



# **City Hall Discussion**

# Current Costs



## City Hall and Library Expenses

	City Hall		Library	
Year	Utilities	Contracted Services	Utilities	Contracted Services
2015	8,604.68	19,220.20	30,171.54	10,022.78
2016	10,639.02	7,106.76	31,334.35	10,420.28
2017	3,991.94	23,558.85	17,240.26	5,955.42
2018	15,052.82	3,105.98	32,551.67	8,635.88
2019	10,979.64	15,946.89	26,997.84	21,475.67
2020	5,616.77	8,898.07	24,811.60	47,314.37
Total	54,884.87	77,836.75	163,107.26	103,824.40
Average	9,147.48	12,972.79	27,184.54	17,304.07
	<b>Six Year Operational Total</b>	132,721.62		266,931.66
		<b>22,120.27</b>		<b>44,488.61</b>

# Renovation Considerations of Current City Hall

Estimated Cost to Fix City Hall	
Repairs Needed	Costs
Boiler -	\$200,000
Air exchanger -	\$145,000
Air Conditioner -	\$50,000
Bathroom Upgrades -	\$75,000
Plumbing sewer and water lines -	\$20,000
Ceiling -	\$70,000
Flooring -	\$100,000
Electrical Upgrades & Grounding -	\$100,000
Light Fixtures -	\$25,000
Computer/Phone -	\$45,000
Insulation -	\$80,000
Window replacement -	\$30,000
Internal wall remodeling -	\$65,000
Engineering costs and fees	\$150,000
Asbestos/Lead/Hazardous Materials Remediation	\$250,000
Total – (Do not include permits or furnishings)	<b>\$1,405,000</b>

# A New City Hall

////////////////////  
\$250/SF for a city hall building for a community the size of Park Falls. This cost is for the building construction and site development. This does not cover demo costs, site acquisition, furniture, Architectural/Engineering fees, Survey, Geotech, and State DSPS Plan review fees.

12,000 S.F. City Hall to Include City offices Council Chambers and Police Department  
 $12,000 \times \$250/\text{s.f.} = \$3,000,000$

8,500 S.F. City Hall to Include City Offices and Council Chambers Only  
 $8,500 \times \$250/\text{s.f.} = \$2,125,000$

# City Hall move to Library



## **Permanent**

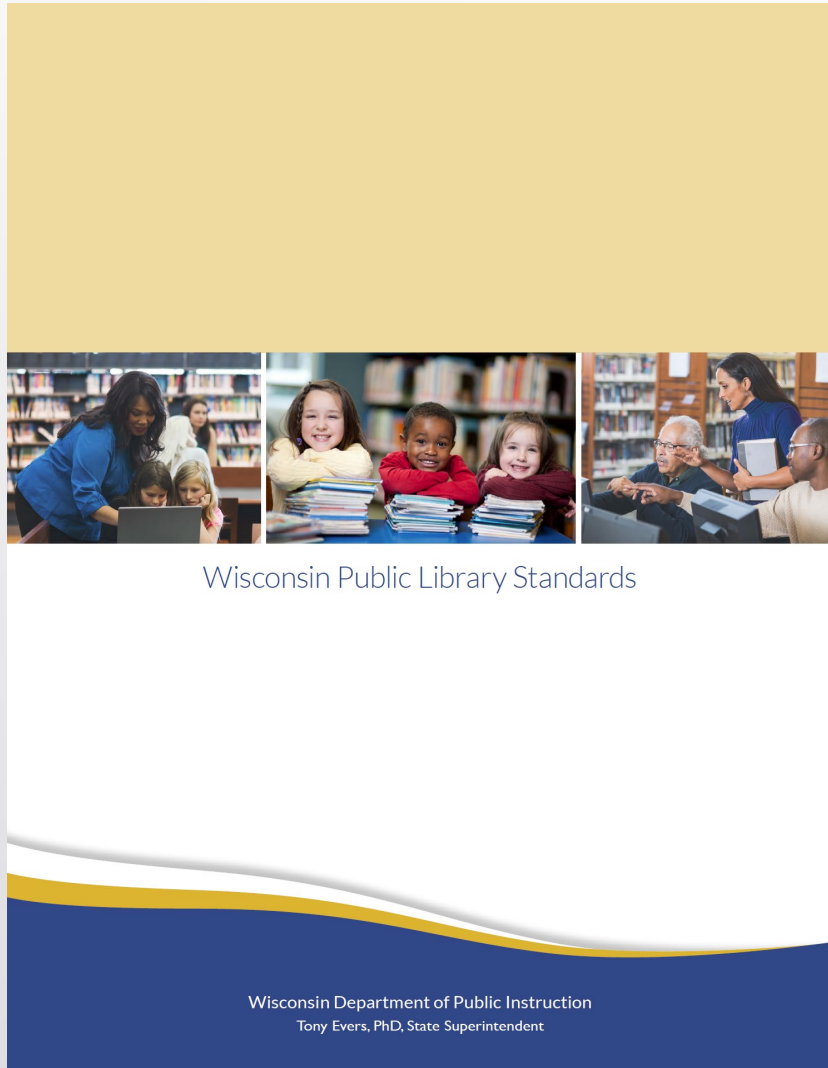
- Knowing that we will need high speed internet connection and VoIP (Voice over Internet Provider – Phone service), some renovations will likely be needed.
- Recommend a design estimate by our engineers for renovation estimates.
  - Should study space concerns of City Offices and Library needs.
  - Review concepts for separating office & library space during late meetings and voting.
  - Review all areas for ADA access and compliance.

## **Temporary**

- A temporary move would be recommended if we were to renovate or build a new City Hall.
- Would last 3-5 Years.
- Phone and VoIP issues will also need to be handled.
- Space needs will need to be handled on a temporary basis.



# Wisconsin Library Standards



Library Quantitative Standards can be Based on:

- Service Population (5,016 S.P.)
- City Population (2,491 C.P.)

# Wisconsin Library Standards (cont'd)

Table was updated 7/19/2021 to help understand the per capita and per 1,000 population numbers.

Park Falls Library Data			
	Municipal Population Standards (2,491)	Service Population Standards (5,016)	Park Falls 2019 Actual (using Service Population 5,016)
Hours	46	46	54
Print Volumes Held per Capita	9.2 X 2,491 = 22,917	4.0 X 5,016 = 20,064	6.50937 x 5,016 = 32,651
FTE Staff per 1,000 Population	1.2 X 2.5 = 3.0	0.5 x 5 = 2.5	0.96 x 5 = 4.8
Materials Expenditure Multiplied by Per Capita	\$9.17 X 2,491 = \$22,842.47	\$4.00 X 5,016 = \$20,064.00	\$9.373 X 5,016 = \$47,015.00
Collection Size (Print, Audio, and Video) x Per Capita	11.1 X 2,491 = 27,650	4.4 X 5,016 = 22,070	7.6838 x 5,016 = 38,542
Periodical Subscription Held Per 1,000 Population (Print)	22.7 per 1,000 = 57	10.9 per 1,000 = 55	14.8 per 1,000 = 74
Audio Recordings Held per Capita	0.63 per 2,491 = 1,569	0.23 per 5,016 = 1,154	0.415 per 5,016 = 2,082
Video Recordings Held per Capita	1.18 per 2,491 = 2,939	0.52 per 5,016 = 2,608	0.759 per 5,016 = 3,809
Public Use Internet Computers Per 1,000 Population	3.42 x 2.5 = 8.6	1.34 x 5 = 6.7	1.4 x 5 = 7.0

Added on 7/19/2021  
2020 Report Numbers

54

33,118

5.2

\$36,514

40,438

62

2,110

4,070

6.0

# Wisconsin Library Standards (cont'd)




Table 28. Number and square footage of public library outlets, by state: Fiscal year 2019 \*

	Number of public libraries	Number of stationary outlets	Square footage		
			Total (In thous.)	Average	Per 1,000 population
Wisconsin	381	460	6,088	13,234.8	1,041.85
Park Falls Library					<b>20,000</b>
* Data from Public Library Survey - the Museum and Library Institute					



# Decision, Direction, and/or Next Steps



Direct Engineer to look at

1. Space needs of City Personnel (Police, Fire, Administrative Staff, Library)
2. Cost of New City Hall (Current or New Location)
3. Cost of Renovation for Existing City Hall
4. Look at a Combined Library/City Hall
  - Both for Temporary and Permanent
5. Consider Long Term