

# Community Conversation on the Library Facility



La Grange Park Public Library  
Facility Discussion



# One year ago...

**On July 24, 2017**

- We held a community forum on the library facility.
- We announced the plans for facility upgrades and discussed next steps.
- Tonight - we will reveal what we learned in the past year.

# About Us

Established in 1975, the La Grange Park Public Library is a welcoming and inclusive community center connecting residents to informational, cultural, and educational resources.

# About Us

The current 21,000 square foot facility was erected in 1989. It underwent a remodel of the third floor in 2004. It has been largely untouched since that time.

# Known Problems

Since 2014, the library board has investigated various facility-related issues:

- Structural Damage: east wall, west wall, clerestory
- Ongoing Maintenance: capital costs will amount to approximately \$200,000/yr moving forward
- Service Concerns: library use has changed since 1989 and LPPL must evolve with it



# Structural Damage



Joint failures and lack of insulation have caused water infiltration, rust, and deterioration, along primarily the east wall.



INSPECTION PHOTO

Columns have condensation issues due to improper insulation and installation. Significant rust has already formed on columns on the east and west walls.

# Structural Damage

- Project cost: \$1.5 - \$2.5 million (based on 2015 cost estimates)
- Project timeline ranging from 7-10 months
- The only option for repair is a rebuild & proper insulation process. There are no stop-gap measures that will suffice.

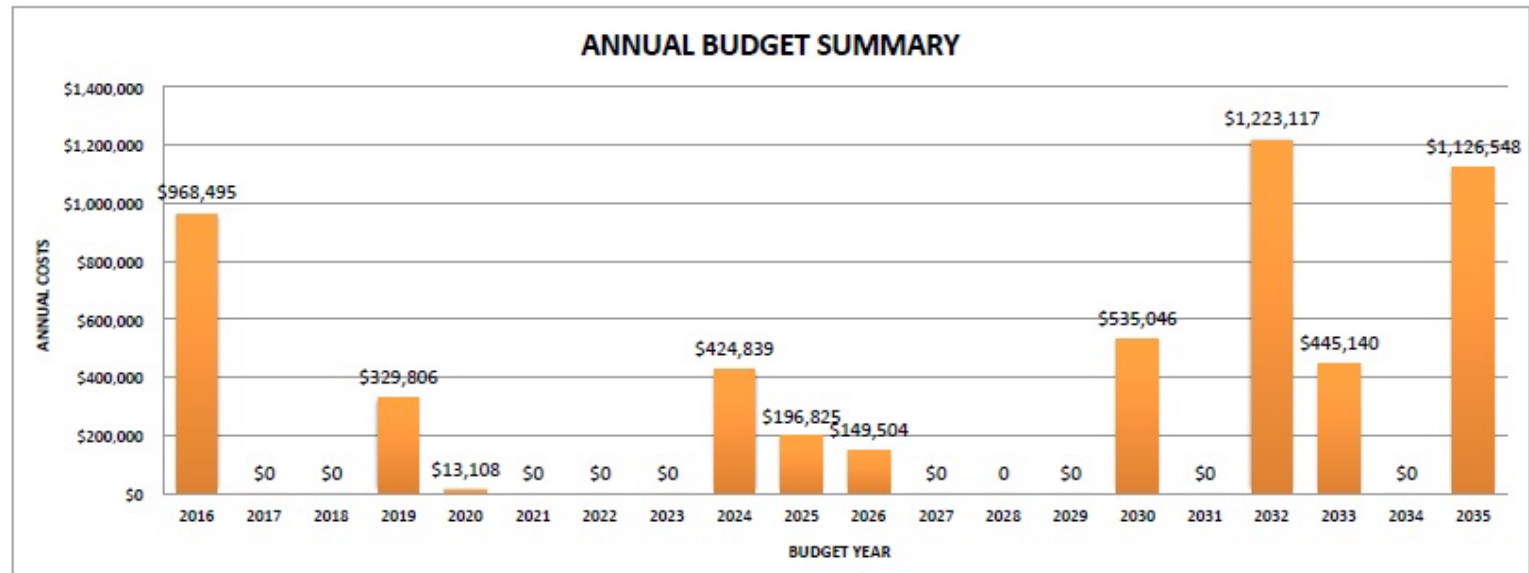


# Ongoing Maintenance

## Maintenance Report

What needs to get fixed and replaced in the next 20 years?

Yearly Summary		
	2016	\$968,495
	2017	\$0
	2018	\$0
	2019	\$329,806
	2020	\$13,108
	2021	\$0
	2022	\$0
	2023	\$0
	2024	\$424,839
	2025	\$196,825
	2026	\$149,504
	2027	\$0
	2028	0
	2029	\$0
	2030	\$535,046
	2031	\$0
	2032	\$1,223,117
	2033	\$445,140
	2034	\$0
	2035	\$1,126,548
Total Escalated		\$5,412,428



# Service Concerns

Library use has changed in the last 10 years.

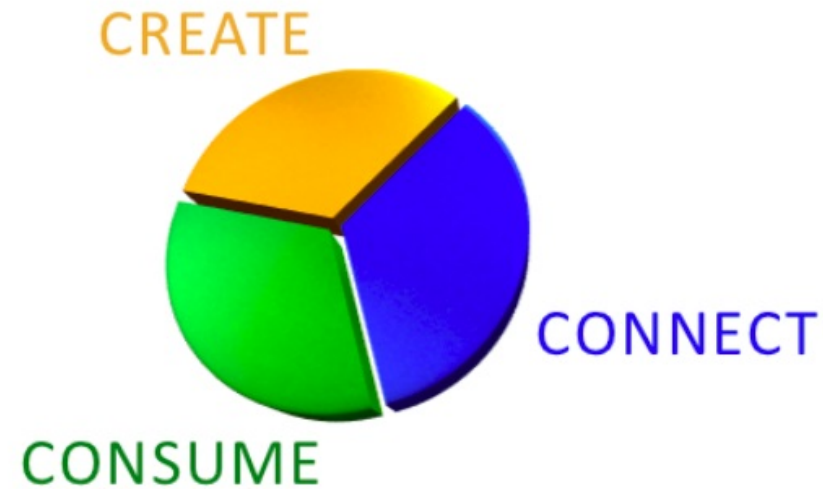
It has changed *dramatically* since the library was built.

- More people attend programs
- More people ask librarians for help
- More people use our building to work and study
- Children's services now outpace adult ones
- Fewer people are using library computers
- Fewer people are accessing the library's online databases

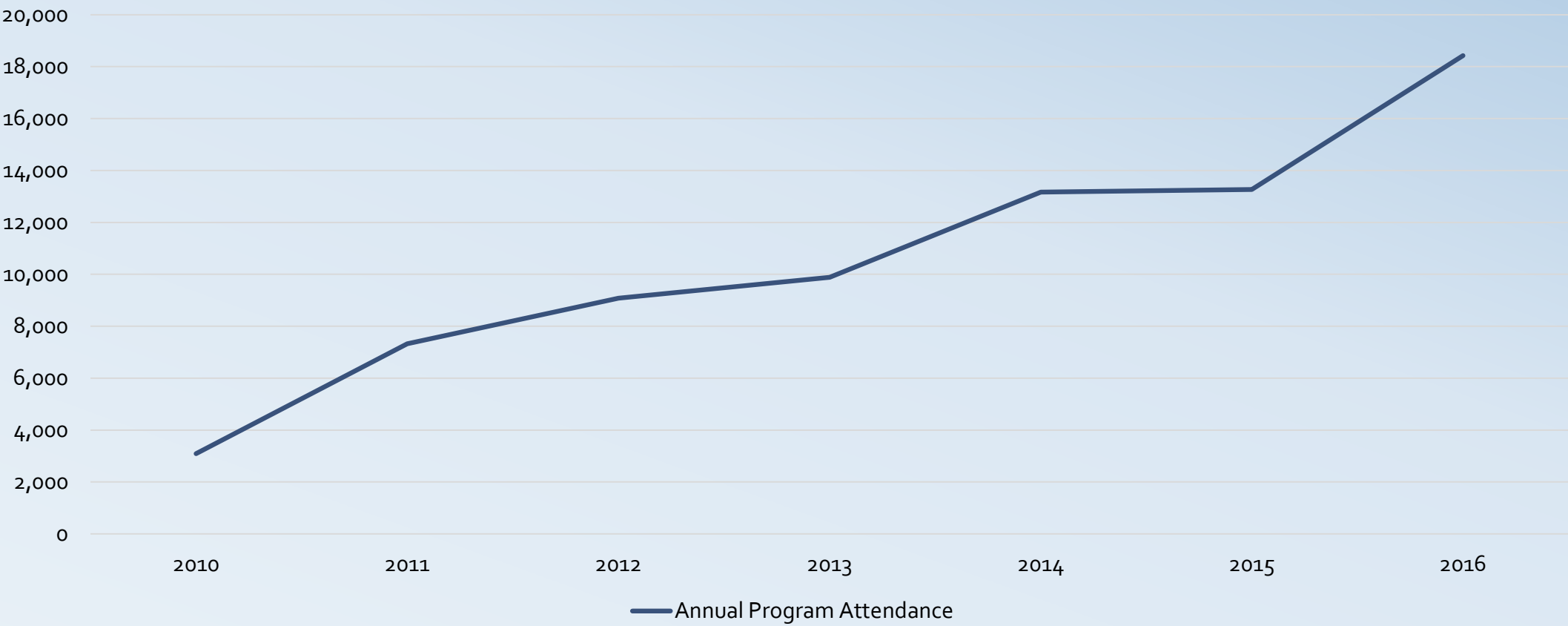
## A New Model For Public Libraries:

The Pew Research data led us to propose a new planning model for public libraries in which housing and supporting the traditional library collection is no longer the primary focus of library design but rather one of several equally important components. This approach places equal importance on what goes on within the library as with what is contained within the library.

Our new library model is a vehicle for providing services that are described by 3 verbs; "Consume/Connect/Create."

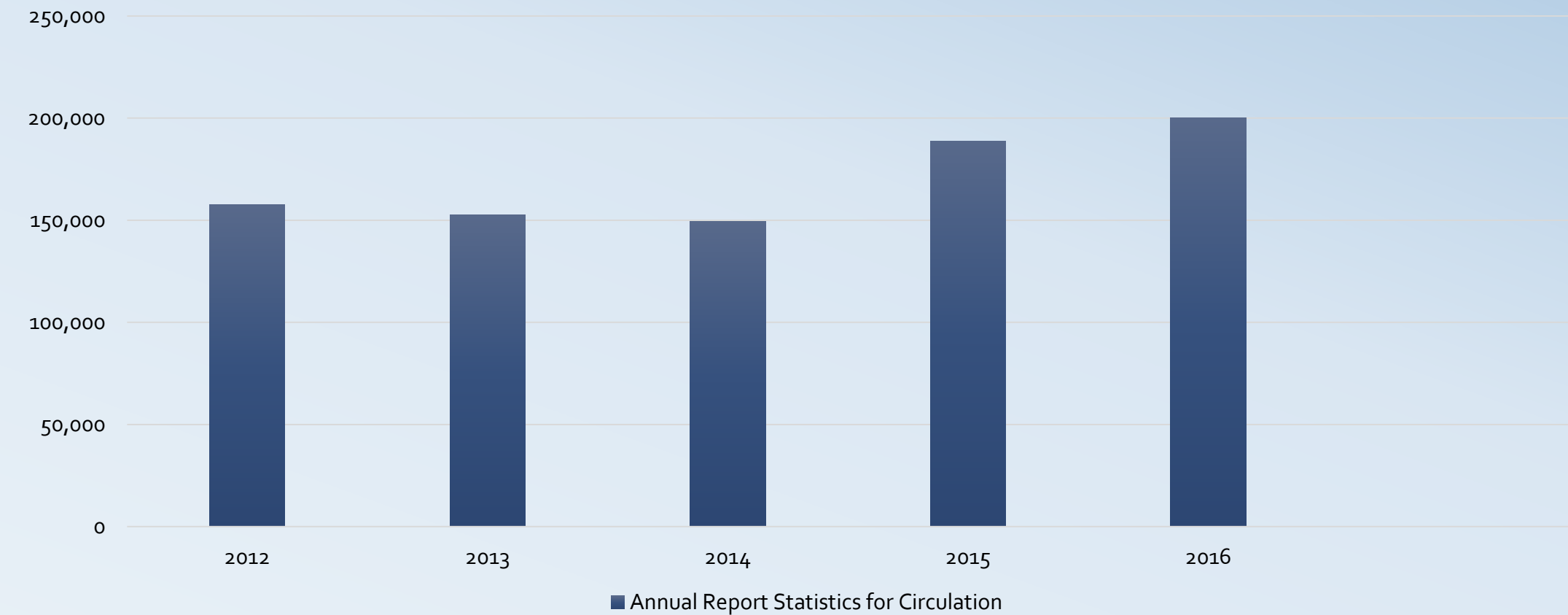


# Library Programs & Events

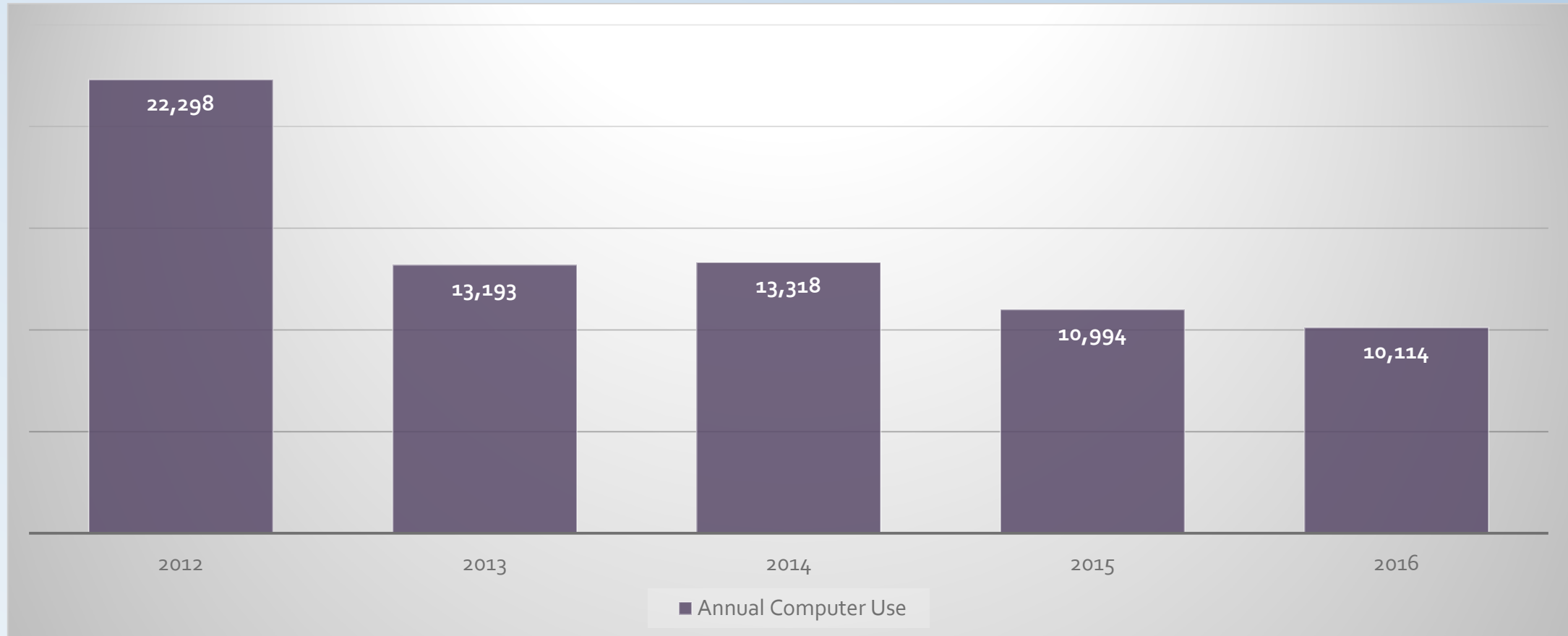




# Circulation of Library Materials



# Decline of Computer Use



# Our Future

## 2017 & Beyond: Roadmap to Our Future

- Community meetings
- Financial experts – borrowing power and financing options
- Timeline for implementation

# Our Future



[Services](#) [Kids](#) [Teens](#) [Adults](#) [Downloads](#) [Research](#) [Events](#) [Account](#) [Search](#)

BOARD OF LIBRARY TRUSTEES ▾

BOARD MEETINGS ▾

MISSION & PLANNING ▲

## Our Mission

The La Grange Park Library is a welcoming and inclusive community center connecting residents to informational, cultural, and educational resources.

## Our Vision

Enriching lives.

For a link to the current strategic plan, click [here](#).

- [Water Infiltration Investigative Study](#)
- [Water Infiltration Investigative Study Update](#)
- [Visioning and Needs Assessment](#)
- [Facility Plan \(2018-2022\)](#)

POLICIES ▾

FINANCIALS ▾

FOIA/OMA REQUESTS ▾



# Our Future



## Facility Plan

### Introduction

This document serves as a master plan for undertaking facility improvements as identified by contractors hired on behalf of the La Grange Park Public Library Board of Trustees. The board firmly believes in the value of an informed public, and seeks to relay the status of concerns and pressing issues in relation to the future of the library facility. Any resident with questions that are not answered in this document should direct inquiries to:

Kate Buckson, Executive Director  
La Grange Park Public Library  
708.352.0100 / [kateb@lplibrary.org](mailto:kateb@lplibrary.org)

Or

Laurie Whitman, President  
La Grange Park Public Library Board of Trustees  
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### About Us

The La Grange Park Library is a welcoming and inclusive community center connecting residents to informational, cultural, and educational resources. Our vision is to enrich the lives of everyone who walks through our doors. We accomplish this by offering access to thousands of physical and digital materials, curated by dedicated library staff and by offering a safe, modern environment for learning and play.

The main floor and the second floor adult area offers a variety of comfortable seating as well as tables for work and study. Power for laptops and other devices can be found throughout. Adults may take advantage of a library laptop for in-house use and print out any documents from our public photocopier. Our children's staff have a passion for literacy and little ones, several of them with backgrounds in education. Their storytimes and STEAM programs add another element to traditional education, making learning fun and engaging for children and their caregivers.

Our staff of 27 contains some of the kindest and brightest people you will meet. Many of them are master's degree educated professionals who are qualified to offer the highest level of service. Technical help is available for anyone needing it as well as book recommendations from our readers' advisory specialists.

### Structural Issues

Khobar Architects & Engineers 2015 investigative study focused on examining evidence of water infiltration and noting the extent of damage to the facade. In a 175 page report issued to the board in the summer of 2015, Khobar explained that damage was extensive and would require an entire rebuild of the east and west walls. Invasive testing of the dormitory windows and masonry noted damage that was not as extensive as the damage of our east and west walls, but repairs will need to be completed along the north and south walls and the dormitory to prevent further future damage.



The total cost to repair the damage is in the neighborhood of 2.2 million dollars, as of estimates given in 2015. Considering inflation, we estimate close to 2.5 million in total costs with a timeline of 7-10 months for completion. There is not a temporary or less costly fix. The damage is such that we need a complete rebuild. We have been asked if the library will need to close for these renovations, and that answer is difficult to give at this point. It is our goal to avoid closures and keep the library open as much as possible during construction within the constraints of public safety.

### Maintenance Issues

Part of our process following the revelation of the structural damage was to determine what other maintenance issues we could expect in the coming years. A portion of our annual revenue should be budgeted to repair these ongoing issues and to save for future maintenance costs. Studio GC helped us gain a picture of estimated maintenance costs for our 21,000 square foot facility over the next 20 years. This is part of the overall Facility Needs Assessment. It would be unwise for the library to spend money on construction and leave nothing left for things like asphalt re-paving, millwork, generator replacement, etc. Some of the items included in the maintenance report could be included with any future remodel projects, such as new lighting and flooring. However, it was important to price these items separately for the time being in the event we cannot move forward with all of them.



Since the library has investigated issues and associated costs for several years while the capital plan was created, many site features and equipment are past their useful life. Studio GC estimates that the library has close to \$1 million dollars in deferred maintenance that needs to take place as soon as possible. Overall, the library anticipates spending approximately \$3 to \$5 million dollars on building maintenance over the next 20 years, depending on the escalation in construction costs.

# Our Future

## Financial Strategy

1. Budget conservatively and plan capital savings each year.

# Our Future

## Financial Strategy

2. Improve the library credit rating to secure lower interest financing in the future.

# Our Future

## Financial Strategy

3. Secure alternate revenue bonds in FY 2021/2022 to cover costs associated with a 4 million dollar project.



# Our Future

## Financial Strategy

4. Immediately begin addressing maintenance issues not associated with potential construction.

# Our Future

2018/19:

- Finalize the Facility Plan
- Maintenance Project Year One

# Our Future

## 2018/19 Maintenance Projects:

- Improved lighting for the second floor audiobook area
- Additional outlets for power to devices and laptops
- Removal of rust from metal columns inside the building
- If possible, a parking lot re-surfacing project

# Our Future

2020: Maintenance Project Year Two

2021: Maintenance Project Year Three

Employ architectural firm to create  
designs for large scale repairs/remodel

Construction bid announced

Current debt service is paid off in December

2022: General contractor selected

Construction begins in spring



# **Additional Questions & Comments**

# Contact us:

- Kate Buckson, Executive Director  
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