

ANALYSIS OF BRANCH LIBRARY OPTIONS FOR

SUN PRAIRIE PUBLIC LIBRARY

MAY 2019



FEH DESIGN

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/ 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 SF to 74,000 SF which will accommodate 175,000 volumes. Add two branch library facilities at 12,986 SF which will each contain 37,500 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 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 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 SF to 74,000 SF which will accommodate 175,000 volumes. Add two branch library facilities at 12,986 SF which will each contain 37,500 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 1 acre 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.

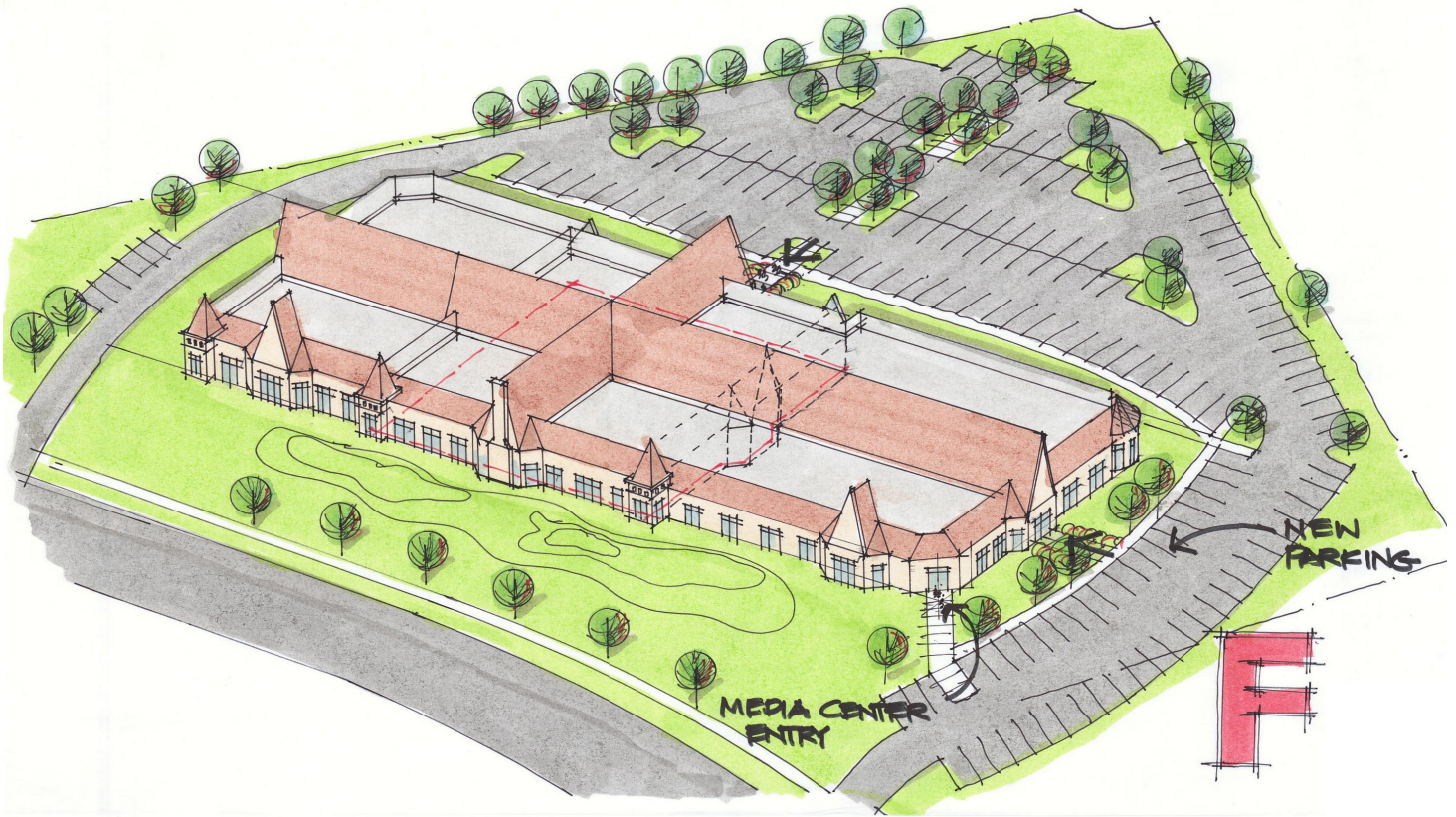
OPTION 2C.

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.

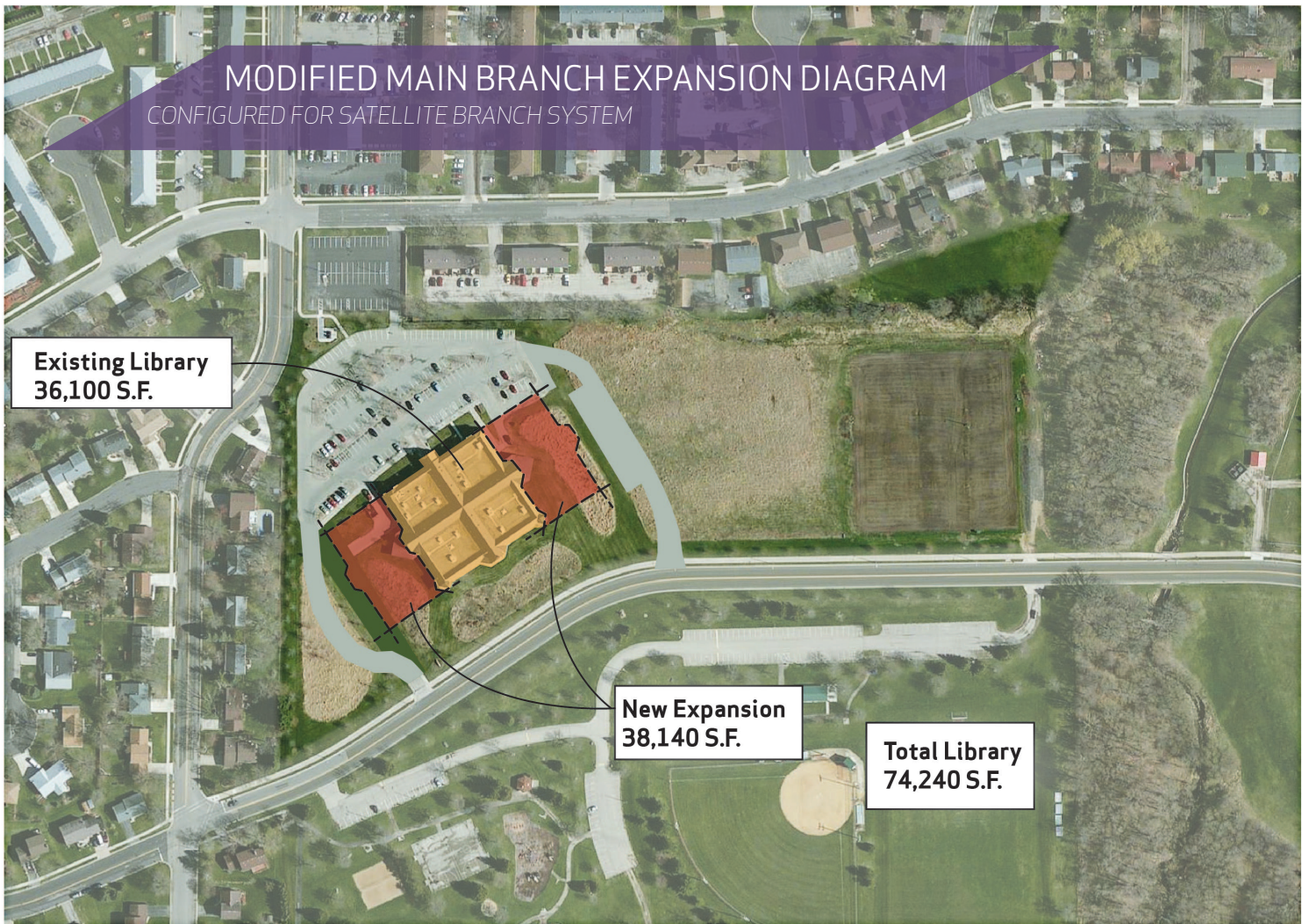
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SKETCH FROM 2018 WORKSHOP



02

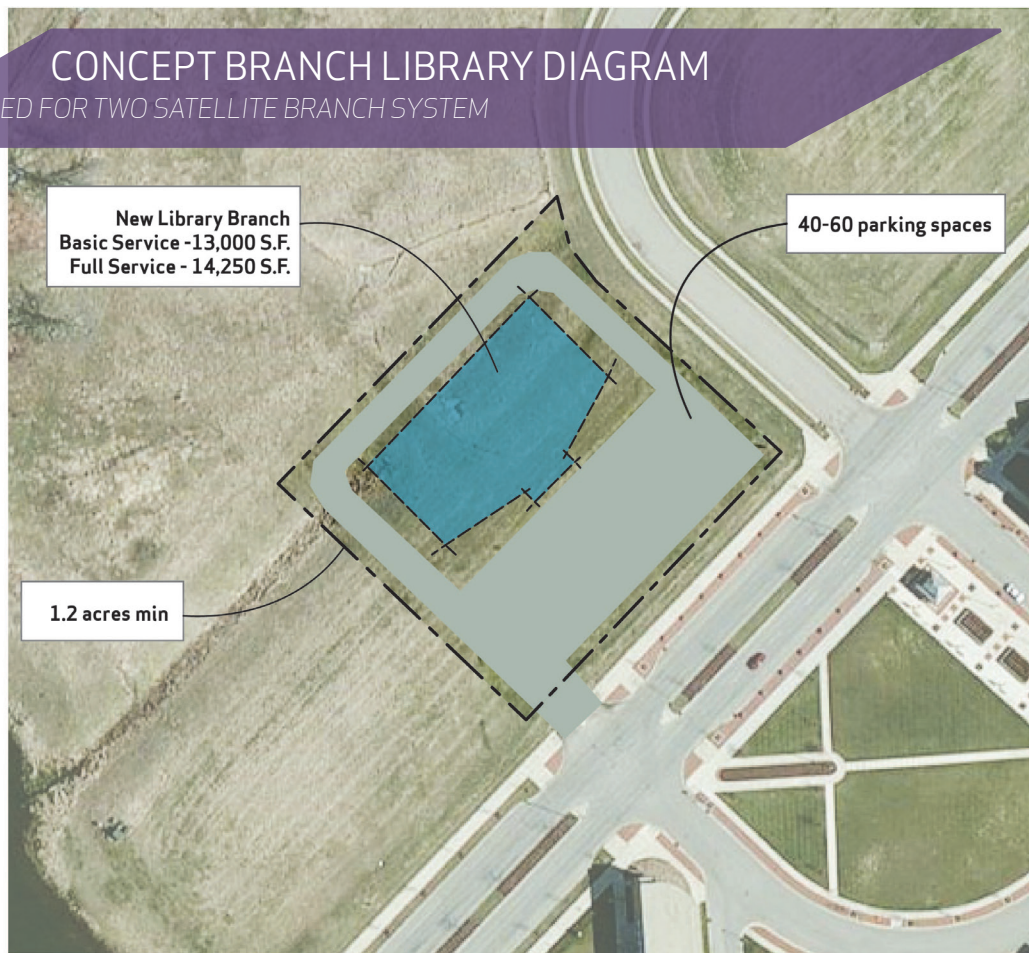
/ BRANCH STUDY ANALYSIS



CONCEPT BRANCH LIBRARY DIAGRAM

SIZED FOR TWO SATELLITE BRANCH SYSTEM

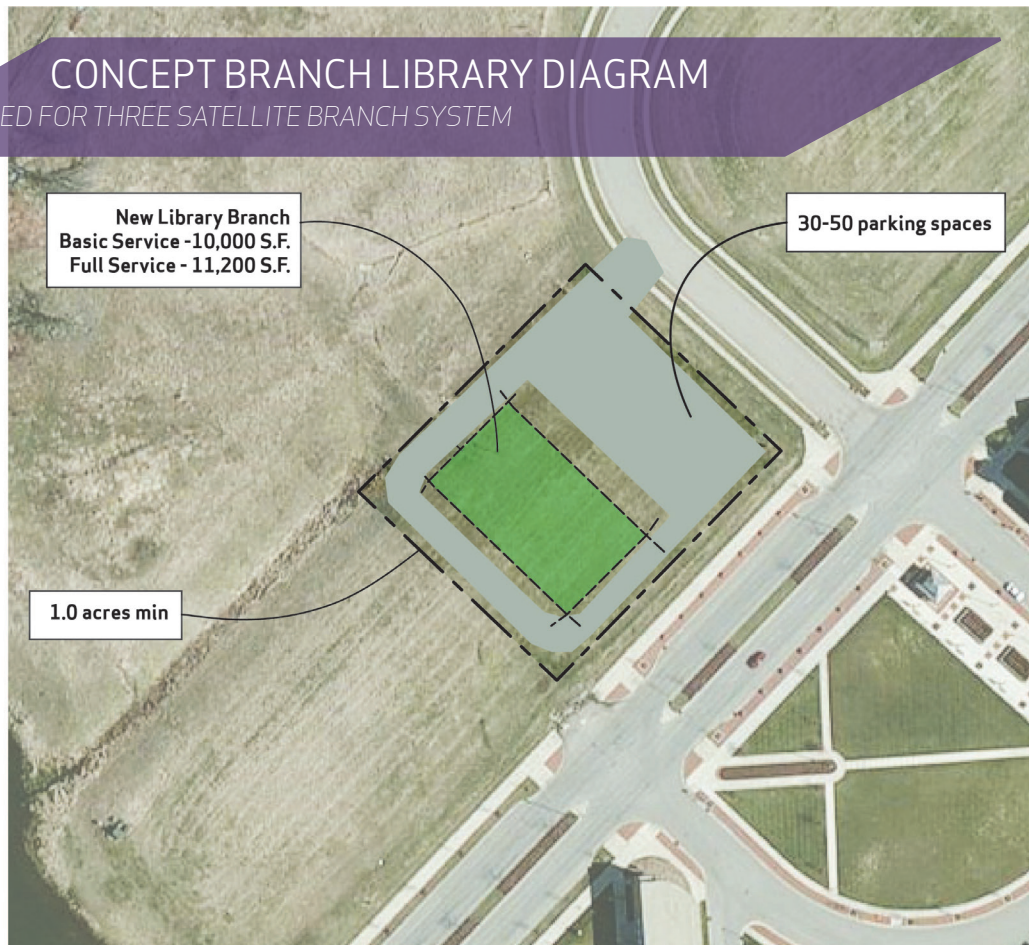
OPTIONS 1, 1A



CONCEPT BRANCH LIBRARY DIAGRAM

SIZED FOR THREE SATELLITE BRANCH SYSTEM

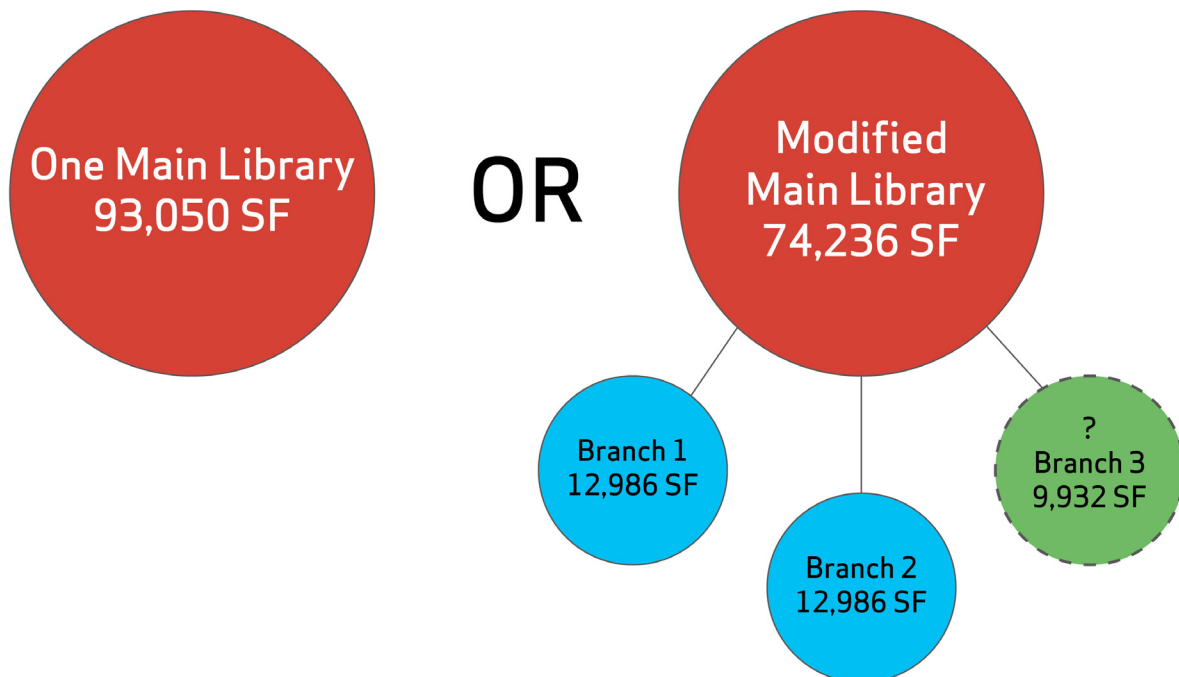
OPTIONS 2, 2A



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	ALL OPTIONS INCLUDE EXPANSION OF MAIN LIBRARY TO 74,236 SF 175,000 VOLUMES	2 BRANCHES	12,986 SF	37,500	1.2 ACRE EA.	BASIC
1A		2 BRANCHES	14,236 SF	37,500	1.2 ACRE EA.	FULL
1B		2 BRANCHES	12,986 SF	37,500	LEASED	BASIC
1C		2 BRANCHES	14,236 SF	37,500	LEASED	FULL
2		3 BRANCHES	9,932 SF	25,000	1 ACRE EA.	BASIC
2A		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) Single Main Main Library w/ Full Expansion	(add to each option) Modified Main Library w/ Expansion
Total Building Area	93,050 SF	74,236 SF
Total renovated area	35,692 SF	35,692 SF
Building Construction Costs	\$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) Main Library w/ Full Expansion	(modified) Main Library w/ Expansion

	Option 1 Basic Service First Branch of Two Satellites	or	Option 1A Full Service First Branch of Two Satellites
Total Building Area	12,986 SF		14,236 SF
Total renovated area	0 SF		0 SF
Building Construction Costs	\$3,749,708		\$4,110,645
Site Work Construction Costs	\$482,001		\$518,754
Soft 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) First Branch of Two Satellites		(Full Service) First Branch of Two Satellites

Single Main Library Concept - Opinion of Probable Cost

Owner: Sun Prairie Public Library

Project No.: 2018304

Date : 5/7/19

Project : Library Expansion

Phase: Conceptual Design

Estimator : KE

Updated Single Main Library with Expansion - FEH - Total Project Budget

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building 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 / Bid Contingency 10%				1,630,430
Building Construction Costs SubTotal				17,934,730
Construction Contingency 5%				896,737
BUILDING CONSTRUCTION COST TOTAL				\$18,831,467
Site 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	7,725.00	0
15 Hazardous material abatement	0	SF	6.20	0
16 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	360	LF	26.75	9,630
23 Sanitary Sewer	360	LF	39.00	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	2.06	11,433
29 Lawns & Landscaping	127,000	SF	1.03	130,810
30 Benches and site furniture, donated	0	LS	4,120.00	0
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	8	EA	1,957.00	15,656
36 Solar Panels - 100 KW	100	KW	1,782.00	178,200
SubTotal				1,167,596
Design / Bid Contingency 10%				116,760
Site Work Construction Costs SubTotal				1,284,355
Construction Contingency 5%				64,218
SITE WORK CONSTRUCTION COST TOTAL				\$1,348,573
Soft Costs				
37 Land Acquisition	1	LS		0
38 Legal Fees	1	LS		10,300
39 Architectural & Engineering Design Fees	1	LS		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	1	LS		8,750
45 Construction documents review Fees	1	LS		10,300
46 Builders Risk Insurance	1	LS		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	57,358	LS	6.20	355,620
51 Energy & Utility Rebates	1	LS		(15,500)
52 Geotechnical subsurface investigation	1	LS		7,725
53 Moving	1	LS		12,360
54 Ground breaking and dedication ceremonies	1	LS		3,100
55 LEED certification services	1	LS		0
56 Library Programming	1	LS		40,000
57 Commissioning	1	LS		0
58 Reimbursable expenses	1	LS		18,540
59 Referendum Campaign Facilitation	1	LS		40,000
60 Fundraising Consulting & grant writing	1	LS		77,250
Soft Cost SubTotal				4,473,608
Site Work Construction Cost Total				1,348,573
Building Construction Cost Total				18,831,467
PROJECT TOTAL COST				\$24,653,647
Inflation 3% per year				\$26,132,865.66

Modified Main Branch - Opinion of Probable Cost

Owner: Sun Prairie Public Library

Project No.: 2018304

Date : 5/7/19

Project : Library Expansion

Phase: Conceptual Design

Estimator : KE, GB

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

DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Building Construction Costs:				
New construction				
1 New Addition	38,544	SF	230.00	8,865,120
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				11,977,080
Design / Bid Contingency 10%				1,197,708
Building Construction Costs SubTotal				13,174,788
Construction Contingency 5%				658,739
BUILDING CONSTRUCTION COST TOTAL				\$13,833,527
Site Work Construction Costs				
11 Structure Deconstruction - porch	1,250	SF	7.20	9,000
12 Relocate trees	17	EA	772.50	13,133
13 Remove foundations - porch	1,250	SF	1.03	1,288
14 Hazard Material survey, sample, test	0	LS	7,725.00	0
15 Hazardous material abatement	0	SF	6.20	0
16 New Parking Spaces & Drive Lane	37,500	SF	9.30	348,750
17 Improve existing parking and drive	1	LS	206,000.00	206,000
18 Concrete Curb and Gutter	1,650	LF	12.40	20,460
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	360	LF	26.75	9,630
23 Sanitary Sewer	360	LF	39.00	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,	4,200	SF	2.06	8,652
29 Lawns & Landscaping	108,000	SF	1.03	111,240
30 Benches and site furniture, donated	0	LS	4,120.00	0
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	6	EA	1,957.00	11,742
36 Solar Panels - 100 KW	100	KW	1,782.00	178,200
SubTotal				1,044,964
Design / Bid Contingency 10%				104,496
Site Work Construction Costs SubTotal				1,149,460
Construction Contingency 5%				57,473
SITE WORK CONSTRUCTION COST TOTAL				\$1,206,933
Soft Costs				
37 Land Acquisition	1	LS		0
38 Legal Fees	1	LS		10,300
39 Architectural & Engineering Design Fees	1	LS		1,316,040
40 Information & Technology Design Fees	1	LS		19,118
41 Furnishing Design, selection, bidding Fees	1	LS		123,765
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	1	LS		8,750
45 Construction documents review Fees	1	LS		10,300
46 Builders Risk Insurance	1	LS		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	38,544	SF	24.70	952,037
49.5 Fixtures, Furnishings & Equipment Allowance \$12/SF existing	35,692	SF	12.40	442,581
50 Technology & Computer Equipment Allowance	38,544	LS	6.20	238,973
51 Energy & Utility Rebates	1	LS		(15,500)
52 Geotechnical subsurface investigation	1	LS		7,725
53 Moving	1	LS		12,360
54 Ground breaking and dedication ceremonies	1	LS		3,100
55 LEED certification services	1	LS		0
56 Library Programming	1	LS		40,000
57 Commissioning	1	LS		0
58 Reimbursable expenses	1	LS		18,540
59 Referendum Campaign Facilitation	1	LS		30,900
60 Fundraising Consulting & grant writing	1	LS		77,250
Soft Cost SubTotal				3,363,698
Site Work Construction Cost Total				1,206,933
Building Construction Cost Total				13,833,527
PROJECT TOTAL COST				\$18,404,159
(Prices for 2020 construction)				
Inflation 3% per year				\$19,508,408.70

Options 1 & 1A - Opinion of Probable Cost

Owner: Sun Prairie Public Library
Project : Library Expansion

Project No.: 2018304
Phase: Conceptual Design

Date : 5/7/19
Estimator : KE, GB

Two Satellite Branches - FEH - Total Project Budget

					BASIC	FULL
DESCRIPTION					BASIC	FULL
					TOTALS	TOTALS
Building Construction Costs:						
New construction						
1	New Facility	12,986	14,236	SF	250.00	3,246,500
2	Code, Maintenance & ADA	0	0	LS	344,420.00	0
3	Elevator	0	0	LS	0.00	0
SubTotal					3,246,500	3,559,000
Design / Bid Contingency 10%					324,650	355,900
Building Construction Costs SubTotal					3,571,150	3,914,900
Construction Contingency 5%					178,558	195,745
BUILDING CONSTRUCTION COST TOTAL					\$3,749,708	\$4,110,645
Site Work Construction Costs						
11	Structure Deconstruction - porch	0	0	SF	7.20	0
12	Relocate trees	14	15	EA	772.50	10,815
13	Remove foundations - porch	0	0	SF	1.03	0
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	27,960	31,060	SF	9.50	260,028
17	Improve existing parking and drive	0	0	LS	206,000.00	0
18	Concrete Curb and Gutter	900	1,000	LF	12.40	11,160
19	Children's Outdoor Program area	0	0	SF	8.25	0
21	Storm Sewer	180	180	LF	33.00	5,940
22	Domestic Water	180	180	LF	26.75	4,815
23	Sanitary Sewer	180	180	LF	39.00	7,020
24	Electrical service, transformer	1	1	LS	24,720.00	24,720
25	Relocate power lines & poles	0	0	LS	20,600.00	0
26	Fill material	0	0	CY	27.80	0
27	Retaining Walls	0	0	LF	123.60	0
28	Pedestrian Paving,	1,575	1,750	SF	2.06	3,245
29	Lawns & Landscaping	5,400	6,000	SF	1.03	5,562
30	Benches and site furniture, donated	0	0	LS	4,120.00	0
31	Roof canopy	700	700	LS	30.90	21,630
32	Flag pole	0	0	LS	2,884.00	0
33	Directional & Informational Signage - signage, electronic site sign and building	1	1	LS	15,000.00	15,000
34	Storm Water Detention - underground	0	0	SF	12.40	0
35	Parking lot lighting	6	6	EA	1,957.00	11,742
36	Solar Panels - 20 KW	20	20	KW	1,782.00	35,640
SubTotal					417,317	449,138
Design / Bid Contingency 10%					41,732	44,914
Site Work Construction Costs SubTotal					459,048	494,051
Construction Contingency 5%					22,952	24,703
SITE WORK CONSTRUCTION COST TOTAL					\$482,001	\$518,754
Soft Costs						
37	Land Acquisition (based on average real estate costs of \$7.50 per SF)	52,272	52,272	SF	7.50	392,040
38	Legal Fees	1	1	LS		10,300
39	Architectural & Engineering Design Fees	1	1	LS		370,274
40	Information & Technology Design Fees	1	1	LS		6,441
41	Furnishing Design, selection, bidding Fees	1	1	LS		41,698
42	Geo Thermal Horizontal Test Well	1	1	LS		12,360
43	Site Survey	1	1	LS		6,700
44	Printing Costs for Construction Documents	1	1	LS		8,750
45	Construction documents review Fees	1	1	LS		10,300
46	Builders Risk Insurance	1	1	LS		7,200
47	Quality Control Material Testing & Inspections	1	1	LS		30,900
48	Construction Utility by Owner	1	1	LS		10,300
49	Fixtures, Furnishings & Equipment Allowance \$24/SF new	12,986	14,236	SF	24.70	320,754
50	Technology & Computer Equipment Allowance	12,986	14,236	LS	6.20	80,513
51	Energy & Utility Rebates	1	1	LS		(15,500)
52	Geotechnical subsurface investigation	1	1	LS		7,725
53	Moving	1	1	LS		4,120
54	Ground breaking and dedication ceremonies	1	1	LS		3,100
55	LEED certification services	1	1	LS		0
56	Library Programming	1	1	LS		28,000
57	Commissioning	1	1	LS		0
58	Reimbursable expenses	1	1	LS		18,540
59	Referendum Campaign Facilitation	1	1	LS		30,900
60	Fundraising Consulting & grant writing	1	1	LS		77,250
Soft Cost SubTotal					1,462,666	1,540,723
Site Work Construction Cost Total					482,001	518,754
(Prices for 2020 construction)					3,749,708	4,110,645
PROJECT COST PER BRANCH					\$5,694,374	\$6,170,121
No. of Branches					2	2
TOTAL PROJECT COST (BOTH BRANCHES)					\$11,388,748	\$12,340,243
Inflation 3% per year					\$12,072,072.91	\$13,080,657.50

Options 1B & 1C - Opinion of Probable Cost

Owner: Sun Prairie Public Library
Project : Library Expansion

Project No.: 2018304
Phase: Conceptual Design

Date : 5/7/19
Estimator : KE, GB

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

		BASIC	FULL			BASIC	FULL
DESCRIPTION		QTY	QTY	UNIT	COST/SF	TOTALS	TOTALS
Building Construction Costs:							
New construction							
1	Interior Renovations	12,986	14,236	SF	72.00	934,992	1,024,992
2	Code, Maintenance & ADA	0	0	LS	344,420.00	0	0
3	Elevator	0	0	LS	0.00	0	0
SubTotal						934,992	1,024,992
Design / Bid Contingency 10%						93,499	102,499
Building Construction Costs SubTotal						1,028,491	1,127,491
Construction Contingency 5%						51,425	56,375
BUILDING CONSTRUCTION COST TOTAL						\$1,079,916	\$1,183,866
Site Work Construction Costs							
11	Structure Deconstruction - porch	0	0	SF	7.20	0	0
12	Relocate trees	0	0	EA	772.50	0	0
13	Remove foundations - porch	0	0	SF	1.03	0	0
14	Hazard Material survey, sample, test	0	0	LS	7,725.00	0	0
15	Hazardous material abatement	0	0	SF	6.20	0	0
16	New Parking Spaces & Drive Lane	0	0	SF	9.30	0	0
17	Improve existing parking and drive	0	0	LS	206,000.00	0	0
18	Concrete Curb and Gutter	0	0	LF	12.40	0	0
19	Children's Outdoor Program area	0	0	SF	8.25	0	0
21	Storm Sewer	0	0	LF	33.00	0	0
22	Domestic Water	0	0	LF	26.75	0	0
23	Sanitary Sewer	0	0	LF	39.00	0	0
24	Electrical service, transformer	0	0	LS	24,720.00	0	0
25	Relocate power lines & poles	0	0	LS	20,600.00	0	0
26	Fill material	0	0	CY	27.80	0	0
27	Retaining Walls	0	0	LF	123.60	0	0
28	Pedestrian Paving,	0	0	SF	2.06	0	0
29	Lawns & Landscaping	0	0	SF	1.03	0	0
30	Benches and site furniture	1	1	LS	5,000.00	5,000	5,000
31	Roof canopy	0	0	LS	30.90	0	0
32	Flag pole	0	0	LS	2,884.00	0	0
33	Directional & Informational Signage - signage, electronic site sign and building	1	1	LS	15,000.00	15,000	15,000
34	Storm Water Detention - underground	0	0	SF	12.40	0	0
35	Parking lot lighting	0	0	EA	1,957.00	0	0
36	Solar Panels - 100 KW	0	0	KW	1,782.00	0	0
SubTotal						20,000	20,000
Design / Bid Contingency 10%						2,000	2,000
Site Work Construction Costs SubTotal						22,000	22,000
Construction Contingency 5%						1,100	1,100
SITE WORK CONSTRUCTION COST TOTAL						\$23,100	\$23,100
Soft Costs							
37	Land Acquisition	0	0	SF	0.00	0	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	1	1	LS		6,441	7,061
41	Furnishing Design, selection, bidding Fees	1	1	LS		41,698	45,712
42	Geo Thermal Horizontal Test Well	0	0	LS		0	0
43	Site Survey	0	0	LS		0	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	1	1	LS		10,300	10,300
49	Fixtures, Furnishings & Equipment Allowance \$24/SF new	12,986	14,236	SF	24.70	320,754	351,629
50	Technology & Computer Equipment Allowance	12,986	14,236	LS	6.20	80,513	88,263
51	Energy & Utility Rebates	0	0	LS		0	0
52	Geotechnical subsurface investigation	0	0	LS		0	0
53	Moving	1	1	LS		12,360	12,360
54	Ground breaking and dedication ceremonies	1	1	LS		3,100	3,100
55	LEED certification services	1	1	LS		0	0
56	Library Programming	1	1	LS		15,500	15,500
57	Commissioning	1	1	LS		0	0
58	Reimbursable expenses	1	1	LS		18,540	18,540
59	Referendum Campaign Facilitation	1	1	LS		30,900	30,900
60	Fundraising Consultingant & grant writing	1	1	LS		77,250	77,250
Soft Cost SubTotal						781,320	833,675
Site Work Construction Cost Total						23,100	23,100
(Prices for 2020 construction)							
Building Construction Cost Total						1,079,916	1,183,866
PROJECT COST PER BRANCH						\$1,884,336	\$2,040,641
No. of Branches						2	2
TOTAL PROJECT COST (BOTH BRANCHES)						\$3,768,672	\$4,081,281
Inflation 3% per year						\$3,994,792.62	\$4,326,157.88

Options 2 & 2A - Opinion of Probable Cost

Owner: Sun Prairie Public Library
Project : Library Expansion

Project No.: 2018304
Phase: Conceptual Design

Date : 5/7/19
Estimator : KE, GB

Three Satellite Branches - FEH - Total Project Budget

DESCRIPTION	BASIC		FULL		BASIC		FULL	
	QTY	QTY	UNIT	COST/SF	TOTALS	TOTALS	TOTALS	TOTALS
Building Construction Costs:								
New construction								
1 New Facility	9,932	11,182	SF	250.00	2,483,000	2,795,500		
2 Code, Maintenance & ADA	0	0	LS	344,420.00	0	0		
3 Elevator	0	0	LS	0.00	0	0		
SubTotal					2,483,000	2,795,500		
Design / Bid Contingency 10%					248,300	279,550		
Building Construction Costs SubTotal					2,731,300	3,075,050		
Construction Contingency 5%					136,565	153,753		
BUILDING CONSTRUCTION COST TOTAL					\$2,867,865	\$3,228,803		
Site Work Construction Costs								
11 Structure Deconstruction - porch	0	0	SF	7.20	0	0		
12 Relocate trees	12	12	EA	772.50	9,270	9,270		
13 Remove foundations - porch	0	0	SF	1.03	0	0		
14 Hazard Material survey, sample, test	0	0	LS	7,725.00	0	0		
15 Hazardous material abatement	0	0	SF	6.20	0	0		
16 New Parking Spaces & Drive Lane	27,460	27,460	SF	9.50	255,378	255,378		
17 Improve existing parking and drive	0	0	LS	206,000.00	0	0		
18 Concrete Curb and Gutter	1,000	1,000	LF	12.40	12,400	12,400		
19 Children's Outdoor Program area	0	0	SF	8.25	0	0		
21 Storm Sewer	180	180	LF	33.00	5,940	5,940		
22 Domestic Water	180	180	LF	26.75	4,815	4,815		
23 Sanitary Sewer	180	180	LF	39.00	7,020	7,020		
24 Electrical service, transformer	1	1	LS	24,720.00	24,720	24,720		
25 Relocate power lines & poles	0	0	LS	20,600.00	0	0		
26 Fill material	0	0	CY	27.80	0	0		
27 Retaining Walls	0	0	LF	123.60	0	0		
28 Pedestrian Paving,	1,750	1,750	SF	2.06	3,605	3,605		
29 Lawns & Landscaping	6,000	6,000	SF	1.03	6,180	6,180		
30 Benches and site furniture, donated	0	0	LS	4,120.00	0	0		
31 Roof canopy	1,400	1,400	LS	30.90	43,260	43,260		
32 Flag pole	0	0	LS	2,884.00	0	0		
33 Directional & Informational Signage - signage, electronic site sign and building	1	1	LS	24,720.00	24,720	24,720		
34 Storm Water Detention - underground	0	0	SF	12.40	0	0		
35 Parking lot lighting	6	6	EA	1,957.00	11,742	11,742		
36 Solar Panels - 100 KW	100	100	KW	1,782.00	178,200	178,200		
SubTotal					587,250	587,250		
Design / Bid Contingency 10%					58,725	58,725		
Site Work Construction Costs SubTotal					645,975	645,975		
Construction Contingency 5%					32,299	32,299		
SITE WORK CONSTRUCTION COST TOTAL					\$678,274	\$678,274		
Soft Costs								
37 Land Acquisition (based on average real estate costs of \$7.50 per SF)	43,560	43,560	SF	7.50	326,700	326,700		
38 Legal Fees	1	1	LS		10,300	10,300		
39 Architectural & Engineering Design Fees	1	1	LS		310,287	341,869		
40 Information & Technology Design Fees	1	1	LS		4,926	5,546		
41 Furnishing Design, selection, bidding Fees	1	1	LS		31,892	35,905		
42 Geo Thermal Horizontal Test Well	1	1	LS		12,360	12,360		
43 Site Survey	1	1	LS		6,700	6,700		
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	1	1	LS		10,300	10,300		
49 Fixtures, Furnishings & Equipment Allowance \$24/SF new	9,932	11,182	SF	24.70	245,320	276,195		
50 Technology & Computer Equipment Allowance	9,932	11,182	LS	6.20	61,578	69,328		
51 Energy & Utility Rebates	1	1	LS		(15,500)	(15,500)		
52 Geotechnical subsurface investigation	1	1	LS		7,725	7,725		
53 Moving	1	1	LS		12,360	12,360		
54 Ground breaking and dedication ceremonies	1	1	LS		3,100	3,100		
55 LEED certification services	1	1	LS		0	0		
56 Library Programming	1	1	LS		17,000	17,000		
57 Commissioning	1	1	LS		0	0		
58 Reimbursable expenses	1	1	LS		18,540	18,540		
59 Referendum Campaign Facilitation	1	1	LS		30,900	30,900		
60 Fundraising Consulting & grant writing	1	1	LS		77,250	77,250		
Soft Cost SubTotal					1,228,889	1,303,730		
Site Work Construction Cost Total					678,274	678,274		
(Prices for 2020 construction)					2,867,865	3,228,803		
PROJECT COST PER BRANCH					\$4,775,028	\$5,210,806		
No. of Branches					3	3		
TOTAL PROJECT COST (THREE BRANCHES)					\$14,325,083	\$15,632,418		
Inflation 3% per year					\$15,184,587.81	\$16,570,362.75		

Options 2B & 2C - Opinion of Probable Cost

Owner: Sun Prairie Public Library
Project : Library Expansion

Project No.: 2018304
Phase: Conceptual Design

Date : 5/7/19
Estimator : KE, GB

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

DESCRIPTION	BASIC		FULL		BASIC		FULL	
	QTY	QTY	UNIT	COST/SF	TOTALS	TOTALS	TOTALS	TOTALS
Building Construction Costs:								
New construction								
1 Interior Renovations	9,932	11,182	SF	72.00	715,104		805,104	
2 Code, Maintenance & ADA	0	0	LS	344,420.00	0		0	
3 Elevator	0	0	LS	0.00	0		0	
SubTotal					715,104		805,104	
Design / Bid Contingency 10%					71,510		80,510	
Building Construction Costs SubTotal					786,614		885,614	
Construction Contingency 5%					39,331		44,281	
BUILDING CONSTRUCTION COST TOTAL					\$825,945		\$929,895	
Site Work Construction Costs								
11 Structure Deconstruction - porch	0	0	SF	7.20	0		0	
12 Relocate trees	0	0	EA	772.50	0		0	
13 Remove foundations - porch	0	0	SF	1.03	0		0	
14 Hazard Material survey, sample, test	0	0	LS	7,725.00	0		0	
15 Hazardous material abatement	0	0	SF	6.20	0		0	
16 New Parking Spaces & Drive Lane	0	0	SF	9.30	0		0	
17 Improve existing parking and drive	0	0	LS	206,000.00	0		0	
18 Concrete Curb and Gutter	0	0	LF	12.40	0		0	
19 Children's Outdoor Program area	0	0	SF	8.25	0		0	
21 Storm Sewer	0	0	LF	33.00	0		0	
22 Domestic Water	0	0	LF	26.75	0		0	
23 Sanitary Sewer	0	0	LF	39.00	0		0	
24 Electrical service, transformer	0	0	LS	24,720.00	0		0	
25 Relocate power lines & poles	0	0	LS	20,600.00	0		0	
26 Fill material	0	0	CY	27.80	0		0	
27 Retaining Walls	0	0	LF	123.60	0		0	
28 Pedestrian Paving	0	0	SF	2.06	0		0	
29 Lawns & Landscaping	0	0	SF	1.03	0		0	
30 Benches and site furniture	1	1	LS	5,000.00	5,000		5,000	
31 Roof canopy	0	0	LS	30.90	0		0	
32 Flag pole	0	0	LS	2,884.00	0		0	
33 Directional & Informational Signage - signage, electronic site sign and building	1	1	LS	15,000.00	15,000		15,000	
34 Storm Water Detention - underground	0	0	SF	12.40	0		0	
35 Parking lot lighting	0	0	EA	1,957.00	0		0	
36 Solar Panels - 100 KW	0	0	KW	1,782.00	0		0	
SubTotal					20,000		20,000	
Design / Bid Contingency 10%					2,000		2,000	
Site Work Construction Costs SubTotal					22,000		22,000	
Construction Contingency 5%					1,100		1,100	
SITE WORK CONSTRUCTION COST TOTAL					\$23,100		\$23,100	
Soft Costs								
37 Land Acquisition	0	0	SF	0.00	0		0	
38 Legal Fees	1	1	LS		10,300		10,300	
39 Architectural & Engineering Design Fees	1	1	LS		74,291		83,387	
40 Information & Technology Design Fees	1	1	LS		4,926		5,546	
41 Furnishing Design, selection, bidding Fees	1	1	LS		31,892		35,905	
42 Geo Thermal Horizontal Test Well	0	0	LS		0		0	
43 Site Survey	0	0	LS		0		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	1	1	LS		10,300		10,300	
49 Fixtures, Furnishings & Equipment Allowance \$24/SF new	9,932	11,182	SF	24.70	245,320		276,195	
50 Technology & Computer Equipment Allowance	9,932	11,182	LS	6.20	61,578		69,328	
51 Energy & Utility Rebates	0	0	LS		0		0	
52 Geotechnical subsurface investigation	0	0	LS		0		0	
53 Moving	1	1	LS		12,360		12,360	
54 Ground breaking and dedication ceremonies	1	1	LS		3,100		3,100	
55 LEED certification services	1	1	LS		0		0	
56 Library Programming	1	1	LS		17,000		17,000	
57 Commissioning	1	1	LS		0		0	
58 Reimbursable expenses	1	1	LS		18,540		18,540	
59 Referendum Campaign Facilitation	1	1	LS		30,900		30,900	
60 Fundraising Consulting & grant writing	1	1	LS		77,250		77,250	
Soft Cost SubTotal					654,908		707,263	
Site Work Construction Cost Total					23,100		23,100	
(Prices for 2020 construction)					825,945		929,895	
PROJECT COST PER BRANCH					\$1,503,953		\$1,660,258	
No. of Branches					3		3	
TOTAL PROJECT COST (THREE BRANCHES)					\$4,511,860		\$4,980,773	
Inflation 3% per year					\$4,782,571.47		\$5,279,619.38	

Operational Costs Comparison

5/9/2019

	(for comparison) Existing Main Library	(for comparison) Single Main Main Library w/ Full Expansion	(add to each Option) Modified Main Library w/ 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) Main Library	(Single Main) Main Library w/ Full Expansion	(modified) Main Library w/ Expansion

	Option 1 Basic Service First Branch of Two Satellites	or	Option 1A Full Service First Branch 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) First Branch of Two Satellites		(Full Service) First Branch 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)

		<u>Units</u>	<u>SPACE ALLOCATION</u>			
			<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
<i>A. Collection space</i>						
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						
@	1.0 titles per sq.ft.	200	200	200	200	200
<i>B. Public network stations</i>						
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	
<i>C. Reader seating space</i>						
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	
<i>D. Staff work space</i>						
Opt:	@ 150.0 sq.ft. / station	54	8,100			
Mod:	@ 137.5 sq.ft. / station	54		7,425		7,425
Low:	@ 125.0 sq.ft. / station	54			6,750	
<i>E. Meeting room space</i>						
Multi-purpose room 1						
@	10.0 sq.ft. per seat + speakers area	200	2,200	2,200	2,200	2,200
Multi-purpose room 2						
@	15.0 sq.ft. per seat + presenter	120	1,850	1,850	1,850	1,850
Board / conference room						
@	30.0 sq.ft. per seat + 10 gallery	14	520	520	520	520
Children's multi-purpose room						
@	15.0 sq.ft. per seat + presenter	65	1,025	1,025	1,025	1,025
SUBTOTAL (A+B+C+D+E)			48,445	43,364	39,396	46,625
<i>F. Special use space (calculated against SUBTOTAL)</i>						
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	
<i>G. Nonassignable space (calculated against SUBTOTAL)</i>						
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	
<i>H. Percent for art allowance (calculated against SUBTOTAL)</i>						
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>I. Dedicated allowances</i>						
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)

				<i>Units</i>	<i>SPACE ALLOCATION</i>			
					<i>Optimal</i>	<i>Moderate</i>	<i>Low</i>	<i>Recommend</i>
<i>A. Collection space</i>								
Print + media (NOTE: 0% in circulation)								
Opt:	@	10.0	vol / sq.ft.	175,000	17,500			17,500
Mod:	@	11.5	vol / sq.ft.	175,000		15,217		
Low:	@	13.0	vol / sq.ft.	175,000			13,462	
Periodical display								
	@	1.0	titles per sq.ft.	140	140	140	140	140
<i>B. Public network stations</i>								
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	
<i>C. Reader seating space</i>								
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	
<i>D. Staff work space</i>								
Opt:	@	150.0	sq.ft. / station	54	8,100			
Mod:	@	137.5	sq.ft. / station	54		7,425		7,425
Low:	@	125.0	sq.ft. / station	54			6,750	
<i>E. Meeting room space</i>								
Multi-purpose room 1								
	@	10.0	sq.ft. per seat + speakers area	200	2,200	2,200	2,200	2,200
Multi-purpose room 2								
	@	15.0	sq.ft. per seat + presenter	120	1,850	1,850	1,850	1,850
Board / conference room								
	@	30.0	sq.ft. per seat + 10 gallery	14	520	520	520	520
Children's multi-purpose room								
	@	15.0	sq.ft. per seat + presenter	65	1,025	1,025	1,025	1,025
SUBTOTAL (A+B+C+D+E)					38,035	34,277	31,297	36,560
<i>F. Special use space (calculated against SUBTOTAL)</i>					<i>Optimal</i>	<i>Moderate</i>	<i>Low</i>	<i>Recommend</i>
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	
<i>G. Nonassignable space (calculated against SUBTOTAL)</i>								
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	
<i>H. Percent for art allowance (calculated against SUBTOTAL)</i>								
Opt:	@	1.50%	of gross building area		1,176			1,025
Mod:	@	1.25%	of gross building area			797		
Low:	@	1.00%	of gross building area				535	
<i>I. Dedicated allowances</i>								
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)

		<u>Units</u>	<u>SPACE ALLOCATION</u>			
			<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
<i>A. Collection space</i>						
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						
	@ 1.0 titles per sq.ft.	30	30	30	30	30
<i>B. Public network stations</i>						
Opt:	@ 50.0 sq.ft. / terminal	12	600			
Mod:	@ 40.0 sq.ft. / terminal	12		480		480
Low:	@ 35.0 sq.ft. / terminal	12			420	
<i>C. Reader seating space</i>						
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	
<i>D. Staff work space</i>						
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	
<i>E. Meeting room space</i>						
Multi-purpose room 1						
	@ 10.0 sq.ft. per seat + speakers area		0	0	0	0
Multi-purpose room 2						
	@ 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						
	@ 15.0 sq.ft. per seat + presenter		0	0	0	0
SUBTOTAL (A+B+C+D+E)			7,290	6,516	5,915	7,005
<i>F. Special use space (calculated against SUBTOTAL)</i>			<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
Opt:	@ 17.5% of gross building area		2,595			
Mod:	@ 15.0% of gross building area			1,815		1,910
Low:	@ 12.5% of gross building area				1,263	
<i>G. Nonassignable space (calculated against SUBTOTAL)</i>						
Opt:	@ 32.5% of gross building area		4,739			
Mod:	@ 30.0% of gross building area			3,554		3,821
Low:	@ 27.5% of gross building area				2,711	
<i>H. Percent for art allowance (calculated against SUBTOTAL)</i>						
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>I. Dedicated allowances</i>						
Delivery lockers / dispenser device?						
			250	250	250	250
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)

				<u>Units</u>	<u>SPACE ALLOCATION</u>			
					<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
<i>A. Collection space</i>								
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								
	@	1.0	titles per sq.ft.	30	30	30	30	30
<i>B. Public network stations</i>								
Opt:	@	50.0	sq.ft. / terminal	12	600			
Mod:	@	40.0	sq.ft. / terminal	12		480		480
Low:	@	35.0	sq.ft. / terminal	12			420	
<i>C. Reader seating space</i>								
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	
<i>D. Staff work space</i>								
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	
<i>E. Meeting room space</i>								
Multi-purpose room 1								
	@	10.0	sq.ft. per seat + speakers area		0	0	0	0
Multi-purpose room 2								
	@	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								
	@	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
<i>F. Special use space (calculated against SUBTOTAL)</i>					<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
Opt:	@	17.5%	of gross building area		2,858			
Mod:	@	15.0%	of gross building area			2,002		2,098
Low:	@	12.5%	of gross building area				1,394	
<i>G. Nonassignable space (calculated against SUBTOTAL)</i>								
Opt:	@	32.5%	of gross building area		5,226			
Mod:	@	30.0%	of gross building area			3,929		4,196
Low:	@	27.5%	of gross building area				2,997	
<i>H. Percent for art allowance (calculated against SUBTOTAL)</i>								
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>I. Dedicated allowances</i>								
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)

			<u>Units</u>	<u>SPACE ALLOCATION</u>			
				<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
<i>A. Collection space</i>							
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							
	@	1.0 titles per sq.ft.	20	20	20	20	20
<i>B. Public network stations</i>							
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	
<i>C. Reader seating space</i>							
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	
<i>D. Staff work space</i>							
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	
<i>E. Meeting room space</i>							
Multi-purpose room 1							
	@	10.0 sq.ft. per seat + speakers area		0	0	0	0
Multi-purpose room 2							
	@	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							
	@	15.0 sq.ft. per seat + presenter		0	0	0	0
SUBTOTAL (A+B+C+D+E)				5,550	4,999	4,563	5,325
<i>F. Special use space (calculated against SUBTOTAL)</i>				<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
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	
<i>G. Nonassignable space (calculated against SUBTOTAL)</i>							
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	
<i>H. Percent for art allowance (calculated against SUBTOTAL)</i>							
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>I. Dedicated allowances</i>							
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)

			<u>Units</u>	<u>SPACE ALLOCATION</u>			
				<u>Optimal</u>	<u>Moderate</u>	<u>Low</u>	<u>Recommend</u>
<i>A. Collection space</i>							
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							
	@	1.0 titles per sq.ft.	20	20	20	20	20
<i>B. Public network stations</i>							
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	
<i>C. Reader seating space</i>							
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	
<i>D. Staff work space</i>							
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	
<i>E. Meeting room space</i>							
Multi-purpose room 1							
	@	10.0 sq.ft. per seat + speakers area		0	0	0	0
Multi-purpose room 2							
	@	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							
	@	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
<i>F. Special use space (calculated against SUBTOTAL)</i>							
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	
<i>G. Nonassignable space (calculated against SUBTOTAL)</i>							
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	
<i>H. Percent for art allowance (calculated against SUBTOTAL)</i>							
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>I. Dedicated allowances</i>							
Delivery lockers / dispenser device?							
				250	250	250	250
GROSS BUILDING AREA				12,850	10,589	8,897	11,182