

Illinois Prairie District Public Library 5 Year Facilities Plan (2018 - 2024) DRAFT

The IDPDL Board is in the process of considering the future of the buildings in its district, both owned and rented. Over the past year alone (2017-2018), over \$80,000 worth of necessary renovations have been performed on our branches. It should be noted that only large cities have that many branches. Peoria's library district has 6 branches serving 112, 883 citizens as of 2018. Comparatively, the IPDPL has 6 branches that serve @ 21, 644 citizens! (Source: Illinois State Library) We recognize that buildings and their maintenance are important, and there is still much work to be done. Ideally, all public entities would like to have all new buildings with the most updated materials and equipment possible, but responsible financial management of public monies is of continual concern; compromises must be made and patience must be exercised in order to do what is best for the entirety of the district. At the same time as these important decisions are being made, we must not lose sight of progress being made in other very important areas of concern within the district. In the past year, programming inside our library has expanded, weeding of the collection has progressed, and many other important changes to the district have occurred. Circulation and visitor numbers are up, and we have a brand new, beautiful branch. The Board is continuing its forward movement with the following facilities plan.

IPDPL district contains 6 branches:

Metamora (district headquarters)

Benson

Germantown Hills

Roanoke

Spring Bay

Washburn

Branch breakdown (in order of possible renovation/building):

- **Roanoke:** renovate or build? (2018 - 2020 timeframe)
 - Currently 5600 square feet
 - Issues: This branch has the most outdated facility.
 - wallpaper, carpet, and furniture are from the funeral home.
 - few computers
 - wasted/crammed with garbage storage space
 - attic space that has broken windows (heat/cooling waste)
 - no staff work space
 - patron facing space needs to be reorganized

- very old, semi-unusable kitchen space
- food pantry issues? New space, reorganized space

This building project is shovel ready as soon as the board can decide whether to renovate the building (some awkward use of space would remain because of unchangeable building structure issues) for @ \$900,000 OR opt to build a new building that would be more expensive, but provide more ideal use of space and usability for the future of the district as a whole. Land for a new building has been offered at no cost to the district. This land is in a more patron-visible area and would be next door to a brand new Civic Center space, but construction numbers and plans for that scope of project have not yet been completed (August meeting). Once those numbers are determined, a final determination (renovate or build) will be made. Decision pending.

- **Metamora:** (district headquarters) renovate or build? **(2020 - 2024 timeframe)**
 - Issues/questions to be resolved: This branch is outdated and small for a district building. Is it desirable to stay in the current building? Can it be renovated to bring the district offices AND patron space up to modern standards?
 - Currently 6240 square feet.
 - Carpet and paint need to be redone, etc.
 - District offices are small, cramped, and cracks in the plaster are evident. Structural integrity of the building must be evaluated (crack in back wall is large; is it only plaster/cosmetic, or does the crack represent a larger problem?).
 - Square footage of patron space adequate but could be improved. Is it possible, based on the structure of the building, to build a second floor for the district offices? The idea of a loft OR a second floor is of concern from a usability standpoint, as it would require the addition of an elevator (super expensive to install and maintain) and possibly more floor staff and desk space if anything on the second level is open to the public.
 - District offices could be moved to the Dusty Hutch OR to VFW lot in the future, but right now we are under a 2 year lease to the Metamora Park District; the rent for the space is currently helping to pay for the Dusty Hutch ADA improvements, etc. There is no way to connect the Dusty Hutch directly to the current building. Is it feasible/desirable to separate the district offices from the patron space?
 - Mold remediation of the basement has been performed, but the usable amount of basement space is very limited and not ideal for any real

staff work or book storage (dirt floor, unplastered walls, no environmental controls). Is basement space recoverable as usable staff work space?

- Expansion of the current building itself to the east is not possible unless Merilee Studio space is available, and owner has no plans to close or move. The idea of a loft OR a second floor in the current space is of concern from a usability standpoint, as it would require the addition of an elevator (super expensive to install and maintain) and possibly more floor staff and desk space if anything on the second level is open to the public. Not recommended.
- Presently, ADA access to this branch is only available through the back door, where parking is extremely limited. Is there any way to alter the alley in order to make that better parking space for ADA patrons/staff?
- Building new: a sizeable, visible, community centered lot would need to be found in order to make this possible.
- Possible locations:
 - The old VFW site is owned by Metamora Village and is right across the street.
 - Advantages:
 - The library stays on the square.
 - District offices could move across the street to a new building rather than to the Dusty Hutch.
 - District office space could be reclaimed for the use of patrons.
 - Disadvantages:
 - The district staff still separated from the body of the library - books that are have been processed have to be walked across the street, etc. Do we want district offices separated?
 - VFW lot too small for the entire library plus parking.
 - Other possible locations? Information gathering needed.
 - The Flame (@\$600,000 for the lot and building. Size?) Expensive, but could we use part of the current building instead of tearing it all down? Renovations are sometimes more expensive than building new)

- The Homestead (@ \$100,000 - size of lot?)? Reclaimed Resale building (\$100,000 or less - ½ acre)? We would have to tear down both buildings. Shape of lot(s)?
 - True Value Hardware (village owned) plus the house next door and parking lot behind? (House: @60,000 + lot, @ \$100,000) Lots together @ 1 acre. Shape of lot(s)?
 - Lot on the far west of town (currently farmland)?
 - Dollar General? Size? \$? Timing?
 - Lot between McDonald's and strip mall?
 - Other?
- We would want high visibility and lots of space for parking (requirement is 1 space for every 500 sq feet of patron space).
- The west end of town would make the library more visible for patrons entering town, but the Homestead or True Value (east end) would keep the library on or close to the square to preserve a small town community feel.
- Renovation can be done on the existing building, but little to no space can be added (without expansion upward, which would cause lots of extra expense and maintenance - not ideal/recommended).
- A new building for just district offices could be built, but they would remain separated from the main library - is that desirable for the future of the district?
- A larger, new building is possible and desirable, but a site must be found, explored, and purchased before any changes can be made. We need to explore all options before we move forward. This project is complicated and requires a lot of research/decisions.
- **Benson:**
 - Currently 2550 square feet.
 - Progress made:
 - Mold remediation done
 - 2nd staff member hired
 - Smallest number of hours and smallest amount of foot traffic/circulation
- **Spring Bay:**
 - Currently 2580 square feet.
 - Progress made:
 - Mold remediation done

- New deck and ADA entry done
- No plans to sell the adjoining lot at present

- **Washburn:** Only building in the district rented (from Washburn Village), not owned. Board has no plans to build or move the library out of the present building.
 - Currently 1120 square feet.
 - Issues:
 - Rental agreement is for 5 years.
 - We can make no major changes, though there is money given to IPDPL to be spent ONLY on Washburn Branch.
 - Space is cramped for both patrons and staff.
 - Restrooms are (not??) currently ADA compliant - those changes made by the owner of the building (?). Discussions were begun with Washburn Village Board representative, but no progress has currently been made.
 - Museum next door is new space, but is not used. Plans were begun by Washburn Village to make that space available to the library, and money could be spent to renovate both spaces to make more patron/staff space.
 - Plans on hold until Washburn Village makes decision.

- **Germantown Hills:** - newly constructed, beautiful. Only general maintenance needed.
 - Currently @ 7000 square feet.

Updated 8/10/2018