

Appendix: Cost Matrix Categories

In reviewing materials provided for the interim site recommendation, it occurred to the team that an explanation of the various components of the cost model might be helpful in interpreting the data presented. The individual columns that make up that matrix and the data each represents are described below:

- **Site Acquisition Cost:** Each identified site for the library has a potential cost associated with acquiring the property necessary to create a complete and buildable site. Even the existing library abuts a parking lot that is owned by the Department of Public Works Parking Utility. For that site, a specific value was established by the City of Appleton. For others, an analysis of likely purchase price was based on a combination of current assessed values for some properties, or where these were not readily available; a review of comparable purchase price for similar properties was conducted by the City Assessor. A factor was added equally to each property to approximate the difference between assessed value and typical purchase price. These figures should be considered estimates, and represent the best data available to the city on the value of these properties at the time of this study.
- **Demolition/Remediation Costs:** Each site has existing structures on some portion of the property identified for construction of the new building. In some cases, entire structures would need to be removed. In others (the existing site and the Post-Crescent site) partial demolition would be needed to allow expansion of the existing structure. Average demolition unit costs were used for whole and selective demolition of each site and the standards used were equal across all sites. In addition, a value was added to the Post-Crescent site as a contingency for the possible remediation of soils there. Though there is no specific evidence to suggest this will be required, it is included as a precaution due to chemicals used in printing over the life of such buildings.
- **Total construction cost (Library and Parks & Recreation):** The estimated cost to construct each facility was based on industry average square foot costs for comparable libraries in terms of size, features and urban location. The cost of the library construction for sites 1 and 2 was broken down by renovation costs for the structures that would remain, and new construction costs for the expanded buildings. The other sites contain only “new building” values. A premium was added to the construction costs on site 2 due to the existence of fill conditions over the former ravine on that site, and on sites 3a and 3c for the portion of the building that would abut the bluff. In both cases, additional structural components would likely be needed to provide a stable foundation on the given soils. The cost of the Parks and Recreation space was based on interior renovation costs in site 1 due to placement in the existing building, and on full construction costs on the remaining sites due to placement within new construction.
- **Escalation (2 years at 3 percent per year):** This column was added to the cost analysis but not included in the calculated totals due to the lack of a certain start date for the project. Many factors could influence the timing of construction including; site acquisition, relocation timing for existing property occupants, financing costs and availability, fundraising and the overall schedule of other capital projects in the City of Appleton. Volatility in the construction industry in terms of material and labor costs, and an economy returning to relative health make it sensible to factor in an annual projected increase in the cost of construction. For the final report a construction target date will be

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determined and an appropriate final calculation for escalation will be included for all sites. As this amount is proportionate and applied equally to all sites, it does not affect weighting of the final site selection.

- **Professional Service Fees:** This column includes such project costs as legal fees, architectural and engineering fees, survey expenses, soil testing for bearing capacity and contamination, testing during construction for concrete strength, steel connections, etc, and fees associated with the commissioning of building systems to verify their proper settings and operation. Fees were applied as a simple percentage to the costs of construction and FFE (see below).
- **FFE Cost:** FFE is the acronym used to describe furniture, fixtures and equipment and represents the components of a project that are not typically supplied and installed as permanent parts of the building by the general contractor. In a library this includes public furnishings, stacks, meeting room equipment and staff furnishings and files, among other things. A standard cost per square foot for both the library and parks spaces was applied evenly to each project assuming the same square footage for each.
- **Moving/Relocation costs:** Once the building is completed, the library will need to move in, relocating a portion of the existing collection and some furniture and other components that will come along to the new space. Similarly, the Parks and Recreation Department may have some components and equipment to relocate from existing space. In the case of site 1, it is assumed the library will move twice: once to vacate the existing building prior to demolition and construction and once to move back in at the completion of the project.
- **Cost of Temporary Library Space:** Also in the case of site 1, the library will need to relocate public services and needed staff support spaces to another site in downtown Appleton for the duration of construction. The cost in this column assumes 15 months of rent at a typical mid-level rental rate, and a cost to build out approximately 60,000 square feet of temporary space (approximately $\frac{3}{4}$ the size of the existing facility) with sufficient features, durable finishes, and accessibility accommodations to serve as the Appleton Public Library for that time. Existing furnishings would be moved to that space to accommodate public and staff needs.
- **Collection Enhancement:** It is typical with the opening of a new library facility to make an investment in new library materials to enhance the public offerings of the facility. Often this additional cost is raised independently of the building and FFE costs by the Library Friends or other community groups. As with the FFE costs above, a consistent figure was used for each new building.