

B. COSTS AND USER CHARGES

CONSTRUCTION COSTS

Construction costs for multipurpose public buildings may vary widely. A simple structure, with a minimum of mechanical requirements, may be constructed for as low as \$7 a square foot. At the other extreme, a complex multistory structure highly mechanized with sophisticated electrical, mechanical, and air-control systems can cost more than \$60 per square foot.

On the basis of a recent survey conducted by APWA a rough estimate of the current cost of facilities has been prepared. A median cost of \$30 to \$40 per square foot was reported including land costs. It can be seen from the following table that there is considerable variation. Many factors such as land costs, community standards, labor costs, et cetera, contribute to this variation.

TABLE V.—*General-purpose public building costs*

Size (square feet):	Total cost
10,000 to 15,000.....	\$400,000 to \$800,000.
15,000 to 75,000.....	\$1,000,000 to \$2,000,000.
100,000 to 200,000.....	\$4,000,000 to \$7,000,000.
200,000 to 500,000.....	\$10,000,000 to \$30,000,000.

Source: APWA civic building survey.

C. TREND OF CAPITAL OUTLAYS

Since the end of World War II there has been a rapid rise in annual expenditures for general purpose public buildings. In 1950, State and local governments were spending about \$50 million per year. By 1960 that amount had increased threefold. The current rate is approximately four times what it was in 1950. The figures are given below:

TABLE VI.—*Value of general-purpose public buildings put in place (1950-64)*
(State and locally owned only)

Year:	[In millions of dollars]	Amount
1950.....		53
1955.....		83
1958.....		135
1959.....		140
1960.....		151
1961.....		175
1962.....		164
1963.....		195
1964.....		218

This sharp increase in annual expenditures reflects several changes in our society. One is that the population of the United States is expanding rapidly and virtually all of that growth is in urban areas. The increase is in part related to the inflationary trend of prices in the period designated. Another factor is the generally increasing affluence of our society and consequently, not only an increasing ability to pay for governmental services, but the willingness to pay for more sophisticated public works facilities.

Of the current capital outlay of \$200 million for general purpose public buildings almost half is spent by county governments. Another