
1	New Addition	57,358	SF	230.00	13,192,340
2	Renovation of existing Library building: less restrooms	34,717	SF	70.00	2,430,190
3	Renovation of existing Library restrooms: 2 public , 4 private, from previous study	975	SF	346.00	337,350
4	Code, Maintenance & ADA	1	LS	344,420.00	344,420
5	Elevator	0	LS	0.00	0
			SubTotal		16,304,300
	Design / B				1,630,430
	Building Construction				17,934,730
-	Constructi	on Contin	gency 5%		896,737
	BUILDING CONS	TRUCT	ION CO	ST TOTAL	\$18,831,467
Site V	Work Construction Costs				
11	Structure Deconstruction - porch	1,250	SF	7.20	9,000
12	Relocate trees	22	EA	772.50	16,995
13	Remove foundations - porch	1,250	SF	1.03	1,288
14	Hazard Material survey, sample, test	0	LS SF	7,725.00 6.20	0
15 16	Hazardous material abatement New Parking Spaces & Drive Lane	46,900	SF	9.30	436,170
17	Improve existing parking and drive	1	LS	206,000.00	206,000
18	Concrete Curb and Gutter	2,060	LF	12.40	25,544
19	Children's Outdoor Program area	1,000	SF	8.25	8,250
21	Storm Sewer	360	LF	33.00	11,880
22	Domestic Water Sanitary Sewer	360 360	LF LF	26.75 39.00	9,630 14,040
24	Electrical service, transformer	1	LS	24,720.00	24,720
25	Relocate power lines & poles	0	LS	20,600.00	0
26	Fill material	0	CY	27.80	0
27	Retaining Walls	0	LF	123.60	0
28	Pedestrian Paving,	5,550	SF SF	2.06 1.03	11,433
29	Lawns & Landscaping  Benches and site furniture, donated	127,000	LS	4,120.00	130,810
31	Roof canopy	1,400	LS	30.90	43,260
32	Flag pole	0	LS	2,884.00	0
33	Directional & Informational Signage - signage, electronic site sign and building	1	LS	24,720.00	24,720
34	Storm Water Detention - underground	0	SF	12.40	0
35	Parking lot lighting Solar Panels - 100 KW	8 100	EA KW	1,957.00 1,782.00	15,656 178,200
50	OOM FARES TOO IN	100	1011	1,702.00	
			SubTotal		1,167,596
	Design / B Site Work Construction				116,760 1,284,355
	Constructi SITE WORK CONS				64,218 \$1,348,573
66		IKUCI	ION CO	SI IUIAL	\$1,348,573
	Costs				_
	Land Acquisition	1	LS		0
38	Legal Fees Architectural & Engineering Design Fees	1	LS LS		10,300 1,765,753
40	Information & Technology Design Fees	1	LS		28,450
41	Furnishing Design, selection, bidding Fees	1	LS		184,177
42	Geo Thermal Horizontal Test Well	1	LS		12,360
43	Site Survey (utilize existing facility documents)	1	LS		6,700
44	Printing Costs for Construction Documents  Construction documents environ Free Construction Documents	1	LS		8,750
45 46	Construction documents review Fees  Builders Risk Insurance	1	LS LS		10,300 7,200
47	Quality Control Material Testing & Inspections	1	LS		30,900
48	Construction Utility by Owner	1	LS		10,300
49	Fixtures, Furnishings & Equipment Allowance \$24/SF new	57,358	SF	24.70	1,416,743
49.5	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	35,692	SF	12.40	442,581
50	Technology & Computer Equipment Allowance  Energy & Utility Rebates	57,358 1	LS	6.20	355,620 (15,500
51	Energy & Utility Rebates  Geotechnical subsurface investigation	1	LS LS		7,725
53	Moving	1	LS		12,360
54	Ground breaking and dedidcation ceremonies	1	LS		3,100
55	LEED certification services	1	LS		0
56	Library Programming  Commissioning	1	LS		40,000
57 58	Commissioning Reimbursable expenses	1	LS LS		18,540
59	Reimbursable expenses Referendum Campaign Facilitation	1	LS		40,000
60	Fundraising Consultanting & grant writing	1	LS		77,250
		Soft Cost	SubTotal		4,473,608
	Site Work Con	struction (	Cost Total		1,348,573
	(Prices for 2020 construction) Building Con	struction (	Cost Total		18,831,467
	,			TAL COST	\$24,653,647
	Inflation 3% per year		_		\$26,132,865.66



Owner: Sun Prairie Public Library Project No.: 2018304 5/7/19 Date: Project : Library Expansion Phase: Conceptual Design Estimator: KE, GB

#### Reduced Main Library Expansion for Future Branches- FEH - Total Project Budget

2   Recoration of nating Dates planting feet recorness   34,77   88		DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
1 Nova Additions	Buile	ling Construction Costs:				
Secretary Control American   Secretary		New construction				
Second Control (Control (C	1		38,544	SF	230.00	8,865,120
Circle Statements ADM	2	Renovation of existing Library building: less restrooms		SF		2,430,190
Flower   Property						337,350
						344,420
Design   Microstruction Cost	5	Elevator	0	1.5	0.00	
Part						11,977,080
Size Work Construction Costs						1,197,708
Sile Work Construction Cost		-				13,174,788
Site Work Construction Costs		Construction	on Conting	gency 5%		658,739
13   Section Deconnection specific   1.20		BUILDING CONS	TRUCT	ON CO	ST TOTAL	\$13,833,527
22   Recine trees	Site \	Work Construction Costs				
13   Remove foundations - porch   1   Hazard Ministral away, samply, just   3   Hazardson attential photemone   3   15   15   15   15   15   15   15	11	Structure Deconstruction - porch	1,250	SF	7.20	9,000
14   Hand Massal survey, survey, test   16   New Polency Spaces & Division Lane   0   15   0   50   50     16   New Polency Spaces & Division Lane   0   15   0   50   50     17   Deprove excising Under   0   15   0   50   50     18   Concerts Carb and Carter   0   150   151   124   224   235     19   Collabor's Colorow Program rem   1,150   151   124   124   125	12	Relocate trees			772.50	13,133
15   Hazarbos matrial absence   1		*				1,288
10   New Purking Space & Develor Lane   37,50   SE   9,30   30, 8, 80,0000   30, 80,0000   30, 80,0000   30, 80,00000   30, 80,0000000   30, 80,000000   30, 80,000000   30, 80,000000   30, 80,0000000   30, 80,0000000   30, 80,0000000   30, 80,00000000   30, 80,0000000   30, 80,00000000   30, 80,00000000000000000000000000000000			1			(
1						348,750
18   Concess Carband Gatter						206,000
1   Som Sever			1			20,460
22   Darwine Winer						8,250
35   Shirter Sever						11,880
1   15   2,7200   24.   25   Relocing power fines & pole						9,630
52 Relacions power lines & poles   0   15   20,000.00		·				14,040
25   Federating Walls			1			24,720
27   Restaining Walls			1			0
30   Selection Priving.						0
10   Secretary   1,400   1.5   3.090   4.33   3.1   8.00   6.0   1.5   2.84   0.0   3.5	28		4,200	SF	2.06	8,652
33 Roof cancey	29	Lawns & Landscaping	108,000	SF	1.03	111,240
23   Plag pole		·				0
33   Directional & Informational Signage - signage, electronic site sign and building   1   1   15   24,720,00   24,		•				43,260
34   Storm Water Detention - underground   0   8   2.24   35   Parking lot lighting   6   EA   1,957.00   11,		**	1			24,720
Solar Panels - 100 KW   1,782.00   178,						24,720
SubTonal   Lipsky   Design / Bid Contingency 10%   104,			6	EA	1,957.00	11,742
Design / Bid Contingency 10%   104	36	Solar Panels - 100 KW	100	KW	1,782.00	178,200
Design / Bid Contingency 10%   104				SubTotal	<u> </u>	1,044,964
Site Work Construction Costs SubTotal   1,149,		Design / B	id Contino		•	104,496
SITE WORK CONSTRUCTION COST TOTAL   \$1,206,55					•	1,149,460
SITE WORK CONSTRUCTION COST TOTAL   \$1,206,55		Constructi	on Continu	encv 5%		57,473
Soft Costs					ST TOTAL	\$1,206,933
37   Land Acquisition	Soft					
38   Legal Fees			1	IS		0
39		·				10,300
40   Information & Technology Design Fees			1			1,316,040
42   Geo Thermal Horizontal Test Well	40		1			19,118
43 Site Survey (utilize existing facility documents)	41	Furnishing Design, selection, bidding Fees	1	LS		123,765
44			1			12,360
45   Construction documents review Fees			1			6,700
46   Builders Risk Insurance			<u> </u>			8,750 10,300
47   Quality Control Material Testing & Inspections   1   1.5   30,						7,200
48   Construction Utility by Owner			-			30,900
49.5   Fixtures, Furnishings & Equipment Allowance \$12/SF existing   35,692   SF   12.40   442,	48		1			10,300
Technology & Computer Equipment Allowance   38,544   LS   6.20   238,	49					952,037
51         Energy & Utility Rebates         1         LS         (15,           52         Geotechnical subsurface investigation         1         LS         7,           53         Moving         1         LS         12,           54         Ground breaking and dedidcation ceremonies         1         LS         3,           54         Ground breaking and dedidcation ceremonies         1         LS         3,           55         LiEED certification services         1         LS         40,           56         Library Programming         1         LS         40,           57         Commissioning         1         LS         40,           58         Reimbursable expenses         1         LS         18,           59         Referendum Campaign Facilitation         1         LS         18,           60         Fundraising Consultanting & grant writing         3,363,         3,363,           59         Referendum Campaign Facilitation         1         LS         77,           60         Fundraising Consultanting & grant writing         3,363,         3,363,         3,363,         3,363,         3,363,         3,363,         3,363,         3,363,         3,363,         3						442,581
52         Geotechnical subsurface investigation         1         LS         7,           53         Moving         1         LS         12,           54         Ground breaking and dedictation ceremonies         1         LS         3,           55         LEED certification services         1         LS         40,           56         Library Programming         1         LS         40,           57         Commissioning         1         LS         1           58         Reimbursable expenses         1         LS         18,           59         Referendum Campaign Facilitation         1         LS         30,           60         Fundraising Consultanting & grant writing         3,363,         37,           Soft Cost         SubTotal         3,363,           Site Work Construction Cost         Total         1,206,           (Prices for 2020 construction)         Building Construction Cost         Total         13,833,           PROJECT TOTAL COST         \$18,404,         \$1,404,         \$1,404,					6.20	238,973 (15,500
53         Moving         1         LS         12,           54         Ground breaking and dedictation ceremonies         1         LS         3,           55         LEED certification services         1         LS						7,725
54 Ground breaking and dedictation ceremonies         1         LS         3,           55 LEED certification services         1         LS         40,           56 Library Programming         1         LS         40,           57 Commissioning         1         LS         1           58 Reimbursable expenses         1         LS         30,           59 Referendum Campaign Facilitation         1         LS         30,           60 Fundraising Consultanting & grant writing         1         LS         77,           Soft Cost SubTotal         3,363,           Site Work Construction Cost Total         1,206,           (Prices for 2020 construction)         Building Construction Cost Total         13,833,           PROJECT TOTAL COST         \$18,404,			1			12,360
56       Library Programming       1       LS       40,         57       Commissioning       1       LS          58       Reimbursable expenses       1       LS       18,         59       Referendum Campaign Facilitation       1       LS       30,         60       Fundraising Consultanting & grant writing       3,363,       77,         Soft Cost SubTotal       3,363,         Site Work Construction Cost Total       1,206,         (Prices for 2020 construction)       Building Construction Cost Total       13,833,         PROJECT TOTAL COST       \$18,404,			1			3,100
57         Commissioning         1         LS         1         LS         1.8         1.8         1.8         1.8         1.8         1.8         1.8         3.0<	55	LEED certification services	1	LS		0
58         Reimbursable expenses         1         LS         18,           59         Referendum Campaign Facilitation         1         LS         30,           60         Fundraising Consultanting & grant writing         1         LS         77,           Verices for 2020 construction         Soft Cost SubTotal         3,363,           Site Work Construction Cost Total         1,206,           Prices for 2020 construction         Building Construction Cost Total         13,833,           The project TOTAL COST         \$18,404,			-			40,000
59         Referendum Campaign Facilitation         1         LS         30           60         Fundraising Consultanting & grant writing         1         LS         77           Soft Cost SubTotal         3,363, 363, 363, 363, 363, 363, 363, 36			1			10.540
Fundraising Consultanting & grant writing   1   1.5   7.7						18,540 30,900
Soft Cost SubTotal 3,363,   Site Work Construction Cost Total 1,206,     (Prices for 2020 construction)   Building Construction Cost Total 1,833,     (Prices for 2020 construction)   PROJECT TOTAL COST 518,404,						77,250
Site Work Construction Cost Total   1,206     (Prices for 2020 construction)   Building Construction Cost Total   13,833       PROJECT TOTAL COST   \$18,404					1	3,363,698
(Prices for 2020 construction)  Building Construction Cost Total 13,833,  PROJECT TOTAL COST \$18,404,						1,206,933
PROJECT TOTAL COST \$18,404,						
		1 nees for 2020 Constitution) Building Cons			TAL COST	\$18,404,159
Inflation 3% per year \$19,508,408		Inflation 3% per year	oj		5551	



Owner: Sun Prairie Public Library 5/7/19 Project No.: 2018304 Date: Project : Library Expansion Phase: Conceptual Design Estimator: KE, GB

#### Two Satellite Branches - FEH - Total Project Budget

Buil		BASIC	FULL		000m/m	BASIC	FULL
Buil	DESCRIPTION	QTY	QTY	UNIT	COST/SF	TOTALS	TOTALS
	ding Construction Costs:						
_	New construction	12.004	44.007	or.	250.00	2244500	2.550.0
2	New Facility  Code Meiotropoes & ADA	12,986	14,236	SF LS	250.00 344,420.00	3,246,500	3,559,00
3	Code, Maintenance & ADA Elevator	0	0	LS	0.00	0	
	LITETRITY			147	0.00		
				SubTotal		3,246,500	3,559,00
		Design / Bi				324,650	355,90
		Building Construction			_	3,571,150	3,914,90
		Construction				178,558	195,74
		BUILDING CONST	[RUCT]	ION CO	ST TOTAL	\$3,749,708	\$4,110,64
ite \	Work Construction Costs						
11	Structure Deconstruction - porch	0	0	SF	7.20	0	
12	Relocate trees	14	15	EA	772.50	10,815	11,58
13	Remove foundations - porch	0	0	SF	1.03	0	
14	Hazard Material survey, sample, test	0	0	LS SF	7,725.00 6.20	0	
15	Hazardous material abatement  New Parking Spaces & Drive Lane	27,960	31,060	SF	9.30	260,028	288,85
17	Improve existing parking and drive	0	0	LS	206,000.00	0	200,00
18	Concrete Curb and Gutter	900	1,000	LF	12.40	11,160	12,40
19	Children's Outdoor Program area	0	0	SF	8.25	0	
21	Storm Sewer	180	180	LF	33.00	5,940	5,94
22	Domestic Water	180	180	LF	26.75	4,815	4,81
23	Sanitary Sewer	180	180	LF	39.00	7,020	7,02
24 25	Electrical service, transformer  Relocate power lines & poles	0	0	LS LS	24,720.00 20,600.00	24,720	24,72
26	Fill material	0	0	CY	20,600.00	0	
27	Retaining Walls	0	0	LF	123.60	0	
28	Pedestrian Paving,	1,575	1,750	SF	2.06	3,245	3,60
29	Lawns & Landscaping	5,400	6,000	SF	1.03	5,562	6,18
30	Benches and site furniture, donated	0	0	LS	4,120.00	0	
31	Roof canopy	700	700	LS	30.90	21,630	21,63
32	Flag pole	0	0	LS	2,884.00	0	15.00
33	Directional & Informational Signage - signage, electronic site sign and building  Storm Water Detention - underground	0	0	LS SF	15,000.00 12.40	15,000	15,00
35	Parking lot lighting	6	6	EA	1,957.00	11,742	11,74
36	Solar Panels - 20 KW	20	20	KW	1,782.00	35,640	35,64
				SubTotal		417,317	449,13
		D : (D)	10 1				
		Design / Bi				41,732 459,048	44,91 494,05
					-		
	9	Construction ITE WORK CONS			ST TOTAL	22,952 \$482,001	24,70 \$518,754
Soft	Costs	TIE WORLDOOMS	111001	01100	1011111	Ų 102,001	4510,75
37	Land Acquisition (based on average real estate costs of \$7.50 per SF)	52,272	52,272	SF	7.50	392,040	392,04
38	Legal Fees	1	1	LS	7.50	10,300	10,30
39	Architectural & Engineering Design Fees	1	1	LS		370,274	405,07
40	Information & Technology Design Fees	1	1	LS		6,441	7,06
41	Furnishing Design, selection, bidding Fees	1	1	LS		41,698	45,71
42	Geo Thermal Horizontal Test Well	1	1	LS		12,360	12,36
43	Site Survey	1	1	LS		6,700	6,70
44	Printing Costs for Construction Documents	1	1	LS		8,750	8,75
45 46	Construction documents review Fees Builders Risk Insurance	1	1	LS LS		10,300 7,200	10,30 7,20
	Quality Control Material Testing & Inspections	1	1	LS		30,900	30,90
47	Construction Utility by Owner	1	1	LS		10,300	10,30
			1	SF	24.70	320,754	351,62
47	Fixtures, Furnishings & Equipment Allowance \$24/SF new	12,986	14,236	- 51		80,513	88,26
47 48	Technology & Computer Equipment Allowance	12,986 12,986	14,236 14,236	LS	6.20		
47 48 49 50 51	Technology & Computer Equipment Allowance Energy & Utility Rebates	12,986 1	14,236 1	LS LS	6.20	(15,500)	
47 48 49 50 51 52	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation	12,986 1 1	14,236 1 1	LS LS LS	6.20	(15,500) 7,725	7,72
47 48 49 50 51 52 53	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving	12,986 1 1 1	14,236 1 1 1	LS LS LS	6.20	(15,500) 7,725 4,120	7,72 4,12
47 48 49 50 51 52 53 54	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies	12,986 1 1 1 1	14,236 1 1 1 1	LS LS LS LS LS	6.20	(15,500) 7,725	7,72 4,12 3,10
47 48 49 50 51 52 53	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services	12,986 1 1 1	14,236 1 1 1	LS LS LS	6.20	(15,500) 7,725 4,120 3,100	7,72 4,12 3,10
47 48 49 50 51 52 53 54 55	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies	12,986 1 1 1 1 1 1	14,236 1 1 1 1 1 1	LS LS LS LS LS LS LS LS	6.20	(15,500) 7,725 4,120 3,100 0	7,72 4,12 3,10
47 48 49 50 51 52 53 54 55 56	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services Library Programming	12,986 1 1 1 1 1 1 1	14,236 1 1 1 1 1 1 1	LS	6.20	(15,500) 7,725 4,120 3,100 0 28,000	7,72 4,12 3,10 28,00
47 48 49 50 51 52 53 54 55 56 57 58 59	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services Library Programming Commissioning Reimburssable expenses Referendum Campaign Facilitation	12,986  1  1  1  1  1  1  1  1  1  1  1  1  1	14,236 1 1 1 1 1 1 1 1 1	I.S I.S I.S I.S I.S I.S I.S I.S I.S	6.20	(15,500) 7,725 4,120 3,100 0 28,000 0 18,540 30,900	7,72 4,12 3,10 28,00 18,54 30,90
47 48 49 50 51 52 53 54 55 56 57 58	Technology & Computer Equipment Allowance  Energy & Utility Rebates  Geotechnical subsurface investigation  Moving  Ground breaking and dedidcation ceremonies  LEED certification services  Library Programming  Commissioning  Reimbursable expenses	12,986  1  1  1  1  1  1  1  1  1  1  1  1  1	14,236 1 1 1 1 1 1 1 1 1 1 1	I.S	6.20	(15,500) 7,725 4,120 3,100 0 28,000 0 18,540	7,72 4,12 3,10 28,00 18,54 30,90
47 48 49 50 51 52 53 54 55 56 57 58 59	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services Library Programming Commissioning Reimburssable expenses Referendum Campaign Facilitation	12,986  1  1  1  1  1  1  1  1  1  1  1  1  1	14,236 1 1 1 1 1 1 1 1 1 1 1	I.S I.S I.S I.S I.S I.S I.S I.S I.S	6.20	(15,500) 7,725 4,120 3,100 0 28,000 0 18,540 30,900 77,250 1,462,666	7,72 4,12 3,10 28,00 18,54 30,90 77,25 1,540,72
47 48 49 50 51 52 53 54 55 56 57 58 59	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services Library Programming Commissioning Reimburssable expenses Referendum Campaign Facilitation	12,986  1  1  1  1  1  1  1  1  1  1  1  1  1	14,236  1  1  1  1  1  1  1  1  1  Soft Cost	IS I	6.20	(15,500) 7,725 4,120 3,100 0 28,000 0 18,540 30,900 77,250	7,72 4,12 3,10 28,00 18,54 30,90 77,25 1,540,72
47 48 49 50 51 52 53 54 55 56 57 58 59	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services Library Programming Commissioning Reimburssable expenses Referendum Campaign Facilitation	12,986  1  1  1  1  1  1  1  1  1  1  1  Site Work Cons	14,236 1 1 1 1 1 1 1 1 1 1 1 1 Soft Cost	IS I		(15,500) 7,725 4,120 3,100 0 28,000 0 18,540 30,900 77,250 1,462,666 482,001 3,749,708	(15,50 7,72 4,12 3,10 28,00 18,54 30,90 77,25 1,540,72 518,75 4,110,64
47 48 49 50 51 52 53 54 55 56 57 58 59	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services Library Programming Commissioning Reimbursable expenses Referendum Campaign Facilitation Fundraising Consultanting & grant writing	12,986  1  1  1  1  1  1  1  1  1  1  1  Site Work Cons	14,236  1  1  1  1  1  1  1  1  1  1  Soft Cost truction C	LS L	R BRANCH	(15,500) 7,725 4,120 3,100 0 28,000 0 18,540 30,900 77,250 1,462,666 482,001	7,72 4,12 3,10 28,00 18,54 30,90 77,25 1,540,72 518,75
47 48 49 50 51 52 53 54 55 56 57 58 59	Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation Moving Ground breaking and dedidcation ceremonies LEED certification services Library Programming Commissioning Reimburssable expenses Referendum Campaign Facilitation Fundraising Consultanting & grant writing  (Prices for 2020 construction)	12,986  1  1  1  1  1  1  1  1  1  1  1  Site Work Cons	14,236  1  1  1  1  1  1  1  1  1  1  Costruction Cutruction Cutruction Costruction Cost	I.S	R BRANCH	(15,500) 7,725 4,120 3,100 0 28,000 0 18,540 30,900 77,250 1,462,666 482,001 3,749,708	7,72 4,12 3,1( 28,0( 18,54 30,9( 77,22 1,540,72 518,73 4,110,64



Owner: Sun Prairie Public Library Project No.: 2018304 Date : 5/7/19
Project : Library Expansion Phase: Conceptual Design Estimator : KE, GB

#### Two Satellite Branches (Lease) - FEH - Total Project Budget

		BASIC	FULL			BASIC	FULL
	DESCRIPTION	QTY	QTY	UNIT	COST/SF	TOTALS	TOTALS
Build	ling Construction Costs:						
	New construction						
1	Interior Renovations	12,986	14,236	SF	72.00	934,992	1,024,992
3	Code, Maintenance & ADA	0	0	LS LS	344,420.00 0.00	0	(
3	Elevator	0	0	129	0.00	0	
				SubTotal		934,992	1,024,992
		Design / B				93,499	102,499
	В	uilding Construction			-	1,028,491	1,127,491
		Constructi	on Contin	gency 5%	-	51,425	56,375
	BU	ILDING CONS	TRUCT	ION CO	ST TOTAL	\$1,079,916	\$1,183,866
Site W	Vork Construction Costs						
11	Structure Deconstruction - porch	0	0	SF	7.20	0	(
12	Relocate trees	0	0	EA	772.50	0	(
	Remove foundations - porch	0	0	SF	1.03	0	(
	Hazard Material survey, sample, test	0	0	LS	7,725.00	0	
	Hazardous material abatement	0	0	SF	6.20	0	
	New Parking Spaces & Drive Lane Improve existing parking and drive	0	0	SF LS	9.30	0	(
	Concrete Curb and Gutter	0	0	LF	12.40	0	(
	Children's Outdoor Program area	0	0	SF	8.25	0	(
	Storm Sewer	0	0	LF	33.00	0	(
22	Domestic Water	0	0	LF	26.75	0	(
	Sanitary Sewer	0	0	LF	39.00	0	(
	Electrical service, transformer	0	0	LS	24,720.00	0	(
	Relocate power lines & poles Fill material	0	0	LS	20,600.00	0	(
	Retaining Walls	0	0	CY LF	27.80 123.60	0	(
	Pedestrian Paving,	0	0	SF	2.06	0	(
	Lawns & Landscaping	0	0	SF	1.03	0	(
	Benches and site furniture	1	1	LS	5,000.00	5,000	5,000
31	Roof canopy	0	0	LS	30.90	0	(
	Flag pole	0	0	LS	2,884.00	0	(
	Directional & Informational Signage - signage, electronic site sign and building	1	1	LS	15,000.00	15,000	15,000
	Storm Water Detention - underground Parking lot lighting	0	0	SF EA	12.40 1,957.00	0	(
	Solar Panels - 100 KW	0	0	KW	1,782.00	0	(
				SubTotal		20,000	20,000
	C:A	Design / B				2,000	2,000
	Sit	e Work Construction			-	22,000	22,000
		Constructi				1,100	1,100
	ı	E WORK CONS	TRUCT	ION CO	ST TOTAL	\$23,100	\$23,100
Soft	Costs						
37	Land Acquisition	0	0	SF	0.00	0	(
38	Legal Fees	1	1	LS		10,300	10,300
39	Architectural & Engineering Design Fees	1	1	LS		96,514	105,610
40	Information & Technology Design Fees Furnishing Design, selection, bidding Fees	1	1	LS LS		6,441 41,698	7,061 45,712
42	Geo Thermal Horizontal Test Well	0	0	LS		1,000	45,712
43	Site Survey	0	0	LS		0	(
44	Printing Costs for Construction Documents	1	1	LS		8,750	8,750
45	Construction documents review Fees	1	1	LS		10,300	10,300
46	Builders Risk Insurance	1	1	LS		7,200	7,200
47	Quality Control Material Testing & Inspections	1	1	LS		30,900	30,900
48	Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new	12.096	14 236	LS	24.70	10,300	10,300
49 50	Fixtures, Furnishings & Equipment Allowance \$24/8F new Technology & Computer Equipment Allowance	12,986 12,986	14,236 14,236	SF LS	24.70 6.20	320,754 80,513	351,629 88,263
51	Energy & Utility Rebates	0	0	LS	0.20	0	00,20.
52	Geotechnical subsurface investigation	0	0	LS		0	(
53	Moving	1	1	LS		12,360	12,360
54	Ground breaking and dedidcation ceremonies	1	1	LS		3,100	3,100
55	LEED certification services	1	1	LS		0	(
56	Library Programming	1	1	LS		15,500	15,500
57 58	Commissioning Reimbursable expenses	1	1	LS LS		0 18,540	18,540
59	Referendum Campaign Facilitation	1	1	LS		30,900	30,900
60	Fundraising Consultanting & grant writing	1	1	LS		77,250	77,250
		•	Soft Cost	SubTotal		781,320	833,675
		Site Work Con			-	23,100	23,100
	(Prices for 2020 construction)	Building Con			-	1,079,916	1,183,860
	(*				R BRANCH	\$1,884,336	\$2,040,641
				Branches		2	2
	TO	TAL PROJECT	COST (E	отн в	RANCHES)	\$3,768,672	\$4,081,281



Inflation 3% per year

Owner: Sun Prairie Public Library 5/7/19 Project No.: 2018304 Date: Project : Library Expansion Phase: Conceptual Design Estimator: KE, GB

#### Three Satellite Branches - FEH - Total Project Budget

		FULL	LINIPE	COCT/CD	BASIC	FULL
DESCRIPTION	QTY	QTY	UNIT	COST/SF	TOTALS	TOTALS
uilding Construction Costs:						
New construction						
1 New Facility	9,932	11,182	SF	250.00	2,483,000	2,795,50
2 Code, Maintenance & ADA	0	0	LS	344,420.00	0	
3 Elevator	0	0	LS	0.00	0	
	•		SubTotal	•	2,483,000	2,795,50
	Design / Bi	d Conting	ency 10%		248,300	279,55
	Building Construction	n Costs	SubTotal		2,731,300	3,075,0
	Construction	on Conting	gency 5%		136,565	153,75
	BUILDING CONST	ruct	ION CO	ST TOTAL	\$2,867,865	\$3,228,80
te Work Construction Costs						
	0	0	SF	7.20	0	
11 Structure Deconstruction - porch 12 Relocate trees	12	12	EA	772.50	9,270	9,2
13 Remove foundations - porch	0	0	SF	1.03	0	7,2
14 Hazard Material survey, sample, test	0	0	LS	7,725.00	0	
15 Hazardous material abatement	0	0	SF	6.20	0	
16 New Parking Spaces & Drive Lane	27,460	27,460	SF	9.30	255,378	255,3
17 Improve existing parking and drive	0	0	LS	206,000.00	0	
18 Concrete Curb and Gutter	1,000	1,000	LF	12.40	12,400	12,4
19 Children's Outdoor Program area	0	0	SF	8.25	0	
21 Storm Sewer	180	180	LF	33.00	5,940	5,9
22 Domestic Water	180	180	LF	26.75	4,815	4,8
23 Sanitary Sewer	180	180	LF	39.00	7,020	7,0
24 Electrical service, transformer	0	0	LS	24,720.00	24,720	24,7
25 Relocate power lines & poles 26 Fill material	0	0	LS	20,600.00 27.80	0	
27 Retaining Walls	0	0	LF	123.60	0	
28 Pedestrian Paving,	1,750	1,750	SF	2.06	3,605	3,6
29 Lawns & Landscaping	6,000	6,000	SF	1.03	6,180	6,1
30 Benches and site furniture, donated	0	0	LS	4,120.00	0	, , , , , , , , , , , , , , , , , , ,
31 Roof canopy	1,400	1,400	LS	30.90	43,260	43,2
32 Flag pole	0	0	LS	2,884.00	0	
33 Directional & Informational Signage - signage, electronic site sign and building	1	1	LS	24,720.00	24,720	24,72
34 Storm Water Detention - underground	0	0	SF	12.40	0	
35 Parking lot lighting	6	6	EA	1,957.00	11,742	11,7
36 Solar Panels - 100 KW	100	100	KW	1,782.00	178,200	178,20
			SubTotal		587,250	587,25
		1 C	ency 10%			
	Design / Bi	a Conung			58,725	58,72
	Design / Bi	_			58,725 645,975	58,72 645,9°
		n Costs	SubTotal			645,9
S	Site Work Construction	on Costs	SubTotal gency 5%	ST TOTAL	645,975	645,9° 32,29
Soft Costs	Site Work Construction  Construction	on Costs	SubTotal gency 5%	ST TOTAL	645,975 32,299	645,9° 32,2°
Soft Costs	Construction  Construction  ITE WORK CONST	on Costs on Conting	SubTotal gency 5% ION CO		645,975 32,299 \$678,274	645,9' 32,2' \$678,27
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)	Site Work Construction  Construction  ITE WORK CONS  43,560	on Costs on Continu	SubTotal gency 5% ION CO	ST TOTAL	\$678,274 326,700	645,9° 32,2° \$678,27 326,70
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees	Construction  Construction  ITE WORK CONST	on Costs on Conting	SubTotal gency 5% ION CO SF LS		\$678,274 \$26,700 \$10,300	32,2' \$678,27 326,7' 10,3'
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees Architectural & Engineering Design Fees	Site Work Construction  Construction  ITE WORK CONS  43,560  1	on Costs on Conting TRUCT	SubTotal gency 5% ION CO		\$678,274 326,700	32,2° \$678,27 326,7° 10,3° 341,8°
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees Architectural & Engineering Design Fees	Site Work Construction	on Costs on Conting TRUCT  43,560 1 1	SubTotal gency 5% ON CO  SF LS LS		32,299 \$678,274 326,700 10,300 310,287	645,9 32,2 \$678,27 326,7 10,3 341,8 5,5
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees	Construction	7 RUCT 43,560 1 1 1	SubTotal gency 5% ION CO  SF LS LS LS		32,299 \$678,274 326,700 10,300 310,287 4,926	645,9° 32,29 \$678,27
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees	Construction	7 RUCT 43,560 1 1 1	SubTotal gency 5% ION CO  SF LS LS LS LS		32,299 \$678,274 326,700 10,300 310,287 4,926 31,892	32,2' \$678,27  \$26,7'  10,3' 341,8' 5,5' 35,9' 12,3'
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Site Survey  Printing Costs for Construction Documents	Construction	### Costs on Conting   FRUCT	SubTotal gency 5% ON CO  SF LS		\$678,274 \$678,274 \$678,274 326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750	32,2 \$678,2: 326,7 10,3 341,8 5,5 35,9 12,3 6,7
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees	Site Work Construction   Construct	### Costs on Conting   ### Costs on Cost	SubTotal gency 5% ON CO  SF LS		\$678,274 \$678,274 \$678,274 \$26,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300	645,9 32,2 \$678,27 326,7 10,3 341,8 5,5 35,9 12,3 6,7, 8,7
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance	Site Work Construction   Construct	43,560  1  1  1  1  1  1  1  1  1	SubTotal		32,299 \$678,274 326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200	645,9 32,2 \$678,27 326,7( 10,3) 341,8( 5,5) 35,9 12,3 6,7, 10,3( 7,2)
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance  47 Quality Control Material Testing & Inspections	Site Work Construction   Construct	43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	SubTotal gency 5% ION CO  SF I.S		\$678,274 \$2,299 \$678,274 326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900	645,9 32,2 \$678,27 326,7( 10,3) 341,8( 5,5) 35,9 12,3 6,7( 8,7, 10,3) 7,2( 30,9)
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Land Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees  Information & Technology Design Fees  Information & Technology Design Fees  Furnishing Design, selection, bidding Fees  Geo Thermal Horizontal Test Well  Site Survey  Printing Costs for Construction Documents  Construction documents review Fees  Bulders Risk Insurance  Quality Control Material Testing & Inspections  Construction Utility by Owner	Site Work Construction	### Costs on Conting   FRUCT   43,560   1   1   1   1   1   1   1   1   1	SubTotal gency 5% ION CO  SF LS	7.50	\$678,274 \$678,274 \$678,274 326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300	645,9 32,2 \$678,27 326,7 <sup>(1</sup> 10,3 <sup>(1</sup> 341,8 <sup>(1)</sup> 5,5 <sup>(1)</sup> 35,9 12,3 <sup>(1)</sup> 6,7 <sup>(1)</sup> 8,7 10,3 <sup>(1)</sup> 7,2 <sup>(1)</sup> 30,9 10,3 <sup>(1)</sup>
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance  47 Quality Control Material Testing & Inspections  48 Construction Utility by Owner  49 Fixtures, Furnishings & Equipment Allowance \$24/SF new	Site Work Construction	### Costs on Conting   FRUCT   ### 43,560    1	SubTotal gency 5% ION CO  SF I.S	7.50	\$678,274 \$678,274 \$678,274 326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320	645,9 32,2 \$678,2:  326,7 10,3 341,8 5,5 35,9 12,3 6,7 8,7 10,3 7,2 30,9 10,3 276,1
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance  47 Quality Control Material Testing & Inspections  48 Construction Utility by Owner  49 Fixtures, Furnishings & Equipment Allowance \$24/SF new  50 Technology & Computer Equipment Allowance	Site Work Construction	### Costs on Conting   FRUCT   43,560   1   1   1   1   1   1   1   1   1	SubTotal gency 5% ION CO  SF LS	7.50	\$678,274 \$2,299 \$678,274 \$32,299 \$678,274 \$326,700 \$10,300 \$310,287 \$4,926 \$31,892 \$12,360 \$6,700 \$8,750 \$10,300 \$7,200 \$30,900 \$10,300 \$245,320 \$61,578	645,9 32,2 \$678,2:  326,7 10,3 341,8 5,5 35,9 12,3 6,7 8,7 10,3 7,2 30,9 10,3 276,1 69,3
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance  47 Quality Control Material Testing & Inspections  48 Construction Utility by Owner  49 Fixtures, Furnishings & Equipment Allowance \$24/SF new  50 Technology & Computer Equipment Allowance  51 Energy & Utility Rebates	Site Work Construction	43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	SubTotal	7.50	\$678,274 \$2,299 \$678,274 326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500)	645,9 32,2 \$678,2:  326,7 10,3 341,8 5,5,5 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 69,3 (15,5
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance  47 Quality Control Material Testing & Inspections  48 Construction Utility by Owner  49 Fixtures, Furnishings & Equipment Allowance \$24/SF new  50 Technology & Computer Equipment Allowance	Site Work Construction   Construct	43,560 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SubTotal gency 5% ION CO  SF LS	7.50	\$678,274 \$2,299 \$678,274 \$32,299 \$678,274 \$326,700 \$10,300 \$310,287 \$4,926 \$31,892 \$12,360 \$6,700 \$8,750 \$10,300 \$7,200 \$30,900 \$10,300 \$245,320 \$61,578	645,9 32,2 \$678,2:  326,7 10,3 341,8 5,5 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 69,3 (15,5 7,7
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance  47 Quality Control Material Testing & Inspections  48 Construction Utility by Owner  49 Fixtures, Furnishings & Equipment Allowance \$24/SF new  50 Technology & Computer Equipment Allowance  51 Energy & Utility Rebates  52 Geotechnical subsurface investigation	Site Work Constructio  Constructio  43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	SubTotal gency 5%  ON CO  SF  LS  LS  LS  LS  LS  LS  LS  LS  LS	7.50	\$678,274  \$2,299  \$678,274  326,700  10,300  310,287  4,926  31,892  12,360  6,700  8,750  10,300  7,200  30,900  10,300  245,320  61,578  (15,500)  7,725	645,9 32,2 \$678,2:  326,7 10,3 341,8 5,5 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 69,3 (15,5 7,7
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Land Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees  Information & Technology Design Fees  Information & Technology Design Fees  Furnishing Design, selection, bidding Fees  Geo Thermal Horizontal Test Well  Site Survey  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  Technology & Computer Equipment Allowance  Lengy & Utility Rebates  Geotechnical subsurface investigation  Moving	Site Work Construction	nr Costs on Continue 43,560   43,560   1   1   1   1   1   1   1   1   1	SubTotal gency 5% ION CO  SF LS	7.50	\$678,274  \$2,299  \$678,274  326,700  10,300  310,287  4,926  31,892  12,360  6,700  8,750  10,300  7,200  30,900  10,300  245,320  61,578  (15,500)  7,725  12,360	645,9 32,2 \$678,2:  326,7 10,3 341,8 5,5 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 69,3 (15,5 7,7
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Fees Information & Technology Design Fees Information Documents Information & Technology Design Fees Information Unity of William Information Informat	Site Work Construction	nr Costs on Continue (1975) (1	SubTotal gency 5% ION CO  SF LS	7.50	\$678,274  \$2,299  \$678,274  326,700  10,300  310,287  4,926  31,892  12,360  6,700  8,750  10,300  7,200  30,900  10,300  245,320  61,578  (15,500)  7,725  12,360  3,100	645,9 32,2 \$678,2: 326,7 10,3 341,8 5,5,5 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 69,3 (15,5 7,7
Fort Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Land Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees  Information & Technology Design Fees  Information & Technology Design Fees  Furnishing Design, selection, bidding Fees  Geo Thermal Horizontal Test Well  Site Survey  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  Technology & Computer Equipment Allowance  Energy & Utility Rebates  Geotechnical subsurface investigation  Moving  Ground breaking and dedictation ceremonies  LiEnt Pergramming  Loomissioning	Site Work Construction	nr Costs on Conting FRUCT's 43,560 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SubTotal gency 5% ION CO  SF I.S	7.50	645,975 32,299 \$678,274  326,700 10,300 310,287 4,926 31,892 12,360 6,700 30,900 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0	645,9 32,2 \$678,27 326,7 10,3 341,8 5,5 35,9 12,3 6,7 10,3 276,1 69,3 (15,5 7,7 12,3 3,1 17,0
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Land Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees  Information & Technology Design Fees  Information & Technology Design Fees  Geo Thermal Horizontal Test Well  Site Survey  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  Technology & Computer Equipment Allowance  Geotechnical subsurface investigation  Moving  Ground breaking and dedidcation ceremonies  Lienzy Furnishings and dedidcation ceremonies  Lienzy Programming  Commissioning  Reimbursable expenses	Site Work Construction	nr Costs on Continue (1975) 43,560 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SubTotal gency 5% ION CO  SF LS	7.50	\$678,274  \$2,299 \$678,274  326,700  10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0 18,540	645,9 32,2 \$678,2:  326,7 10,3 341,8 5,5 35,9 12,3 6,7 10,3 276,1 69,3 (15,5 7,7 12,3 3,1 17,0
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Site Survey Printing Costs for Construction Documents Site Survey Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Technology & Computer Equipment Allowance Energy & Utility Rebates Construction Utility Rebates Construction Utility Rebates Left Goround Insurance Left Goround I	Site Work Constructio  Constructio  43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	nr Costs on Continue   43,560   1	SubTotal gency 5% ION CO  SF I.S	7.50	645,975 32,299 \$678,274  326,700 10,300 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0 18,540 30,900	645,9 32,2 \$678,2: 326,7 10,3 341,88 5,5,5 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 69,3 (15,5 7,7 12,3 3,1
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Land Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees  Information & Technology Design Fees  Information & Technology Design Fees  Geo Thermal Horizontal Test Well  Site Survey  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  Technology & Computer Equipment Allowance  Geotechnical subsurface investigation  Moving  Ground breaking and dedidcation ceremonies  Lienzy Furnishings and dedidcation ceremonies  Lienzy Programming  Commissioning  Reimbursable expenses	Site Work Constructio  Constructio  43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	m Costs on Conting FRUCTI  43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	SubTotal gency 5% (ON CO  SF  LS  LS  LS  LS  LS  LS  LS  LS  LS	7.50	645,975 32,299 \$678,274  326,700 10,300 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0 18,540 30,900 77,250	645,9 32,2 \$678,2: 326,7 10,3 341,88 5,5,5 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 69,3 (15,5 7,7 12,3 3,1 17,0 18,5 30,9 77,2
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Site Survey Printing Costs for Construction Documents Site Survey Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Technology & Computer Equipment Allowance Energy & Utility Rebates Construction Utility Rebates Construction Utility Rebates Left Goround Insurance Left Goround I	Site Work Constructio  Constructio  43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	m Costs on Continue 43,560    1	SubTotal gency 5%	7.50	645,975 32,299 \$678,274  326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0 18,540 30,900 77,250	645,9 32,2 \$678,27 326,7 10,3 341,8 5,5,5 35,9 12,3 6,7 10,3 17,2 30,9 10,3 276,1 12,3 3,1 17,0 18,5 17,0 18,5 17,7 11,0 18,5 17,7 11,0 18,5 17,0 18,7 17,0 18,5 17,0 18,5 17,0 18,5 17,0 18,5 17,0 18,5 18,5 17,0 18,5 18,5 17,0
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Site Survey Printing Costs for Construction Documents Site Survey Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Technology & Computer Equipment Allowance Energy & Utility Rebates Construction Utility Rebates Construction Utility Rebates Left Goround Insurance Left Goround I	Site Work Constructio  Constructio  43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	m Costs on Continue 43,560    1	SubTotal gency 5%	7.50	645,975 32,299 \$678,274  326,700 10,300 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0 18,540 30,900 77,250	645,9 32,2 \$678,27 326,7 10,3 341,8 5,5,5 35,9 12,3 6,7 10,3 17,2 30,9 10,3 276,1 12,3 3,1 17,0 18,5 17,0 18,5 17,7 11,0 18,5 17,7 11,0 18,5 17,0 18,7 17,0 18,5 17,0 18,5 17,0 18,5 17,0 18,5 17,0 18,5 18,5 17,0 18,5 18,5 17,0
Soft Costs  Tand Acquisition (based on average real estate costs of \$7.50 per SF)  Legal Fees  Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Site Survey Printing Costs for Construction Documents Site Survey Printing Costs for Construction Documents Construction documents review Fees Builders Risk Insurance Construction Utility by Owner Fixtures, Furnishings & Equipment Allowance \$24/SF new Technology & Computer Equipment Allowance Energy & Utility Rebates Construction Utility Rebates Construction Utility Rebates Left Goround Insurance Left Goround I	Site Work Constructio  Constructio  43,560  1  1  1  1  1  1  1  1  1  1  1  1  1	nr Costs on Continue 43,560    1	SubTotal gency 5%	24.70 6.20	645,975 32,299 \$678,274  326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0 18,540 30,900 77,250	32,2; \$678,27 326,7( 10,3( 341,8( 5,5)
Soft Costs  37 Land Acquisition (based on average real estate costs of \$7.50 per SF)  38 Legal Fees  39 Architectural & Engineering Design Fees  40 Information & Technology Design Fees  41 Furnishing Design, selection, bidding Fees  42 Geo Thermal Horizontal Test Well  43 Site Survey  44 Printing Costs for Construction Documents  45 Construction documents review Fees  46 Builders Risk Insurance  47 Quality Control Material Testing & Inspections  48 Construction Utility by Owner  49 Fixtures, Furnishings & Equipment Allowance \$24/SF new  50 Technology & Computer Equipment Allowance  51 Energy & Utility Rebates  52 Geotechnical subsurface investigation  53 Moving  54 Ground breaking and dedidcation ceremonies  55 LEED certification services  56 Library Programming  57 Commissioning  58 Reimbursable expenses  59 Referendum Campaign Facilitation  60 Fundraising Consultanting & grant writing	Site Work Construction	n Costs on Continue   43,560   1   1   1   1   1   1   1   1   1	SubTotal gency 5%	7.50 24.70 6.20 R BRANCH	645,975 32,299 \$678,274  326,700 10,300 310,287 4,926 31,892 12,360 6,700 8,750 10,300 7,200 30,900 10,300 245,320 61,578 (15,500) 7,725 12,360 3,100 0 17,000 0 18,540 30,900 77,250 1,228,889 678,274	645,9 32,2 \$678,27 326,7 10,3 341,8 5,5, 35,9 12,3 6,7 10,3 7,2 30,9 10,3 276,1 12,3 3,1 17,0 18,5 17,0 18,5 17,7 11,0 18,5 17,7 11,0 18,5 17,0 18,7 17,0 18,5 17,0 18,5 17,0 18,5 17,0 18,5 17,0 18,5 17,0 18,5 18,5 17,0 18,5 18,5 17,0 18,5 18,5 17,0 18,5 18,5 17,0 18,5 18,5 17,0 18,5 18,5 18,5 18,5 18,5 18,5 18,5 18,5



 Owner: Sun Prairie Public Library
 Project No.: 2018304
 Date : 5/7/19

 Project : Library Expansion
 Phase: Conceptual Design
 Estimator : KE, GB

#### Three Satellite Branches (Lease) - FEH - Total Project Budget

BUILDIN  Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	QIY   9,932   0   0   0   0   0   0   0   0   0	on Costs	SubTotal gency 5%	<u>=</u>	715,104 0 0 715,104 71,510 786,614 39,331 \$825,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOTALS  805,10- ( 805,10- 80,511 885,61- 44,281 \$929,895 ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (
New construction  Interior Renovations  Code, Maintenance & ADA  Elevator  Building  Building  BuilLDIN  Site Work Construction Costs  Structure Deconstruction - porch  Relocate trees  Relocate trees  Remove foundations - porch  Hazard Material survey, sample, test  Hazard Material survey, sample, test  Hazardous material abatement  New Parking Spaces & Drive Lane  Improve existing parking and drive  Concrete Curb and Gutter  Children's Outdoor Program area  Storm Sewer  Domestic Water  Sanitary Sewer  Defectived a Service, transformer  Relocate power lines & poles  Fill material  Retaining Walls  Pedestrian Paving,  Laws & Landscaping  Benches and site furniture	0 0 0 Design / Bi Constructic Constructic GONS:  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	LS LS SubTotal ency 10% SubTotal ency 10% SubTotal SubTotal EA SF EA SF LS SF LF	344,420.00 0.00 ST TOTAL 7.20 772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 715,104 71,510 786,614 39,331 \$825,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( ( (
1 Interior Renovations 2 Code, Maintenance & ADA 3 Elevator  Building  Building  BuilLDIN  Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 Design / Bi Constructic Constructic GONS:  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	LS LS SubTotal ency 10% SubTotal ency 10% SubTotal SubTotal EA SF EA SF LS SF LF	344,420.00 0.00 ST TOTAL 7.20 772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 715,104 71,510 786,614 39,331 \$825,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	805,10 80,511 885,61 44,28 \$929,895
Building  Buildi	0 0 0 Design / Bi Constructic Constructic GONS:  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	LS LS SubTotal ency 10% SubTotal ency 10% SubTotal SubTotal EA SF EA SF LS SF LF	344,420.00 0.00 ST TOTAL 7.20 772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 715,104 71,510 786,614 39,331 \$825,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	805,10 80,51 885,61 44,28 \$929,89;
Building  Buildi	Design / Bi   Construction	0 d Contingen Costs on Continue 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	LS SubTotal ency 10% SubTotal ency 10% SubTotal SubTotal EA	7.20 772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00	0 715,104 71,510 786,614 39,331 \$825,945  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	80,51 885,61 44,28 \$929,89:
Building  BUILDIN  Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	Design / Bis Constructic Constructic  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	d Conting on Costs on Conting (RUCT)  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SubTotal Energy 10% SubTotal Energy 10% SubTotal Energy 10% SF EA SF EA SF LS LF	\$T TOTAL  7.20  772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	715,104 71,5100 786,614 39,331 \$825,945 0 0 0 0 0 0 0 0 0 0 0 0 0	80,51 885,61 44,28 \$929,89:
BUILDIN  Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	O	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SubTotal gency 5%  ON CO  SF EA SF LS SF LS LF LF LF LF LF LF LF LS LS LF	7.20 772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00	71,510 786,614 39,331 \$825,945 0 0 0 0 0 0 0 0 0 0 0 0 0	80,51 885,61 44,28 \$929,899
BUILDIN  Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	O	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SubTotal gency 5% ON CO  SF EA SF LS SF LS SF LF	7.20 772.50 1.03 7725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00	786,614 39,331 \$825,945  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	885,61 44,28 \$929,893
BUILDIN  Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	Constructic GG CONS:    0	0 Conting  FRUCTI  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SF EA SF LS SF LF	7.20 77.250 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,660.00	39,331 \$825,945 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	44,28 \$929,893
Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SF EA SF LS SF LS LF	7.20 7.250 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	\$825,945  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	\$929,899
Site Work Construction Costs  11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	SF EA SF LS SF LS LF LF LF LF LF LS LF LF LF LF LF LF LF LS LS LF	7.20 772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
11 Structure Deconstruction - porch 12 Relocate trees 13 Remove foundations - porch 14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	EA SF LS SF LS LF LF LF LF LF LS LS LS LF LF LF LF LF LF LS LS LS LS LS LS LS LS	772.50 1.03 7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
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14 Hazard Material survey, sample, test 15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	LS SF SF LS LF LF LF LF LF LF LS LS LS LF LF LF LS LS LS	7,725.00 6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00	0 0 0 0 0 0 0 0 0 0 0 0 0	
15 Hazardous material abatement 16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	SF SF LS LF SF LF LF LF LF LS LS LS LS LS LS LS LS LS	6.20 9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 0 0 0 0 0 0 0 0 0	
16 New Parking Spaces & Drive Lane 17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	SF LS LF SF LF LF LF LS LS CY LF	9.30 206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 0 0 0 0 0 0 0	1
17 Improve existing parking and drive 18 Concrete Curb and Gutter 19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	LS LF SF LF LF LF LS CY LF	206,000.00 12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 0 0 0 0 0	1
18 Concrete Curb and Gutter  19 Children's Outdoor Program area  21 Storm Sewer  22 Domestic Water  23 Sanitary Sewer  24 Electrical service, transformer  25 Relocate power lines & poles  26 Fill material  27 Retaining Walls  28 Pedestrian Paving,  29 Lawns & Landscaping  30 Benches and site furniture	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	LF SF LF LF LS CY LF	12.40 8.25 33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 0 0 0	1
19 Children's Outdoor Program area 21 Storm Sewer 22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	LF LF LS LS CY LF	33.00 26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 0 0	
22 Domestic Water 23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0 0	0 0 0 0 0 0	LF LF LS LS CY LF	26.75 39.00 24,720.00 20,600.00 27.80	0 0 0 0	I
23 Sanitary Sewer 24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0 0	0 0 0 0 0	LF LS LS CY LF	39.00 24,720.00 20,600.00 27.80	0 0 0 0	
24 Electrical service, transformer 25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0	0 0 0 0	LS LS CY LF	24,720.00 20,600.00 27.80	0 0 0	
25 Relocate power lines & poles 26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0 0 0	0 0 0 0	LS CY LF	20,600.00 27.80	0	-
26 Fill material 27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 0	0 0	CY LF	27.80	0	,
27 Retaining Walls 28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 0 1	0	LF			(
28 Pedestrian Paving, 29 Lawns & Landscaping 30 Benches and site furniture	0 0 1	0			0	(
30 Benches and site furniture	1	0	or or	2.06	0	-
		0	SF	1.03	0	1
	0	1	LS	5,000.00	5,000	5,00
31 Roof canopy		0	LS	30.90	0	(
32 Flag pole	0	0	LS	2,884.00	0	
33 Directional & Informational Signage - signage, electronic site sign and building	0	0	LS SF	15,000.00 12.40	15,000	15,000
34 Storm Water Detention - underground 35 Parking lot lighting	0	0	EA	1,957.00	0	
36 Solar Panels - 100 KW	0	0	KW	1,782.00	0	- 1
			C 12T - 1		20,000	20.00
			SubTotal		20,000	20,000
Site Work	Design / Bi			-	2,000 22,000	2,000
Site Work				_		
CITE WA	Construction			ST TOTAL	1,100	1,100
	IK CONS.	RUCII	ON CO	SI IUIAL	\$23,100	\$23,100
Soft Costs						
37 Land Acquisition	0	0	SF	0.00	0	
38 Legal Fees	1	1	LS		10,300	10,30
39 Architectural & Engineering Design Fees 40 Information & Technology Design Fees	1	1	LS LS		74,291 4,926	83,38
40 Information & Technology Design Fees 41 Furnishing Design, selection, bidding Fees	1	1	LS		31,892	5,54 35,90
42 Geo Thermal Horizontal Test Well	0	0	LS		0	33,20
43 Site Survey	0	0	LS		0	
44 Printing Costs for Construction Documents	1	1	LS		8,750	8,75
45 Construction documents review Fees	1	1	LS		10,300	10,30
46 Builders Risk Insurance	1	1	LS		7,200	7,20
47 Quality Control Material Testing & Inspections	1	1	LS		30,900	30,90
48 Construction Utility by Owner 49 Fixtures, Furnishings & Equipment Allowance \$24/SF new	9,932	1 11,182	LS SF	24.70	10,300 245,320	10,30 276,19
50 Technology & Computer Equipment Allowance	9,932	11,182	LS	6.20	61,578	69,32
51 Energy & Utility Rebates	0	0	LS		0	07,02
52 Geotechnical subsurface investigation	0	0	LS		0	
53 Moving	1	1	LS		12,360	12,36
54 Ground breaking and dedidcation ceremonies	1	1	LS		3,100	3,10
55 LEED certification services	1	1	LS		17,000	17.00
56 Library Programming 57 Commissioning	1	1	LS LS		17,000	17,00
57 Commissioning 58 Reimbursable expenses	1	1	LS		18,540	18,54
59 Referendum Campaign Facilitation	1	1	LS		30,900	30,90
60 Fundraising Consultanting & grant writing	1	1	LS		77,250	77,25
	•	Soft Cost	SubTotal	<u>-</u>	654,908	707,26
Sit	Work Cons			_	23,100	23,10
	uilding Cons				825,945	929,89
(* 1000 to 2020 constitution)				R BRANCH	\$1,503,953	\$1,660,258
			Branches		3	<b>\$1,000,25</b> 0
TOTAL PR	OJECT CO	OST (TE	IREE B	RANCHES)	\$4,511,860	\$4,980,773



#### Operational Costs Comparison

5/9/2019

5/9/2019						
	(for comparison)		(for comparison)		(add to each Option	)
	Existing		Single Main		Modified	
	Main Library		Main Library w/		Main Library w/	
			Full Expansion		Expansion	
Total Building Area	35,692	SF	93,050	SF	74,236	SF
Total renovated area	35,692	SF	35,692	SF	35,692	SF
Ongoing Operations Average Annually						
Gas \$0.20/SF/YR-new	\$0.00		\$11,471.60		\$7,708.80	
Gas \$0.25/SF/YR-renov	\$8,923.00		\$8,923.00		\$8,923.00	
Electrical \$0.80/SF/YR-new	\$0.00		\$45,886.40		\$30,835.20	
Electric \$1.25/SF/YR-renov	\$44,615.00		\$44,615.00		\$44,615.00	
Water & sewer \$0.15/SF/YR	\$5,353.80		\$13,957.50		\$11,135.40	
Telephone \$0.34/SF/YR	\$12,135.28		\$31,637.00		\$25,240.24	
Maint. \$0.75/SF/YR-new	\$0.00		\$43,018.50		\$28,908.00	
Maint. \$1.50/SF/YR-renov	\$53,538.00		\$53,538.00		\$53,538.00	
Custodial \$0.91/SF/YR	\$32,479.72		\$84,675.50		\$67,554.76	
Misc. Facilities Expenses	\$32,087.00		\$51,317.00		\$43,317.00	
Administrative Costs	\$64,850.00		\$126,259.00		\$106,259.00	
Library Collections	\$377,774.00		\$502,774.00		\$452,774.00	
Salary and Benefits	\$1,538,901.00		\$2,163,573.00		\$1,888,573.00	
Total Annual operations	\$2,170,656.80		\$3,181,645.50		\$2,769,381.40	
	(existing)		(Single Main)		(modified)	
	Main Library		Main Library w/		Main Library w/	
	•		Full Expansion		Expansion	

	Option 1		Option 1A	
	Basic Service	or	Full Service	
	First Branch		First Branch	
	of Two Satellites		of Two Satellites	
Total Building Area	12,986	SF	14,236	SF
Total renovated area	0	SF	0	SF
Ongoing Operations Average Annually				
Gas \$0.20/SF/YR-new	\$2,597.20		\$2,847.20	
Gas \$0.25/SF/YR-renov	\$0.00		\$0.00	
Electrical \$0.80/SF/YR-new	\$10,388.80		\$11,388.80	
Electric \$1.25/SF/YR-renov	\$0.00		\$0.00	
Water & sewer \$0.15/SF/YR	\$1,947.90		\$2,135.40	
Telephone \$0.34/SF/YR	\$4,415.24		\$4,840.24	
Maint. \$0.75/SF/YR-new	\$9,739.50		\$10,677.00	
Maint. \$1.50/SF/YR-renov	\$0.00		\$0.00	
Custodial \$0.91/SF/YR	\$11,817.26		\$12,954.76	
Misc. Facilities Expenses	\$10,695.00		\$10,695.00	
Administrative Costs	\$25,972.00		\$28,472.00	
Library Collections	\$25,000.00		\$25,000.00	
Salary and Benefits	\$218,000.00		\$403,800.00	
Total Annual operations	\$320,572.90		\$512,810.40	
	(Basic Service)		(Full Service)	
	First Branch		First Branch	
	of Two Satellites		of Two Satellites	



# /APPENDIX



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

## SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE BASELINE

#### SINGLE FACILITY CONFIGURATION (rev 4/21/2019)

	Units		SPACE A		
A. Collection space		Optimal	Moderate	Low	Recommend
Print + media (NOTE: 0% in circulation)					
Opt: @ 10.0 vol / sq.ft.	250,000	25,000			25,000
Mod: @ 11.5 vol / sq.ft.	250,000		21,739		
Low: @ 13.0 vol / sq.ft.	250,000			19,231	
Periodical display					
	200	200	200	200	200
B. Public network stations					
Opt: @ 50.0 sq.ft. / terminal	72	3,600			
Mod: @ 40.0 sq.ft. / terminal	72		2,880		2,880
Low: @ 35.0 sq.ft. / terminal	72			2,520	
C. Reader seating space					
Opt: @ 35.0 sq.ft. / seat	170	5,950			
Mod: @ 32.5 sq.ft. / seat	170	, ,	5,525		5,525
Low: @ 30.0 sq.ft. / seat	170		*,*=*	5,100	3,323
D. Staff work space				,	
	54	8,100			
Opt: @ 150.0 sq.ft. / station  Mod: @ 137.5 sq.ft. / station	54	0,100	7,425		7,425
Low: @ 125.0 sq.ft. / station	54		7,723	6,750	7,423
•	Эт			0,730	
E. Meeting room space					
Multi-purpose room 1	200	2 200	2 200	2 200	2 222
@ 10.0 sq.ft. per seat + speakers area	200	2,200	2,200	2,200	2,200
Multi-purpose room 2	120	1.050	1.050	1.050	1 050
@ 15.0 sq.ft. per seat + presenter	120	1,850	1,850	1,850	1,850
Board / conference room $\textcircled{a}$ 30.0 sq.ft. per seat + 10 gallery	14	F20	F20	520	520
<ul> <li>30.0 sq.ft. per seat + 10 gallery</li> <li>Children's multi-purpose room</li> </ul>	17	520	520	320	320
(a) 15.0 sq.ft. per seat + presenter	65	1,025	1,025	1,025	1,025
	03				
SUBTOTAL (A+B+C+D+E)		48,445	43,364	39,396	46,625
F. Special use space (calculated against SUBTOTAL)		Optimal	Moderate	Low	Recommend
Opt: @ 17.5% of gross building area		17,480			
Mod: @ 15.0% of gross building area			12,102		13,072
Low: @ 12.5% of gross building area				8,347	
G. Nonassignable space (calculated against SUBTOTAL)					
Opt: @ 32.5% of gross building area		32,463			
Mod: @ 30.0% of gross building area			24,203		26,145
Low: @ 27.5% of gross building area				18,362	
H. Percent for art allowance (calculated against SUBTOTAL)					
Opt: @ 1.50% of gross building area		1,498			1,307
Mod: @ 1.25% of gross building area		•	1,008		
Low: @ 1.00% of gross building area			,	673	
I. Dedicated allowances					
Sun Prairie Media Center (current space)		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
GROSS BUILDING AREA		105,787	86,577	72,672	93,050

# SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE MAIN LIBRARY IN BRANCH CONFIGURATION

(rev 4/21/2019)

	Units	SPACE ALLOCATION			
A. Collection space		Optimal	Moderate	Low	Recommend
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					
	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			
Opt: @ 150.0 sq.ft. / station Mod: @ 137.5 sq.ft. / station	54	0,100	7,425		7,425
Low: @ 125.0 sq.ft. / station	54		7,723	6,750	7,423
•	эт			0,730	
E. Meeting room space					
Multi-purpose room 1	200	2 200	2 200	2 200	2 222
@ 10.0 sq.ft. per seat + speakers area	200	2,200	2,200	2,200	2,200
Multi-purpose room 2	120	1.050	1.050	1.050	1.050
@ 15.0 sq.ft. per seat + presenter	120	1,850	1,850	1,850	1,850
Board / conference room	1.4	F20	F20	520	520
@ 30.0 sq.ft. per seat + 10 gallery	14	520	520	520	520
Children's multi-purpose room  (a) 15.0 sq.ft. per seat + presenter	65	1,025	1,025	1,025	1,025
SUBTOTAL (A+B+C+D+E)		38,035	34,277	31,297	36,560
F. Special use space (calculated against SUBTOTAL)		Optimal	Moderate	Low	Recommend
Opt: @ 17.5% of gross building area		13,724			
Mod: @ 15.0% of gross building area			9,566		10,250
Low: @ 12.5% of gross building area				6,631	
G. Nonassignable space (calculated against SUBTOTAL)					
Opt: @ 32.5% of gross building area		25,487			
Mod: @ 30.0% of gross building area			19,132		20,501
Low: @ 27.5% of gross building area				14,587	
H. Percent for art allowance (calculated against SUBTOTAL)					
Opt: @ 1.50% of gross building area		1,176			1,025
Mod: @ 1.25% of gross building area		,	797		Ź
Low: @ 1.00% of gross building area				535	
I. Dedicated allowances					
Sun Prairie Media Center (current space)		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
GROSS BUILDING AREA		84,323	69,672	58,945	74,236

#### SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE BRANCH LIBRARY IN TWO BRANCH CONFIGURATION BASIC SERVICE (rev 4/21/2019)

	Units		SPACE A	LLOCATION	
A. Collection space		Optimal	Moderate	Low	Recommend
Print + media (NOTE: 0% in circulation)					·
Opt: @ 10.0 vol / sq.ft.	37,500	3,750			3,750
Mod: @ 11.5 vol / sq.ft.	37,500		3,261		
Low: @ 13.0 vol / sq.ft.	37,500			2,885	
Periodical display	20	20	20	20	20
@ 1.0 titles per sq.ft.	30	30	30	30	30
B. Public network stations					
Opt: @ 50.0 sq.ft. / terminal	12	600			
Mod: @ 40.0 sq.ft. / terminal	12		480	420	480
Low: @ 35.0 sq.ft. / terminal	12			420	
C. Reader seating space					
Opt: @ 35.0 sq.ft. / seat	26	910			
Mod: @ 32.5 sq.ft. / seat	26		845		845
Low: @ 30.0 sq.ft. / seat	26			780	
D. Staff work space					
Opt: @ 150.0 sq.ft. / station	8	1,200			
Mod: @ 137.5 sq.ft. / station	8		1,100		1,100
Low: @ 125.0 sq.ft. / station	8			1,000	
E. Meeting room space					
Multi-purpose room 1					
@ 10.0 sq.ft. per seat + speakers area		0	0	0	0
Multi-purpose room 2	-0			200	
@ 15.0 sq.ft. per seat + presenter	50	800	800	800	800
Board / conference room		0	0	0	0
@ 30.0 sq.ft. per seat + 10 gallery Children's multi-purpose room		0	U	0	0
(a) 15.0 sq.ft. per seat + presenter		0	0	0	0
SUBTOTAL (A+B+C+D+E)		7,290		5,915	
			6,516		7,005
F. Special use space (calculated against SUBTOTAL)		Optimal 2,595	Moderate	Low	Recommend
Opt: @ 17.5% of gross building area  Mod: @ 15.0% of gross building area		2,393	1,815		1,910
Low: @ 12.5% of gross building area			1,015	1,263	1,910
				1,203	
G. Nonassignable space (calculated against SUBTOTAL)		4.720			
Opt: @ 32.5% of gross building area		4,739	2 554		2 021
Mod: @ 30.0% of gross building area			3,554	2,711	3,821
Low: @ 27.5% of gross building area				2,711	
H. Percent for art allowance (calculated against SUBTOTAL)					
Opt: @ 0.00% of gross building area		0	0		O
Mod: @ 0.00% of gross building area			0	0	
Low: @ 0.00% of gross building area				0	
I. Dedicated allowances					
Delivery lockers / dispenser device?		250	250	250	250
CDOSS BIHLDING AREA		14 020	12.007	10 100	12.004
GROSS BUILDING AREA		14,830	12,097	10,108	12,986

#### SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE BRANCH LIBRARY IN TWO BRANCH CONFIGURATION FULL SERVICE (rev 4/21/2019)

	Units	•	SPACE AI	LLOCATION	
A. Collection space		Optimal	Moderate	Low	Recommend
Print + media (NOTE: 0% in circulation)					
Opt: @ 10.0 vol / sq.ft.	37,500	3,750			3,750
Mod: @ 11.5 vol / sq.ft.	37,500		3,261		
Low: @ 13.0 vol / sq.ft.	37,500			2,885	
Periodical display	20	20	20	20	20
@ 1.0 titles per sq.ft.	30	30	30	30	30
B. Public network stations					
Opt: @ 50.0 sq.ft. / terminal	12	600	400		400
Mod: @ 40.0 sq.ft. / terminal	12		480	420	480
Low: @ 35.0 sq.ft. / terminal	12			420	
C. Reader seating space					
Opt: @ 35.0 sq.ft. / seat	26	910	o =		
Mod: @ 32.5 sq.ft. / seat	26		845	<b>=</b> 00	845
Low: @ 30.0 sq.ft. / seat	26			780	
D. Staff work space					
Opt: @ 150.0 sq.ft. / station	13	1,950	. =00		
Mod: @ 137.5 sq.ft. / station	13		1,788	4 < 2 =	1,788
Low: @ 125.0 sq.ft. / station	13			1,625	
E. Meeting room space					
Multi-purpose room 1					
@ 10.0 sq.ft. per seat + speakers area		0	0	0	C
Multi-purpose room 2	50	0.00	000	000	0.00
@ 15.0 sq.ft. per seat + presenter	50	800	800	800	800
Board / conference room  @ 30.0 sq.ft. per seat + 10 gallery		0	0	0	0
Children's multi-purpose room		O	V	O	V
(a) 15.0 sq.ft. per seat + presenter		0	0	0	0
SUBTOTAL (A+B+C+D+E)		8,040	7,203	6,540	7,693
			Moderate		Recommend
F. Special use space (calculated against SUBTOTAL)  Opt: @ 17.5% of gross building area		Optimal 2,858	Moderate	Low	Necommena
Mod: @ 15.0% of gross building area		2,030	2,002		2,098
Low: @ 12.5% of gross building area			2,002	1,394	2,000
c c				1,02.	
G. Nonassignable space (calculated against SUBTOTAL)  Opt: @ 32.5% of gross building area		5,226			
Opt: @ 32.5% of gross building area  Mod: @ 30.0% of gross building area		3,220	3,929		4,196
Low: @ 27.5% of gross building area			3,727	2,997	1,170
				-,>>1	
H. Percent for art allowance (calculated against SUBTOTAL)		0			(
Opt: @ 0.00% of gross building area  Mod: @ 0.00% of gross building area		0	0		C
Mod: @ 0.00% of gross building area Low: @ 0.00% of gross building area			U	0	
				U	
I. Dedicated allowances					
Delivery lockers / dispenser device?		250	250	250	250
GROSS BUILDING AREA		16,330	13,347	11,149	14,236

#### SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE BRANCH LIBRARY IN THREE BRANCH CONFIGURATION BASIC SERVICE (rev 4/21/2019)

	Units	,	SPACE AI	LOCATION	
A. Collection space		Optimal	Moderate	Low	Recommend
Print + media (NOTE: 0% in circulation)					
Opt: @ 10.0 vol / sq.ft.	25,000	2,500			2,500
Mod: @ 11.5 vol / sq.ft.	25,000		2,174		
Low: @ 13.0 vol / sq.ft.	25,000			1,923	
Periodical display	20	20	20	20	20
@ 1.0 titles per sq.ft.	20	20	20	20	20
B. Public network stations					
Opt: @ 50.0 sq.ft. / terminal	8	400			
Mod: @ 40.0 sq.ft. / terminal	8		320	• • • •	320
Low: @ 35.0 sq.ft. / terminal	8			280	
C. Reader seating space					
Opt: @ 35.0 sq.ft. / seat	18	630			
Mod: @ 32.5 sq.ft. / seat	18		585		585
Low: @ 30.0 sq.ft. / seat	18			540	
D. Staff work space					
Opt: @ 150.0 sq.ft. / station	8	1,200			
Mod: @ 137.5 sq.ft. / station	8		1,100		1,100
Low: @ 125.0 sq.ft. / station	8			1,000	
E. Meeting room space					
Multi-purpose room 1					
a 10.0 sq.ft. per seat + speakers area		0	0	0	0
Multi-purpose room 2					
	50	800	800	800	800
Board / conference room			_		
@ 30.0 sq.ft. per seat + 10 gallery		0	0	0	0
Children's multi-purpose room		0	0	0	0
@ 15.0 sq.ft. per seat + presenter			0	0	0
SUBTOTAL (A+B+C+D+E)		5,550	4,999	4,563	5,325
F. Special use space (calculated against SUBTOTAL)		Optimal	Moderate	Low	Recommend
Opt: @ 17.5% of gross building area		1,986			
Mod: @ 15.0% of gross building area			1,401		1,452
Low: @ 12.5% of gross building area				982	
G. Nonassignable space (calculated against SUBTOTAL)					
Opt: @ 32.5% of gross building area		3,608			
Mod: @ 30.0% of gross building area			2,727		2,905
Low: @ 27.5% of gross building area				2,091	
H. Percent for art allowance (calculated against SUBTOTAL)					
Opt: @ 0.00% of gross building area		0			0
Mod: @ 0.00% of gross building area			0		
Low: @ 0.00% of gross building area				0	
I. Dedicated allowances					
Delivery lockers / dispenser device?		250	250	250	250
GROSS BUILDING AREA		11,350	9,339	7,855	9,932

#### SUN PRAIRIE PUBLIC LIBRARY / SPACE NEEDS ESTIMATE BRANCH LIBRARY IN THREE BRANCH CONFIGURATION FULL SERVICE (rev 4/21/2019)

	Units	<u> </u>	SPACE AI	LOCATION	
A. Collection space		Optimal	Moderate	Low	Recommend
Print + media (NOTE: 0% in circulation)					
Opt: @ 10.0 vol / sq.ft.	25,000	2,500			2,500
Mod: @ 11.5 vol / sq.ft.	25,000		2,174		
Low: @ 13.0 vol / sq.ft.	25,000			1,923	
Periodical display	• 0	• 0		• •	
@ 1.0 titles per sq.ft.	20	20	20	20	20
B. Public network stations					
Opt: @ 50.0 sq.ft. / terminal	8	400			
Mod: @ 40.0 sq.ft. / terminal	8		320	• • • •	320
Low: @ 35.0 sq.ft. / terminal	8			280	
C. Reader seating space					
Opt: @ 35.0 sq.ft. / seat	18	630			
Mod: @ 32.5 sq.ft. / seat	18		585		585
Low: @ 30.0 sq.ft. / seat	18			540	
D. Staff work space					
Opt: @ 150.0 sq.ft. / station	13	1,950			
Mod: @ 137.5 sq.ft. / station	13		1,788		1,788
Low: @ 125.0 sq.ft. / station	13			1,625	
E. Meeting room space					
Multi-purpose room 1					
@ 10.0 sq.ft. per seat + speakers area		0	0	0	0
Multi-purpose room 2					
a	50	800	800	800	800
Board / conference room					
@ 30.0 sq.ft. per seat + 10 gallery		0	0	0	0
Children's multi-purpose room		Ď.		0	
@ 15.0 sq.ft. per seat + presenter		0	0	0	0
SUBTOTAL (A+B+C+D+E)		6,300	5,686	5,188	6,013
F. Special use space (calculated against SUBTOTAL)		Optimal	Moderate	Low	Recommend
Opt: @ 17.5% of gross building area		2,249			
Mod: @ 15.0% of gross building area			1,588		1,640
Low: @ 12.5% of gross building area				1,112	
G. Nonassignable space (calculated against SUBTOTAL)					
Opt: @ 32.5% of gross building area		4,095			
Mod: @ 30.0% of gross building area			3,102		3,280
Low: @ 27.5% of gross building area				2,378	
H. Percent for art allowance (calculated against SUBTOTAL)					
Opt: @ 0.00% of gross building area		0			0
Mod: @ 0.00% of gross building area			0		
Low: @ 0.00% of gross building area				0	
I. Dedicated allowances					
Delivery lockers / dispenser device?		250	250	250	250
		12.950	10 590	2 207	11 102
GROSS BUILDING AREA		12,850	10,589	8,897	11,182