EVANSTON ILLINOIS

Library Capital Improvements Plan
Proposed Main Library Renovation

Karen Danczak Lyons
Library Director

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Renovations of Neighboring Libraries

- **Skokie**: 2001 – major expansion and renovation adding 3rd floor and expanding 1st floor; 2012 – 2nd floor remodeled adding study rooms and business center; 2018 - currently planning to renovate entire building
- **Oak Park**: 2003 – construction of the current main library
- **Arlington Heights**: 2012-2013 – create market place with vending café and popular books, new teen center, remodeled computer assistance area, lounge seating and additional small meeting rooms
- **Northbrook**: 2014-2015 – renovation and expansion
- **Des Plaines**: 2015-2016 – new kids computer area, new flexible computer lab and meeting area, new teen spaces
- **Wilmette**: 2015-2016 – renovation of restrooms, Youth Services and periodicals
Wight & Company: Design Cost Management

PAST PUBLIC LIBRARY WORK
• Des Plaines (building), 2000
• Elmhurst (building), 2003
• Orland Park (building), 2004
• Des Plaines (lobby & circulation renovations), 2009
• CPL Greater Grand Crossing Branch (building), 2011
• CPL Richard M. Daley Branch (building), 2011
• CPL Dunning Branch (building), 2011
• CPL Little Village Branch (building), 2011
• CPL Edgewater Branch (building), 2013
• St. Charles (interior renovations), 2014
• CPL Humboldt Park Branch (building), 2014
• CPL Chinatown Branch (building), 2015
• CPL Albany Park Branch (building), 2015
• Des Plaines (interior renovations), 2016
• Arlington Heights (exterior renovations), 2017
• Joliet (exterior renovations), 2017

COST RANGE EXPERIENCE
• New Construction Cost Range: $250-600 / sf
• Estimated cost to build Evanston Library today: $50,000,000+ ($400/sf)
• Estimated cost to renovate Evanston Library: $10,500,000+ ($84/sf)

COST MANAGEMENT EFFORTS for Evanston Library:
• 18-month uninterrupted schedule identified as more cost effective than multiple phases
• Periodic cost estimates prepared and assessed
• Durable cost efficient new furnishings & materials chosen
• Some features scaled back during design process
• Re-use planned for much existing furnishings, shelving, and some building materials
• Re-lamping of existing lighting engineered
• LEED gold certification targeted
PROJECT COST ESCALATION (THE COST OF WAITING)

- History suggests 4% yearly escalation

- Mid 2018 estimate: $10,500,000
- Delay until 2019: $10,920,000
- Delay until 2020: $11,356,800
- Delay until 2021: $11,811,072
- Delay until 2022: $12,283,515
- Delay until 2023: $12,774,855
New Spaces and Features to Meet Community Needs

- 12,350 SF converted from staff space to patron use areas
- More private and semi-private workspace
- More community meeting space
- Space for providing social services
- Digital media and technology upgrade
- New teen center
- Patron self pick up of holds
- Eating area/area for nursing mothers
- Gender-neutral washroom
- Art gallery/Exhibit space
- Comfortable seating areas
IMPROVEMENTS:

- More welcoming lobby
- Café / Book sale area
- Patron holds pickup
- Patron self checkout
- Larger meeting room
- More secure children’s department
- Improved craft room
- Larger story room
- Parent / baby lounge
- More computers
- Energy efficient lighting
IMPROVEMENTS:

• 2 Patron-friendly service desks
• Added comfortable patron seating
• New carpet
• Gender-neutral restroom
• Open space for views and added daylight
• Energy efficient lighting
IMPROVEMENTS:

- Staff areas converted to patron use
- 2 Patron-friendly service desks
- Multiple new meeting and study rooms
- Larger teen area
- Maker & media labs
- Computer training lab
- Added comfortable patron seating
- Art display area
- New carpet
- Energy efficient lighting
IMPROVEMENTS:

- Increased capacity within staff work area
- Improved security
- Use of stored carpet
- Energy efficient lighting