

Carol Stream Public Library

Renovation Project



1. Renovation Project

a. Overview of the 2015-2017 strategic plan

i. Goals of the strategic planning process

1. In 2014 the Library Board began the process to create a Strategic Plan in order to provide the community with the best possible library services and to responsibly meet their ever-changing needs and interests.

ii. Overview

1. During that summer, the Library conducted an online survey and held ten focus groups to gather feedback from the community and staff regarding library services.
2. A two-day collaborative retreat, comprised of patrons, community leaders, staff and the Library Board President, was held in September that year.

iii. Outcomes

1. Mission and vision statements

- Vision: To be a valued community partner that welcomes people to Create, Search, Play, and Learn.
- Mission: Carol Stream Public Library provides the community with exceptional services, enrichment opportunities, and diverse resources in a welcoming environment.

2. The plan provides the Library with a guide for developing and delivering exceptional services to the community and is comprised of four goals.

- Goal 3: Create a welcoming library environment to attract and engage the community. Goal 3 contains two objectives.
 - i. Objective 1: Improve space allocation to create quiet zones and a more welcoming environment as evidenced by patron satisfaction survey
 - ii. Over the past several years the Library has made small improvements to the facility towards that goal.
 - 1. Improved security, parking lot renovation, designated Quiet Zone area, rearranged Youth Services, and more.
 - iii. Objective 2: "Contract with a firm to conduct a space-usage analysis with recommendations to improve library space allocation."
 - 1. This building was completed in 1977, with renovations in 1995 (garage was converted to public space, electrical/telecommunications updates, minor cosmetic changes) and 2010 (lobby, meeting rooms, adult computer lab, study rooms, new Youth and Adult service desks).
 - 2. There has been no complete renovation to the main public space since the building's completion in 1977.

b. Space usage analysis overview and results

i. Project timeline

1. In October 2016, representatives from CSPL met with architects at the Illinois Library Association Conference.
2. In February 2017, the Board Facilities Committee gave approval to start the master plan project.
3. In April 2017, Product Architecture & Design was hired.
4. In June 2017, PA&D met with the Library Board, management team and staff.
5. In June and July 2017, a public survey was conducted to gather feedback and opinions on future changes.
6. In December 2017, the Library Board of Trustees approved a final master space plan. The plan addresses the current and foreseeable needs and wants of the community. The way in which public libraries serve their communities has been evolving.
7. (See final pages for floor plans) The plan incorporates the following features:
 - Patio (the #1 most requested change per community survey)
 - i. Improved north lot outdoor space (will be accomplished with other funding)
 - Vending Café (#2 most requested)
 - Expanded early literacy area (#3 most requested)
 - More (and larger) study rooms
 - More casual space to gather
 - Furniture with power access
 - Larger meeting rooms

- Quiet Room
- ADA compliant public restrooms
- Additional public family restroom
- Marketplace of popular/new materials

2. Project Funding

- The Library has been able to maintain the same levy amount for nearly 8 years.

*History of the past ten years WORKING AND APPROPRIATION
BUDGETS/REQUEST FOR TAX LEVY:*

FY2009	\$3,368,409	
FY2010	\$3,456,155	+\$87,746
FY2011	\$3,431,500	-\$24,655
FY2012	\$3,431,500	no increase/decrease
FY2013	\$3,431,500	no increase/decrease
FY2014	\$3,431,500	no increase/decrease
FY2015	\$3,440,000	+\$8,500
FY2016	\$3,440,000	no increase/decrease
FY2017	\$3,440,000	no increase/decrease
FY2018	\$3,440,000	no increase/decrease

- Over the last several years the General Fund expenses have consistently come in under budget, enabling the Library to make transfers into the Capital Fund. The Library has realized savings over the past several years in response to staff restructuring, ongoing assessment of expenses, and competitive vendor and contract negotiations. As a result, the Library has \$3,425,000 of capital funds available to put towards the renovation project.

- c. The Library completed a Capital Replacement Study in March 2016 that outlined the Library's future capital expenditure needs. The anticipated capital costs scheduled to be done over the next ten years will be addressed by the proposed renovation and comprise 33.2% of the overall project cost.
- d. Known/identified capital repairs and replacements
 - i. Ceiling
 - ii. Lighting
 - iii. Carpeting
 - iv. HVAC upgrades
 - v. Masonry work
 - vi. Sprinkling system
 - vii. Window replacement (Total of i-vii - \$862,200, 16%)
 - viii. New public furniture and shelving (\$778,700, 14.4%)
 - ix. Office/workroom furniture (\$150,000, 2.8%)
- e. The estimated cost for the entire project is \$5,425,000 (including contingencies). The Library's reserves will cover 63% of the project cost, leaving a \$2,000,000 shortfall.
- f. In August 2017 the Library hired municipal financial consultants, Ehlers Inc. to determine available funds in capital reserves for the project and possible funding options for the additional \$2,000,000 required to accomplish the renovation project.
- g. On January 16 the Library and the Village Boards of Trustees held a joint workshop to review the renovation project and discuss various funding options. It was determined that a loan from the Village to the Library for the needed funds would be a favorable option.
- h. On March 8 the Library Board of Trustees approved a Resolution requesting a loan from the Village for the needed funds.

- i. On March 20 the Village Board of Trustees approved a Resolution accepting the Library’s Resolution and authorizing the Village Manager and attorney to proceed with the development of an intergovernmental agreement with the Library regarding the loan of the funds.

10 Year Estimated Homeowner Tax Impact

The median home value in Carol Stream is \$228,500

The chart below is based upon a 10-year \$2,000,000 bond issuance. Actual amounts may be less as this cost model includes bond issuance fees

Carol Stream Public Library

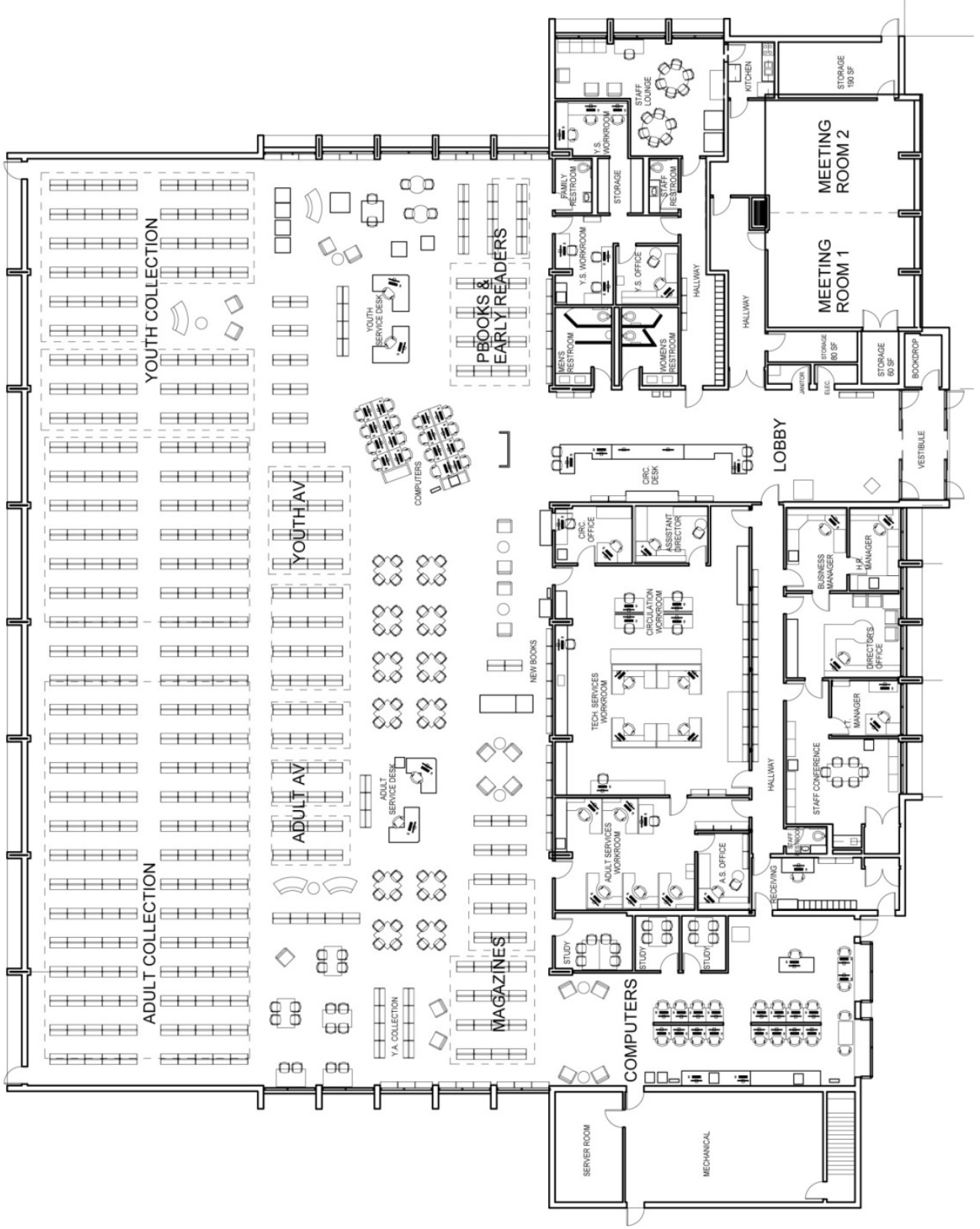
Estimated Cost to Property Owners for Library Improvements

Assumes approximately \$2,000,000 Bond issue that produces an initial added tax rate of .000205910% or \$0.0205910/\$100EAV

Home Market Value	(1/3) Assessed Valuation	Less Residential Exemption	Net Taxable Value	Estimated Cost of Library Improvements	
				Est. Added Annual Cost	Est. Added Monthly Cost
100,000	33,333	(6,000)	27,333	\$5.63	\$0.47
200,000	66,667	(6,000)	60,667	\$12.49	\$1.04
228,500	76,167	(6,000)	70,167	\$14.45	\$1.20
300,000	100,000	(6,000)	94,000	\$19.36	\$1.61
400,000	133,333	(6,000)	127,333	\$26.22	\$2.18
500,000	166,667	(6,000)	160,667	\$33.08	\$2.76

Note: you can also look at your latest property tax bill and multiply 0.000205910 times the net taxable value

EXISTING FLOOR PLAN





NEW FLOOR PLAN

