Kaukauna Public Library Space Needs Analysis

INTRODUCTION

The Kaukauna Public Library faces a unique set of challenges as it seeks direction in regard to its home for the next two decades and beyond. The decision as to whether the City should continue to rent space in the Grand KaKalin facility, purchase the Grand KaKalin property and expand the library in the renovated mill building, or seek a permanent home for the library elsewhere is fraught with issues that run the gamut from the sentimental to the political with many stops along the way to assess potential short and long-term returns on investment. This section of the report sets most of these volatile issues aside for a moment and tries to explore the library's space needs in a dispassionate way based on the application of library service criteria. The building and structure were not evaluated for compliance or structural integrity/loading.

As part of this aspect of our assessment, the Kaukauna Public Library facility was evaluated in comparison to the 36 other Wisconsin public libraries that serve populations of between 19,000 and 34,999 (including those eligible for service who live outside each library's host municipality). These communities include some relatively nearby (Menasha) and some a considerable distance away (Hudson). They encompass communities that are both suburban (Middleton, Verona, and Waunakee) and rural (Baraboo and Fort Atkinson) in nature.

In carrying out the project, the FEH Design staff also toured the existing facility multiple times (including the vacant lower-level spaces), observed the library in use by the public, interviewed the Library Director, and conducted three focus groups with staff members. These steps were efforts to better understand what does and doesn't work well from a library service aspect in the existing library space. Finally, FEH applied its proprietary library space planning tool three times using differing assumptions to determine both the library's current space deficit and the library's projected space needs twenty years hence.

PEER COMPARISON

The peer library comparison was conducted using preliminary data for calendar year 2021 recently released by the Department of Public Instruction (DPI). While this data set has not yet been certified by DPI, a check of a sampling of entries against those from previous years confirms that the 2021 numbers appear to be accurate. In the course of this validation process, a few notable changes in square footage figures were evident. For example, the Watertown Public Library, which was listed as being 24,665 square feet, jumped to 41,528 square feet as a result of its very recent expansion. The public Library in Waunakee Wisconsin, which had been listed at 11,972 square feet in 2017, more than tripled in size to 39,393 square feet.

As was indicated in the introduction, the peer analysis included 37 Wisconsin public libraries serving populations between 19,000 and 34,999 including people served both in host municipalities and in non-municipal surrounding areas. The 19,000 – 34,999 population span has been chosen because it is a grouping used by DPI in reporting quantitative standards in a "Tier" system based on quartiles within the population categories. Tables prepared by DPI for the public library standards use the 25th percentile as a Tier 1 benchmark (25% of libraries in a population category fall below that mark on an individual

statistic). Tier 2 measures present the 50th percentile (half of the libraries fall above and half below on a given measure). Tier 3 represents the 75th percentile. Libraries exceeding the Tier 3 level fall in the top 25% of libraries in their population category on a given measure.

Although DPI has not yet released "Tier charts" using the 2021 statistics, FEH calculated percentiles based on the preliminary 2021 data on a few relevant measures. These are presented in the table below. For 2021, DPI calculated Kaukauna's service population at 23,107 people including 16,634 Kaukauna city residents and 6,473 from surrounding townships. A similar method was used to estimate service populations for all the other peer libraries. FEH believes that DPI's service population understates the true service population given that the U.S. Census Bureau estimated July 1, 2021, population for Kaukauna was 17,170 (compared to the 16,634 used by DPI). This difference in population suggests that the per capita measures shown in the chart that follows likely overstate Kaukauna's performance. (They would be lower if the calculations divided by a higher population number.) Nevertheless, the peer comparison reveals some important information.

		Total Estimated Service Population (2021)	Number of Square Feet	Square Feet per Capita	Total Physical Volumes	Total Physical Volumes per Capita	Total Staff (FTEs)
Wisconsin Libraries	MEAN	25,101	25,666	1.04	87,541	3.51	13.20
Serving Between	MEDIAN	23,321	26,100	1.00	84,049	3.43	12.50
19,000 - 34,999	1st Quartile (25 th	,	,		,		
Population	percentile)	20,818	18,016	0.72	70,466	2.81	10.38
·	2nd Quartile (middle – 50 th percentile)	23,321	26,100	1.00	84,049	3.43	12.50
	3rd Quartile (75 th	20,021	20,100	1.00	01,010	0.10	12.00
	percentile)	28,960	33,450	1.34	98,060	4.06	14.63
	4th Quartile (high – 100 th						
	percentile)	34,219	46,000	1.97	169,843	5.82	26.35
Kaukauna Publ Library	ic	23,107	26,600	1.15	60,609	2.62	9.64

Kaukauna's service population is slightly below the mean for the group of 37 libraries. The shading on the chart above shows that Kaukauna's population falls between the 25th and 50th percentile. 15 of the libraries included serve population below Kaukauna's measure and 21 libraries serve larger populations. In terms of square footage, Kaukauna falls just above the midpoint among the libraries but well below the 75th percentile. This is also reflected in the square feet per capita measure. At 1.15 square feet per capita, Kaukauna is in the middle of the pack. It should be noted that part of the reason that Kaukauna performs relatively well on this measure is due to the fact that a highly accessible/user-friendly approach was taken to housing collections when the Grand KaKalin facility was renovated. Shelving heights are uniformly much lower than in the majority of the peer libraries and aisles between stacks exceed Americans with Disabilities Act requirements. The lower density of shelving employed simply takes more space. This becomes evident when collection measures are examined.

Kaukauna's stock of books and other library materials (audiobooks, videos, etc.) is considerably smaller than the other Wisconsin libraries serving similar populations. We have indicated this by highlighting in red the measures on which Kaukauna falls below the 25th percentile (among the lowest quarter of libraries in the state serving similar populations). Kaukauna's collections are more than 20,000 volumes smaller than the mean and median measures for peer libraries. At 2.62 volumes per capita, the library is even well below the 25th percent level. Kaukauna's staffing level is also considerably lower than most of its peers. These factors, collection size and staffing level, weigh heavily in our projections of long-term (20 year) space needs.

SPACE PLANNING TOOL ASSESSMENTS

FEH Design utilizes a unique interactive proprietary Space Planning Tool to help its library clients assess their space needs. The tool allows our space planners and clients to adjust many different factors such as collection sizes, seating capacity, user-friendliness of how collections are stored, spaciousness of public seating and staff and meeting room capacities and to see the implications of the decisions that are made in real time.

Our first application of the Space Planning Tool was an effort to determine the existing space deficit using current population figures, collection and staff sizes, and contemporary service offerings. This implementation of the Space Planning Tool set the City of Kaukauna's population at 17,170 (the U.S. Census Bureau's July 1, 2021, population estimate) and applied DPI's additional service population estimate of 6,473 for a total service population of 23,643. The collection sizes used were from a printout of the library's holdings generated in June 2022. The result of this application of the space calculator was a total square footage need of 30,890 square feet. Given that the library currently occupies 26,600 square feet, the existing deficit is estimated to be 4,290 square feet.

A second application of the Space Planning Tool applied 20-year population projections (City population of 18,029 for 2032, 8,523 township population, and a 5% growth projection for 2032 – 2042 for the entire area for a total service population of 27,879). It also assumed modest growth in staffing, no growth in collections, and substantial growth in the provision of meeting and library programming spaces. Seating allocations are also increased under this scenario, in particular to reflect the high level of usage of the library by families with children. This calculation resulted in a total space need estimate of 41,689 square feet or a deficit of 15,089 square feet.

The third application of the Space Planning Tool used the same 20-year population projection (27,879) but also included an increase in the library's collections to enable it to slightly exceed the Tier 3 (75th percentile) level. Collection estimates targeted 3.5 volumes per capita using the 20-year population projection. Again, seating allocations are also increased under this scenario, in particular to reflect the high level of usage of the library by families with children. Staffing was also increased in this scenario both to recognize enhanced services (especially in the programming area) and the likelihood that the library would occupy more than a single level and would require additional staff to adequately and safely oversee the space. This scenario generated a total space need of 51,485 square feet or a deficit from the existing 26,600 square feet of 24,485 square feet.

It should be noted that in all cases, the existing user-friendliness/ handicapped accessibility of shelving heights and aisle widths are maintained.

OVERALL ASSESSMENT/OBSERVATIONS

Both the Peer Analysis and the application of the Space Planning Tool document the library's need for additional space. However, it should be noted that Kaukauna's existing facility brings with it a number of unique challenges. In planning for a new library facility, functional design decisions are made based on functional needs – spaces are designed from the start with a particular use in mind. To a large extent, the column structure of the Grand KaKalin building dictates how at least some areas of the building can be used. Placement of shelving must account for structural elements, site lines in large meeting spaces are interrupted by columns. The placement of enclosed spaces is often prescribed by the location of load bearing elements. Effective supervision of some spaces is problematic.

A second observation relates to the collection size. The peer analysis clearly demonstrates that Kaukauna's collections are undersized. It should be noted that the collection sizes used in the largest scenario are not lavish. They are designed to enable the library to achieve 3.5 volumes per capita, which is merely the average (mean) for the peer library group. Kaukauna's small collection size is, at least in part, due to the library's history. The old Carnegie building very simply was not large enough to house a collection adequate to serve the community well. The combination of a small base collection layered on growth in population leaves the library in need of a significantly larger collection.

A third observation relates to both staffing levels and workspaces for staff. Again, history plays a part in the fact that Kaukauna has a considerably smaller staff than most of its peers. However, an even more important factor is the ways in which public library services have changed over the last decade. An increased emphasis has been placed on the public library's role in lifelong learning including Science Technology, Engineering, and Math (STEM) and Science, Technology, Engineering, Arts, and Math (STEAM). Elements such as maker spaces and creative play spaces for children have become commonplace. Extensive programming for adults and teens has taken their places beside traditionally strong programming efforts targeting young children.

A final comment related to staffing regards the inadequacy of staff spaces. Of all of the spaces allocated for staff use in the Grand KaKalin library facility, the only areas that can be deemed even marginally adequate are the Director's office and the circulation area (and the circulation area has serious flaws in regard to enabling the most efficient use of staff). The balance of staff spaces and poorly designed and are inadequate in size.

SUMMARY

The primary deficiencies identified in applying the space planning tool are space for an expanded collection of materials, additional/enhanced meeting and programming space, expanded and enhanced staff workspace, and storage. The existing facility is already 4,290 square feet too small to meet the needs of the current population. An expansion of the facility to 41,689 (an increase of 15,089 square feet) would allow for modest expansion of both staff and programming spaces but would do little to address the need for larger collections. An expansion to approximately 51,485 square feet would sere the 20-year population growth needs, would accommodate an average-sized collection for the service population and would supply the space for programming, staff, and storage for at least the next twenty years.

Opinion of Probable Cost

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Owner: City of Kaukauna Project No.: 2022404 Date : 9/14/22 Project : Kaukauna Public Library Phase: Concept Design Estimator : KE

Option 1 - lower level and main level Grand KaKalin

_	DESCRIPTION	QTY	UNIT	COST/SF	TOTALS
Buil	ding Construction Costs:				
	New construction				
1	New Library building	0	SF	250.00	0.400
2	Renovation of main level - study rms, HVAC, walls, doors,	28,380	SF	87.00	2,469,
3	Renovation of Lower level - 129' x 220'-8"	26,380	SF	125.00	3,297,
4	Selective Demolition	52,000	SF	6.00	312
5	Code, Maintenance & ADA: roof replacement, masonry sealer, openings, floor leveling	116,000	SF	14.00	1,624
	Does not include costs for 2				7,702
	Design / Building Construction	Bid Continge on Costs			1,001 8,703
		ion Conting			609
	BLDG CON				\$9,313
ite	Work Construction Costs	ISTRUCTI	ON CO.	I TOTAL	φ3,313,
11	Structure Deconstruction	0	SF	8	
12	Remove/Relocate trees	0	EA	1000	
13	Remove foundations & utilities -	0	SF	3	
14	Hazard Material survey, sample, test	0	LS	3000	
15	Hazardous material abatement	0	SF	8	
16	New Parking Spaces (asphalt with Concrete curbs)	0	SF	9.00	
17	Improve existing parking and drive	0	SF	5.00	
18	Concrete Curb and Gutter at street	0	LF	16.00	
18	Children's Outdoor Program area	0	SF	8.00	
21	Storm Sewer	0	LF	35	
				i i	
22	Domestic Water	0	LF	30	
23	Sanitary Sewer	0	LF	40	
24	Electrical service, transformer	0	LS	24,000	
25	Natural Gas	0	LF	40	
26	Fill material - 2' at full site	0	CY	27	
27	Retaining Walls	0	LF	120	
28	Pedestrian Paving	0	SF	6.00	
29	Lawns & Landscaping	0	SF	1	
30	Benches and site furniture, donated	0	LS	4,000	
31	Roof canopy	0	SF	60	
32	Flag pole	0	LS	3,500	
33	Directional & Informational Signage - signage, electronic site sign and building	0	LS	20,000	
34	Exterior water protection on water front side, shoring & pumping to keep dry during work	900	SF	275.00	247
35	Parking lot lighting	0	EA	2,200	
36	Solar Panels - 70 KW	70	KW	2,200	154
			SubTotal		401
	Design / B	Bid Continge	ency 15%		60
	Site Work Const	tr. Costs S	SubTotal		461
		ion Conting			36
	SITE WORK CON	STRUCTI	ON COS	IOIAL	\$498
37	Land Acquisition:	1	LS		4,000
38	Legal Fees - City Attorneys so no cost	1	LS		
39	Architectural & Engineering Design Fees	1	LS		834
10	Information & Technology Design Fees	1	LS		12
11	Furnishing Design, selection, bidding Fees	1	LS		127
12	Geo Thermal Horizontal Test Well	0	LS	10,000.00	
13	AMHD System	1	LS		220
14	Printing & postage Costs & electronic plan room for Construction Documents	1	LS		4
15	Construction documents State AHJ review Fees	1	LS		5
6	Builders Risk Insurance	1	LS		5
17	Quality Control Material Testing & Inspections	1	LS		8
18	During Construction Utility costs	1	LS		10
19	Fixtures, Furnishings & Equipment Allowance \$28/SF new	26,000	SF	28.00	728
	Fixtures, Furnishings & Equipment Allowance \$12/SF existing	26,000	SF	13.00	338
	Technology & Computer Equipment Allowance	26,000	LS	6.00	156
50	Energy & Utility Rebates	1	LS	0.00	(1
		0	LS	3,000.00	(.
51	Geotechnical subsurface investigation borings	, ,		15,000.00	15
51 52	Geotechnical subsurface investigation borings Moving	1	LS	.0,000.00	1
i1 i2 i3	Moving		LS LS	1.500.00	
51 52 53 54	Moving Ground breaking and dedication ceremonies	1	LS	1,500.00	
51 52 53 54 55	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months	1 0	LS LS	1,500.00	
51 52 53 54 55 56	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition	1 0 1	LS LS LS	1,500.00	5
51 52 53 54 55 56	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning	1 0 1	LS LS LS	1,500.00	5 18
51 52 53 54 55 56 57 58	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants	1 0 1 1	LS LS LS LS	1,500.00	5 18 8
51 52 53 54 55 56 57 58 59	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency	1 0 1 1 1	LS LS LS LS LS	1,500.00	5 18 8 50
51 52 53 54 55 56 57 58 59	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation	1 0 1 1 1 1	LS LS LS LS LS LS	1,500.00	5 18 8 50 15
51 52 53 54 55 56 57 58	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	1 0 1 1 1 1 1	LS LS LS LS LS LS LS LS LS	1,500.00	5 18 8 50 15 30
51 52 53 54 55 56 57 58 59 60	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	1 0 1 1 1 1 1 1 1 Soft Cost	LS LS LS LS LS LS LS LS SubTotal	1,500.00	5 18 8 50 15 30 6,589
51 52 53 54 55 56 57 58 59	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	1 0 1 1 1 1 1 1 1 Soft Cost	LS LS LS LS LS LS LS LS SubTotal	1,500.00	
51 52 53 54 55 56 57 58 59 60	Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	1 0 1 1 1 1 1 1 1 Soft Cost struction Co	LS LS LS LS LS LS LS LS SubTotal		5 18 8 50 15 30 6,589

Project No.: 2022404 Date :
Phase: Concept Design Estimator : Owner: City of Kaukauna Date : 9/14/22 Project : Kaukauna Public Library KE

Option 2 - main level and upper level Grand KaKalin

_uı	DESCRIPTION Iding Construction Costs:	QTY	UNIT	COST/SF	TOTALS
	Iding Construction Costs:				
1	New Construction New Library building	0	SF	250.00	
2	Renovation of Main Level	28,380	SF	87.00	2,469
3	Renovation of upper level 129' x 220'-8"	28,380	SF	120.00	3,405
4	Selective Demolition	52,000	SF	6.00	312
5	Code, Maintenance & ADA: roof replacement, masonry sealer, openings	90,000	SF	14.00	1,260
			SubTotal		7,446
	Design / Bid				968
	Building Construction				8,414
	Construction			-	589
	BLDG CONS	TRUCTI	ON CO	ST TOTAL	\$9,003
te	Work Construction Costs				
11	Structure Deconstruction	0	SF	8	
2	Remove/Relocate trees	0	EA	1000	
3	Remove foundations & utilities -	0	SF	3	
4	Hazard Material survey, sample, test	0	LS	3000	
5	Hazardous material abatement	0	SF	8	
6	New Parking Spaces (asphalt with Concrete curbs)	0	SF	9.00	
7	Improve existing parking and drive	0	SF	5.00	
8	Concrete Curb and Gutter at street	0	LF	16.00	
9	Children's Outdoor Program area	0	SF	8.00	
1	Storm Sewer	0	LF	35	
2	Domestic Water	0	LF	30	
3	Sanitary Sewer	0	LF	40	
4	Electrical service, transformer	0	LS	24,000	
5	Natural Gas	0	LF	40	
6	Fill material - 2' at full site	0	CY	27	
7	Retaining Walls	0	LF	120	
8	Pedestrian Paving	0	SF	6.00	
9	Lawns & Landscaping	0	SF	1	
0	Benches and site furniture, donated	0	LS	4,000	
1	Roof canopy	0	SF	60	
2	Flag pole	0	LS	3,500	
3	Directional & Informational Signage - signage, electronic site sign and building	0	LS	20,000	
4	Exterior water protection on water front side	900	SF	100.00	9
35	Parking lot lighting	0	EA	2,200	
36	Solar Panels - 70 KW	70	KW	2,200	15
					244
	Design / Bid	Continge		-	36
	Site Work Constr.	Continger	ncy 15% SubTotal	-	28
	Site Work Constr. Construction	Continger Costs S	ncy 15% SubTotal ency 8%	PT TOTAL	3 28 2
	Site Work Constr.	Continger Costs S	ncy 15% SubTotal ency 8%	ST TOTAL	3 28
-	Site Work Constr. Construction	Continger Costs S	ncy 15% SubTotal ency 8%	ST TOTAL	3 28 2
7	Site Work Constr. Construction SITE WORK CONS	Continger Costs S Costs S Continger	ncy 15% SubTotal ency 8%	ST TOTAL	3 28 2 \$30
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8 9 0	Site Work Construction Construction SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees	Continger Costs S n Continger TRUCTI	concy 15% subTotal ency 8% ON COS LS LS LS LS	ST TOTAL	3 28 2 \$30 4,00
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8 9 0 1 2 3 4 5 6	Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance	Continger Costs S n Continger TRUCTI	LS L		3 28 2 \$30 4,00 79 1 12
8 9 0 1 2 3 4 5 6 7 8	Site Work Construction Construction SITE WORK CONS SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections	Continger Costs S n Continger TRUCTI	LS L		3 28 28 2 2 \$300 4,000 11 12 22 22
8 9 0 1 2 3 4 5 6 7 8	Site Work Construction Construction SITE WORK CONS SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs	Continger Costs S Continger TRUCTI	LS L	10,000.00	3 28 28 2 2 \$30. 4,000 79 1 12 22 2 1 1 72
17 18 19 10 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Site Work Construction Construction SITE WORK CONS SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new	Continger Costs S Continger TRUCTI 1 1 1 1 1 1 1 1 1 1 1 1 26,000	LS L	10,000.00	3 28 28 2 2 530: 4,000 79 1 12 22 22 1 1 72 23 33
8 9 0 1 2 3 4 5 6 7 8 9 0.5	Site Work Construction Construction SITE WORK CONS SITE WORK CONS SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing	Continger Costs S n Continger TRUCTI	LS L	10,000.00 28.00 13.00	3 28 2 \$30: 4,00 79 1 12 22 1 1 72 33 33 155
18 19 10 11 12 13 14 15 16 17 18 19 19.5	Site Work Construction Construction SITE WORK CONS SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance	Continger Costs S n Continger TRUCTI 1 1 1 1 1 1 1 1 1 1 1 2 6,000 26,000 26,000	LS L	10,000.00 28.00 13.00	3 28 2 \$30: 4,00 79 1 12 22 1 1 72 33 33 155
8 9 0 1 2 3 4 5 6 7 8 9 0.5 0	Site Work Construction Construction SITE WORK CONS SITE WORK CONS SITE WORK CONS Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance Energy & Utility Rebates	Continger Costs S n Continger TRUCTI 1 1 1 1 1 1 1 1 1 1 26,000 26,000 1	LS L	28.00 13.00 6.00	3 28 28 2 2 \$30: 4,000 79 1 12 22 2 1 1 72 33 15 (
8 9 0 1 2 3 4 5 6 7 8 9 1.5 0	Site Work Construction Construction SITE WORK CONS SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings	Continger Costs S n Continger TRUCTI 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LS L	28.00 13.00 6.00	3 28 2 \$30: 4,00 79 1 12 22 1 1 72 33 15 (
8 9 0 1 2 3 4 5 6 7 8 9 1.5 0 1 2 3 4	Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving	Continger Costs S n Continger TRUCTI 1 1 1 1 1 1 1 1 1 1 2 6,000 26,000 1 1	LS L	28.00 13.00 6.00 3,000.00	3 28 2 \$30: 4,00 79 1 12 22 1 1 72 33 15 (
8 9 0 1 2 3 4 5 6 7 8 9 1.5 0 1 2 3 4 5 5	Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies	Continges Costs \$ 6 \text{Continges} \text{ Continges} Conti	LS L	28.00 13.00 6.00 3,000.00	3 28 23 \$30: 4,000 79 1 1 12 22 1 7 2 3 3 3 15 (
8 9 0 1 2 3 4 5 6 7 8 9 1.5 0 1 2 3 4 5 6 7 8 9 9 1 1 1 1 2 1 3 1 4 5 6 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8	Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Buildiers Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months	Continge Costs 8 n Continge TRUCTI	LS L	28.00 13.00 6.00 3,000.00	3 28 28 22 \$30: 4,000 79 1 12 22 22 1 1 72 33 155 (1 1
8 9 0 1 2 3 4 5 6 7 8 9 1.5 0 1 2 3 4 5 6 7	Earn Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Trinting & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition	Continge Costs S on Continge TRUCTI	LS L	28.00 13.00 6.00 3,000.00	3 28 28 \$30: 4,000 79 1 12 22 22 1 7.7 2.3 33 15 ()
8 9 0 1 1 1 2 2 3 3 4 4 5 5 6 6 7 7 8 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Site Work Construction SITE WORK CONSTRUCTION SITE WORK CONSTRUCTION SITE WORK CONSTRUCTION Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System AMHD System Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Benerya & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Commissioning Relimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency	Continge Costs 8 n Continge TRUCTI	LS L	28.00 13.00 6.00 3,000.00	3 28 28 2 2 3 3 3 4,000 1 1 1 2 2 2 3 3 3 1 5 5 (1 1 1 1 5 5 1 1 1 1 1 5 5 1 1 1 1
8 9 9 0 1 1 2 3 3 4 4 5 6 6 7 7 8 8 9 9	Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation	Continges Costs 8 Continges 1 1 1 1 1 1 1 1 1 1 26,000 26,000 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LS L	28.00 13.00 6.00 3,000.00	3 28 28 29 330: 4,000 799 1 12 22 22 1 1 1 72 333 155 (1 1 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1
8 9 9 0 1 1 2 3 3 4 4 4 5 5 6 6 7 7 8 8 9 9 0 0	Site Work Construction SITE WORK CONSTRUCTION SITE WORK CONSTRUCTION SITE WORK CONSTRUCTION Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System AMHD System Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Benerya & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Commissioning Relimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency	Continge Costs 8 n Continge TRUCTI	LS L	28.00 13.00 6.00 3,000.00	3 28 28 330 4,000 79 1 12 22 22 1 1 1 5 5 1
8 9 9 0 1 1 2 3 3 4 4 4 5 5 6 6 7 7 8 8 9 9 0 0	Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	Continge Costs S C	LS L	28.00 13.00 6.00 3,000.00 1,500.00	3 28 2 \$30: 4,000 799 1 122 222 1 1,727 333 155 (1
8 9 0 1 1 2 3 3 4 4 5 6 6 7 8 8 9 9 0 5 5 6 6 7 7 8 8 9 9 0	Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	Continges Costs 8 Continges 1 1 1 1 1 1 1 1 1 1 26,000 26,000 1 0 1 1 1 1 1 1 1 1 0 0 1 1 1 1 1 1	LS L	28.00 13.00 6.00 3,000.00 1,500.00	3 28 28 \$30: 4,000 79 1 12 22 22 1 1,72 33 155 (,1)
8 9 0 1 1 2 3 3 4 4 5 6 6 7 8 8 9 9 0 5 5 6 6 7 7 8 8 9 9 0	Site Work Construction Construction SITE WORK CONS SITE WORK CONS Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	Continge Costs S C	LS L	28.00 13.00 6.00 3.000.00 15,000.00	3 28 28 \$30: 4,000 79 1 12 22 22 1 1 72: 33 155 (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
18 19 10 11 12 13 14 15 16 17 18 19 19 10 11	Site Work Construction SITE WORK CONS SITE WORK CONS Land Acquisition: Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well AMHD System Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies Temporary rental location for 2,000 SF, \$12/SF for 15 months Donor Recognition Commissioning Reimbursable expenses by the Design team and consultants Owner's Soft Cost Contingency Campaign Facilitation Fundraising Feasibility Committee, Consultanting, & grant writing	Continge Costs 8 n Continge TRUCTI 1 1 1 1 1 1 1 26,000 26,000 1 0 1 1 1 1 1 1 1 1 0 0 ruction Cost 8	LS L	28.00 13.00 6.00 3.000.00 15,000.00	3 28 2

 Owner: City of Kaukauna
 Project No.: 2022404
 Date :
 9/14/22

 Project : Kaukauna Public Library
 Phase: Concept Design
 Estimator :
 KE

Option 3 - main, lower, and upper levels Grand KaKalin

Illiding Construction	28,380 SF 87.00 2,469, 28,380 SF 120.00 3,405, 73,000 SF 6.00 438, 116,000 SF 14.00 1,624, SubTotal stition Costs SubTotal stition Contingency 7% 714, 173, 110, 100, 100, 100, 100, 100, 100, 10
Renovation of Nam Level 2 1,000 SF 52,00 Renovation of Main Level 28 2,300 SF 7,00 SF 120,00 Selective Demolition 73,000 SF 6,00 Selective Demolition 73,000 SF 6,00 SF 140,00 SF SF 140,00 SF SF SF SF SF SF SF	28,380 SF 87,00 2,469 28,380 SF 120,00 3,400 73,000 SF 6,00 438 116,000 SF 14.00 1,624 SubTotal 10,202 **Tition Costs SubTotal 10,202 **Tition Costs SubTotal 10,203 **O SF 8 8
Renovation of Main Level 28,380 SF 120.00	28,380 SF 87.00 2,46 28,380 SF 120.00 3,40 73,000 SF 6.00 43 116,000 SF 14.00 1,62 SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Tition Costs SubTotal 10,20 **Simple
Selective Demolition	73,000 SF 6.00 43 116,000 SF 14.00 1.62 SubTotal 9,02 Jid Contingency 13% 1.17: Title
Code, Maintenance & ADA: roof replacement, masonry sealer, openings, floor leveling SubTrail	116,000 SF
Design / Bid Contragency 13%	SubTotal 9,02
Design / Bit Contingency 13% Building Construction Costs SubTotal Construction Cost SubTotal Construction Cost SubTotal Construction Costs SubTotal Construction Costs	/ Bid Contingency 13%
Building Construction Costs SubTotal Construction Costs SubTotal Construction Costs	Description
BUDG CONSTRUCTION COST TOTAL	ONSTRUCTION COST TOTAL \$10,910 0
Structure Deconstruction	0 SF 8 0 0 SF 3 3 0 0 LS 3000 0 SF 9,00 0 SF 8,00 0 LF 40 0 0 LF 40 0 0 LF 40 0 0 LF 40 0 0 CY 27 0 LF 120 0 SF 6,00
Structure Deconstruction	0 EA 1000 0 SF 3 0 LS 3000 0 SF 8 0 SF 9.00 0 SF 5.00 0 LF 16.00 0 LF 35 0 LF 30 0 LF 30 0 LF 40 0 LF 40 0 LF 40 0 LF 120 0 LF 120 0 SF 6.00 0 LF 120 0 SF 6.00 0 LF 120 0 SF 6.00 0 LF 120 0 SF 1 1 LS 3,500 0 LS 22,000 0 LS 3,500 0 LS 3,500 0 LS 20,000 0 SF 60 0 LS 3,500 0 LS 20,000 0 SF 60 0 LS 3,500 0 LS 20,000 0 SF 60 0 LS 3,500 0 LS 3,5
2 Remove Flocinations & Unities - 0 EA 1000 3 Remove foundations & Unities - 0 SF 3 4 Hazard Material survey, sample, test 0 LS 3000 5 Hazardous material abatement 0 SF 9.00 6 New Parkins Spasses (seiphalt with Concrete curbs) 0 SF 9.00 7 Improve existing parking and drive 0 SF 5.00 8 Concrete Curb and Gutter at street 0 LF 16.00 9 Children's Outdoor Program area 0 LF 3.0 1 Storm Sewer 0 LF 3.0 2 Domestic Water 0 LF 3.0 3 Sanitary Sewer 0 LF 4.00 4 Electrical service, transformer 0 LF 4.00 5 Ratural Clas 0 LF 4.00 6 Fill material -2 2t full site 0 LF 4.0 6 Fill material -2 2t full site 0 LF 1.0 9 Captarian Paving 0 LF 1.0 9	0 EA 1000 0 SF 3 0 LS 3000 0 SF 8 0 SF 9.00 0 SF 5.00 0 LF 16.00 0 LF 35 0 LF 30 0 LF 30 0 LF 40 0 LF 40 0 LF 40 0 LF 120 0 LF 120 0 SF 6.00 0 LF 120 0 SF 6.00 0 LF 120 0 SF 6.00 0 LF 120 0 SF 1 1 LS 3,500 0 LS 22,000 0 LS 3,500 0 LS 3,500 0 LS 20,000 0 SF 60 0 LS 3,500 0 LS 20,000 0 SF 60 0 LS 3,500 0 LS 20,000 0 SF 60 0 LS 3,500 0 LS 3,5
Remove foundations & utilities - 0	0 SF 3 0 LS 3000 0 SF 8 0 SF 9,00 0 SF 5,00 0 LF 16,00 0 SF 8,00 0 LF 35 0 LF 35 0 LF 30 0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6,00 0 SF 6,00 0 SF 1 0 LF 120 0 SF 600 0 SF 1 1 LS 3,500 0 LS 20,000 900 SF 275,00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 66 nstr. Costs SubTotal 40 / Bid Contingency 15% 1 LS 4,000 1 LS 4,000 1 SF 660 1 SF 67 1 SubTotal 40 / Bid Contingency 15% 66 / Bid Contingency 15% 1 LS 4,000 1 LS 4,000 1 SubTotal 40 / Bid Contingency 15% 8496
Hazard Material survey, sample, lest 0	0 LS 3000 0 SF 8 0 SF 9,00 0 SF 5,00 0 LF 16,00 0 LF 35 0 LF 30 0 LF 30 0 LF 40 0 LF 40 0 LF 27 0 LF 120 0 SF 6,00 0 SF 6,00 0 LF 40 1 LS 24,000 0 SF 6,00 0 SF 6,00 0 SF 6,00 0 SF 1 0 LS 20,000 0 SF 1 0 LS 20,000 0 SF 275,00 24 0 LS 20,000 900 SF 275,00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 6 nstr. Costs SubTotal 46 sction Contingency 8% 3 DNSTRUCTION COST TOTAL \$496 1 LS 4,00 1 LS 97
Hazardous material abatement 0 SF 8	0 SF 8 0 0 0 SF 9.00 0 0 SF 5.00 0 0 LF 16.00 0 SF 8.00 0 0 LF 35 0 0 LF 35 0 0 LF 40 0 0 LF 40 0 0 CY 27 0 LF 120 0 SF 6.00 0 SF 6.00 0 SF 6.00 0 SF 6.00 0 SF 1 1 0 LS 3,500 0 LS 3,500 0 LS 3,500 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 LS 2,000 15 SubTotal 40 KW 2,200 15 SubTotal 40 KW 2,200 15 SubTotal 46 Application Contingency 8% 3 SONSTRUCTION COST TOTAL \$496 1 LS 97 1 LS
6 New Parking Spaces (asphalt with Concrete curbs)	0 SF 9.00 0 SF 5.00 0 LF 16.00 0 SF 8.00 0 LF 35 0 LF 35 0 LF 30 0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 6.00 0 SF 6.00 0 SF 1 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 LS 27.00 15 SubTotal 40 / Bid Contingency 15% 66 sction Contingency 15% 346 SubTotal 46 SubTo
Temprove existing parking and drive 0 SF 5.00	0 SF 5.00 0 LF 16.00 0 SF 8.00 0 LF 35 0 LF 30 0 LF 30 0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 6.00 0 SF 6.00 0 SF 6.00 0 SF 275.00 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 A0 CONTINGENCY 15% 66 DISTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 976
Concrete Curb and Gutter at street	0 LF 16.00 0 SF 8.00 0 LF 35 0 LF 30 0 LF 30 0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 6.00 0 SF 6.00 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 40 / Bid Contingency 15% 61 0 ST COST TOTAL \$498 1 LS 4,000 1 LS 4,000 1 LS 4,000 1 LS 2,000 1 LS 3,500 0 LS
Schildren's Outdoor Program area 0	0 SF 8.00 0 LF 35 0 LF 30 0 LF 40 0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 1 0 LS 3,500 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 6 Signature 15
Storm Sewer	0 LF 35 0 LF 30 0 LF 30 0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 1 0 LS 3,500 0 LS 3,500 0 LS 20,000 900 SF 275.00 24: 0 EA 2,200 70 KW 2,200 15: SubTotal 40: // Bid Contingency 15% 66 nstr. Costs SubTotal 46: 1 LS 4,000 1 LS 4,000 24: 275.00 24: 28: 29: 30 EA 2,200 30 EA 2,200 30 EA 2,200 30 EA 3,500 30 E
2 Domestic Water	0 LF 30 0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 1 0 LS 4,000 0 SF 60 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 66 DISTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 976 1 LS 977 1 LS 976
Sanitary Sewer	0 LF 40 0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 6.00 0 SF 1 0 LS 4,000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 66 DNSTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 976 1 L
Electrical service, transformer	0 LS 24,000 0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 1 0 LS 3,500 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 66 DISTRUCTION COST TOTAL 400 1 LS 4,000 1 LS 9,000 900 SF 275.00 24 1 LS 9,000 900 SF 275.00 24 1 LS 9,000 15 SubTotal 40 15 SubTotal 40 16 SubTotal 46 17 18 18 18 18 18 18 18 18 18 18 18 18 18
5 Natural Gas 0 LF 40 6 Fill material - 2' at full site 0 CY 27 7 Retaining Walls 0 LF 120 8 Pedestrian Paving 0 SF 6.00 9 Lawns & Landscaping 0 SF 6.00 1 Benches and site furniture, donated 0 LS 4,000 1 Roof canopy 0 SF 60 2 Flag pole 0 LS 3,500 3 Directional & Informational Signage - signage, electronic site sign and building 0 LS 3,500 4 Exterior water protection on water front side, shoring & pumping to keep dry during work 900 SF 275.00 5 Parking to Lighting 0 EA 2,200 Site Work Construction Contingency 15% SubTotal Design/ Bid Contingency 15% Site Work Construction Contingency 15% Site Work Construction Contingency 15% Site Work Construction Contingency 15% A construction & Engineering Design Fees 1 LS 1 Furnish	0 LF 40 0 CY 27 0 LF 120 0 SF 6.00 0 SF 1 0 LS 4,000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 66 nstr. Costs SubTotal 46 DNSTRUCTION COST TOTAL 5498 1 LS 4,000 1 LS 97 1 LS 10,000.00
6 Fill material - 2' at full site 0 CY 27 7 Retaining Walls 0 LF 120 9 Lawns & Landscaping 0 SF 6.00 9 Lawns & Landscaping 0 SF 1 0 Benches and site furniture, donated 0 LS 4,000 1 Roof canopy 0 SF 60 2 Flag pole 0 LS 3,500 3 Directional & Informational Signage - signage, electronic site sign and building 0 LS 20,000 5 Parking lot lighting 0 EA 2,200 5 Parking lot lighting 0 EA 2,200 5 Solar Panels - 70 KW 70 KW 2,200 SubTotal Design Feel File Contingency 15% Site Work Constr. Costs SubTotal Design File Contingency 15% SubTotal Design File Contingency 15% Site Work Construction Contingency 15% Site Work Construction Contingency 15% Site Work Construction Contingency 15% Legal Fees - City Attorneys so no cost 1 LS	0 CY 27 0 LF 120 0 SF 6.00 0 SF 6.00 0 SF 1 0 LS 4,000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 kW 2,200 15 SubTotal 40 / Bid Contingency 15% 66 action Contingency 8% 33 DNSTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 976 1 LS 12,000.00
7 Retaining Walls 0 LF 120 8 Pedestrian Paving 0 SF 6.00 9 Lawns & Landscaping 0 SF 1 10 Benches and site furniture, donated 0 LS 4,000 1 Roof canopy 0 SF 60 2 Flag pole 0 LS 3,500 3 Directional & Informational Signage - signage, electronic site sign and building 0 LS 20,000 4 Exterior water protection on water front side, shoring & pumping to keep dry during work 900 SF 275.00 5 Parking lot lighting 0 EA 2,200 CS 2,200 6 Solar Panels - 70 KW 70 KW 2,200 CS 2,200 Stub Total Design / Bid Contingency 15% Stub Total Design / Bid Contingency 15% Stub Work Construction Contingency 8% Stub Work Construction Contingency 15% Stub Work Construction Decuments 1 LS <td>0 LF 120 0 SF 6.00 0 SF 6.00 0 LS 4.000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 61 subtrotal 46 SubTotal 46 SubTotal 46 SubTotal 46 SubTotal 46 LS 10,000.00</td>	0 LF 120 0 SF 6.00 0 SF 6.00 0 LS 4.000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 61 subtrotal 46 SubTotal 46 SubTotal 46 SubTotal 46 SubTotal 46 LS 10,000.00
8 Pedestrian Paving 0 SF 6.00 9 Lawrs & Landscaping 0 SF 1 0 Benches and site furniture, donated 0 LS 4,000 1 Roof canopy 0 SF 60 2 Flag pole 0 LS 3,500 3 Directional & Informational Signage - signage, electronic site sign and building 0 LS 3,500 4 Exterior water protection on water front side, shoring & pumping to keep dry during work 900 SF 275.00 5 Parking lot lighting 0 EA 2,200 6 Solar Panels - 70 KW 70 KW 2,200 Subtotal Design / Bid Contingency 15% Site Work Constr. Costs Subtotal Design / Bid Contingency 15% Site Work Construction Cost TOTAL SITE WORK CONSTRUCT ON COST TOTAL 7 Land Acquisition: 1 LS 8 Legal Fees - City Altoneys so no cost 1 LS 9 Architectural & Engineering Design Fees 1 LS 1 Information & Technology Design Fees 1 LS 2 Geo Thermal Hori	0 SF 6.00 0 SF 1 0 LS 4,000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 // Bid Contingency 15% 66 nstr. Costs SubTotal 46 SubTotal 46 SubTotal 46 LS 10,000.00 1 LS 4,000 1 LS 4,000 1 LS 4,000 1 LS 977 1 LS 977 1 LS 977 1 LS 977 1 LS 12 0 LS 10,000.00
Section Sect	0 SF 1 0 LS 4,000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275,00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 6i nstr. Costs SubTotal 46 Uction Contingency 8% 3i DNSTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 97 1 LS 97 1 LS 97 1 LS 97 1 LS 12 0 LS 10,000,00
Benches and site furniture, donated	0 LS 4,000 0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 60 Instr. Costs SubTotal 46 Juction Contingency 8% 33 DNSTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 970 1 LS 970 1 LS 970 1 LS 12 0 LS 10,000.00
Roof canopy	0 SF 60 0 LS 3,500 0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 6 nstr. Costs SubTotal 46 sction Contingency 8% 3 DNSTRUCTION COST TOTAL \$496 1 LS 97 1 LS 97 1 LS 97 1 LS 97 1 LS 12 0 LS 10,000.00
2 Flag pole 3 Directional & Informational Signage - signage, electronic site sign and building 4 Exterior water protection on water front side, shoring & pumping to keep dry during work 5 Parking lot lighting 6 Solar Panels - 70 KW 70 KW 2,200 SubTotal Design / Bid Contingency 15% Site Work Constr. Costs SubTotal Construction Cortingency 8% SITE WORK CONSTRUCTION COST TOTAL 7 Land Acquisition: 8 Legal Fees - City Altorneys so no cost 9 Architectural & Engineering Design Fees 1 LS 1 LS 1 IF urnishing Design, selection, bidding Fees 1 I LS 2 Geo Thermal Horizontal Test Well 3 AMHD System 4 Printing & postage Costs & electronic plan room for Construction Documents 5 Construction documents State AHJ review Fees 6 Builders Risk Insurance 7 Landing Risk Insurance 8 Directional Signage - signage, electronic plan room for 25/SF existing 9 Fixtures, Furnishing & Equipment Allowance \$12/SF existing 1 LS 1 LS 1 LS 2 Room Fixtures, Furnishings & Equipment Allowance 1 Signage - Signage A Signage -	0 LS 20,000 900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 6i nstr. Costs SubTotal 46 uction Contingency 8% 3i DNSTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 97 1 LS 97 1 LS 97 1 LS 97 1 LS 12 0 LS 10,000.00
Exterior water protection on water front side, shoring & pumping to keep dry during work 900 SF 275.00 5 Parking lot lighting 0 EA 2,200 6 Solar Panels - 70 KW 2,200	900 SF 275.00 24 0 EA 2,200 70 KW 2,200 15 SubTotal 40 / Bid Contingency 15% 6i nstr. Costs SubTotal 46 Action Contingency 8% 3i DNSTRUCTION COST TOTAL \$498 1 LS 4,000 1 LS 976 1 LS 976 1 LS 976 1 LS 976 1 LS 12 0 LS 10,000.00
Substitute Sub	0 EA 2,200 70 KW 2,200 15 SubTotal 40 // Bid Contingency 15% 66 nstr. Costs SubTotal 46 uction Contingency 8% 33 DNSTRUCTION COST TOTAL \$496 1 LS 4,000 1 LS 976 1 LS 976 1 LS 976 1 LS 976 1 LS 12 0 LS 10,000.00
Solar Panels - 70 KW SubTotal	70 KW 2,200 15
SubTotal Design / Bid Contingency 15%	SubTotal 40
Site Work Construction Contingency 8%	1
Construction Contingency 8% SITE WORK CONSTRUCTION COST TOTAL	1
SITE WORK CONSTRUCTION COST TOTAL	1 LS 4,00 1 LS 97 1 LS 97 1 LS 1 LS 2 1 LS 2 0 LS 10,000.00
1	1 LS 4,000 1 LS 97 1 LS 2 1 LS 2 1 LS 10,000.00
B Legal Fees - City Attorneys so no cost 1 LS 9 Architectural & Engineering Design Fees 1 LS	1 LS 97 1 LS 97 1 LS 2 1 LS 12 0 LS 10,000.00
1	1 LS 97 1 LS 97 1 LS 2 1 LS 12 0 LS 10,000.00
9 Architectural & Engineering Design Fees 1 LS 0 Information & Technology Design Fees 1 LS 1 Furnishing Design, selection, bidding Fees 1 LS 2 Geo Thermal Horizontal Test Well 0 LS 10,000.00 3 AMHD System 1 LS 4 Printing & postage Costs & electronic plan room for Construction Documents 1 LS 5 Construction documents State AHJ review Fees 1 LS 6 Builders Risk Insurance 1 LS 7 Quality Control Material Testing & Inspections 1 LS 8 During Construction Utility costs 1 LS 9 Fixtures, Furnishings & Equipment Allowance \$28/SF new 26,000 SF 28,000 5 Fixtures, Furnishings & Equipment Allowance \$12/SF existing 26,000 SF 13.00 7 Technology & Computer Equipment Allowance 55,000 LS 6.00	1 LS 97 1 LS 2 1 LS 10,000.00
Information & Technology Design Fees	1 LS 2 1 LS 12 0 LS 10,000.00
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3 AMHD System 1 LS 4 Printing & postage Costs & electronic plan room for Construction Documents 1 LS 5 Construction documents State AHJ review Fees 1 LS 6 Builders Risk Insurance 1 LS 7 Quality Control Material Testing & Inspections 1 LS 8 During Construction Utility costs 1 LS 9 Fixtures, Furnishings & Equipment Allowance \$28/SF new 26,000 SF 28,00 5.5 Fixtures, Furnishings & Equipment Allowance \$12/SF existing 26,000 SF 13,00 0 Technology & Computer Equipment Allowance 55,000 LS 6,00	
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Builders Risk Insurance 1 LS Quality Control Material Testing & Inspections 1 LS During Construction Utility costs 1 LS Fixtures, Furnishings & Equipment Allowance \$28/SF new 26,000 SF 28.00 5. Fixtures, Furnishings & Equipment Allowance \$12/SF existing 26,000 SF 13.00 Technology & Computer Equipment Allowance 55,000 LS 6.00	
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2 Geolectrinical subsurface investigation borings 0 LS 3,000.00 2 3 Moving 1 LS 15,000.00	
4 Ground breaking and dedication ceremonies 1 LS 1,500.00	l i
	0 LS
Reimbursable expenses by the Design team and consultants 1 LS	0 LS 1 LS
9 Owner's Soft Cost Contingency 1 LS	0 LS 1 LS 1 LS 1
Campaign Facilitation 1 LS	0 LS 1 LS 1 LS 1 LS
Fundraising Feasibility Committee, Consultanting, & grant writing	0 LS 1 LS 1 LS 1 LS 1 LS 5
	0 LS 1
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Site Work Construction Cost Total Building Construction Cost Total	0 LS 1 LS 1 LS 1 LS 1 LS 5 LS 1 LS 5 Soft Cost SubTotal 1 LS 49

 Owner: City of Kaukauna
 Project No.: 2022404
 Date :
 9/14/22

 Project : Kaukauna Public Library
 Phase: Concept Design
 Estimator :
 KE

Option 4 - New one-story building

Buil		077/			TOTALO
	DESCRIPTION Iding Construction Costs:	QTY	UNIT	COST/SF	TOTALS
_	-				
	New construction	48,500	SF	235.00	11,397,
2	New Library building - 2-story building (20% net to gross) Renovation of main level	40,300	SF	97.00	11,397,
3	Renovation of Lower level - 129' x 220'-8"	0	SF	119.00	
4	Selective Demolition	0	SF	6.00	
5	Code, Maintenance & ADA	0	LS	0.00	
		·			
			SubTotal	l	11,397
	Desi	gn / Bid Continge	ency 13%	_	1,481
	Building Const	ruction Costs	SubTotal	_	12,879
	Cons	struction Conting	ency 7%	_	901
	BLDG	CONSTRUCT	ION CO	ST TOTAL	\$13,780,
		CONCINCOI	1011 00	OI IOIAL	ψ10,100,
te	Work Construction Costs				
11	Structure Deconstruction	0	SF	6	
12	Remove/Relocate trees	15	EA	1000	15
13	Remove foundations & utilities -	40,000	SF	1	40
14	Hazard Material survey, sample, test	0	LS	10000	
15	Hazardous material abatement; assume some financial support from state and federal sources	0	SF	6	
6	New Parking Spaces (asphalt with Concrete curbs)	45,000	SF	9.00	405
17	Improve existing parking and drive	3,000	SF	5.00	15
18	Concrete Curb and Gutter at street	2,000	LF	16.00	32
19	Children's Outdoor Program area	2,000	SF	12.00	24
21	Storm Sewer	900	LF	35	31
22	Domestic Water	120	LF	30	3
23	Sanitary Sewer	120	LF	40	4
24	Electrical service, transformer	1	LS	24,000	24
25	Natural Gas	120	LF	40	4
26	Fill material - 2' at full site	2,300	CY	32	73
27	Retaining Walls	200	LF	120	24
28	Pedestrian Paving	6,500	SF	6.00	39
29	Lawns & Landscaping	40,000	SF	1	40
	Benches and site furniture, donated	40,000	LS	4,000	16
30	Roof canopy				
31	**	800	SF LS	60	48
32	Flag pole			3,500	3
33	Directional & Informational Signage - signage, electronic site sign and building	1	LS	20,000	20
34	Storm Water Detention - open pond	4,000	SF	20.00	80
35	Parking lot lighting	6	EA	2,200	13
36	Solar Panels - 70 KW	70	KW	2,200	154
			SubTotal		1,111
	Desi				1,111
		gn / Bid Continge	ency 15%	_	166
	Site Work	gn / Bid Continge Constr. Costs	ency 15% SubTotal		166 1,277
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	Site Work (Cons	gn / Bid Continge Constr. Costs s struction Conting	ency 15% SubTotal ency 7%		166 1,277 89
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37	Site Work of Control SITE WORK Land Acquisition: assumption of locating in Central Park	gn / Bid Continger Constr. Costs struction Conting CONSTRUCT	ency 15% SubTotal ency 7% ION CO		166 1,277 89
	Site Work of Come SITE WORK Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost	gn / Bid Continge Constr. Costs : struction Conting CONSTRUCT	ency 15% SubTotal ency 7% ION CO		166 1,277 89 \$1,367
88	Site Work of Come SITE WORK Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees	gn / Bid Continger Constr. Costs struction Conting CONSTRUCT	ency 15% SubTotal ency 7% ION CO LS LS LS		166 1,277 89
88 89	Site Work of Come SITE WORK Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees	gn / Bid Contings Constr. Costs: struction Conting CONSTRUCT 1 1 1 1	ency 15% SubTotal ency 7% ION CO LS LS LS LS		166 1,277 89 \$1,367 1,287
18 19 10	Site Work of Come SITE WORK Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees	gn / Bid Continge Constr. Costs : struction Conting CONSTRUCT	ency 15% SubTotal ency 7% ION CO LS LS LS LS LS LS	ST TOTAL	1,287 1,277 89 \$1,367
8 9 0	Site Work of Come SITE WORK Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees	gn / Bid Contings Constr. Costs: struction Conting CONSTRUCT 1 1 1 1	ency 15% SubTotal ency 7% ION CO LS LS LS LS		1,287 1,287 1,287 1,287 24
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18 19 10 11 12	Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well	gn / Bid Continge Constr. Costs : struction Conting CONSTRUCT 1 1 1 1 1 1 1	ency 15% SubTotal ency 7% ION CO LS LS LS LS LS LS LS	ST TOTAL	1,287 24 1,51 1,00 1,287 24 151
8 9 0 1 2 3	Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents)	gn / Bid Continge Constr. Costs : struction Conting CONSTRUCT 1 1 1 1 1 1 1 1 1	Ency 15% SubTotal Ency 7% ION CO LS LS LS LS LS LS LS LS LS	ST TOTAL	1,287 24 1,151 1,161 101 100 5
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88 89 40 41 42 43 44 45 46	Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance	gn / Bid Continge Constr. Costs : struction Conting CONSTRUCT 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LS L	ST TOTAL	166 1,277 85 \$1,367 1,287 24 151 161 16 5
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8 9 0 1 2 3 4 5 6 7 8 9 9.5 0 1 2 3	Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance \$12/SF existing Technology & Computer Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving	gn / Bid Continge Constr. Costs : struction Conting 1 1 1 1 1 1 1 1 1 1 1 39,000 13,000 52,000 1 8 1	LS L	28.00 13.00 6.00 3.000.00 40,000.00	186 1,277 88 \$1,367 1,287 24 151 10 10 6 8 1 1,092 166 312 (1)
8 9 0 1 2 3 4 5 6 7 8 9 9.5 0 1 2 3 4	Land Acquisition: assumption of locating in Central Park Legal Fees - City Attorneys so no cost Architectural & Engineering Design Fees Information & Technology Design Fees Furnishing Design, selection, bidding Fees Geo Thermal Horizontal Test Well Site Survey (utilize existing facility documents) Printing & postage Costs & electronic plan room for Construction Documents Construction documents State AHJ review Fees Builders Risk Insurance Quality Control Material Testing & Inspections During Construction Utility costs Fixtures, Furnishings & Equipment Allowance \$28/SF new Fixtures, Furnishings & Equipment Allowance Energy & Utility Rebates Geotechnical subsurface investigation borings Moving Ground breaking and dedication ceremonies	gn / Bid Continge Constr. Costs : struction Conting CONSTRUCT 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LS L	28.00 13.00 6.00 3,000.00	186 1,277 85 \$1,367 1,287 24 151 10 5 6 8 11 1,092 169 312 (1)
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 Owner: City of Kaukauna
 Project No.: 2022404
 Date :
 9/14/22

 Project : Kaukauna Public Library
 Phase: Concept Design
 Estimator :
 KE

Option 5 - New two-story building

	DESCRIPTION diag Construction Contact	QTY	UNIT	COST/SF	TOTALS
	ding Construction Costs:				
	New construction	40.500	or.	005	44.007
1	New Library building - 2-story building (12% net to gross) Renovation of main level	48,500 0	SF SF	235 97	11,397
3	Renovation of Lower level - 129' x 220'-8"	0	SF	119	
,	Stairwells, 2	1,000	SF	195	195
5	Elevator, 2 stop, & shaft, 200 SF	1	LS	120,000	120
_		1			
			SubTotal	I	11,712
_	Design / Bi	d Continge	ency 13%	<u></u>	1,522
	Building Construction	n Costs S	SubTota	I _	13,235
	Construction	on Conting	ency 7%	6	926
	BLDG CON	STRUCTI	ON CO	ST TOTAL	\$14,161
te '	Work Construction Costs				
			05		
11	Structure Deconstruction	0	SF	4000	45
12	Remove/Relocate trees	15	EA	1000	15
13	Remove foundations & utilities -	40,000	SF	10000	40
4	Hazard Material survey, sample, test	0	LS	10000	
5	Hazardous material abatement; assume some financial support from state and federal sources	0	SF	6	
6	New Parking Spaces (asphalt with Concrete curbs)	45,000	SF	9.00	405
7	Improve existing parking and drive	3,000	SF	5.00	15
8	Concrete Curb and Gutter at street	2,000	LF	16.00	32
9	Children's Outdoor Program area	2,000	SF	12.00	24
!1	Storm Sewer	900	LF	35	31
2	Domestic Water	120	LF	30	3
3	Sanitary Sewer	120	LF	40	4
4	Electrical service, transformer	1	LS	24,000	24
5	Natural Gas	120	LF	40	4
:6	Fill material - 2' at full site	2,300	CY	32	73
7	Retaining Walls	200	LF	120	24
8	Pedestrian Paving	6,500	SF	6.00	39
9	Lawns & Landscaping	40,000	SF	1	40
0	Benches and site furniture, donated	4	LS	4,000	16
1	Roof canopy	800	SF	60	48
2	Flag pole	1	LS	3,500	3
33	Directional & Informational Signage - signage, electronic site sign and building	1	LS	20,000	20
34	Storm Water Detention - open pond	4,000	SF	20.00	80
35	Parking lot lighting	6	EA	2,200	13
			SubTotal	I	1,111
	Design / Bi	d Continge	ency 15%	6	166
	Site Work Const	d Continge r. Costs S	ency 15% SubTotal	6	166 1,277
	Site Work Const Constructi	d Continger. Costs Son Conting	ency 15% SubTotal ency 7%	6	166 1,277 89
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Kaukauna Public Library Concept Comparison Summary

FEH DESIGN	2023 bid total	
Options	project budget Capital Costs	
Option 1 - Main level and lower level	\$17,549,320	
Option 2 - Main level and upper level	\$16,963,013	
Option 3 - Main, lower, and upper levels	\$19,611,847	
Option 4 - New one-story building on Central Park site	\$20,095,826	
Option 5 - New two-story building on Central Park Site	\$20,537,993	

Kaukauna Public Library

Operating Cost Comparison Chart

		main and lower	main and upper	main, lower, upper	new 1-story	new 2-story
8/18/2022	existing	Option	Option	Option	Option	Option
	actual	1	2	3	4	5
Total Building Area	28,380 SF	54,760 SF	56,760 S	83,140 SF	48,500 SF	49,700 SF
Total renovated area	0 SF	54,760 SF	56,760 S	83,140 SF	0 SF	0 SF
Total New area	0 SF	0 SF	0.8	F 0 SF	48,500 SF	49,700 SF
Ongoing Operations	2022 Budget	less Altem		Less Altem		
Gas /YR-existing \$0.38/SF	\$10,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gas \$0.35/SF/YR-renov	\$0.00	\$19,166.00	\$19,866.00	\$29,099.00	\$0.00	\$0.00
Gas \$0.3/SF/YR-new	\$0.00	\$0.00	\$0.00	\$0.00	\$14,550.00	\$14,910.00
Elect,water,sewer/YR-existing \$0.5/SF	\$14,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electric \$0.45/SF/YR-renov	\$0.00	\$24,642.00	\$25,542.00	\$37,413.00	\$0.00	\$0.00
Electric \$0.35/SF/YR-new	\$0.00	\$0.00	\$0.00	\$0.00	\$16,975.00	\$17,395.00
New solar panels 70KW		-\$4,000.00	-\$4,000.00	-\$4,000.00	-\$4,000.00	-\$4,000.00
Water, sewer/YR-exist. (included above)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maint. \$1.87/YR-existing	\$53,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maint. \$1.00/SF/YR-renov	\$0.00	\$54,760.00	\$56,760.00	\$83,140.00	\$0.00	\$0.00
Maint. \$0.75/SF/YR-new	\$0.00	\$0.00	\$0.00	\$0.00	\$36,375.00	\$37,275.00
Custodial /YR \$1.66/SF	\$47,000.00	\$90,901.60	\$94,221.60	\$138,012.40	\$48,500.00	\$49,700.00
Trash and recycling	\$2,750.00	\$5,476.00	\$5,676.00	\$8,314.00	\$4,850.00	\$4,970.00
Pest Control	\$1,000.00	\$2,000.00	\$2,000.00	\$3,000.00	\$2,000.00	\$2,000.00
Security, Alarm systems	\$4,000.00	\$6,000.00	\$6,000.00	\$8,000.00	\$6,000.00	\$6,000.00
Landscaping & snow removal	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Telephone	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00
Elevator	\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00	\$0.00	\$14,000.00
Insurance	\$9,800.00	\$20,000.00	\$20,000.00	\$25,000.00	\$15,000.00	\$15,000.00
Property taxes	\$88,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Building Lease \$4.70/SF currently	\$133,140.00	\$257,372.00	\$266,772.00	\$390,758.00	\$0.00	\$0.00
Staffing	\$644,000.00	\$840,000.00	\$840,000.00	\$840,000.00	\$694,000.00	\$694,000.00
Software, postage, & office supplies	\$12,300.00	\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00	\$13,000.00
Program Materials	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Books, film, reference material, media	\$63,552.00	\$64,000.00	\$64,000.00	\$64,000.00	\$64,000.00	\$64,000.00
Total Annual operations	\$1,130,042.00	\$1,439,817.60	\$1,456,337.60	\$1,682,236.40	\$943,750.00	\$960,750.00
annual cost/SF	\$39.82	\$26.29	\$25.66	\$20.23	\$19.46	\$19.33
20 years - 3% annual average inflation	\$30,364,651.73	\$38,688,438.11	\$39,132,336.69	\$45,202,322.05	\$25,358,915.92	\$25,815,712.29
20 yr cost/SF	\$1,069.93	\$706.51	\$689.44	\$543.69	\$522.86	\$519.43
-						
40 years - 3% annual average inflation	\$85,206,590.35	\$108,564,060.83	\$109,809,689.64	\$126,842,743.73	\$71,159,938.87	\$72,441,760.29

KAUKAUNA SPACE NEEDS ASSUMPTIONS AND OUTLINE PROGRAM

Estimated Existing Service Population

City of Kaukauna: 17,170

Additional County Resident Service Population: 7,892

TOTAL Estimated Existing Service Population: 25,062

Estimated 20-Year Design Service Population

City of Kaukauna (10-year projection): 18,029

Additional County Population (10-year projection): 8,523

Additional Year 11 - 20 growth at 5%: $\frac{1,327}{}$

TOTAL 20-Year Design Service Population: 27,879

Estimated Existing Collection Size (2.97 v/capita) 74,551 volumes

Existing Collection Size/Population Ratio 2.97 volumes per capita

Target Collection Size/Population Ratio 3.50 volumes per capita

Short-Term Collection Size Target (3.28 v/capita) 80,887 volumes

Current Ideal Collection Size Target (3.50 v/capita) 87,717 volumes

Target 10-Year Collection Size Target 92,932 volumes

Space needs are calculated based on 20-year planning horizon with a target collection size of 92,932 volumes proportionally distributed among adults, preschoolers, children, and teens consistent with existing distribution. Staff workspaces are calculated based on the ideal staffing scenario presented below.

Staffing

Existing Staff	10.28 Full-Time Equivalents	
Position	Hours	
Director	37.5	
Assistant Director	37.5	
Tech Coord.	37.5	
Admin. Coord.	37.5	
Adult Services Lib	37.5	
Library Assist. 1	22	
Library Assist. 2	22	
Library Assist. 3	22	
Library Assist. 4	22	
Library Assist. 5	22	
Library Assist. 6	22	
Library Assist. 7	22	
Library Assist. 8	22	
Library Assist. 9	22	
On-Calls Sub Staff	Hours vary greatly and the number of On-Calls changes regula	rly
Total Hours	385.5	

Ideal Staff 17.04 Full-Time Equivalents

Director	37.5
Assistant Director	37.5
Adult Services Lib	37.5
Children's Lib	37.5
Acquisitions/Cataloger	37.5
Tech Coord.	37.5
Admin. Coord.	37.5
Marketing Coord.	37.5
Public Services Coord.	37.5
Local Historian	37.5
Library Assist. 1	22
Library Assist. 2	22
Library Assist. 3	22
Library Assist. 4	22
Library Assist. 5	22
Library Assist. 6	22
Library Assist. 7	22
Library Assist. 8	22
Library Assist. 9	22
Library Assist. 10	22
Library Assist. 11	22
Library Assist 12	22
Total Hours	639

Outline Space Program (Based on 20-Year Collection Target and Ideal Staffing)

Adult

	9,250
Adult Computers (12 workstations)	<u>540</u>
Adult Seating (87 seats - table and casual)	3,469
Adult Collections	5,241

Children

,	6.459
Children's Computers (6 workstations)	<u>240</u>
Children's Seating (58 seats-table and casual)	1,734
Children's Collections	4,485

Teen/Young Adult

	2,256
Teen/Young Adult Computers (8 workstations)	<u>360</u>
Teen/Young Adult Seating (29 seats - table and casual)	1,156
Teen/Young Adult Collections	740

Staff Spaces

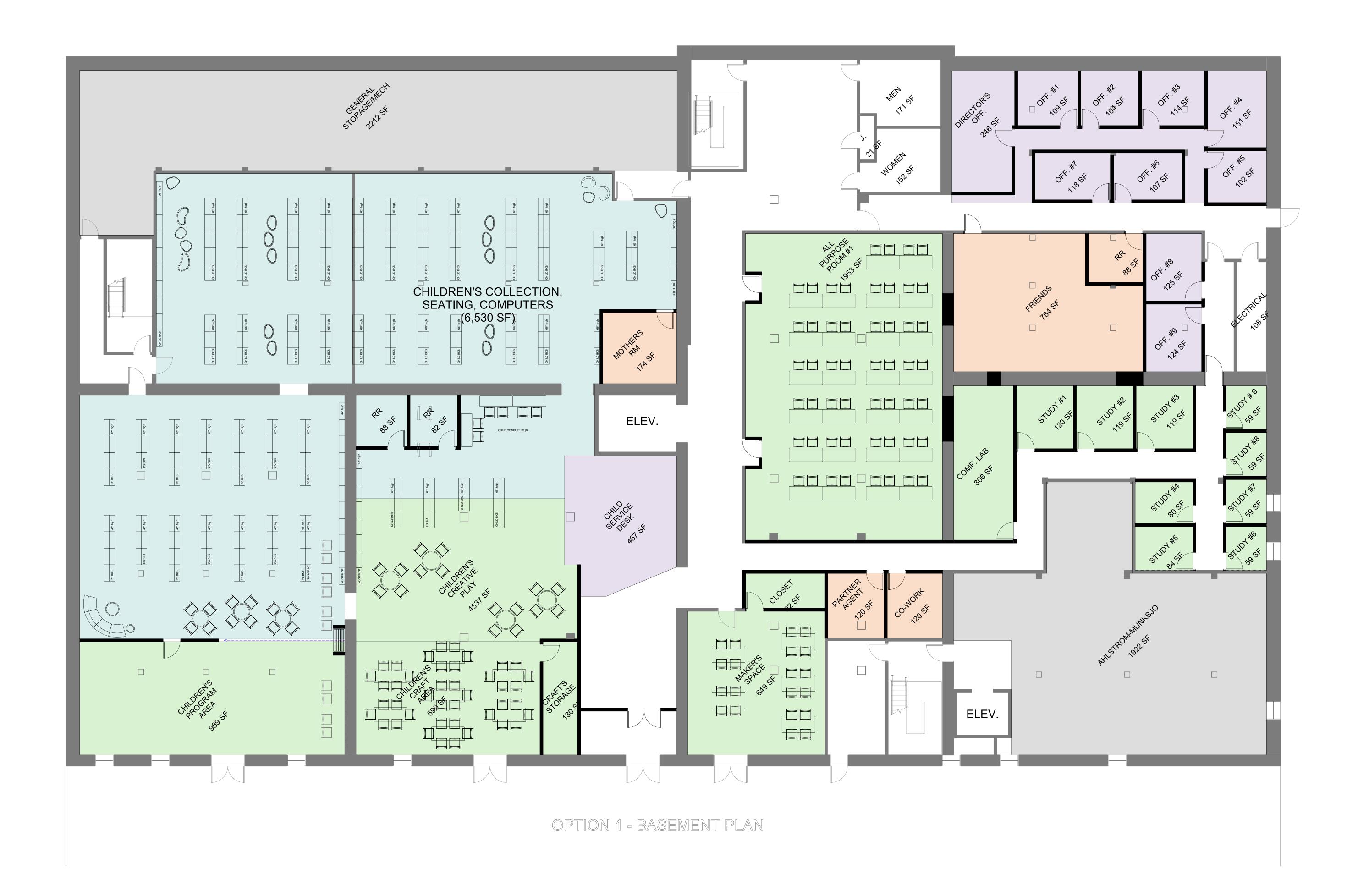
Director's Office	210
Other Enclosed Offices	1,260
Circulation Workstations	680
Reference/ Information Desk	140
Children's Service Desk	310
Young Adult Service Station	110
General Staff/ Open Office Workspaces	1,540
Staff Lunchroom	<u>540</u>
	4.790

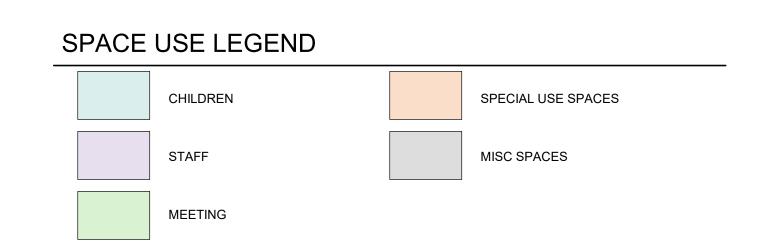
Meeting Spaces

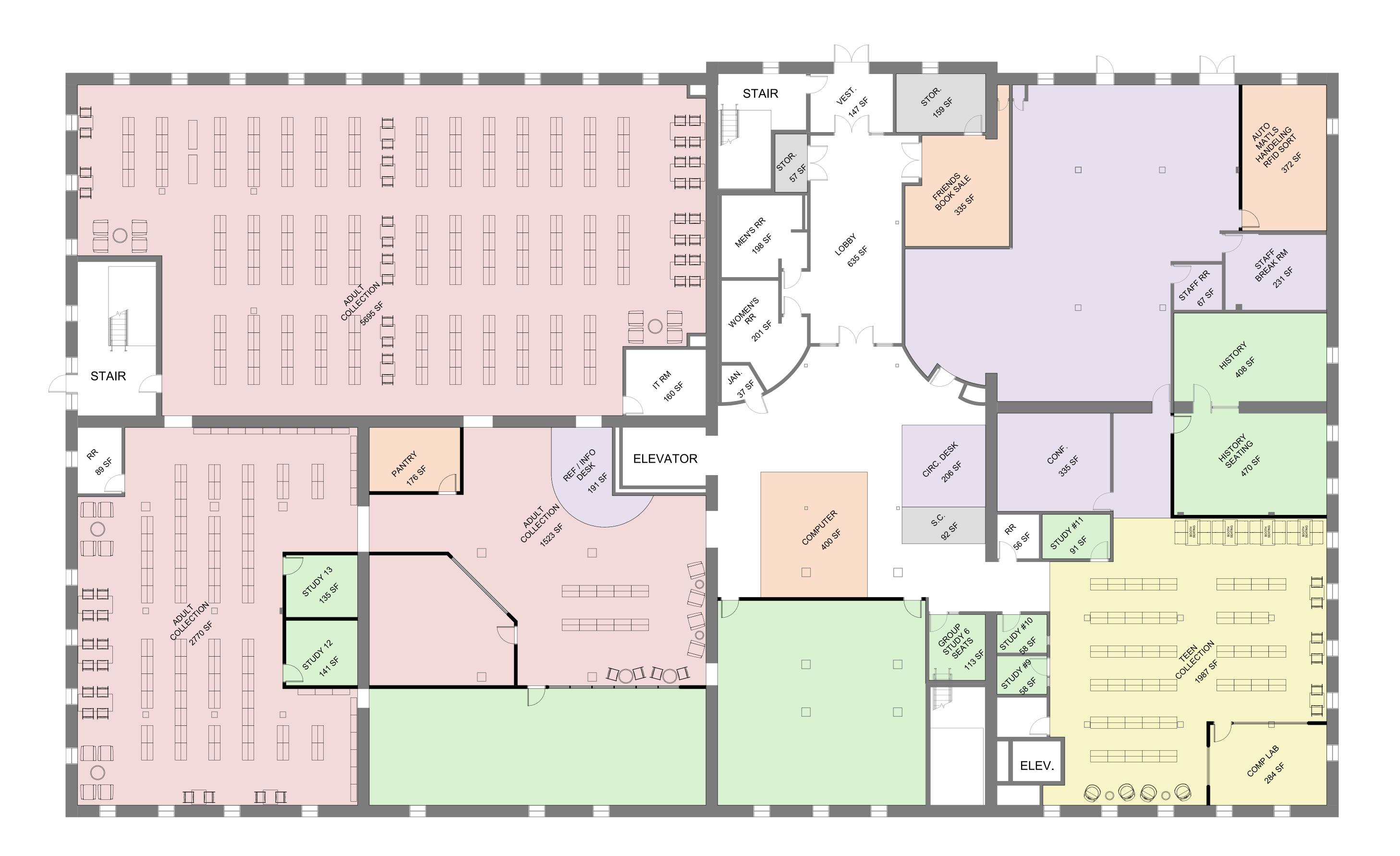
Conference Room #1 (seats 10)	360
Conference Room #2 (seats 20)	660
All-Purpose Room #1 (seats 100)	1,500
All-Purpose Room #2 (seats 100)	1,500
Children's Program Area (seats 70)	940
Children's Craft Area (seats 40)	540

Children's Creative Play Space (occupancy 50) Maker Space (occupancy 20) Computer Lab (seats 10) Tutoring Spaces (total 30 seats) Group Study Space (seats 6) Other Meeting Space (allowance for history room)	1,000 700 400 1,100 260 <u>300</u> 9,260
Special Use Spaces	
Coffee Bar Art Gallery Friends Book Sale Area Friends Office/Book Sorting/Storage Area Co-Working Space Office for Partner Agency Automated Materials Handling/ RFID Sorter	64 1,281 160 1,601 100 120 336 3,662
Miscellaneous Spaces	
Self Checkout Units (4) Public Copy Machines (2) Map Cases (2) Microform Cabinets (3) Vertical File Cabinets (4 – in public areas) Lateral File Cabinets (4 – in public areas) Supply Storage General Storage Entrance Lobby(ies) Service/Loading Entrance	240 100 70 45 48 80 192 1,081 1,081 360 3,297
Other (Net to Gross)	
Structural and Non-Assignable Space (28%)	12,513 12,513

GRAND TOTAL 51,487 GSF







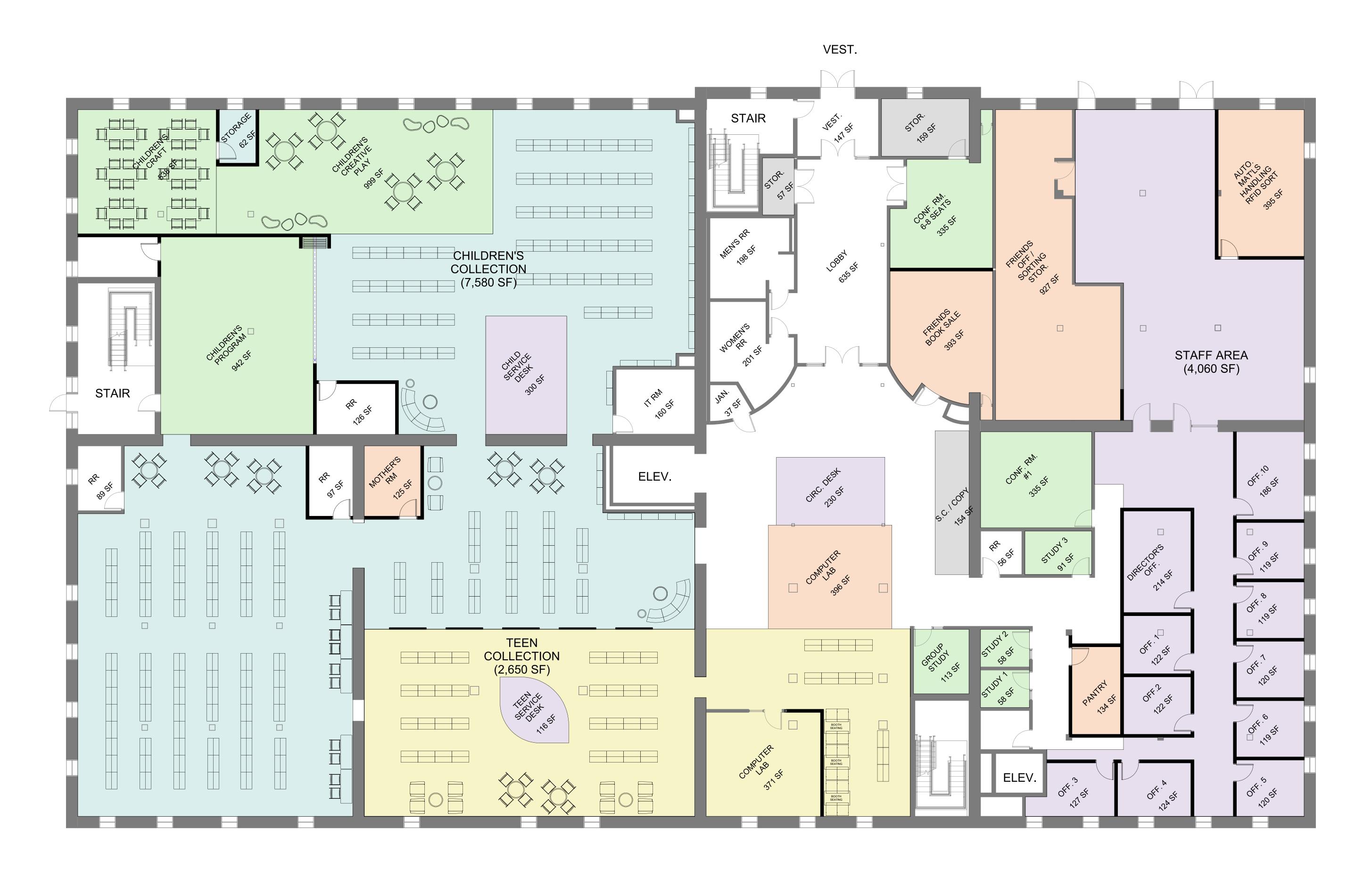
OPTION 1 - FIRST FLOOR PLAN

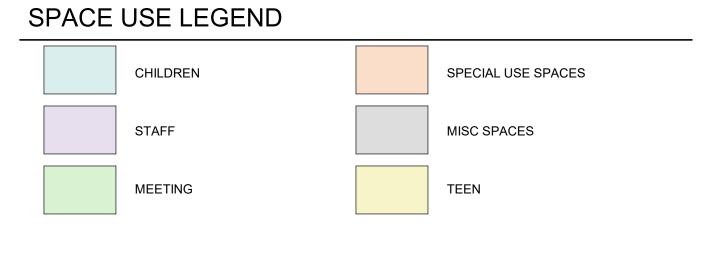
SPACE USE LEGEND

MEETING

SPECIAL USE SPACES

MISC SPACES





OPTION 2 - FIRST FLOOR PLAN

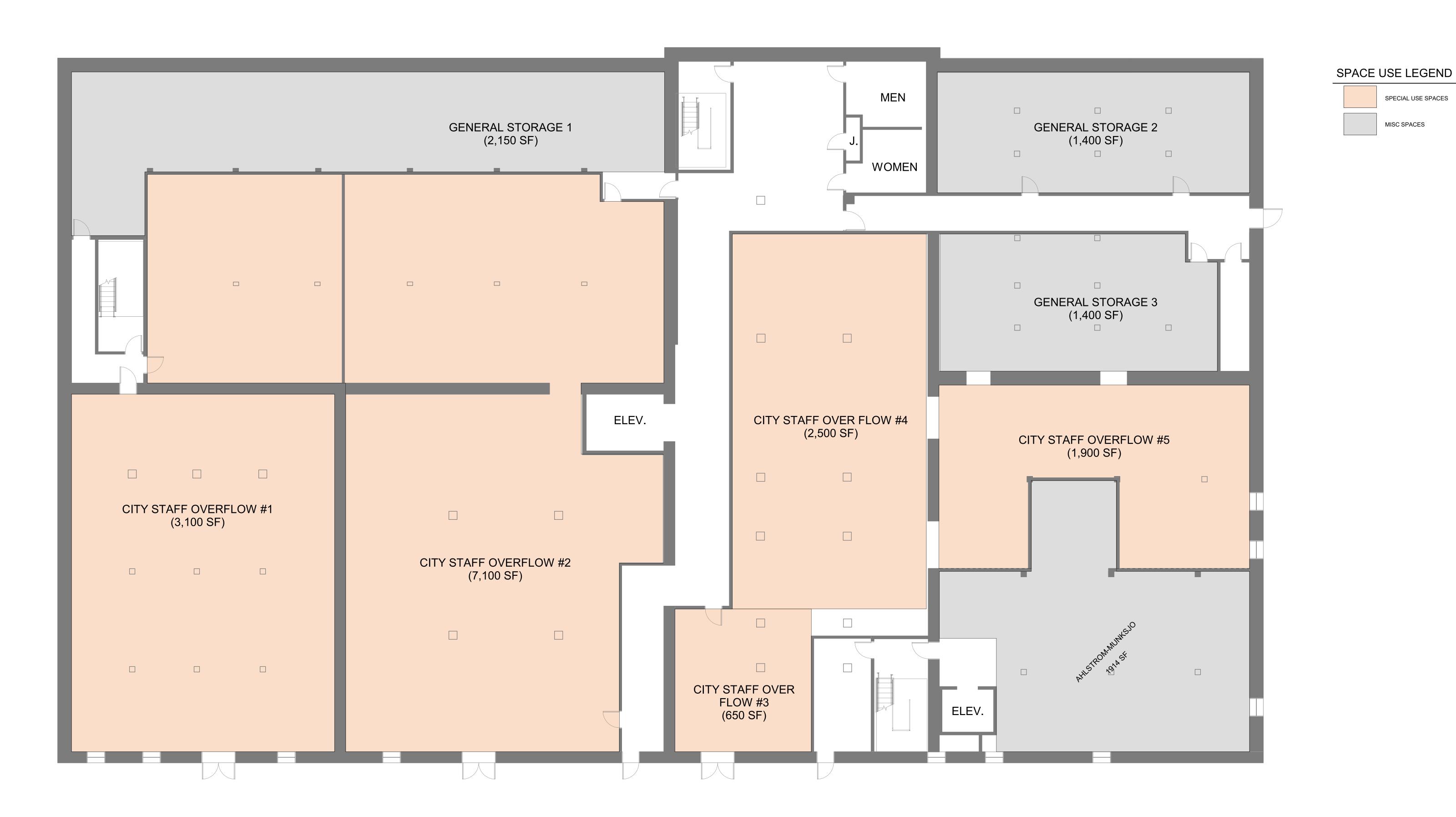


OPTION 2 - SECOND FLOOR PLAN

SPECIAL USE SPACES

MISC SPACES

MEETING

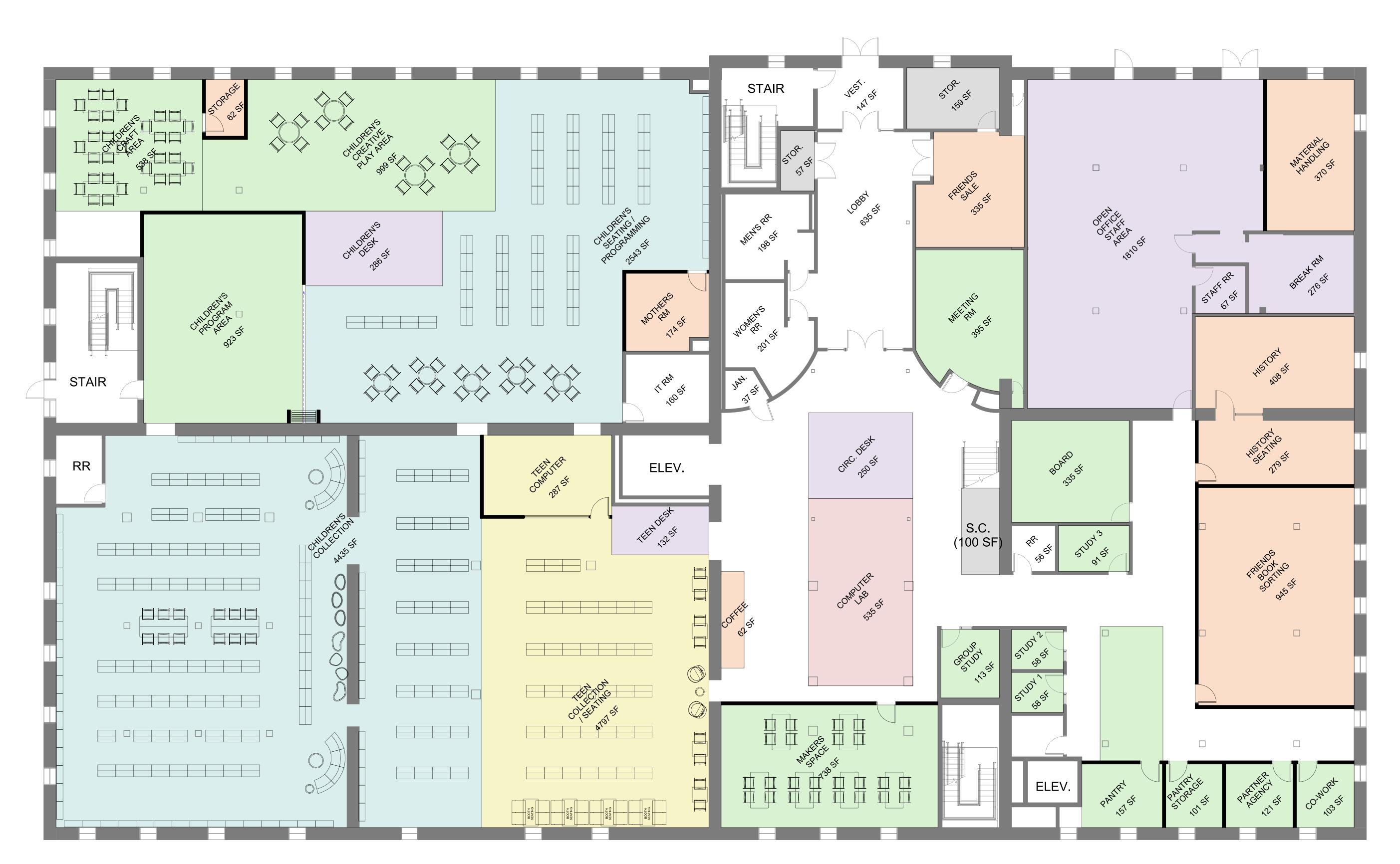


OPTION 3 - BASEMENT PLAN



SPECIAL USE SPACES

MISC SPACES



OPTION 3 - FIRST FLOOR PLAN



SPACE USE LEGEND

SPECIAL USE SPACES

MISC SPACES

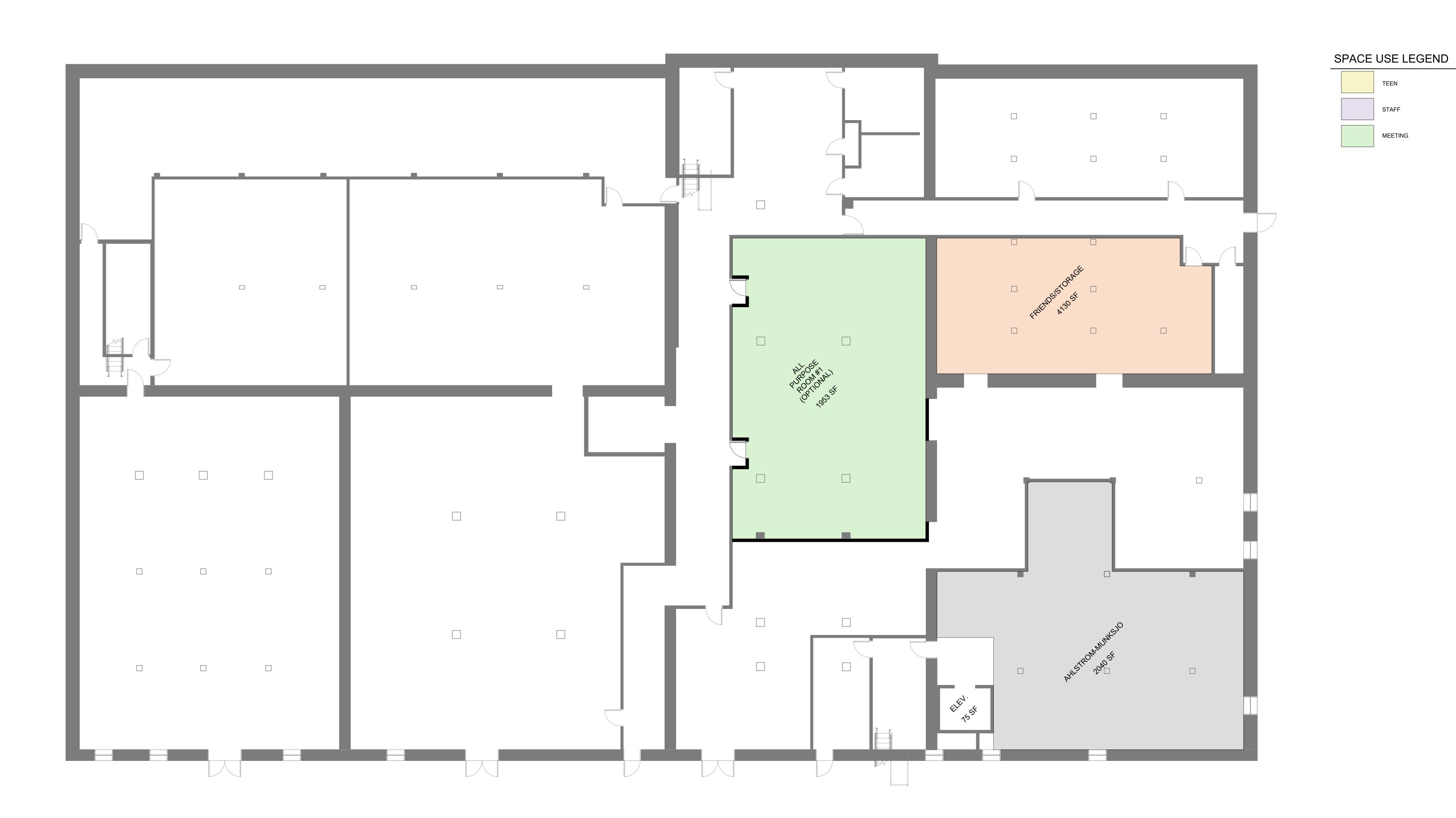
ADULT



ADULT
STAFF
MEETING
 - -

SPACE USE LEGEND

OPTION 3 - SECOND FLOOR PLAN

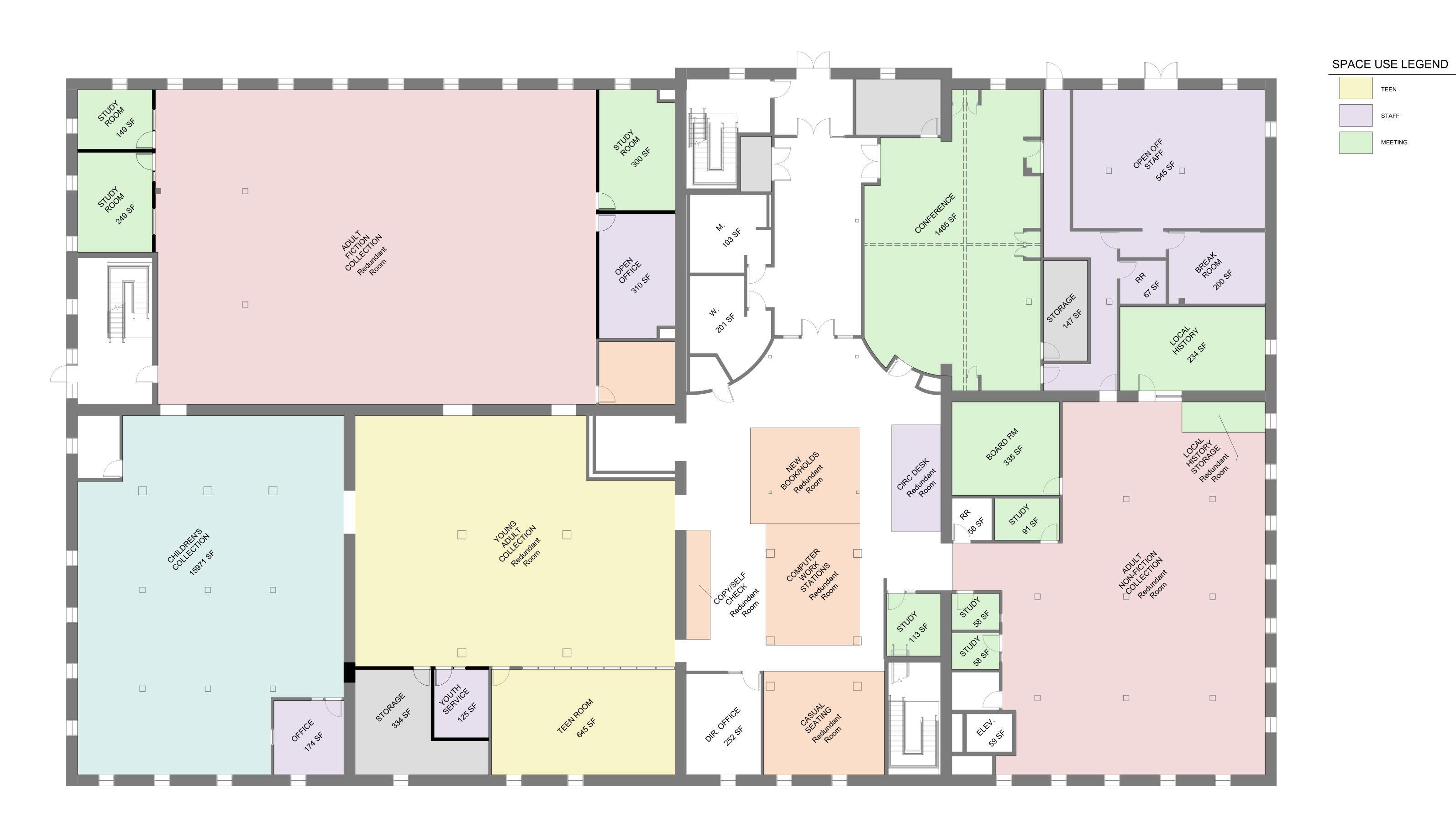


INTERMEDIATE UPGRADES - BASEMENT PLAN

SPECIAL USE SPACES

MISC SPACES

MEETING



INTERMEDIATE UPGRADES - FIRST FLOOR PLAN

SPECIAL USE SPACES

MISC SPACES

MEETING