

DEERFIELD PUBLIC LIBRARY

Community Presentation of the Architect's Report

September 22, 2009
Patty Turner Senior Center
7 to 8:30 pm

AGENDA

Ken Abosch, Library Board President:

- Introductions
- Background

Randy Gibson, PSA-Dewberry:

- Presentation

Ken Abosch:

- Read audience questions and respond
- Next steps
- Conclusion

SUMMARY:

Framing the Evening

Ken Abosch, Deerfield Public Library Board President

How we got here...

We've been at this initiative for 6 years, with long range planning that included: Creating a mission statement, long range vision, goals—including the need to examine the long range viability of our facility and our services. It was essential to assess the viability of our current building and critical for the Library to continue to play a role in the city center of Deerfield.

We conducted a public opinion phone survey and focus groups as part of long range planning process.

We also continue to collect lots of ongoing feedback at the Farmers Market, Trustee in the Lobby, Community Services day, etc.

We created a Request for Proposal from architectural firms and selected PSA-Dewberry from pool of very qualified candidates. We retained them to examine the viability of a building built in the 1970s. The current building is noncompliant with the Americans with Disabilities Act and has major infrastructure issues.

It was critical to get outside help to draw comparisons with peer libraries and library standards and trends (best practices.)

This is PHASE ONE. Just a space needs study. We don't have fabric swatches. Tonight won't be very exciting if you came to look at design.

Presentation

Randy Gibson, PSA-Dewberry

Our team worked to determine the condition of the existing building and we worked with staff to determine what future space needs would be.

We looked at other options if the existing building was not suitable for moving forward.

Steps included:

- Fact Finding: Visioning and Focus Groups
- Evaluation: Facility Assessment and Staff Interviews
- Analysis: Space Needs—from the Bottom up and Comparison from the Top Down
- Conclusions
- Proposals

Visioning included meetings with trustees, administration, and staff.

The priorities were:

- Design for flexibility, functionality and comfort
- Create inviting exciting and smart spaces
- Maintain sense of community history and values
- Plan and budget around value
- Maximize staff efficiency and quality of public service
- Create a modern full-service library for patrons

- Very adaptable for future
- Smart in terms of changing technology

Focus Groups were conducted among Empty Nesters, Parents of Young Children, and Parents of Teens.

Perceived Strengths

- Noticeably improved services
- Accommodating staff
- New collection development

Perceived weaknesses

- Not comfortable/outdated
- Doesn't reflect educational values of the community
- Lack of study rooms and tutoring spaces
- Poor acoustics

A facility assessment was conducted. The building is very well maintained, but major systems are at the end of life.

- Mechanical <2 yrs
- Electrical <9 yrs
- Roofing <5 yrs

There is insufficient structural capacity and little insulation. Code violations include the number of fire sprinklers and of accessible exits and restrooms.

It will cost 5 to 6 million dollars to replace systems.

Another challenge is that the middle of the Library's first floor was not built for library loads—this is a significant driver in remodeling.

In evaluating the current building's suitability for library users we noted:

- Inflexible infrastructure
- Poor lighting
- Little ability to move shelving

- Difficult to support technology
- Heating and cooling challenges
- Artificial barriers + inefficiencies
- Staff zones are not securable
- No storage, insufficient workrooms

Space Needs Bottom Up Approach

The Library identified the following priorities from the national standard for service response models:

- Lifelong learning
- Current topics and titles
- Commons
- General information
- Local history and genealogy

The following space needs were identified:

- Increase meeting, study, and conference spaces
- Add computers and technology lab
- Enhance teen, young adult, and program spaces
- Create quiet, comfortable reading areas
- Realize more efficient staff spaces
- Improve acoustical separations

35,000 to 45,000 square feet is the estimated space needed to meet these needs. The existing building is 31,800 square feet.

Top down comparison

Benchmark comparisons were made from the following libraries:

- Glenview
- Hinsdale
- La Grange
- Lake Forest
- Morton Grove
- Palos Heights
- Rolling Meadows
- Winnetka

We also used a national center for public library statistics.

Conclusions

- Major equipment replacement needed in 2-10 yrs
- Code variances will expire <10 years
- Acoustical and functional issues
- Sub-standard work environments
- Inefficient use of space for today's needs
- Lack of insulation

Updating and Expanding the Library would achieve the following:

- Meet Service Response model standards
- Expand frequently used public spaces
- Correct many deficiencies and reduce maintenance
- Improve energy performance
- Maintain location and presence in the community

Building New would also achieve:

- More efficient use of space and resources
- Improved parking
- Better lighting, thermal comfort, and energy performance

Budgets

Update and expand existing building:

- \$15 million to add 10,000 square feet*

(Excludes parking structure, which would add \$2 to \$2.5 million)

* \$9 million for renovation/new construction and \$6 million to maintain existing systems and infrastructure

Maintain existing building

- \$5 to \$6 million

(Replaces mechanical and electrical infrastructure and gets building up to code)

New building

- \$18 million

(Excludes the cost of acquiring a minimum of 4 acres of land)

Drawings for the “update and expand” option show moving the entrance further west and build out into the courtyards. A bubble diagram shows where necessary components would go in a way that makes sense. The upper level would house Circulation, Multimedia, and Youth Services. The low bearing weight in center of 1st floor makes the lower shelving of Youth Services a smart placement. Adult Reference and Readers Services would be on the lower level.

Next Steps

- Assess public opinions and Village support
- Confirm financial feasibility
- Test proposals
- Re-assess public opinion and Village support
- Begin design

Summary, Ken Abosch

How much of the \$15 million for a remodel assume upkeep of systems?

This figure is inclusive (furniture, etc.) not just bricks and mortar. The remodeling costs are for necessary upgrades as well as construction. Think of it as 6+9 (six for system upgrades/compliance and nine for remodel) instead of 15 million dollars for remodel versus 18 million for new.

In an ideal world we'd build new.

What size plot are we already on?

Maybe an acre and a half.

What's the time table?

Two years from when design process starts.

QUESTIONS

How did we select survey participants?

The phone survey conducted 5 or 6 years ago by an outside public opinion research firm. The calls were part of a random sample survey. Respondents were invited to participate in further focus groups.

To select participants for the 2009 focus groups, the architects worked with Mary Pergander to invite known users who have expressed strong opinions before—providing a base for moving forward.

How does PSA-Dewberry relate to this project?

We have worked on library projects all across the country for the last 15-20 years, roughly 200 library projects in all. Specific to this project—in the last 3 years the majority of their northern Illinois projects have been remodels, for example, Hinsdale. They have worked with Tinley Park, Downers Grove, Northlake, Schaumburg, Evergreen Park, Fremont and Glenview.

What would a minimal program bring the library up to code?

5 to 6 million dollars

How much did we pay you guys?

Professional fees were about \$39,000.

The Library is almost never crowded. Books not owned by library are available through interlibrary loan. Why do we need a new library?

We're lucky to live in a community surrounded by other well-equipped libraries. So sometimes we don't immediately "feel the pinch" of small collections or limited space. But our circulation figures have doubled this year and last year. We have sustained a 58% increase over the last two years.

We'd like to do better.

PSA-Dewberry Comment:

Libraries today are destinations. You have a rich collection. What you don't have is everything else. You don't see anybody in the library because they get their stuff and leave.

What about the goal to keep Deerfield taxes from rising?

We've been very cautious about even getting to this stage. We've been criticized for going *too* slowly. During the last referendum we asked for \$26 million. The current proposal is estimated at \$9 million [remodeling costs] plus \$6 million [required systems costs.] We're in a different place today. At the forefront of our concern is to do something that is responsible for the Village.

50% increase in library materials—how does it break down?

43% is media. 47% is print.

Have green items been considered—from insulation to solar energy? And the cost of that vs. regular utilities?

The Board has indicated a strong interest in being environmentally responsible and LEED certified. But we're not anywhere near the technical discussion that would include those initiatives.

Can the Library move to any of the following sites?

- Amish Furniture Store
- Lindeman's property
- Shopping center at Lake Cook and Waukegan
- Properties to the North of Library for expansion
- The proposed village green

The biggest issues are the size of the parcel and the cost of purchasing the land. We wouldn't really gain much in terms of size or added parking on most of these lots.

We feel it's essential to be in the core area of town.
We did attempt to expand to the north 7 years ago.

Will you utilize a construction manager to confirm/deny cost estimate?

Regardless of final architect, we would ask for an "over the shoulder" confirmation of cost.

PSA-Dewberry Comment:

At this point those are "broad brush" numbers. There isn't a lot for construction manager to evaluate. This report is at the conceptual level. We believe these figures to be good place holders.

What's the cost of the do-nothing option? What's the least we can get away with?/ What would it cost to tear down the current structure and build on the same site? / Would \$15 million be better spent on core mission rather than cosmetics? / What about building up?

Zero is not an option. You're going to have equipment that's going to fail. It's three to six million just to stay in business.

The library was never built to expand vertically. Even if we could, we would have to move out during construction. Long term costs would introduce new service points that would require human resources costs.

Where would the addition really be?

We would build out into the two courtyards on the lower level and first floor.

What is your mission statement?

We provide the community with open access to the world of information and ideas, encouraging lifelong learning and personal growth in a welcoming environment.

Are Deerfield patrons so weak that they can't walk to the present entry? What a waste to create another entrance?

Caution, that this is just diagrammatic. The public entry needs to be close to meeting room space, not just close to more parking. It is also preferable to have the entrance farther from cars whipping in from Waukegan Road.

Are we required to have handicapped accessible washrooms on each level?

Yes.

Why not build over the parking lot with an open view elevator connecting old and new section?

We looked at that. That is a possibility. Parking is going to play a central role in deciding which option may be the best way to go. Maintaining the history and character of the Library should be integrated into all design plans.

The village has too much meeting space (Village Hall, Patty Turner, Jewett Park). Not every building needs its own meeting space.

We've been told that we're the only free municipal meeting space. It is one of the number one sources of comments from our patrons. It comes up repeatedly when we survey the community. We can't do more programming if we don't have the space to do it. It may not always be conducive to march little kids across a parking lot for a library event.

Is it the responsibility of the citizenry to provide tutoring for home school students? Is it the librarians doing this tutoring?

No, librarians do not provide tutoring in the Library. The tutors you see are private tutors hired by patrons. The Library does offer access to Tutor.com, an online service where students can receive assistance free of charge. We welcome your opinions on tutors in the Library.

With all the excellent libraries surrounding Deerfield, do we really need an ideal library competing with the excellent libraries nearby?

It would be irresponsible to try and provide all of those services for a community our size. We're not trying to compete. We're just trying to meet the standards.

Are you going to have an open meeting to the whole open to residents?

All of our Board meetings are open and posted. Nothing is ever closed.

We will assess need for other public meetings. We don't have that much new information to share after tonight.

Was there ever publicity about this meeting at the Library, i.e. at the checkout desk?

Information appeared in Browsing, TribLocal, on the Library's home page and Programs and Events calendar, posted signage in the Library and was sent to the Deerfield Review, What's Happening, and D-Tales.

Can you make a drive through for drop offs and holds?

PSA-Dewberry Comment:

We know that this is a desire. It is an extremely challenging piece. A lot of new construction ideas are driven by that component. Parking is already tight. The parking lot and first floor level are uneven. It's still on the wish list.

Can you make self-checkout places for less time and more ease?

Yes we can, but we're not at that level of detail in these designs.

In a new library, we will expect a higher level of "self-help" services.

Can you put all the children's materials including DVDs and CDs together?

That is a planning consideration.

Is there lead or asbestos?

There are not detailed assessments on file. It's a safe assumption that there is some amount. Budget numbers presented tonight reflect that expectation.

Can you make a better and larger kids area?

We will be asking for more feedback on making better use of the space.

Why do we have less tax money? Taxes are much higher than Northbrook.

We have a different corporate/commercial tax base. Part of that is philosophy; part is the size of community.