

CITY OF APPLETON PUBLIC LIBRARY

QUESTION & ANSWER

- 1. How is the Adjustment for the Cost of Construction calculated?** The project budget was developed incorporating not only city capital funding, but also to account for the donations and ARPA funds for technology. The estimated budget increased to \$34,820,000 minus the original budget of \$24,000,000 totaling \$10,820,000. 9% of the difference totals \$973,800 per the architectural contract.
- 2. Why are we charged for redesign?** There is a difference between scope reductions and scope changes. We began the process performing value engineering and we identified numerous opportunities to eliminate. Examples were the rooftop terrace, the below grade children's garden, and the pavilions on the front of the building. There was no charge for these scope reductions, but to get within budget redesign was required.

Redesign included moving the meeting room to the roof, relocating the elevators, moving the learning stair, etc. As a result, many other functions were modified to accommodate these changes to ensure we maintained an effective and efficient design that was accessible, functional, and flexible. The architect limited their fees to cover the costs of their sub-consultants and minimal fees for structural and MEP engineering.

- 3. What is the \$381,018 for?** To cover the costs of the sub-consultants and structural and MEP engineering that was necessary to meet budget after our initial bid process came in high. This included Civil & Stormwater (size of the underground storm trap required recalculating and parking lot was increased in overall size), acoustics (layout of building changed), technology (rooms moved and changed), vertical transportation (elevators moved and redesign for structural was necessary), lighting design (lighting was modified to reduce costs and also moved), structural (overall front of building changed, the meeting room was moved to the roof, pavilions removed and square footage was reduced changing the steel structure and footings), HVAC (many rooms changed and the square footage reduced thus changing building heating and cooling loads). These are the main examples, but there are many more.
- 4. Is the project within budget?** Yes. We have been careful that the overall project remains within the funds budgeted. This is important to all parties involved. The construction bids and the overall project costs, including a contingency, are within the budget.
- 5. Does holding the project until the next Council meeting affect the project?** Yes, please see the following:
 - Project is completed a month sooner and library can reopen downtown.
 - Saves one month rent and utilities at temp library.
 - Funding for 2023 has already been borrowed.

- Saves on winter conditions costs (concrete, temp heat, etc. the sooner the building is up and enclosed the better).
- Ensures quoted pricing provided on bid day does not expire before the originally scheduled council meeting.
- Protection against further pricing increases by being able to act sooner on material and equipment procurement.
- Council approval is the final piece required for capital campaign to start finalizing formal donor agreements.