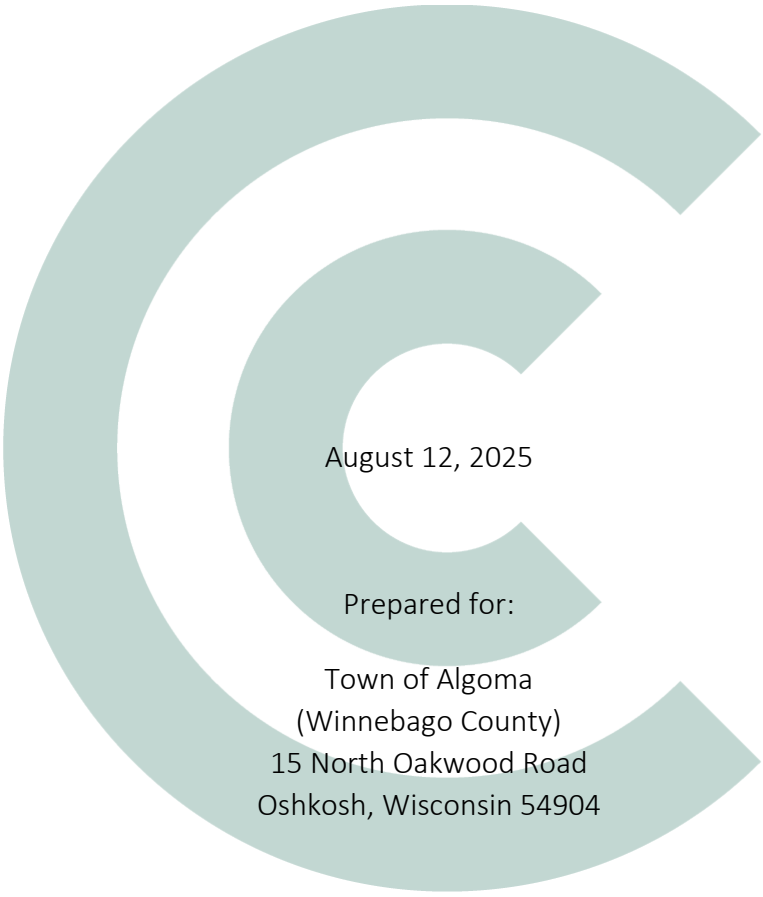


Algoma Town Hall

Facility Needs Assessment Report



August 12, 2025

Prepared for:

Town of Algoma
(Winnebago County)
15 North Oakwood Road
Oshkosh, Wisconsin 54904

Prepared by:

Cedar Corporation
1695 Bellevue Street
Green Bay, Wisconsin 54311

Cedar Corporation Project Number: A7247-001

Table of Contents

Table of Contents	i
1 Introduction.....	1
2 Facility Condition Assessment	2
3 Space Needs	5
4 Utility Cost	7
5 Solutions	8
6 Summary	10
List of Appendices	
Appendix A Original Floor Plan and Elevations.....	A-1
Appendix B Space Calculations	A-4
Appendix C Design Options.....	A-6
Appendix D Opinions of Probable Project Costs.....	A-10

1 Introduction

The Town of Algoma [Winnebago County, Wisconsin] retained Cedar Corporation (Cedar) to complete a Facility Needs Assessment for the Town Hall. The intent of the study is to understand the current facility needs, opportunities for renovation, or need for a new facility. The current facility is around 50 years old and is experiencing deficiencies such as finishes, safety, layout of space, mechanical and heating systems, and the general envelope. We have also reviewed the current and future needs of the staff and facility to determine the amount of space needed to serve the community now and in the future. Finally, we have prepared four options with varying approaches to meet the current and future needs; address identified deficiencies in the existing facility or build an entirely new building. Along with this report, we have prepared preliminary cost estimates (opinions of probable project costs) for those specific options.

2 Facility Condition Assessment

In order to gain background and insight for the Facility Needs Assessment report, our team conducted staff interviews and toured Algoma's Town Hall facilities. During staff interviews, we reviewed current spaces and uses. The staff indicated that the overall size of the facility was sufficient, but the allocation and layout of the spaces are not ideal. We also discussed the current known deficiencies throughout the facility as well as overall history of the facility.

The current facility is a 5,400 square foot partial concrete masonry unit (CMU) with brick veneer and partial wood stud with brick veneer building and a wood joist framed shingled roof. The original School portion of the building is assumed to be constructed in 1966 with an addition in 1979 and new roof configuration in 1985. The building has had ongoing maintenance and minor repairs over the years and has been remodeled to adapt to the current office/workspaces. The building is considered to be in fair to poor condition. The structure appears intact but nonetheless after 60 years of use, the facility and envelope are in need of repairs, maintenance, and upgrades.

During our analysis of the present facility, we discovered several deficiencies. These deficiencies include accessibility, security, exterior building envelope, interior finishes, building systems and problems with the overall flow and function of spaces. The specifics of these deficiencies is noted in more detail in the following paragraphs. We also noted a large opening at the southeast corner of the building in the Server/Storage area, in which it is possible to see daylight through.

The existing facility was designed as an education facility with multiple additions. The additions appear to have occurred with little to no reorganization of rooms or spaces to address flow and function. While the office space is adequate for the five full-time employees, the current layout does not provide any type of reception or lobby area which allows the public to enter and have direct access to private offices. The community room is of adequate size, but the kitchen is separate. The boardroom is of adequate size for meetings and elections but lacks an adjoining conference room for closed sessions and storage for voting equipment. Along with the undesirable layout of the spaces, there are some areas that do not meet today's modern standards and requirements. The restrooms were recently remodeled to be accessible and updated with new fixtures and finishes, but the remainder of the building has experienced little to no alterations. The current Public Works Office lacks sufficient daylight.

The doors are not compliant with the current accessibility code, making it very challenging for someone who uses a wheelchair to enter. Other noted accessibility deficiencies include floor thresholds, stairs, front door closer operation, and door hardware.

In addition to making the facility accessible, the building has security issues to address. Currently, there is no control of who is able to enter the building, nor a common reception area. As noted previously, once inside the building, the public has access to several office spaces and beyond. Staff have commented that this scenario creates an uneasy feeling. The current layout also does not provide a line of sight for staff to see someone enter the building. By utilizing passive and hardened security, the facility can be better equipped to safeguard both the staff and visitors. Although security cameras were installed recently, there are more measures that can be added to make the building more secure. Those measures include: providing additional cameras, adding door access control at appropriate locations, adding impact resistant film to front entry glass, providing secure areas for cash and valuables, and considering a “buzz-to-enter” system.

Some of the interior finishes are deteriorating which poses a health hazard for occupants. The flooring is old and peeling up in spots and missing in other areas. The flooring throughout the facility potentially contains hazardous materials, which will require further testing to determine. Transition strips are missing between flooring types. The ceiling tiles in various areas have started to bow and/or have visible water damage. Doors have rust and indications of water damage at the bottom with peeling paint at the interior side of exterior doors. The kitchen cabinets, counters, and overall finishes need updating and are showing wear.

The building envelope needs updating in order for the facility to be more energy efficient and to mitigate moisture intrusion. The exterior wall wood framing appears to be 2X4 studs which does not allow for proper insulation in the wall cavity. The single pane windows do not meet modern standard energy codes. They allow an excess amount of heating and cooling to passively escape. New energy efficient windows would be needed to help retain the temperature inside the building and reduce operational costs. The roof shingles and attic insulation should be further evaluated; there are currently leaks in the roof from time to time that have not been located. It appears there was insulation added to the roof/attic space during the 1985 roof reconfiguration; however, additional insulation would benefit the facility’s energy efficiency. Through our analysis there is also evidence of moisture infiltrating the brick façade, creating mortar joint and cracking brick issues throughout the building. Mortar joint tuckpointing and brick replacement may be necessary upon further assessment. The foundation appears to be separating from the building at the floor in the southeast corner of the building along with cracking in the mortar of the concrete masonry unit (CMU) wall at that location.

The building systems—including the hot water boiler system heating, electrical power, and plumbing—are cause for concern. They have reached their life expectancy and failures should be anticipated. The current hot water boiler heating system is beyond its usable lifespan and needs modern efficient equipment. The electrical wiring, fixtures, and service panels are antiquated and could be updated but currently in fair condition with no known issues.

There is an electrical panel located in the hallway accessible to the public. The lighting was updated to LED fixtures in 2022 and is in good condition. Certain portions of the plumbing operations have also fallen into disrepair. The sink in the Janitor's Closet is old and needs replacing, possibly with a mop sink as opposed to the current utility type sink.

The current site provides ample parking and good street access. With the boundary agreements, the location will not be central in the Town which is not ideal for a town hall. Given the location, the site would be a good candidate to return to the tax roll upon selling if a new site is chosen for the town hall.

3 Space Needs

The Town of Algoma has an adequate amount of space within their facility. A boardroom is currently being used as functional town hall spaces; however, the public steps out into the hallway for closed sessions. The boardroom is also used for election day voting and is adequate for that purpose. The community room is used occasionally by the public for family gatherings and baby or wedding showers. A few clubs and community groups use this room to host meetings. Restrooms are available for such functions.

There is a need for separate storage as several of the rooms are being used for some storage along a wall or corner. Some of these spaces include the offices, board room, community room, and town offices. While these spaces are currently being utilized by staff and the public, the shared use for storage can limit functionality of the space. A remodel or new facility would address separate storage areas as deemed adequate. These spaces would be provided with separate climate controlled and secured storage for records, server, election equipment and also storage for chairs, tables, and miscellaneous items. The Town needs a garage for storing a pickup truck and equipment currently owned by the Town. Proper sizing of a garage would also consider future equipment and staff requirements foreseen by the Town.

For the size of community, we recommend that a town hall should be 7,850 square feet. Below, you will find a list of spaces in the current facility along with the size of them compared to the spaces that are recommended for a town of this size. These are the recommended spaces and sizes based on the Town of Algoma's needs.

Space/Room	Current Square Footage	Recommended Square Footage	Comment
Men's (Public)	105	56	
Women's (Public)	107	56	
Staff Restroom	-	56	
Secured Lobby	-	100	
Open Office	726	500	Contains room for 3 employees
Future Office	-	100	

Space/Room	Current Square Footage	Recommended Square Footage	Comment
Board Room	1,863	1,050	
Community Space	532	940	Expand into board room
Meeting Room	-	500	Seats 8–10 people
Town Admin	200	225	
Town Clerk	200	225	
Director of Public Works	118	225	
Storage	532	700	Includes separate storage for election equipment, tables and chairs, record storage, and miscellaneous storage
Kitchenette	132	125	
Breakroom	-	80	
Janitor's Closet	26	50	
Basement	512	-	
Circulation	864	300	
Public Works Garage	-	1,200	
Public Works Restroom	-	56	
20% for walls, etc.		1,309	
Total:	5,405	7,853	

4 Utility Cost

The Town spends a great deal of funds to operate the energy-inefficient space of the Town Hall. The current boiler system is in disrepair and in need of new components. Upgrading the existing, inefficient boiler will reduce heating costs. Updates to the building envelope will also increase the building energy efficiency.

The facility is served by a 120/240 volt, single-phase, 200-amp electrical service.

The facility was upgraded to LED bulb and fixtures about four years ago.

The Town could reduce the cost of utilities if they choose to make some or all the recommended updates. The cost savings of the utilities can vary depending on the usage of the facility, but for purpose of this report, we have developed a scenario to understand the potential savings to the Town's operations.

If we assume the hours of operation of the Town Hall do not change, we can base the cost savings on average efficiencies gained by updating the heating system. Updating the heating system would gain approximately 20% efficiency of gas utility costs.

5 Solutions

Based on our analysis and space needs, we put together four potential options with two sub options. The options listed below are what we would anticipate the project including.

Option 01: Fix/Upgrade Current Facility

- Total Square Footage: 5,400
- New efficient forced air heating system
- Evaluate roof for repair, leaks, and possible replacement
- Envelope repair, tuckpointing and separation issue
- Update door hardware for accessibility
- New garage for vehicles and equipment

Option 02: Renovation/ Upgrade Current Facility

- Total Square Footage: 5,400
- New efficient forced air heating system
- New roof and windows
- Envelope repair, tuckpointing and separation issue
- Update door hardware for accessibility
- Security updates
- Demo existing walls and redesign for efficient use and flow of spaces
- New finishes throughout
- New MEP systems and fixtures
- New garage for vehicles and equipment

Option 03: New Facility at Current Site

- Total Square Footage: 7,900
- Demo existing building and site components as required for new work
- New building with space as required by needs assessment
- **Option 03A** to include Fire Department Office and Garage space as required

Option 04: New Facility at New Site near HWY 21 Corridor

- Total Square Footage: 7,900
- New building with space as required by needs assessment
- **Option 04A** to include Fire Department Office and Garage space as required

Option	Building Construction	Site Development	Soft Cost	Furnishings	Project Cost
1	\$780,000	\$154,000	\$346,330	\$0	\$1,280,330
2	\$1,185,500	\$159,000	\$499,280	\$53,760	\$1,897,040
3	\$2,083,000	\$253,100	\$867,357	\$151,847	\$3,335,304
3A	\$3,163,000	\$266,250	\$1,272,823	\$205,755	\$4,907,828
4	\$1,975,000	\$376,500	\$873,055	\$152,848	\$3,377,403
4A	\$3,055,000	\$470,500	\$1,308,435	\$211,530	\$5,045,465

Notes:

1. Assumes Fall 2025 construction cost. Escalation factors will range depending on market conditions.
2. Assumptions of materials, equipment, preliminary finish selections, and inflation have been made to provide a preliminary cost estimate.
3. Opinions of Probable Project Costs are supplied for general guidance only. Cedar Corporation has no control over competitive bidding or market conditions; thus, we cannot guarantee accuracy of such opinions as compared to contract bids or actual cost to Owner.
4. Opinions of Probable Project Costs do not include staff relocation, rental, or phasing costs.
5. Land Acquisition costs were based on GIS assessed land value divided by the total acres stated and multiplied by the numbers of acres recommended for new facility.

6 Summary

Based on our review and findings, the existing Algoma Town Hall Facilities no longer provide a safe and efficient building that is needed for a modern town hall facility to function properly. Throughout our analysis of the current facility, we discovered several deficiencies. These deficiencies include a general lack of flow, accessibility and security issues, deteriorating interior finishes, concerns with the building envelope, and ineffective building systems for the current facility use. We provided four options to address all deficiencies in the facility. Option 01 comes at the lowest cost and includes renovations to meet the bare minimum of what should be done. Option 02 is the next lowest cost and will include a complete renovation of the existing building. Option 03 would be to demo the existing building and build a new facility to meet the Town's needs on the current site. Option 04 comes at a higher cost per square foot of usable space, however, provides the Town with the opportunity to sell the existing facility to offset construction costs. It includes purchasing a new site located more towards the center of the Town and constructing a new facility to meet the Town's current and future needs.

Depending on which option the Town would like to proceed with, the next steps vary slightly. For Option 01 the next step would include conducting a hazardous material investigation and prioritization of deficiency solutions. The next steps for Option 02, 03, or 04 would include review of potential location on existing property or alternative locations, obtaining site topographical survey, geotechnical investigation, review of existing facility sale or uses, and begin preliminary design discussions.

There are relatively few grant funding programs available to finance and construct municipal administration buildings such as that being proposed by the Town of Algoma, however; the following programs may offer some opportunities:

- There is a new Innovation Grant Program developed by the Wisconsin Department of Revenue (DOR). The grant application will be available in mid-July 2025 and will be available through March 31, 2026, the grant submittal deadline. The Innovation Grant Programs (Innovation Planning Grant and Innovation Grant) were created under 2023 Wisconsin Act 12. The program is designed to encourage counties, municipalities, and tribes (transferor) to implement an innovation plan that transfers one or more allowable services/duties to another county, municipality, tribe, nonprofit organization, or private entity (transferee) while also achieving cost savings. This could include services such as:
 - Public safety, including law enforcement (not jails)
 - Fire protection
 - Emergency services
 - Courts
 - Jails
 - Training

- Communications
- Public works
- Information technology
- Administration, including staffing, payroll, and human resources
- Economic development and tourism
- Public health
- Housing, planning, and zoning
- Parks and recreation

In addition, several loan programs exist which may be applicable for financing a new town hall, including:

- *The Community Facility Guaranteed Loan (USDA)* provides funding for essential community facilities (town halls included) for communities under 50,000 persons. The loan is for 40 years maximum with a negotiable interest rate.
- *The Community Facilities Direct Loan & Grant Program (USDA)* provides essentially the same thing as the Community Facility Guaranteed Loan (USDA), however; the community's population must be less than 20,000 persons. Some granting of funds may be offered if the community has a significant low to moderate income population.
- *Board of Commissioners of Public Lands (BCPL)* offers loans to municipalities, schools, lake districts, metropolitan sewerage districts and town sanitary districts for a wide variety of purposes. The application deadline is continuous, and the loan terms vary.

List of Appendices

The following appendices are referenced in this report and are included in this section, as follow:

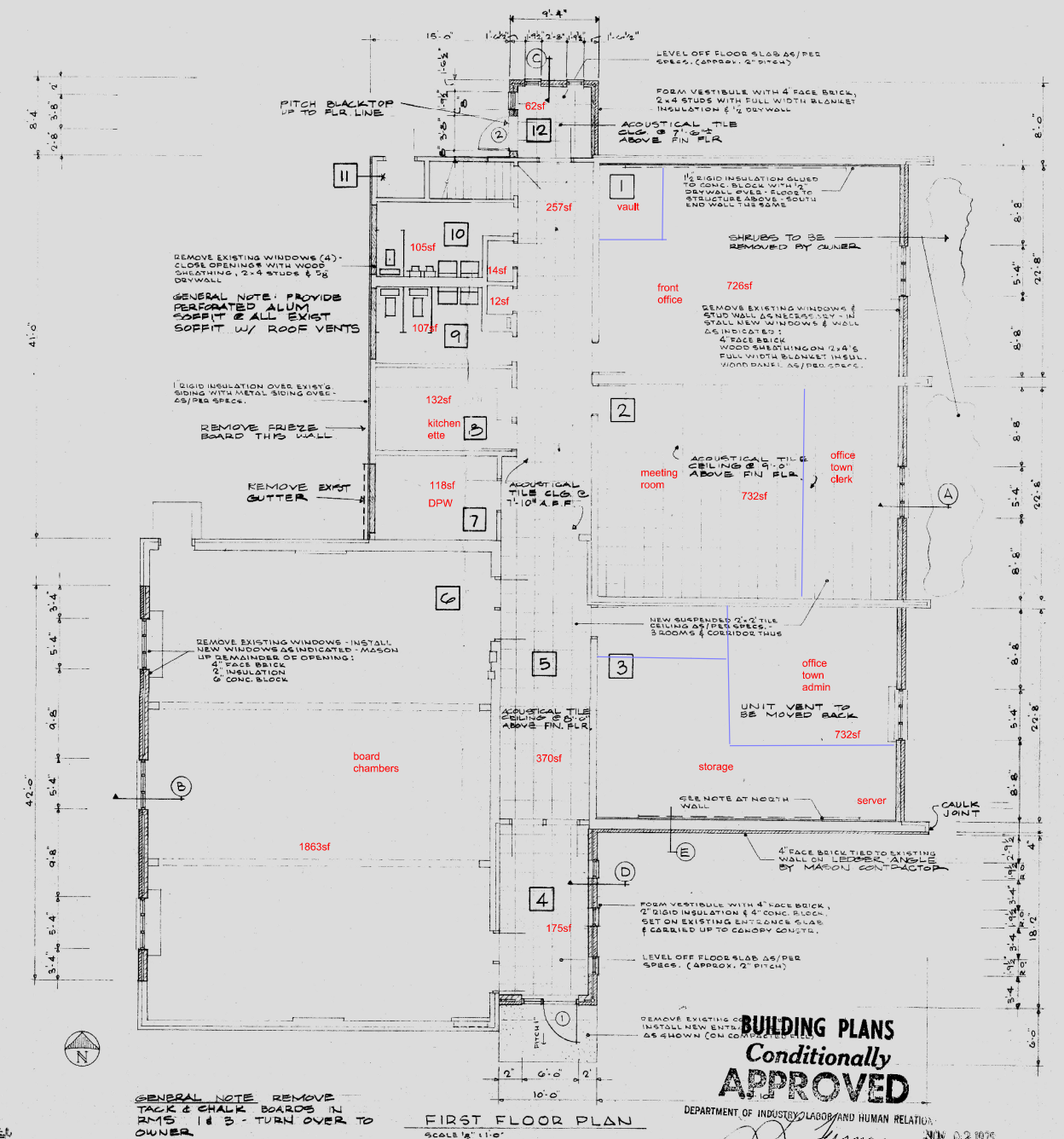
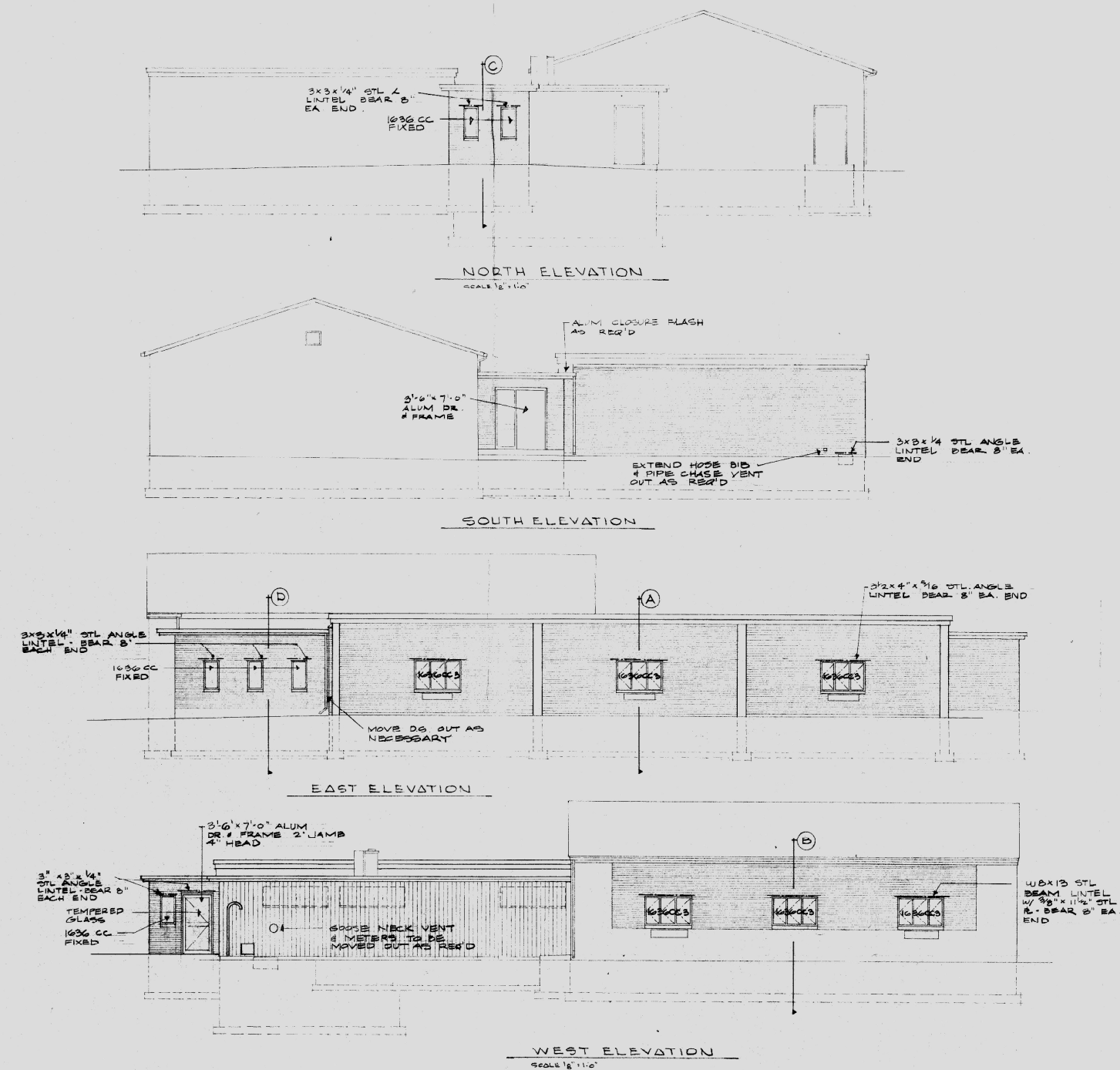
- Appendix A: Original Floor Plan and Elevations
- Appendix B: Space Calculations
- Appendix C: Design Options
- Appendix D: Opinions of Probable Project Costs

Appendix A

Original Floor Plan and Elevations

Appendix A includes the original floor plan and elevations of the current facility.

ROOM FINISH SCHEDULE									
ROOM NO.	NAME	FLOOR	BASE	W A L L S				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
1	MEETING RM			1/2 D.W. ON 1/2 RIGID INSUL	WOOD PANELING			ACOUSTIC TILE	9'-0"
2	MEETING RM				WOOD PANELING			ACOUSTIC TILE	9'-0"
3	MEETING RM				WOOD PANELING	1/2 D.W. ON 1/2 RIGID INSUL		ACOUSTIC TILE	9'-0"
4	VESTIBULE				CONC. BLOCK	CONC. BLOCK		ACOUSTIC TILE	7'-10"
5	CORRIDOR						CONC. BLOCK	ACOUSTIC TILE	7'-10"
6	MULTI-PURPOSE								
7	STORAGE								
8	KITCHEN								
9	WOMEN								
10	MEN								
11	YARD STOR.								
12	VESTIBULE			1/2 D.W.	1/2 D.W.	EXIST	1/2 D.W.	ACOUSTIC TILE	7'-6"



Appendix B

Space Calculations

Appendix B includes space calculations for current and recommended spaces and sizes.



Space Needs Summary

Project: Town of Algoma Space Needs Analysis
 Location: Town of Algoma, Wisconsin
 Date: July 22, 2025

Units in square feet unless specified otherwise.

** Efficiency ratio includes circulation, structure and walls, and unassigned storage.

Town Hall Building Space	Current Size				Qty	Current Total SF	Level	Recommended Size				Qty	Recommended Total SF	Comment
	Length	x	Width	= SF				Length	x	Width	= SF			
Office Area														
Men's (Public)	8	x	13	105	1	105 sf	1	7	x	8	56	1	56	
Women's (Public)	8	x	14	107	1	107 sf	1	7	x	8	56	1	56	
Staff Restroom	0	x	0	0	0	0	1	7	x	8	56	1	56	
Secured Lobby	0	x	0	0	0	0 sf	1	10	x	10	100	1	100	
Open Office	23	x	32	726	1	726 sf	1	25	x	20	500	1	500	Contains room for three employees
Future Office	0	x	0	0	0	0 sf	1	10	x	10	100	1	100	
Board Room	37	x	51	1,863	1	1863 sf	1	30	x	35	1,050	1	1050	
Community Space	23	x	24	532	1	532 sf	1	30	x	31	930	1	940	option to expand into board room but not Dias and AV equip
Meeting Room	0	x	0	0	0	0 sf	1	25	x	20	500	1	500	Seats 8-10 people
Town Admin	14	x	14	200	1	200 sf	1	15	x	15	225	1	225	
Town Clerk	14	x	14	200	1	200 sf	1	15	x	15	225	1	225	
Director of Public Works	13	x	9	118	1	118 sf	1	15	x	15	225	1	225	
Storage	25	x	21	532	1	532 sf						0		
Tables and Chairs Storage	0		0	0	0			10		15	150	1	150	
Record Storage	0		0	0	0			10		15	150	1	150	
Election Storage	0	x	0	0	0	0 sf	1	20	x	20	400	1	400	
Kitchenette	15	x	9	132	1	132 sf	1	12	x	10	120	1	125	
Breakroom	0	x	0	0	0	0 sf	1	10	x	8	80	1	80	
Janitor Closet	8	x	3	26	1	26 sf	1	10	x	5	50	1	50	
Basement	24	x	21	512	1	512 sf	0	0	x	0	0	0	0	
Circulation	80	x	11	864	1	864 sf	1	10	x	30	300	1	300	
Public Works Garage	0	x	0	0	0	0 sf	1	40	x	30	1,200	1	1200	2 Garage Bays (Pick-ups)
Public Works Restroom	0	x	0	0	0	0 sf	1	7	x	8	56	1	56	
	Subtotal:					5,917 sf		Subtotal:					6,544	
	0%					sf		20%					1,309	
	Total:					5,917 sf		Total:					7,853	

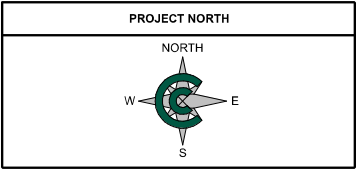
Appendix C

Design Options







Appendix C includes design options for Options 02, 03, 03A, 04, and 04A.

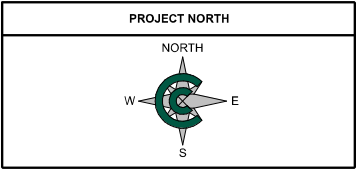


MATERIAL LEGEND			
	BUILDING		ASPHALT
	GRASS		CONCRETE
	LANDSCAPING		PARK / PLAY STRUCTURES









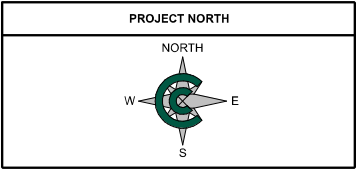


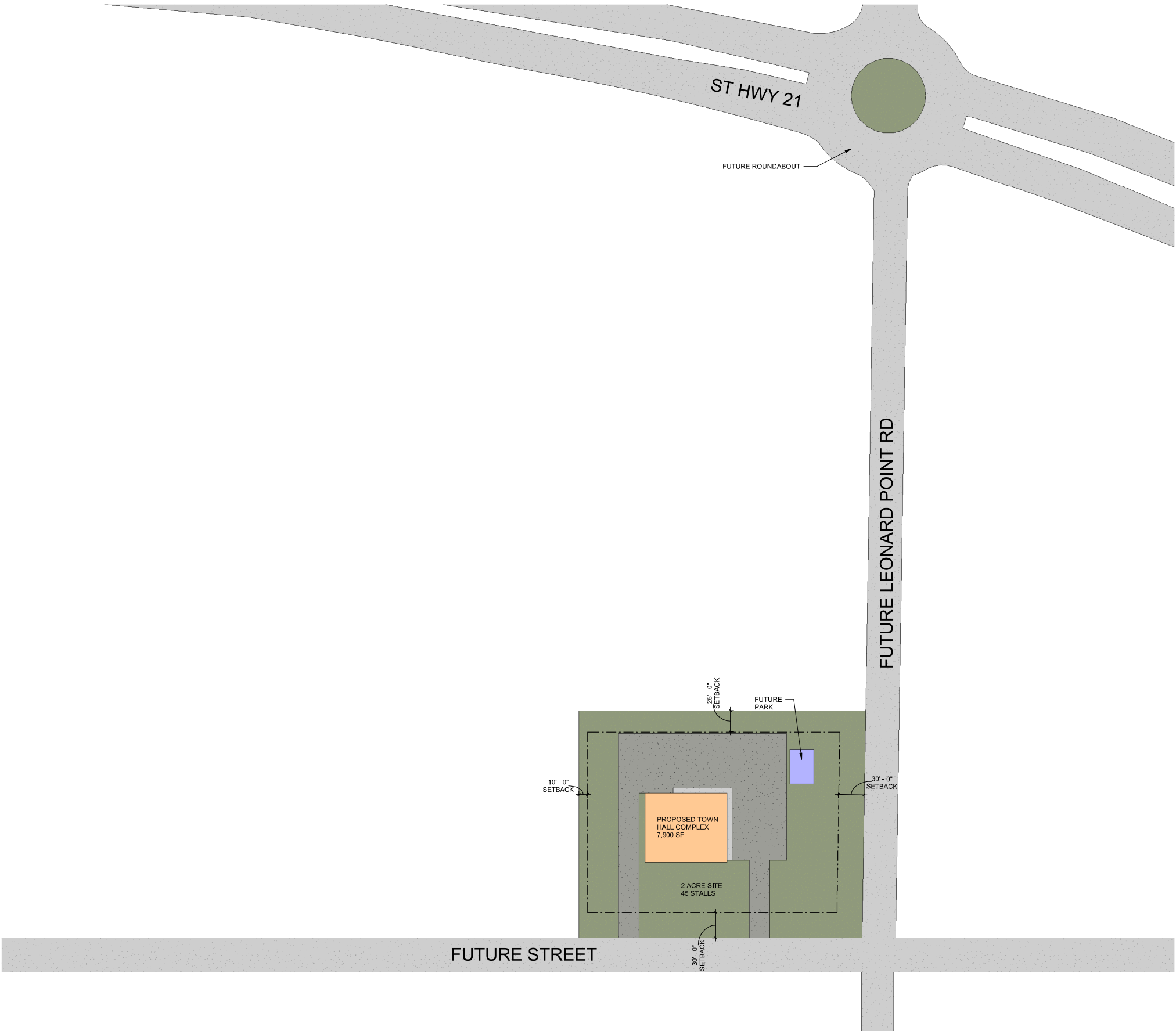
MATERIAL LEGEND			
	BUILDING		ASPHALT
	GRASS		CONCRETE
	LANDSCAPING		PARK / PLAY STRUCTURES



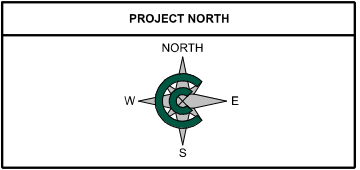


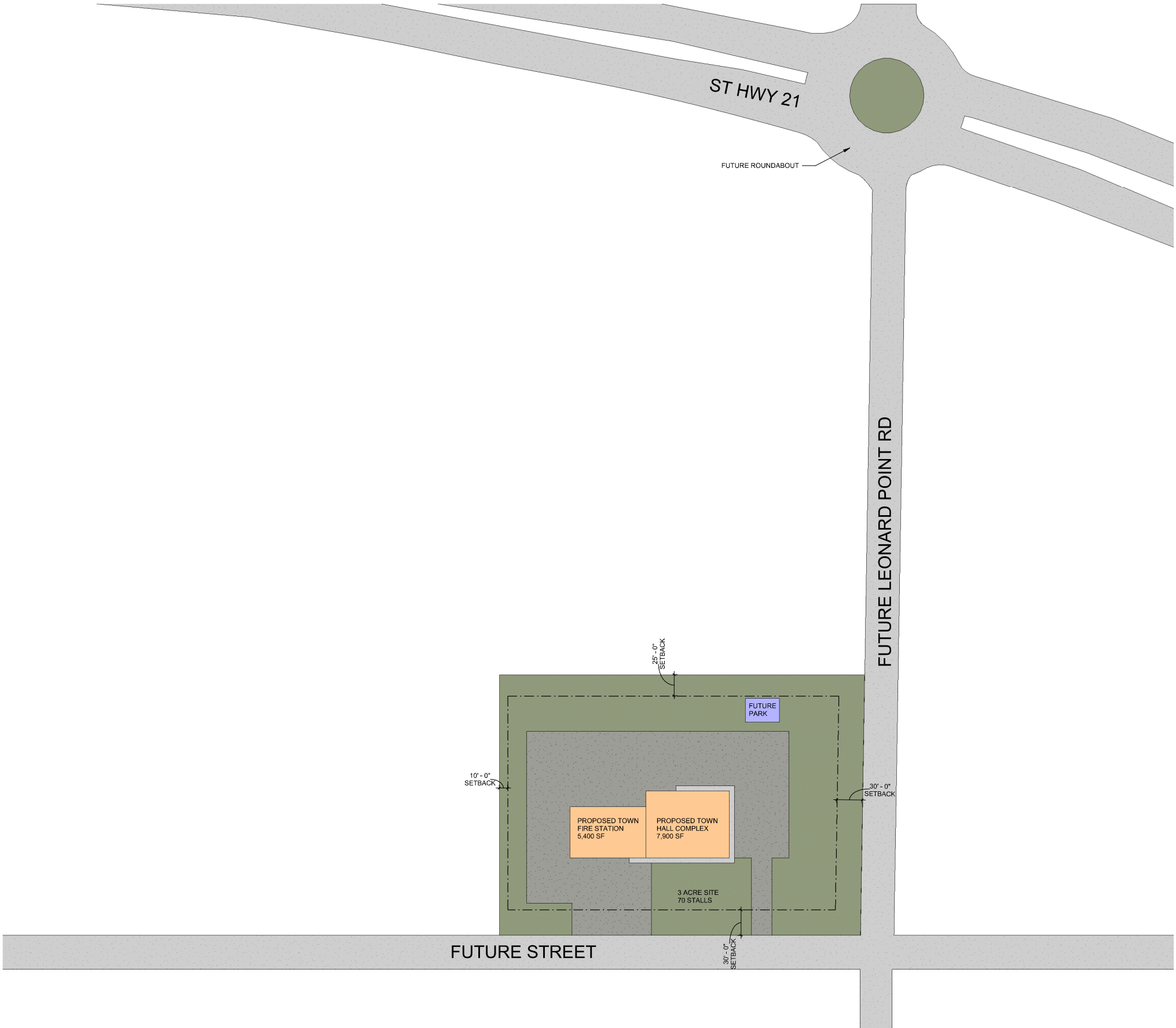
MATERIAL LEGEND			
	BUILDING		ASPHALT
	GRASS		CONCRETE
	LANDSCAPING		PARK / PLAY STRUCTURES









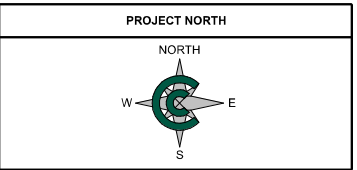


MATERIAL LEGEND			
	BUILDING		ASPHALT
	GRASS		CONCRETE
	LANDSCAPING		PARK / PLAY STRUCTURES





MATERIAL LEGEND			
	BUILDING		ASPHALT
	GRASS		CONCRETE
	LANDSCAPING		PARK / PLAY STRUCTURES



Appendix D

Opinions of Probable Project Costs

Appendix D includes Opinions of Probable Project Costs for Options 01, 02, 03, 03A, 04, and 04A.



OPINION OF PROBABLE PROJECT COST

Community Infrastructure • Architecture • Environmental Services

Client	Town of Algoma
Project	Municipal Complex Needs Analysis
Prepared By	K. Dressler

Project No.	A7242-001
Date	08.12.2025
Revised Date	

Option 01: New efficient forced air heating and cooling system, roof and envelope repair and new 1,200 square foot Public Works Garage

Item	Unit	Qty	Unit Price	Cost
Building				
Town Hall Renovation	SF	5400	\$100.00	\$540,000.00
Proposed Public Works Garage	SF	1200	\$200.00	\$240,000.00
Site Development				
Public Works Garage Site Grading and Restoration	AL			\$25,000.00
Asphalt Parking Lot Reconstruction	AL			\$129,000.00
Subtotal Construction				\$934,000.00
Contingency	%	\$934,000.00	15.0%	\$140,100.00
Design Fee	%	\$934,000.00	7.5%	\$70,050.00
Contract Administration	%	\$934,000.00	7.5%	\$70,050.00
Construction Observation	AL			\$65,380.00
Permits and Regulatory Review	AL			\$750.00
Subtotal				\$346,330.00
Facility Furnishings Allowance				
Phone & Data system (server, and or equipment)	%	\$934,000.00	0.0%	\$0.00
Security System	%	\$934,000.00	0.0%	\$0.00
FFE	%	\$934,000.00	0.0%	\$0.00
Subtotal				\$0.00
TOTAL PROJECT COST				\$1,280,330.00

NOTES:

1. Does not include soft costs such as attorney fees
2. Assumes the site contains no hazardous waste.
3. Assumes 2025 construction cost. Escalation factors will range depending on market conditions.
4. Assumptions of Materials, equipment, preliminary finish selections and inflation have been made to provide a preliminary cost estimate.
5. Opinions of probable cost prepared by Cedar Corp. are supplied for general guidance only. Cedar Corp has no control over competitive bidding or market conditions, thus we cannot guarantee accuracy of such opinions as compared to contract bids or actual costs to the owner.
6. Opinions of probable costs do not include staff relocation, rental, or phasing costs.



OPINION OF PROBABLE PROJECT COST

Community Infrastructure • Architecture • Environmental Services

Client	Town of Algoma
Project	Municipal Complex Needs Analysis
Prepared By	K. Dressler

Project No.	A7242-001
Date	08.12.2025
Revised Date	

Option 02: New efficient forced air heating and cooling system, new roof, new windows, envelope repair, security updates, reconfigure spaces, new finishes, and new 1,200 square foot Public Works Garage

Item	Unit	Qty	Unit Price	Cost
Building				
Town Hall Renovation	SF	5400	\$175.00	\$945,000.00
Proposed Public Works Garage	SF	1200	\$200.00	\$240,000.00
Site Development				
Public Works Garage Site Grading and Restoration	AL			\$25,000.00
Asphalt Parking Lot Reconstruction	AL			\$129,000.00
Park Relocation	AL			\$5,000.00
Subtotal Construction				\$1,344,000.00
Contingency	%	\$1,344,000.00	15.0%	\$201,600.00
Design Fee	%	\$1,344,000.00	7.5%	\$100,800.00
Contract Administration	%	\$1,344,000.00	7.5%	\$100,800.00
Construction Observation	AL			\$94,080.00
Permits and Regulatory Review	AL			\$2,000.00
Subtotal				\$499,280.00
Facility Furnishings Allowance				
Phone & Data system (server, and or equipment)	%	\$1,344,000.00	0.0%	\$0.00
Security System	%	\$1,344,000.00	1.0%	\$13,440.00
FFE	%	\$1,344,000.00	3.0%	\$40,320.00
Subtotal				\$53,760.00
TOTAL PROJECT COST				\$1,897,040.00

NOTES:

- Does not include soft costs such as attorney fees
- Assumes the site contains no hazardous waste.
- Assumes 2025 construction cost. Escalation factors will range depending on market conditions.
- Assumptions of Materials, equipment, preliminary finish selections and inflation have been made to provide a preliminary cost estimate.
- Opinions of probable cost prepared by Cedar Corp. are supplied for general guidance only. Cedar Corp has no control over competitive bidding or market conditions, thus we cannot guarantee accuracy of such opinions as compared to contract bids or actual costs to the owner.
- Opinions of probable costs do not include staff relocation, rental, or phasing costs.

Client	Town of Algoma
Project	Municipal Complex Needs Analysis
Prepared By	K. Dressler

Project No.	A7242-001
Date	08.12.2025
Revised Date	

Option 03: New 7,850 square foot Town Hall Complex with Public Works Garage on existing site and demolition of existing Town Hall building.

Item	Unit	Qty	Unit Price	Cost
Building				
Proposed Town Hall Complex	SF	7900	\$250.00	\$1,975,000.00
Building Demolition	SF	5400	\$20.00	\$108,000.00
Site Development				
Public Works Garage Site Grading and Restoration	AL			\$105,600.00
Utilities	AL			\$13,500.00
Asphalt Parking Lot Reconstruction	AL			\$129,000.00
Park Relocation	AL			\$5,000.00
Subtotal Construction				\$2,336,100.00
Contingency	%	\$2,336,100.00	15.0%	\$350,415.00
Design Fee	%	\$2,336,100.00	7.5%	\$175,207.50
Contract Administration	%	\$2,336,100.00	7.5%	\$175,207.50
Construction Observation	AL			\$163,527.00
Permits and Regulatory Review	AL			\$3,000.00
Subtotal				\$867,357.00
Facility Furnishings Allowance				
Phone & Data system (server, and or equipment)	%	\$2,336,100.00	1.0%	\$23,361.00
Security System	%	\$2,336,100.00	1.5%	\$35,041.50
FFE	%	\$2,336,100.00	4.0%	\$93,444.00
Subtotal				\$151,846.50
TOTAL PROJECT COST				\$3,355,303.50

NOTES:

- Does not include soft costs such as attorney fees
- Assumes the site contains no hazardous waste.
- Assumes 2025 construction cost. Escalation factors will range depending on market conditions.
- Assumptions of Materials, equipment, preliminary finish selections and inflation have been made to provide a preliminary cost estimate.
- Opinions of probable cost prepared by Cedar Corp. are supplied for general guidance only. Cedar Corp has no control over competitive bidding or market conditions, thus we cannot guarantee accuracy of such opinions as compared to contract bids or actual costs to the owner.

Client	Town of Algoma
Project	Municipal Complex Needs Analysis
Prepared By	K. Dressler

Project No.	A7242-001
Date	08.12.2025
Revised Date	

Option 03A: New 7,850 square foot Town Hall Complex with Public Works Garage and 5,400 square foot Fire Station on existing site and demolition of existing Town Hall building.

Item	Unit	Qty	Unit Price	Cost
Building				
Proposed Town Hall Complex	SF	7900	\$250.00	\$1,975,000.00
Building Demolition	SF	5400	\$20.00	\$108,000.00
Proposed Town Fire Station	SF	5400	\$200.00	\$1,080,000.00
Site Development				
Public Works Garage Site Grading and Restoration	AL			\$138,000.00
Utilities	AL			\$15,750.00
Asphalt Parking Lot Reconstruction	AL			\$107,500.00
Park Relocation	AL			\$5,000.00
Subtotal Construction				\$3,429,250.00
Contingency	%	\$3,429,250.00	15.0%	\$514,387.50
Design Fee	%	\$3,429,250.00	7.5%	\$257,193.75
Contract Administration	%	\$3,429,250.00	7.5%	\$257,193.75
Construction Observation	AL			\$240,047.50
Permits and Regulatory Review	AL			\$4,000.00
Subtotal				\$1,272,822.50
Facility Furnishings Allowance				
Phone & Data system (server, and or equipment)	%	\$3,429,250.00	1.0%	\$34,292.50
Security System	%	\$3,429,250.00	1.0%	\$34,292.50
FFE	%	\$3,429,250.00	4.0%	\$137,170.00
Subtotal				\$205,755.00
TOTAL PROJECT COST				\$4,907,827.50

NOTES:

- Does not include soft costs such as attorney fees
- Assumes the site contains no hazardous waste.
- Assumes 2025 construction cost. Escalation factors will range depending on market conditions.
- Assumptions of Materials, equipment, preliminary finish selections and inflation have been made to provide a preliminary cost estimate.
- Opinions of probable cost prepared by Cedar Corp. are supplied for general guidance only. Cedar Corp has no control over competitive bidding or market conditions, thus we cannot guarantee accuracy of such opinions as compared to contract bids or actual costs to the owner.

Client	Town of Algoma
Project	Municipal Complex Needs Analysis
Prepared By	K. Dressler

Project No.	A7242-001
Date	08.12.2025
Revised Date	

Option 04: New 7,850 square foot Town Hall Complex with Public Works Garage on approximately 2-acre green site.

Item	Unit	Qty	Unit Price	Cost
Building				
Proposed Town Hall Complex	SF	7900	\$250.00	\$1,975,000.00
Site Development				
Site Work	AL			\$151,500.00
Asphalt Parking Lot	AL			\$225,000.00
Subtotal Construction				\$2,351,500.00
Contingency	%	\$2,351,500.00	15.0%	\$352,725.00
Design Fee	%	\$2,351,500.00	7.5%	\$176,362.50
Contract Administration	%	\$2,351,500.00	7.5%	\$176,362.50
Construction Observation	AL			\$164,605.00
Permits and Regulatory Review	AL			\$3,000.00
Land Acquisition	AL			\$7,502.54
Subtotal				\$873,055.00
Facility Furnishings Allowance				
Phone & Data system (server, and or equipment)	%	\$2,351,500.00	1.0%	\$23,515.00
Security System	%	\$2,351,500.00	1.5%	\$35,272.50
FFE	%	\$2,351,500.00	4.0%	\$94,060.00
Subtotal				\$152,847.50
TOTAL PROJECT COST				\$3,377,402.50

NOTES:

- Does not include soft costs such as attorney fees
- Assumes the site contains no hazardous waste.
- Assumes 2025 construction cost. Escalation factors will range depending on market conditions.
- Assumptions of Materials, equipment, preliminary finish selections and inflation have been made to provide a preliminary cost estimate.
- Opinions of probable cost prepared by Cedar Corp. are supplied for general guidance only. Cedar Corp has no control over competitive bidding or market conditions, thus we cannot guarantee accuracy of such opinions as compared to contract bids or actual costs to the owner.
- Land Acquisition costs were based on GIS assessed land value divided by the total acres stated and multiplied by the numbers of acres recommended for new facility.

Client	Town of Algoma
Project	Municipal Complex Needs Analysis
Prepared By	K. Dressler

Project No.	A7242-001
Date	08.12.2025
Revised Date	

Option 04A: New 7,850 square foot Town Hall Complex with Public Works Garage and 5,400 square foot Fire Station on approximately 3-acre green site.

Item	Unit	Qty	Unit Price	Cost
Building				
Proposed Town Hall Complex	SF	7900	\$250.00	\$1,975,000.00
Proposed Town Fire Station	SF	5400	\$200.00	\$1,080,000.00
Site Development				
Site Work	AL			\$213,000.00
Asphalt Parking Lot	AL			\$257,500.00
Subtotal Construction				
				\$3,525,500.00
Contingency	%	\$3,525,500.00	15.0%	\$528,825.00
Design Fee	%	\$3,525,500.00	7.5%	\$264,412.50
Contract Administration	%	\$3,525,500.00	7.5%	\$264,412.50
Construction Observation	AL			\$246,785.00
Permits and Regulatory Review	AL			\$4,000.00
Land Acquisition	AL			\$11,253.81
Subtotal				
				\$1,308,435.00
Facility Furnishings Allowance				
Phone & Data system (server, and or equipment)	%	\$3,525,500.00	1.0%	\$35,255.00
Security System	%	\$3,525,500.00	1.0%	\$35,255.00
FFE	%	\$3,525,500.00	4.0%	\$141,020.00
Subtotal				
				\$211,530.00
TOTAL PROJECT COST				
				\$5,045,465.00

NOTES:

- Does not include soft costs such as attorney fees
- Assumes the site contains no hazardous waste.
- Assumes 2025 construction cost. Escalation factors will range depending on market conditions.
- Assumptions of Materials, equipment, preliminary finish selections and inflation have been made to provide a preliminary cost estimate.
- Opinions of probable cost prepared by Cedar Corp. are supplied for general guidance only. Cedar Corp has no control over competitive bidding or market conditions, thus we cannot guarantee accuracy of such opinions as compared to contract bids or actual costs to the owner.
- Land Acquisition costs were based on GIS assessed land value divided by the total acres stated and multiplied by the numbers of acres recommended for new facility.



BUILDING TRUST

YOUR PROJECT • OUR PASSION

W61N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360

2820 Walton Commons West
Suite 142
Madison, WI 53718
608-249-5046



1695 Bellevue Street
Green Bay, WI 54311
920-491-9081

604 Wilson Avenue
Menomonie, WI 54751
715-235-9081

www.cedarcorp.com