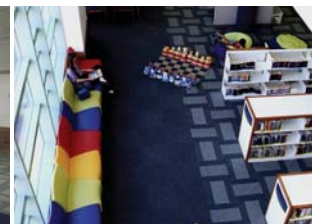
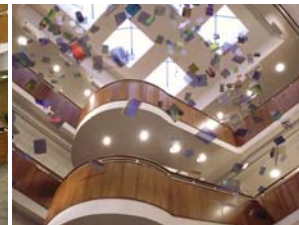




**DES
PLAINES
PUBLIC LIBRARY**

LOHAN ANDERSON

2014 MASTER PLAN STUDY
15 AUGUST 2014



EXECUTIVE SUMMARY

In the 2014 budget, the Des Plaines Public Library Board of Trustees approved funds to undertake a building and space allocation audit to identify options for updating the now 14 year old building to meet the changing needs of our community and internal operations processes as we move from print collections to e-collections. These needs were identified in the 2013 – 15 Operations Plan and approved by the DPPL Board in July of 2012.

Architects Lohan Anderson, LLC were retained in September 2013, and produced the following Master Plan Study based on the following **DPPL expressed needs**:

- Additional space to accommodate the Des Plaines community’s expressed need for digital training and literacy
- Additional space for teens to work and collaborate
- Additional youth programming space to support our early literacy initiatives
- Increased amenities including a patron lounge and vending area
- Reorganized staff spaces to streamline and maximize workspaces and staff efficiency
- Utilization of the currently unoccupied garage and office made available by the elimination of the mobile library service

Key elements of the following Master Space Plan Study address these needs with the creation of:

- A 4th floor Adult Digital Learning Center that meets patron demand for instruction on databases and library e-materials in a collaborative and spontaneous setting. (Phase 1)
- A 3rd floor digital eBAR allows staff to deliver hands-on technological assistance with a variety of digital devices as well as one-on-one instruction on how to use DPPL materials on those devices. (Phase 1)
- A 3rd floor Teen Center with expanded work, social and media areas, as well as collaborative work and teen programming spaces. (Phase 2)
- A reorganized, user-friendly, 2nd floor Youth Computer Learning Center that accommodates school visits, database training and computer-assisted programming and the transformation of the 2nd floor Poetry Corner into a usable programming space. (Phase 1)
- An expanded 1st floor Quick Picks Service Center increases patron access to popular materials in an easy to browse ‘grab-and-go” setting. (Phase 1)

-
- Improved 1st floor public amenities, including a vending/lounge area. (Phase 1)
 - A consolidated 1st floor Technical Services and Circulation Services work area to maximize materials management efficiencies and streamline the flow of materials into the building and out to the public. (Phase 2)
 - A consolidated Adult Services work space that enables collaboration and access to technology to streamline operational activities. (Phase 2)
 - A Creative Services work room to house major equipment, including existing commercial grade printers and large format poster printers in one functional space, utilizing space left empty by the AS workspace consolidation. (Phase 2)

The Master Plan Study recommends the plan be complete in **two Phases** over separate budget cycles. The total cost estimate for both Phases is \$2,154,071, including:

- Phase 1: \$1,027,664 (2015 budget)
- Phase 2: \$1,126,407 (2016 budget)

The library's current fund balance is sufficient to cover these costs.



ACKNOWLEDGEMENTS

The individuals listed below contributed to the development of this Master Plan Study for various modifications envisioned for the future betterment of the Des Plaines Public Library:

LIBRARY ADMINISTRATION & STAFF

Holly Richards Sorensen, Library Director
Roberta S. Johnson, Assistant Director
Heather Imhoff, Head of Public Information Services
Jo Bonell, Head of Adult Services
Stephanie Spetter, Head of Youth Services
Susan Farid, Head of Circulation Services
Gary Valente, Head of Building and Security Services
Michelle Meyer-Edley, Technical Services Manager
Lynne Rubio, Readers' Services Supervisor
Virginia Holler, Circulation Services Manager
Kelly Horvath, Creative Services Manager
Joanie Sebastian, Teen Services Librarian
Tim Haskell, Lead Support Technician

DESIGN TEAM

Lohan Anderson:
Michael C. Barnes, AIA, LEED AP
Dawn Brightfield
Courtney Kennedy

CCS International:
Brandon Stack

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- 1 INTRODUCTION
- 2 ASSESSMENTS
- 3 RECOMMENDATIONS
- 4 COST ESTIMATES

Des Plaines Public Library • 2014 Master Plan Study

INTRODUCTION



1 INTRODUCTION

Libraries around the world are in a state of transformation as the means to record and share ideas and information rapidly evolve. As a result of the changes in the way we communicate with one another, the public library is increasing in significance within our communities, becoming more relevant than ever. New libraries are taking the changes into account as they are being designed, and existing libraries are adapting. Some of the **dramatic changes, shifting use patterns, and developing trends** that have been identified by the Des Plaines Public Library are described below.

LIBRARY TRENDS

Redefining Technology Instruction

The public library has been a technology hub for the community for decades. But technology no longer means just computers for the public. Technology means digital literacy: Instagram and smartphones and video streaming and Pinterest and learning to code. The Des Plaines Public Library has the demand and the opportunity to offer instruction in dozens of new technologies to prepare the residents to fully inhabit a rapidly changing world.

This evolution in technology has not only altered what we teach, but also how we teach. Patrons demand one-on-one assistance and opportunities to collaborate with each other. This makes the traditional classroom model – students in rows of desks, teacher up front – obsolete. The new Adult Digital Literacy Center is flexible, informal, impromptu, and best of all, not hidden away behind closed doors. It is out on the open floor, allowing other patrons to join at will.

Example: Our first on-the-floor class in 2014 (the iPhone as a camera) drew 27 people, where our computer lab would have been limited to 12.

Family Literacy

The library also makes a profound impact in a child's very first strides to literacy, by creating an environment where every corner and action creates an opportunity for families to talk, sing, dance, read and write: the cornerstones of early literacy. Enhancing current spaces such as the Poetry Corner transforms the library into an even more interactive place, with parents and children alike acquiring the skills to build literacy in their home. Again, we see the change from static spaces for "teaching" to using the open spaces in the library for learning.



1 INTRODUCTION

The reorganized Youth Services Computer Center echoes the 4th floor Center, offering adaptable fixtures for both students, parents and library staff to learn and use library technologies.

Example: Our Read for the Record event held in the Poetry Corner draws families every year. Additional seating allows more people to drop in when they hear the announcement.

Expanding Teen Spaces

Our active and involved teen customers love our collections and programs, but are limited by the size and location of their library spaces. Our teen activities are currently scattered throughout the library. Consolidating and enlarging teen spaces will give us the freedom to provide many more afterschool study and collaborative projects as well as access to the technology that they need to thrive academically.

Example: Our Teen Advisory Board (TAB) is the foundation of our teen patron base. They help us run programs, keep us in touch with their current interests, and promote our services to other teens. Our current TAB is far above the capacity of the Teen Lounge at 18 active members. As with the adult computer classes, TAB meetings are hidden away in our small Teen Lounge. Enlarging the teen space will expose even more teens to TAB and our other teen events.

Impact of E-Collections

The increasing depth of e-collections available to our community requires new methods to showcase these “invisible” shelves. The 3rd floor eBAR will provide a range of devices out on the floor, each loaded with the library’s e-content, and will give our patrons the chance to explore the digital world in a friendly, low pressure environment. The variety of devices demonstrate the scope of our e-materials just as ranges of books show the abundance of physical information in the library.

Example: We circulate 19 different kinds of devices in the library, and they have checked out over 910 times in the first six months of 2014, an increase of 22% over last year. We also use all of them to teach patrons in the library.

The growth of e-collections affects all of our services to the public, and spurs us to think of ways to maximize our staff workflow behind the scenes as well as out on the floor. Combining two departments that direct the flow of all of our physical materials



(Circulation and Technical Services) in one location will allow us to easily adjust and direct these essential tasks now and in the future.

Example: Having these two departments on the first floor would use the empty Mobile Library spaces, and also save dozens of elevator trips every week for materials coming and going between Circulation and Technical Services.

OTHER OBJECTIVES

Access to New Material

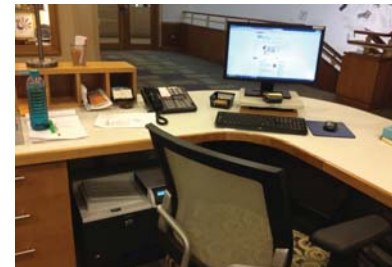
The displays of new materials that were introduced to the Main Lobby in 2008 have been very successful in showcasing print collections, and in drawing interest to others available elsewhere in the Library. Additional shelving for more display in the Lobby is desired.

Improved Utilization of Space

Certain areas within the Library, like the already mentioned former Mobile Library spaces, and the 4th Floor Roof Terrace, have been identified as features or spaces for conversion to better use or increased usability. The utilization of these and other under utilized areas within the Library were looked at within the scope of the Master Plan.

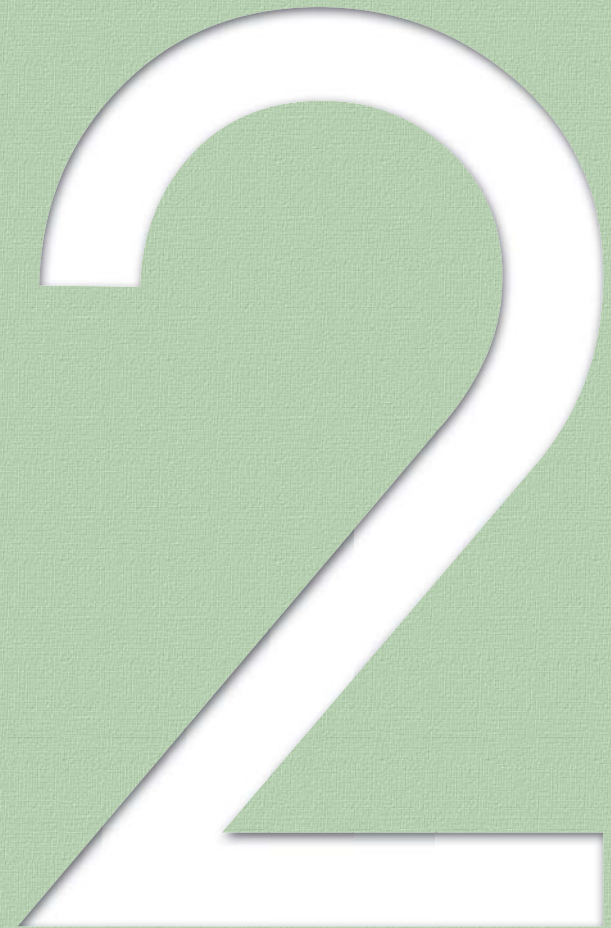
Consolidated and Improved Staff Space

Currently, some staff work areas are dispersed throughout the building and/or could be more conveniently located to related areas of the Library. Patron Service desks on the collection floors have been identified as areas for enhanced usability for staff as well as for improving on staff-patron interaction. Therefore, the Master Plan also seeks to improve on these conditions.



Des Plaines Public Library • 2014 Master Plan Study

ASSESSMENTS



2 ASSESSMENTS

The following summarizes the collaborative efforts of the Library Staff and the Design Team at Lohan Anderson to identify the areas for improvement or enhancement within the Des Plaines Public Library.

GENERAL PLANNING CONCEPTS, GOALS AND CONSIDERATIONS

1. Library staff has expressed a strong desire to respect the overall integrity of the original building design as updates are executed within the library interior.
2. Staff has also described the new overall branding concepts that have been established for areas within the facility. The First Floor is to be dedicated to resources for patron convenience. The Second Floor will be the destination for parents and children to experience activities together. The Third and Fourth Floors are considered the “show me” areas of the library. It was noted that as the physical collections within the library have been shrinking, more space has become available to provide a variety of technology-oriented user spaces. The intent is to provide areas that are collaborative, as well as areas for the individual patron. There is an overall focus on more openness and the inclusion of flexible furnishings. The Third Floor is intended to be more fun and progressive, whereas the Fourth Floor will feature a more “serious” or quiet atmosphere.
3. Library staff would like to consider the image conveyed in individual areas, and how those images relate to the overall library when updating the interior finish palette (particularly with the selection of new carpeting). Other considerations noted with regard to finish updates included overall interior palette, theming and way-finding, as well as other items for potential replacement such as end panels.
4. Plans for the replacement of the existing public area carpeting are already underway, as staff has prioritized this work. The main open stair connecting all floors has been re-carpeted. The proposed phasing has been developed keeping the desired schedule for re-carpeting other areas in mind.
5. Library staff noted that interior updates are likely to occur in a phased manner and improvements slated for public areas to enhance the patron experience are a priority. The scope, schedule and sequence of the upgrade work will be dependent on the associated costs and the resources available.
6. Changes in patron usage of the facility as well as newly available technology have prompted the need for interior space updates. Current under utilized space resulting from some of these changes has presented opportunities for many interior enhancements.
7. Most staff workrooms are now in need of updates in order to streamline workflow, as library processes have evolved over recent years. Additionally, staff has expressed the desire to “open up” the feel of the workrooms by lowering the panel enclosures within their individual work areas. This will not only facilitate light distribution throughout the workrooms, but also allow for more collaboration between staff. Consideration will need to be given to

2 ASSESSMENTS

whether existing furnishings can be modified to suit the current needs or if new furnishings may be a more cost-effective approach.

8. Although existing signage is of high quality and in good condition, updates to the inserts (if possible) may be necessary as areas are relocated and possibly rebranded. This will need to be further considered and incorporated into the project budget as the planning is further developed and the needs identified.

FIRST FLOOR

1. Provide new Security Station optimizing sightlines within the Lobby; repurpose the existing Security Station to serve other needs within the Lobby area.
2. Replace countertops on the existing Lobby Self-Checks and integrate new scanning equipment.
3. Supplement the existing Lobby shelving with new shelving to highlight additional patron offerings including “Quick Picks,” magazines and other featured new items.
4. Provide new or modify existing transaction surface for the Circulation Desk in the Lobby. Modify or replace the supply storage unit currently located behind the desk to accommodate the current staff storage needs.
5. Incorporate a snack/vending area adjacent to the Public Meeting Room Lobby by capturing space from what is currently the Projection Room for Meeting Room A, as well as additional area available where public telephones are presently located. This snack/vending area may also incorporate additional book sale shelving.
6. Collaborate with the art consultant and library personnel to incorporate the Robert Jessup mural (previously located on the Second Floor near the Preschool areas) to a new corridor wall location on the First Floor near the Public Meeting Room Lobby. Incorporate accent lighting to enhance the art work in this new corridor location.
7. Convert a portion of what once housed the Mobile Library Garage and adjacent work/storage areas to a new workroom for the Technical Services staff. Incorporate a skylight in order to insert daylight into the work space. The relocation of this workroom from the Third Floor, where it currently shares space with Creative Services down to the First Floor will allow for more efficient movement and processing of materials into and through the entire facility. The new location also provides a workroom separate from other staff work areas.
8. In what was the former Mobile Library Garage/Maintenance Storage area, provide additional new storage componentry as required to maximize the use of the space in the downsized Maintenance Storage area.
9. Consolidate existing Switchboard area with Circulation Manager’s Office to create 3 distinct spaces- Circulation Services Manager’s Office, Technical Services Manager’s Office and a Conference Room area to be shared by both

Circulation and Technical Services.

10. Reconfigure select components within the Circulation Services Workroom to maximize workflow and support efficient circulation within the space.
11. In the downsized Main Building Storage area, reconfigure layout to consolidate existing shelving units.

SECOND FLOOR

1. Provide a new, downsized Youth Service (YS) Information Desk that enhances user interface and incorporates continuity in concept and location between floors. The new desk should support varying staff work styles and storage needs. Incorporate a copy and collating area near the desk area.
2. Update and enhance the existing Family Toilet (currently located to the west of the Boy's and Girl's Toilet rooms) by incorporating a child and an adult sized toilet and sink, a convenience counter, multiple wall hooks, and sufficient area within for stroller parking. Locate a mother's nursing station nearby for patron convenience.
3. Replace the existing furnishings in the YS Computer area with non-traditional (non-school like) furnishings, possibly reconfigurable, along with accommodations for support equipment including a printer, a mobile media board display and a Tech Page station.
4. Refresh and enhance the existing Poetry Corner located at the northeast corner of the floor that is used for grade school level programming. Orient the layout to provide a sense of enclosure. Eliminate shelving ranges in order to allow for the addition of movable and flexible seating and performing setups. Provide updates to include new carpeting and upgraded lighting. Include cleaning of the faux tree component and the rework of the two flanking book shelf units to include a display surface.
5. Replace carpeting throughout the public areas on this floor in Phase 1.
6. Collaborate with YS staff with regard to the location of the experiential or functional artwork that may be commissioned in order to integrate lighting or other components as needed.
7. Provide new lightweight, mobile and modular tables in the existing Board Room within the Administrative Office suite.
8. Coordinate any new locations for relocated artwork in the Administrative Office suite in order to integrate lighting or other components as needed. Note that staff is considering relocating the Gees Bend quilt (currently displayed on a Rotary Heritage Room wall), to a corridor wall within their office area.

2 ASSESSMENTS

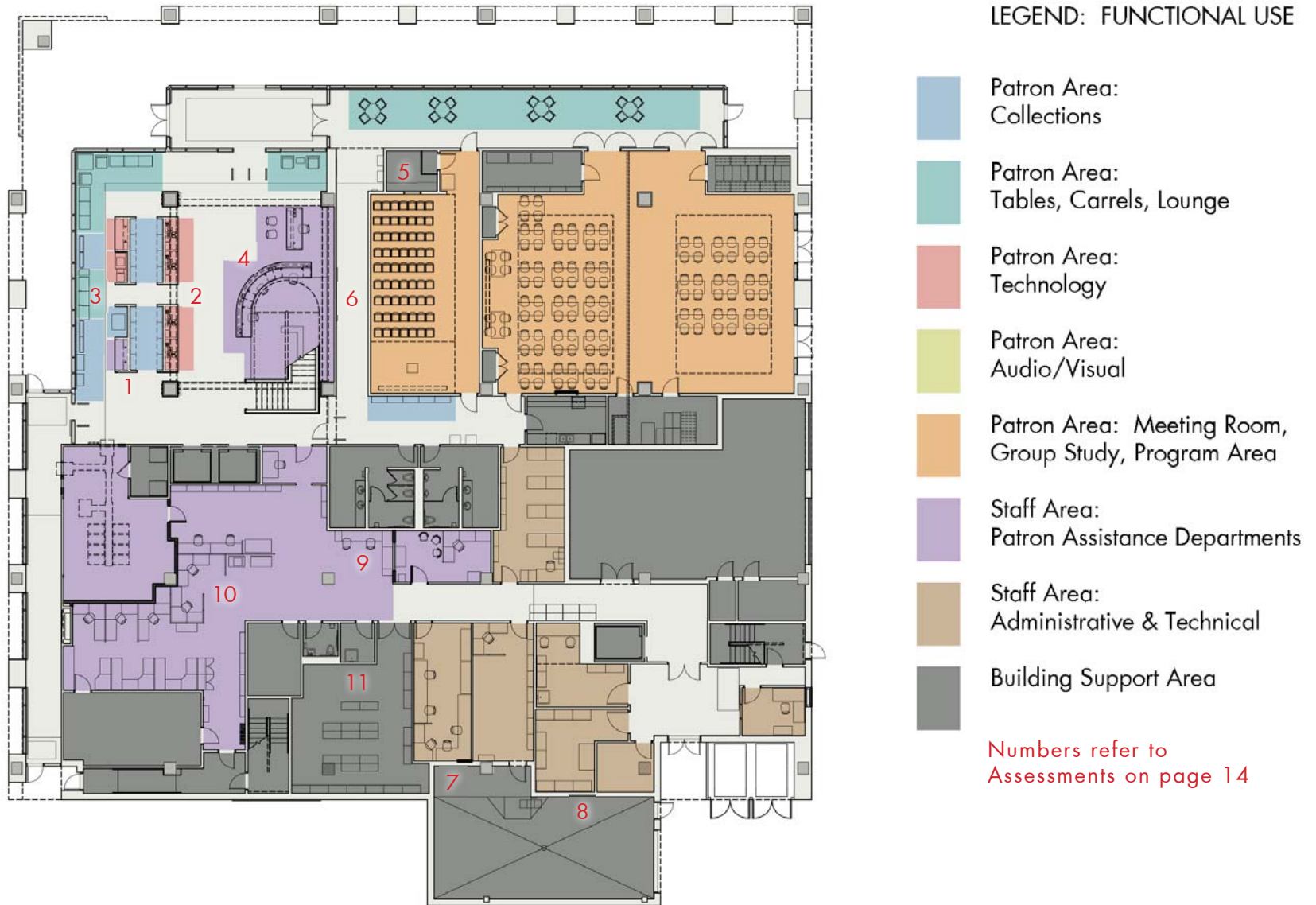
THIRD FLOOR

1. Provide a new, downsized Adult Services (AS) Information Desk that enhances user interface and incorporates continuity in concept and location between floors. The new desk should support varying staff work styles and storage needs. Incorporate a patron laptop storage unit near the desk area to house and feature equipment available for patron use.
2. Provide an E-Bar (referred to by staff as a “digital petting zoo”) in the area behind the Information Desk where patrons can experiment with new library-provided technology or bring in their own devices to receive staff assistance. The recent consolidation and reconfiguration of the adjacent CD collection, as well as the elimination of the existing catalog carrels will free up significant space to incorporate these new patron enhancements.
3. Include an E-Lounge area near the E-Bar where patrons can access charging stations and utilize laptop tables if desired in a more personal and casual setting.
4. Given that the existing Rotary Heritage Reading Room is used infrequently, relocate it to the existing Teen Study Lounge on the east side of the floor where it will be renamed the “Rotary Conference Room”. Within the new location provide amenities to support a more business-focused conference room, including technology appropriate for this new function. The Mullenbach Collection currently housed within the existing room will be relocated outside the new room.
5. Relocate and expand the existing Teen Lounge to the area previously occupied by the Rotary Heritage Reading Room in order to provide expanded programming space for teen patrons. This area should include a study/lounge area, a collection area, a computer access area on a countertop, a gaming area, a crafting area that includes a counter/sink and fume hood, as well as walls where teen displays may be incorporated. Some enclosure should be provided but at the same time the area should be designed so that it may be monitored and secured. Incorporate collection shelving and a quiet lounge area near the entry to the enclosed Teen Lounge.
6. Replace carpeting in the area that includes the Adult Services Information Desk, the E-Bar and the E-Lounge only in Phase 1.
7. Replace carpeting throughout the remaining public areas on this floor in Phase 2.
8. Consolidate all Adult Services Workroom staff from their current, multiple locations on various floors into a new single workroom location (previously occupied by Technical Services and Creative Services staff), in order to gain efficiencies in workflow and accommodate equipment/storage needs.
9. Relocate the Creative Services staff from their current location (where this staff shares space with Technical Services) into a workroom currently occupied by Adult Services staff, in order to gain additional work area and accommodate equipment/storage needs.

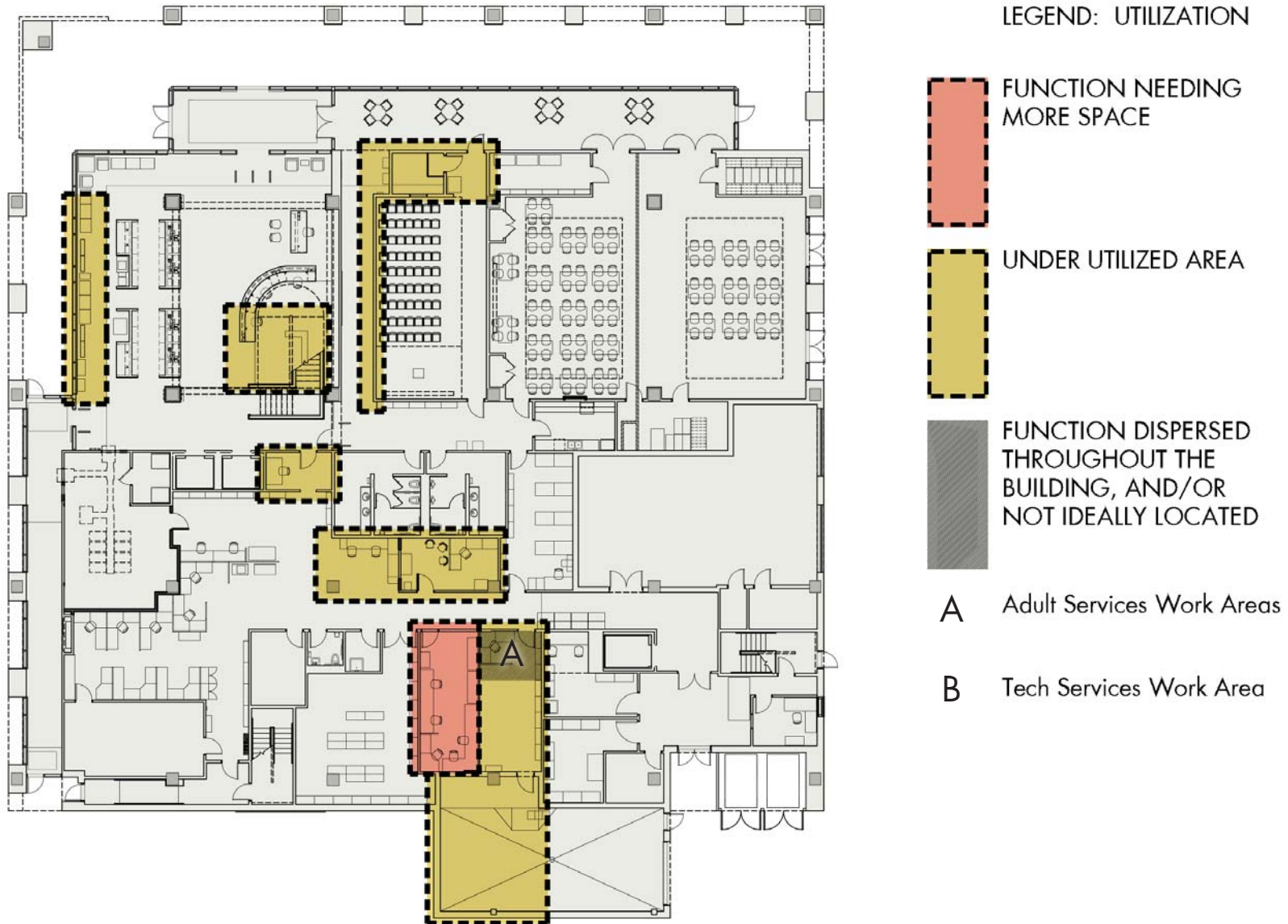
FOURTH FLOOR

1. Provide a new, downsized Adult Services (AS) Information Desk that enhances user interface and incorporates continuity in concept and location between floors. The new desk should support varying staff work styles and storage needs.
2. Consolidate select collections on this floor and relocate shelving in order to free up space for new patron enhancements.
3. Within a currently under utilized area just south of the Adult Services Information Desk, relocate and expand existing Computer Lab into a new Digital Learning Center to accommodate 20-25 people while remaining flexible and collaborative in concept. This area will be utilized for training on a wide variety of topics and technologies and should include a mobile media board display.
4. Eliminate the study carrels along the north window wall adjacent to the terrace and incorporate flexible lounge seating.
5. Provide a new Computer Help Desk in the recently updated Computer Center on the west side of the floor that provides more work surface and storage for staff than the existing unit.
6. Consolidate all of the existing equipment and storage units currently located along the south wall, into an area now used for Reference Storage/Reader's Services. Organize the equipment and storage in an open alcove similar to the existing Career Resources area on the west side of the floor.
7. Collaborate with library staff regarding future new artwork along the south wall in order to integrate lighting or other components as needed.
8. Replace carpeting throughout the public areas on this floor in Phase 1.
9. Convert what was the existing Computer Lab in the southwest corner to a larger more functional workroom area for IT (currently located on the First Floor). The existing IT workroom space is needed to accommodate the Technical Services staff on the First Floor.
10. In order to make the exterior Terrace more usable, incorporate an additional door at the east end. Additionally, raise the Terrace floor and incorporate glass at the top of the enclosure wall in order to increase the view outward from this area.

2 ASSESSMENTS

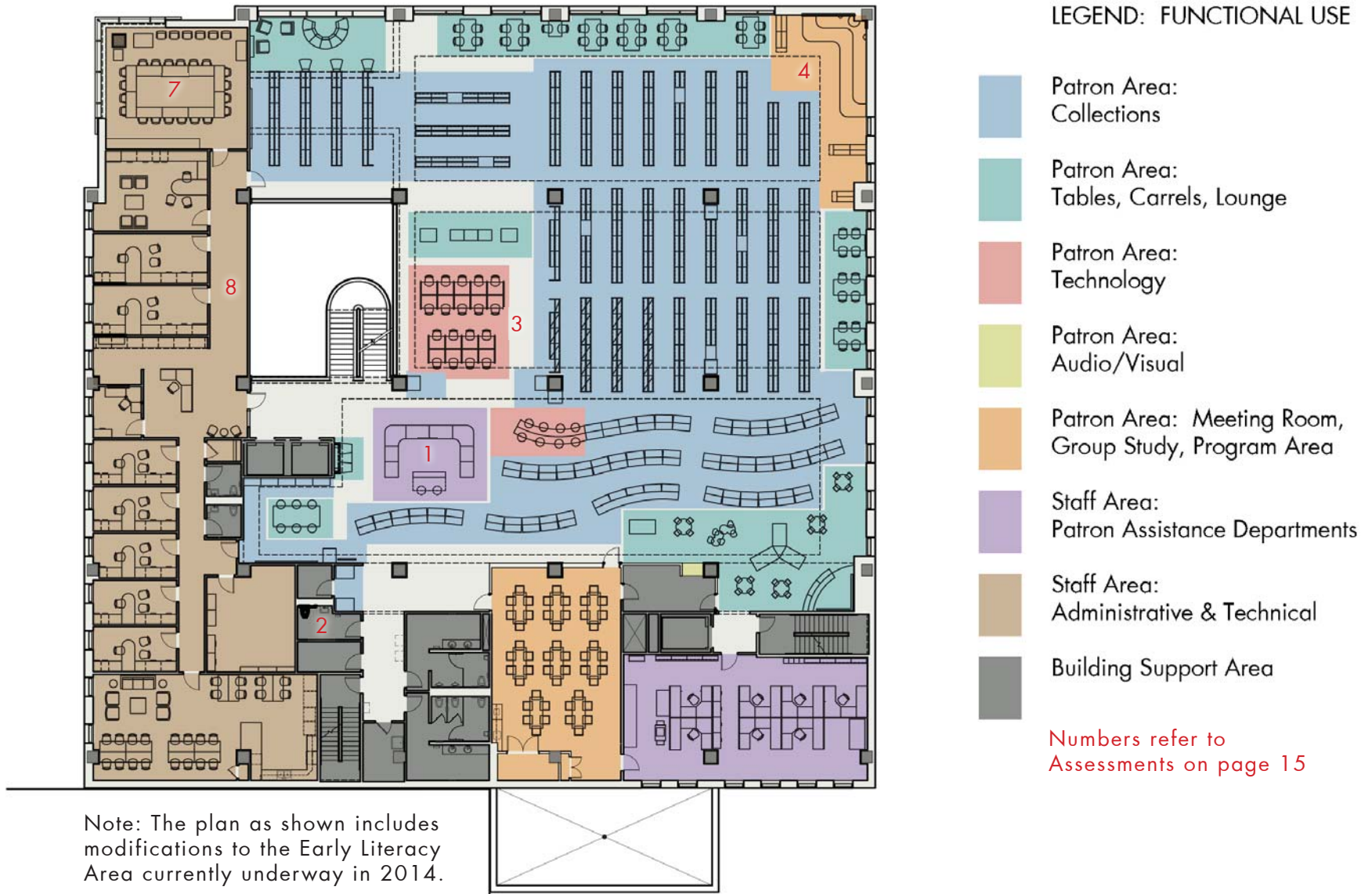


FIRST FLOOR: CURRENT FUNCTIONAL USE DISTRIBUTION

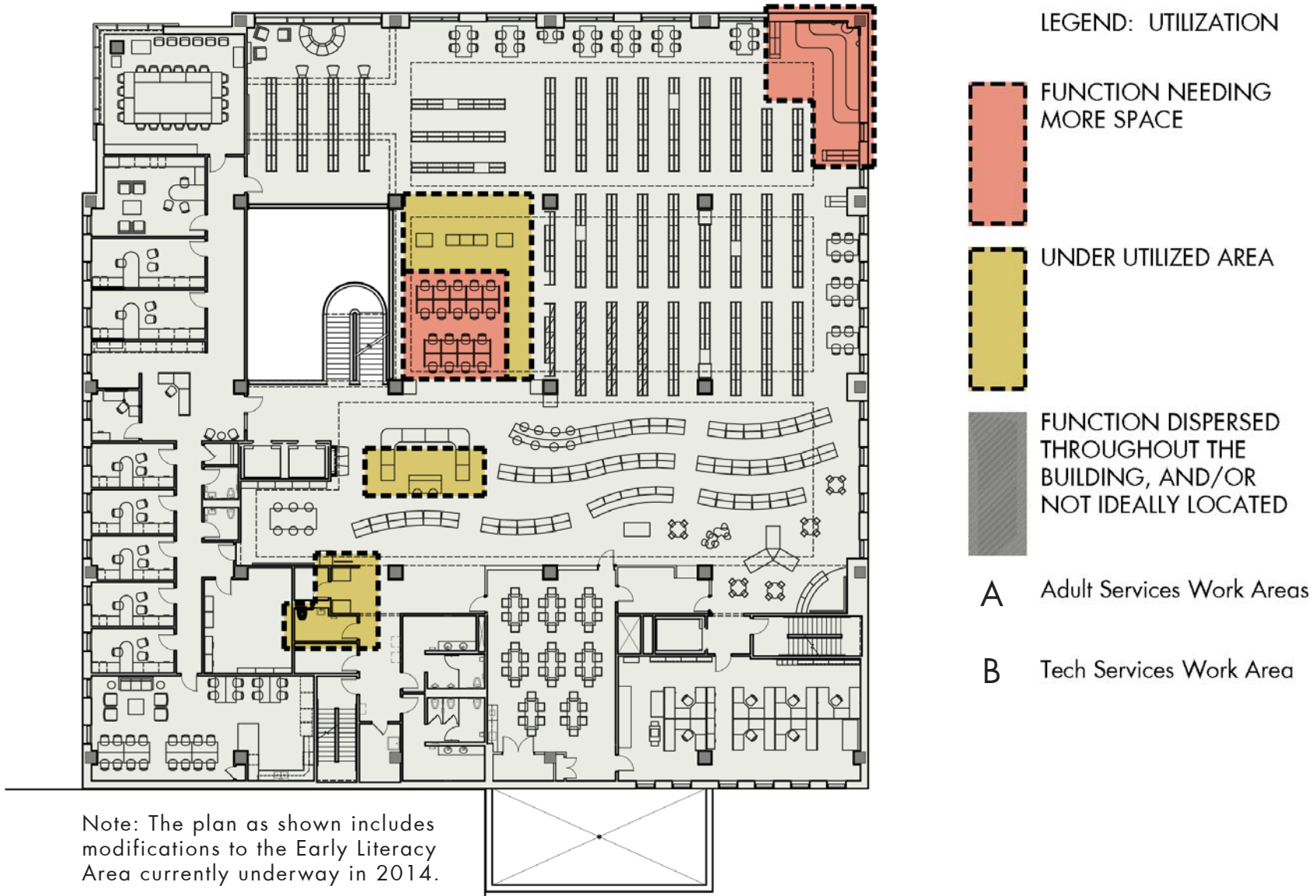


FIRST FLOOR: CURRENT SPACE UTILIZATION

2 ASSESSMENTS

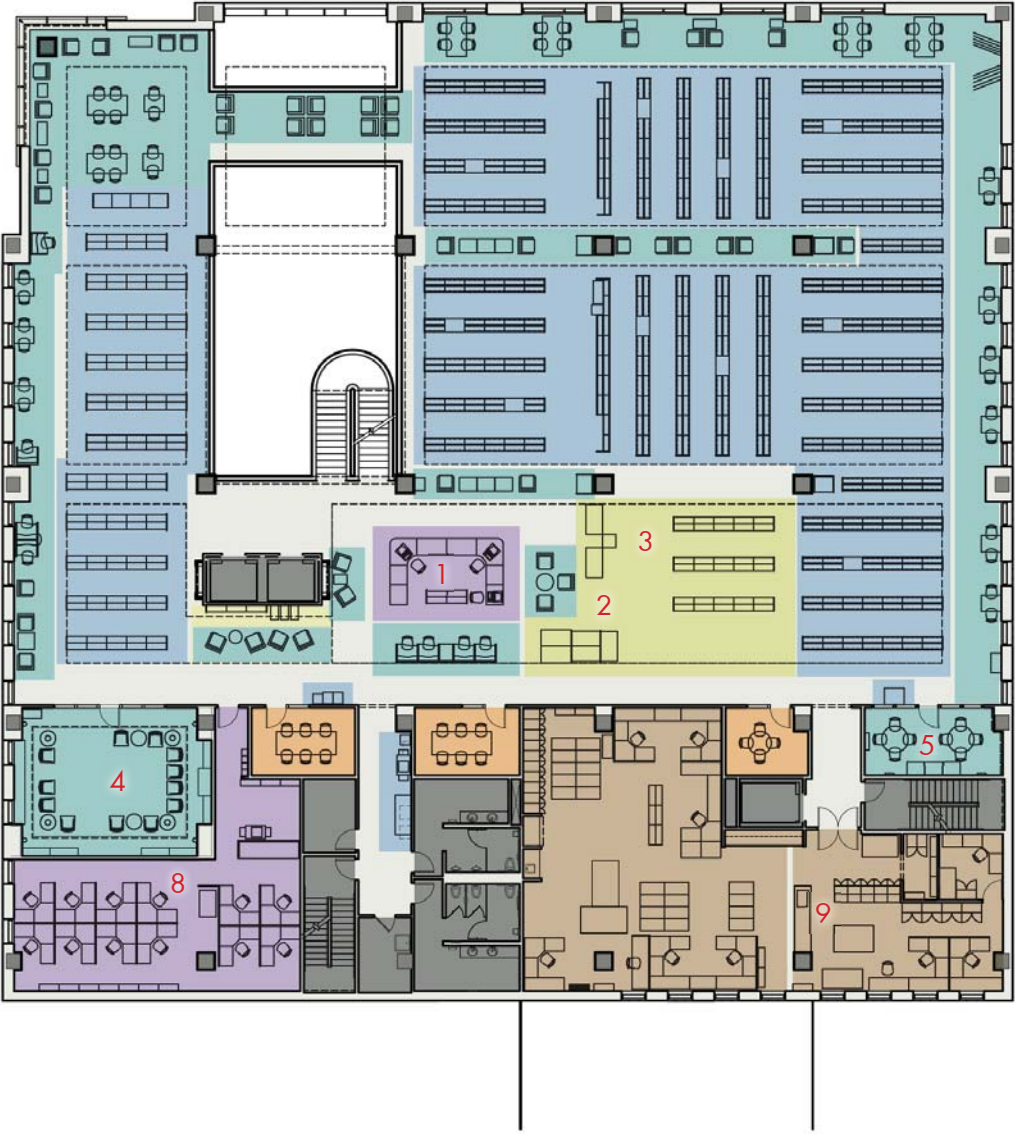


SECOND FLOOR: CURRENT FUNCTIONAL USE DISTRIBUTION



SECOND FLOOR: CURRENT SPACE UTILIZATION

2 ASSESSMENTS

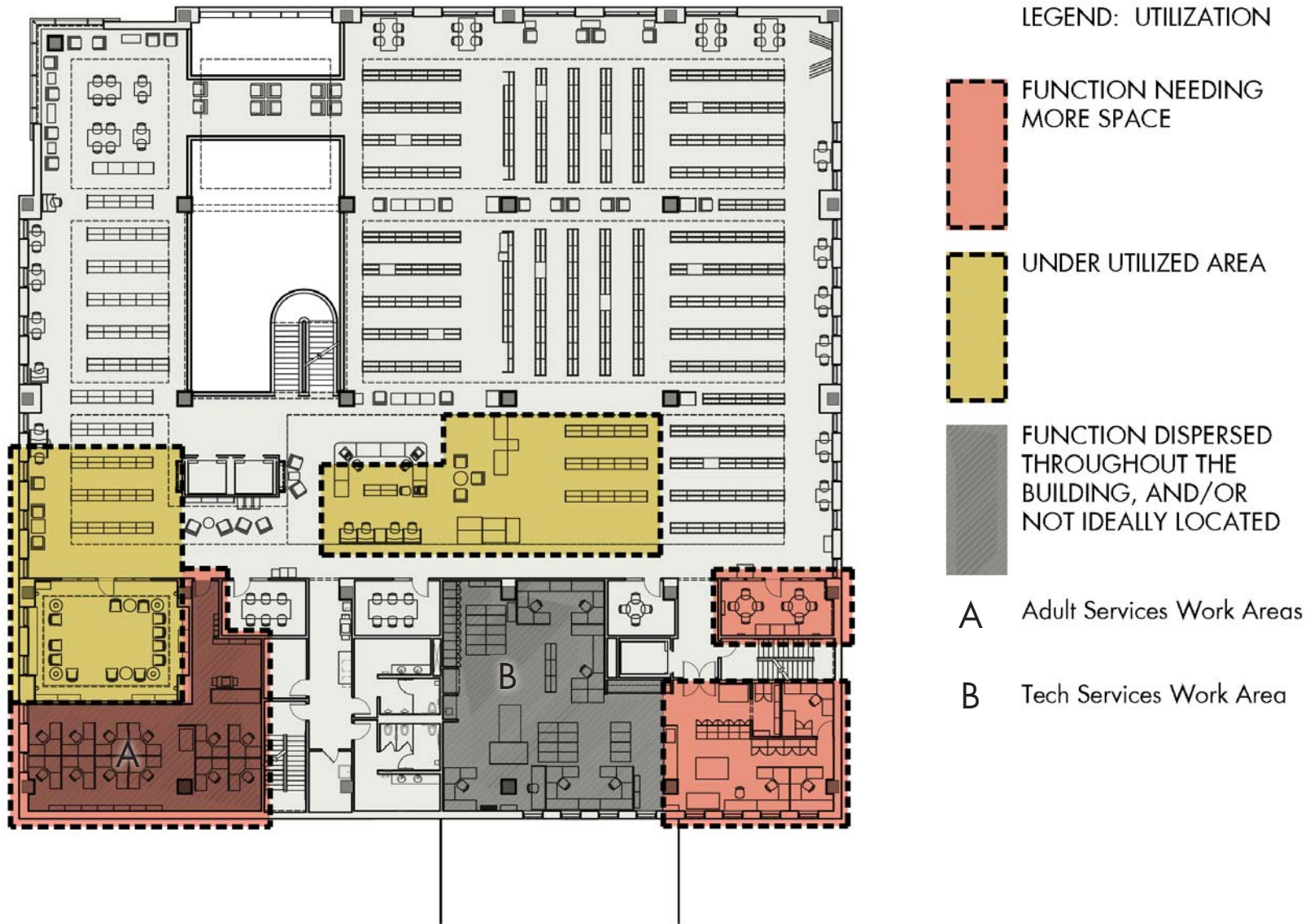


LEGEND: FUNCTIONAL USE

- Patron Area: Collections
- Patron Area: Tables, Carrels, Lounge
- Patron Area: Technology
- Patron Area: Audio/Visual
- Patron Area: Meeting Room, Group Study, Program Area
- Staff Area: Patron Assistance Departments
- Staff Area: Administrative & Technical
- Building Support Area

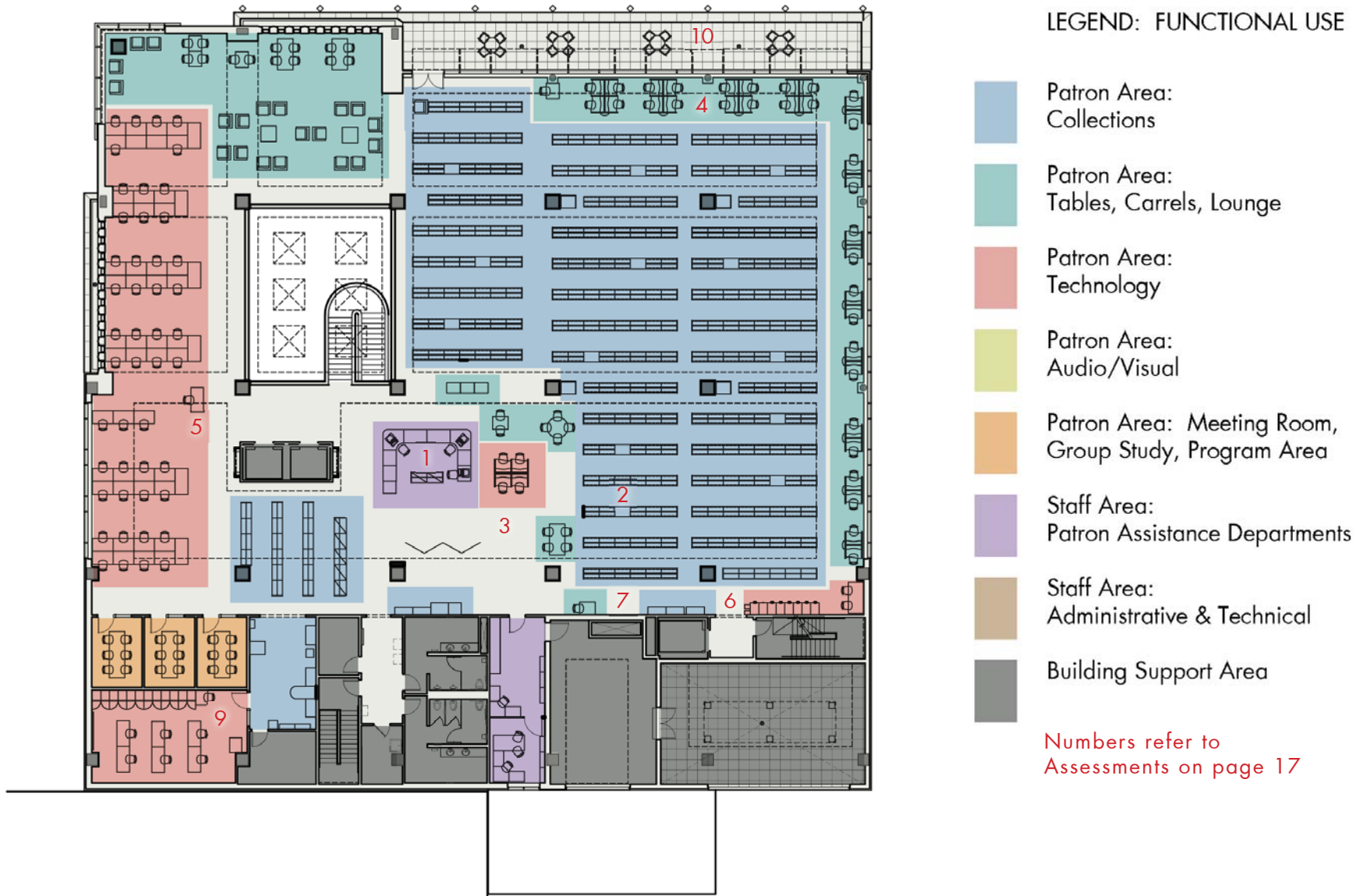
Numbers refer to Assessments on page 16

THIRD FLOOR: CURRENT FUNCTIONAL USE DISTRIBUTION

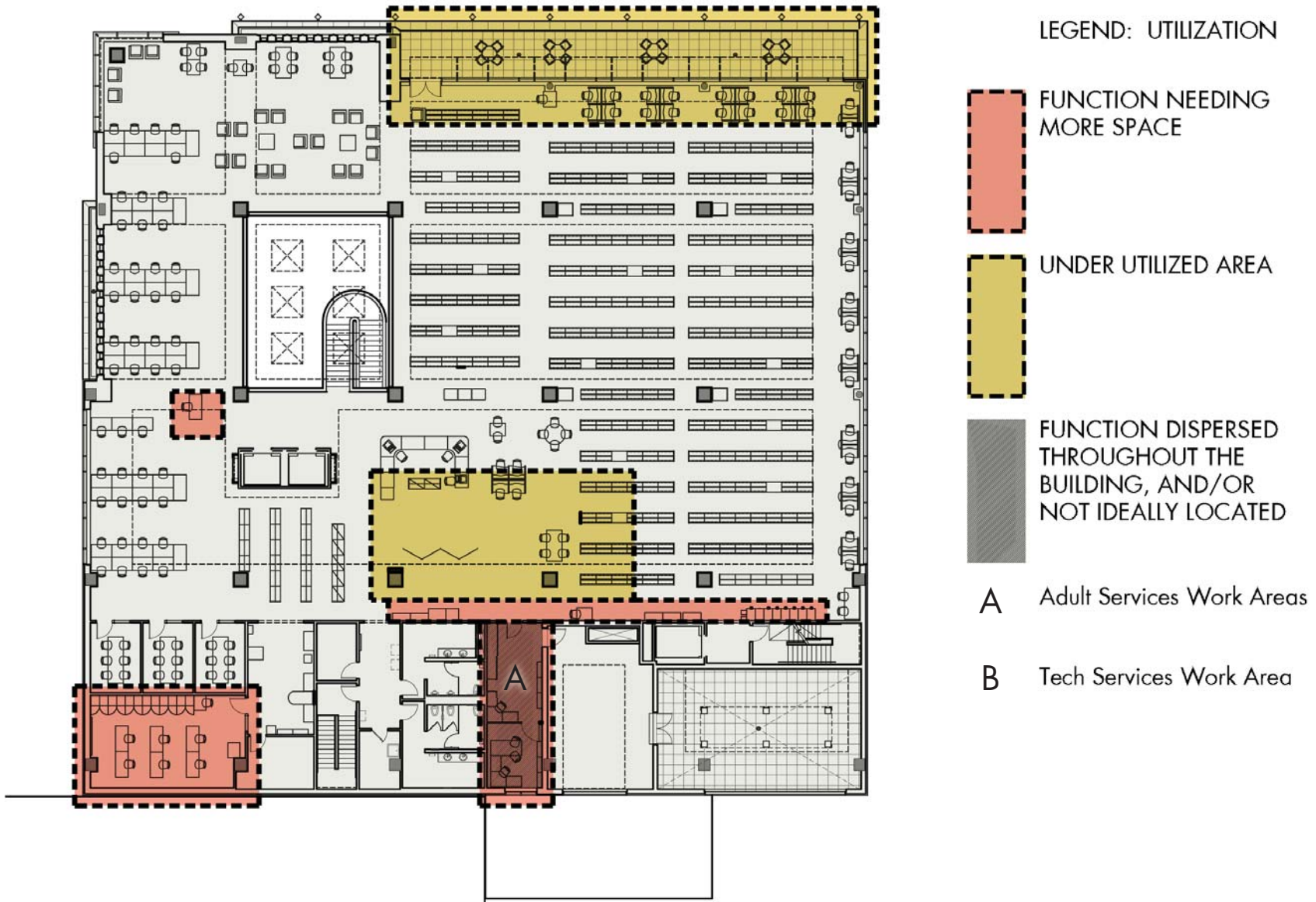


THIRD FLOOR: CURRENT SPACE UTILIZATION

2 ASSESSMENTS



FOURTH FLOOR: CURRENT FUNCTIONAL USE DISTRIBUTION



FOURTH FLOOR: CURRENT SPACE UTILIZATION

Des Plaines Public Library • 2014 Master Plan Study

RECOMMENDATIONS



3 RECOMMENDATIONS

As a result of the Library's objectives and the assessments of the facilities as described on the preceding pages, the following descriptions and drawings depict the changes envisioned as a Master Plan for the Des Plaines Public Library. Two Phases have been identified for construction and/or furnishing projects.

PHASE 1

Phase 1 focuses on reorganizing existing public spaces to better meet the changing needs of patrons, particularly in the area of technology and access to popular materials.

It includes a new **4th floor Adult Digital Learning Center** that meets patron demand for instruction on databases and library ematerials in a collaborative and spontaneous setting. It features glass walls and flexible seating and tables to accommodate hosting regular classes as well as impromptu training on social media like Facebook, library databases like Consumer Reports and Ancestry, Microsoft Office products, digital privacy and more.

A new **3rd floor digital eBAR** allows staff to deliver hands-on technological assistance with a variety of digital devices as well as one-on-one instruction on how to use DPPL materials on those devices. It includes flexible workstations so staff can sit down next to a patron and teach them in an informal, non-intimidating setting. It also lets patrons test and use the most current and popular digital devices and provides a nearby seating area with charging stations for laptops, tablets and other devices now routinely used in the library.

A **reorganized, user-friendly, 2nd floor Youth Computer Learning Center** accommodates school visits, database training and computer-assisted programming. Phase 1 also includes the **transformation of the 2nd floor Poetry Corner into a more flexible programming space**, meeting the ever-increasing demand for early literacy programming.

On the 1st floor, an expanded **Quick Picks Service Center** increases patron access to popular materials in an easy to browse 'grab-and-go' setting. Quick Picks are all high demand materials, with no renewals and include popular new-release fiction and non-fiction, DVDs, Blurays, music CDs, video games and magazines. This allows for maximum circulation of the items that our patrons want the most.

Phase 1 also includes improved public amenities, including a **new Vending/Lounge Area** and a **relocated Lobby Security Station** to increase the visibility of security staff.

3 RECOMMENDATIONS

PHASE 2

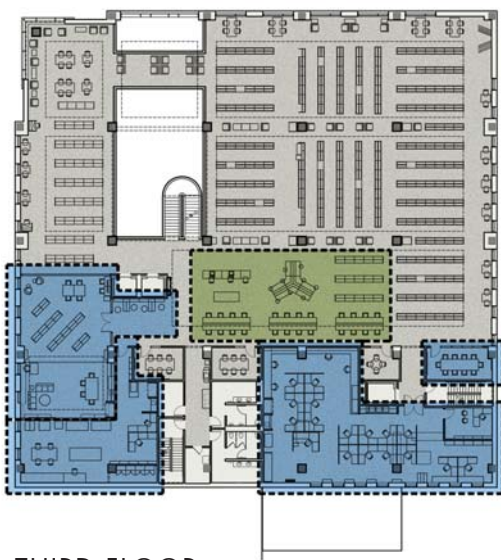
A new **3rd floor Teen Center** with expanded work, social and media areas, as well as collaborative work and programming spaces that allow for more afterschool study and collaborative projects as well as access to the technology that they need to thrive academically. Teen collections and programming are currently limited by the size and location of the existing dedicated teen space.

Phase 2 also includes a **consolidated 1st floor Technical Services and Circulation Services work area** to maximize materials management efficiencies and streamline the flow of materials into the building and out to the public. Currently Tech Services is on the 3rd floor and materials must travel up and down floors multiple times before they are processed and available to Circulation staff to shelve and make available to patrons.

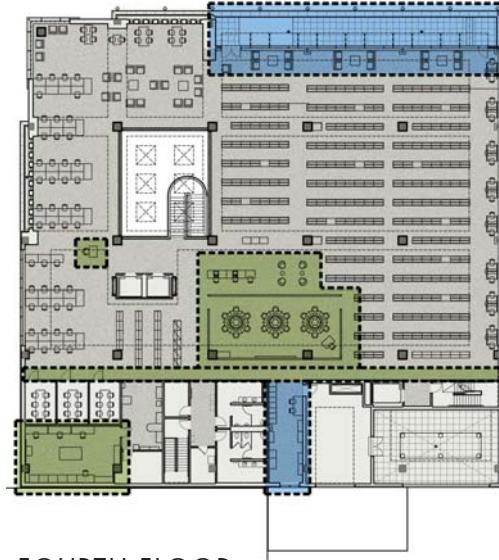
A new **consolidated Adult Services work space** enables collaboration and improved access to technology to streamline operational activities. Currently Adult Services staff operate out of three separate work spaces on multiple floors, sharing desks and computers due to lack of space for workstations.

This Phase also utilizes the vacated former Adult Services staff areas **to house the Creative Services staff and their major equipment**, including commercial grade printers, large format printers, in one workroom. And this Phase of work **consolidates equipment available to the public** like micro-film readers, into one accessible and functional work space.

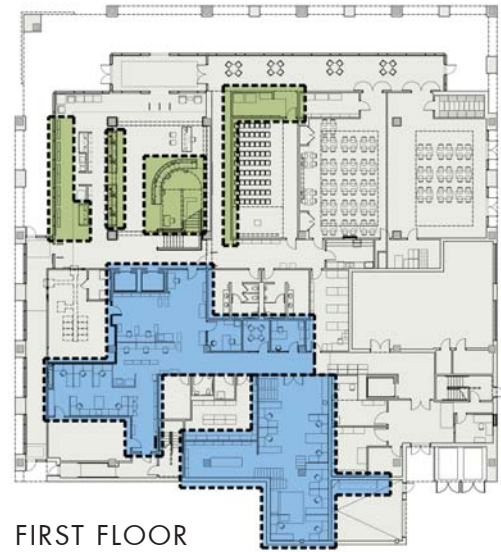
This Phase also improves the usability and public access to the existing **4th floor terrace**.



THIRD FLOOR



FOURTH FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND: RENOVATION



PHASE 1



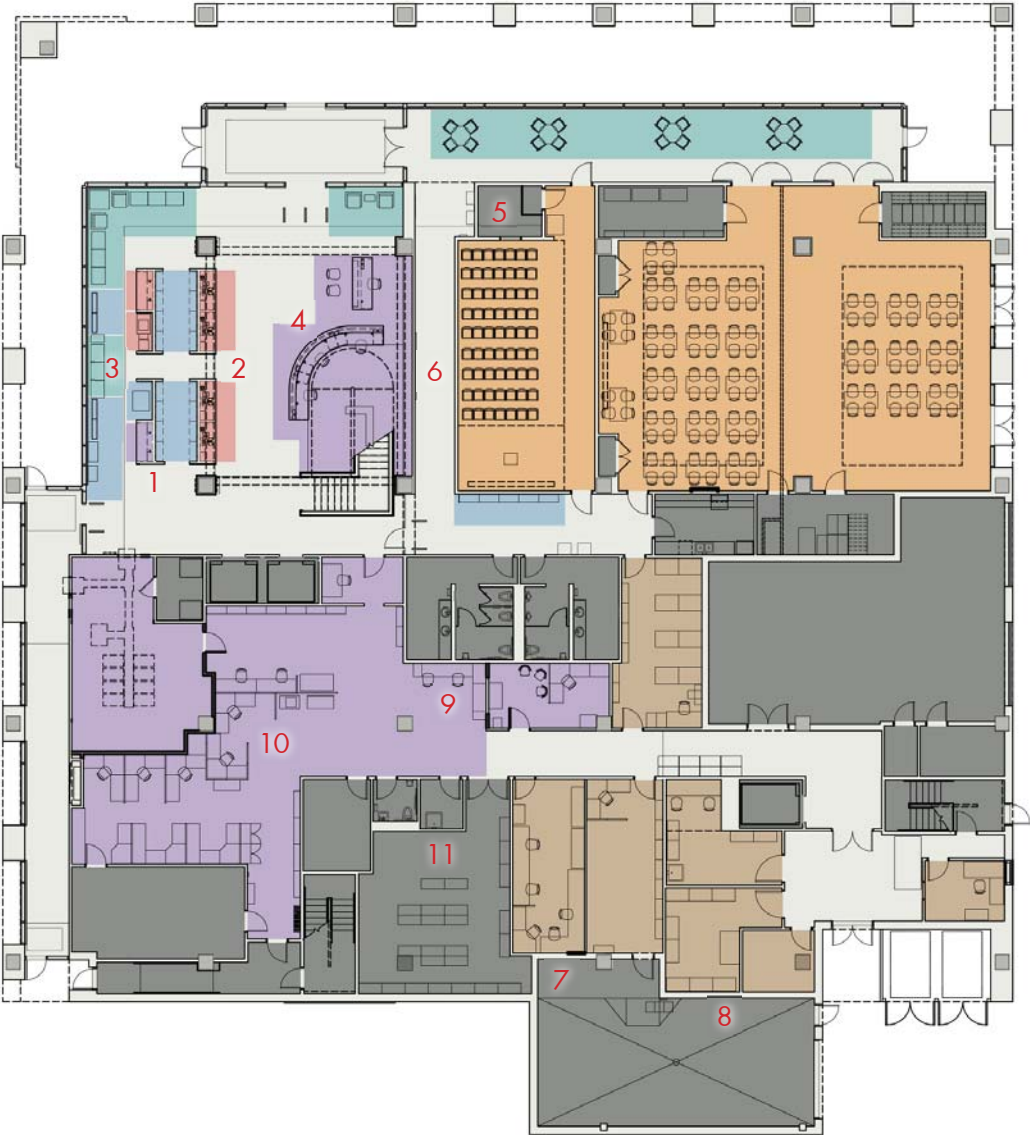
PHASE 2



NEW CARPETING

PROPOSED AREAS FOR RENOVATION

3 RECOMMENDATIONS

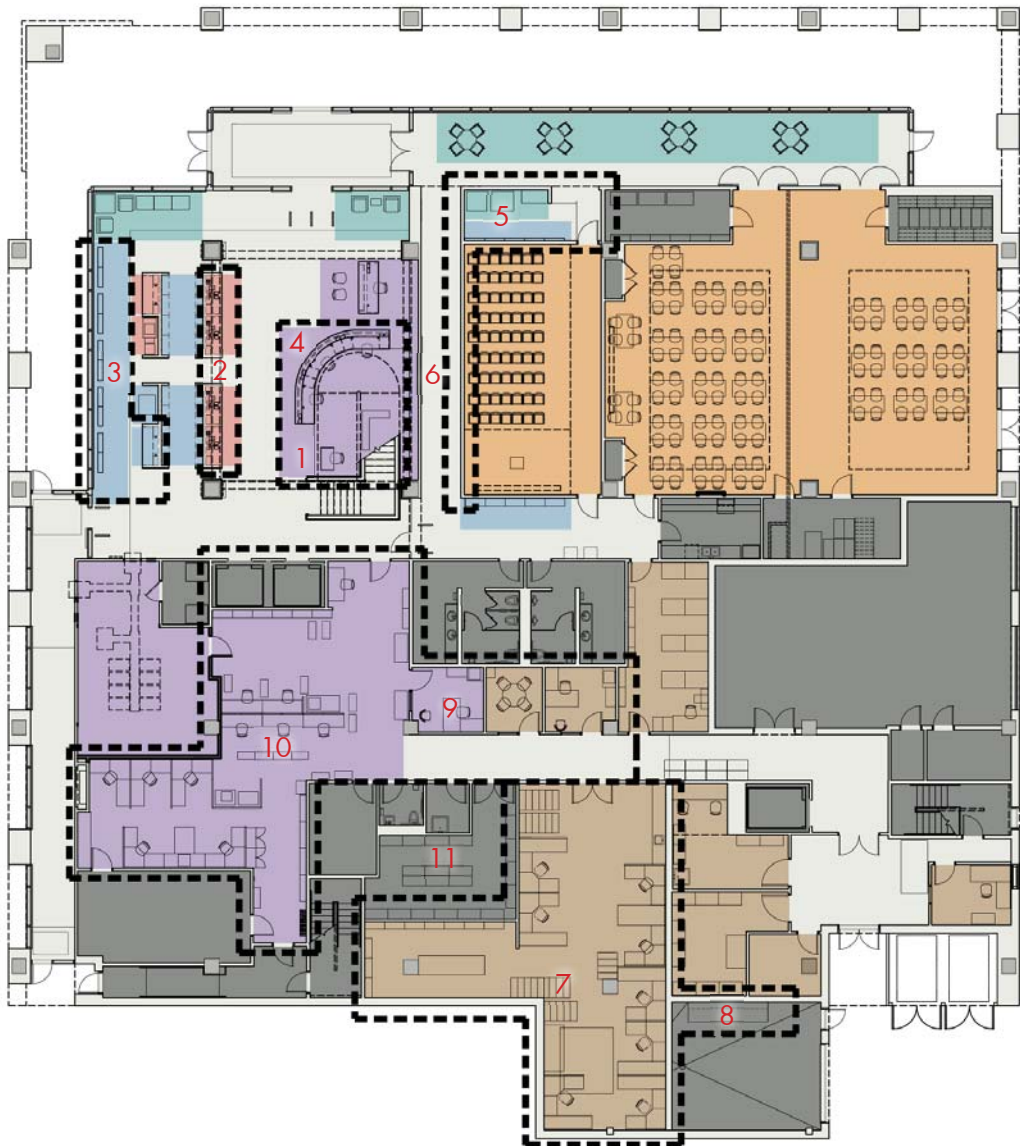


LEGEND: FUNCTIONAL USE

- Patron Area: Collections
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- Patron Area: Audio/Visual
- Patron Area: Meeting Room, Group Study, Program Area
- Staff Area: Patron Assistance Departments
- Staff Area: Administrative & Technical
- Building Support Area

Numbers refer to Assessments on page 14

FIRST FLOOR: CURRENT FUNCTIONAL USE DISTRIBUTION



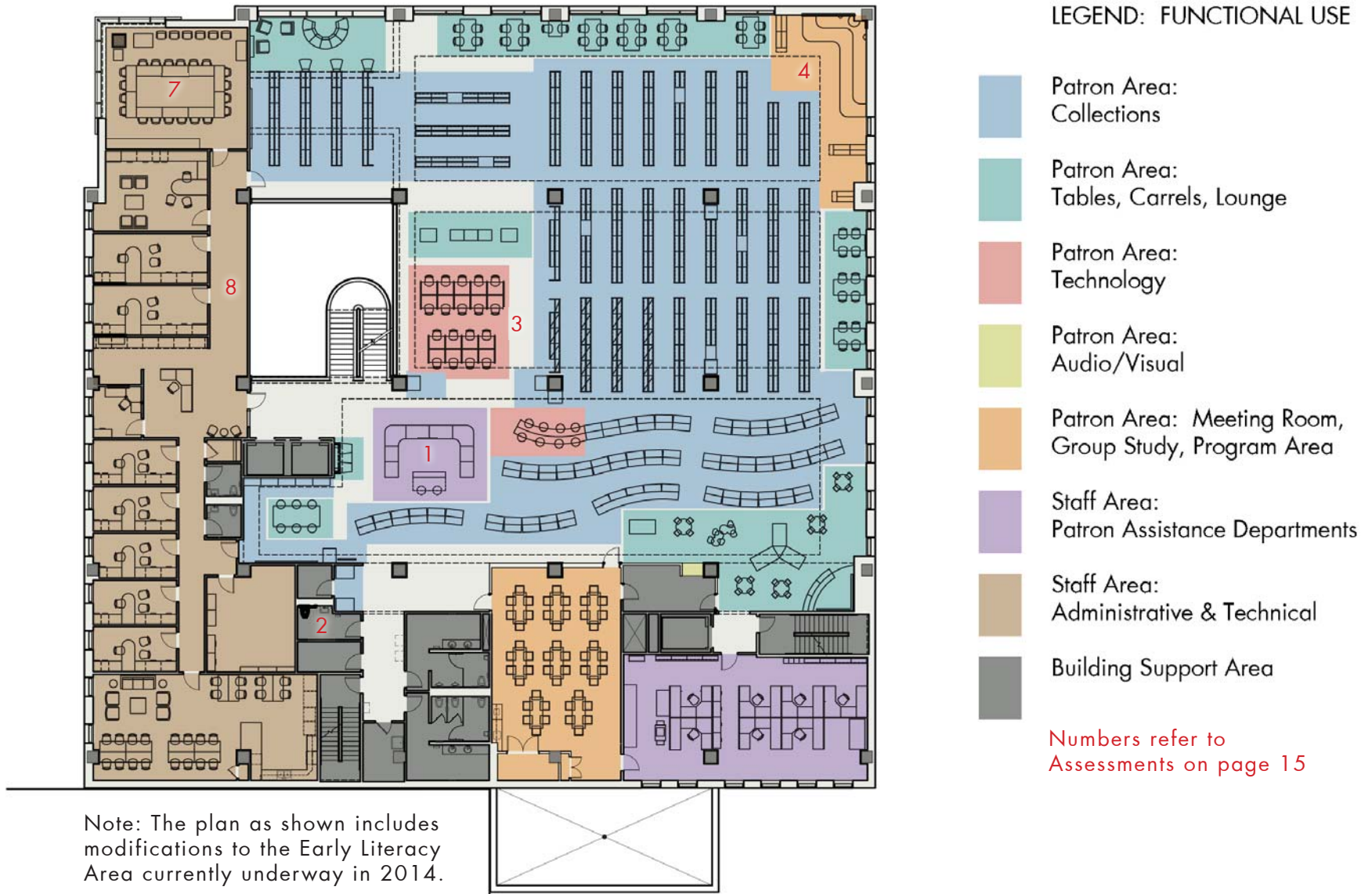
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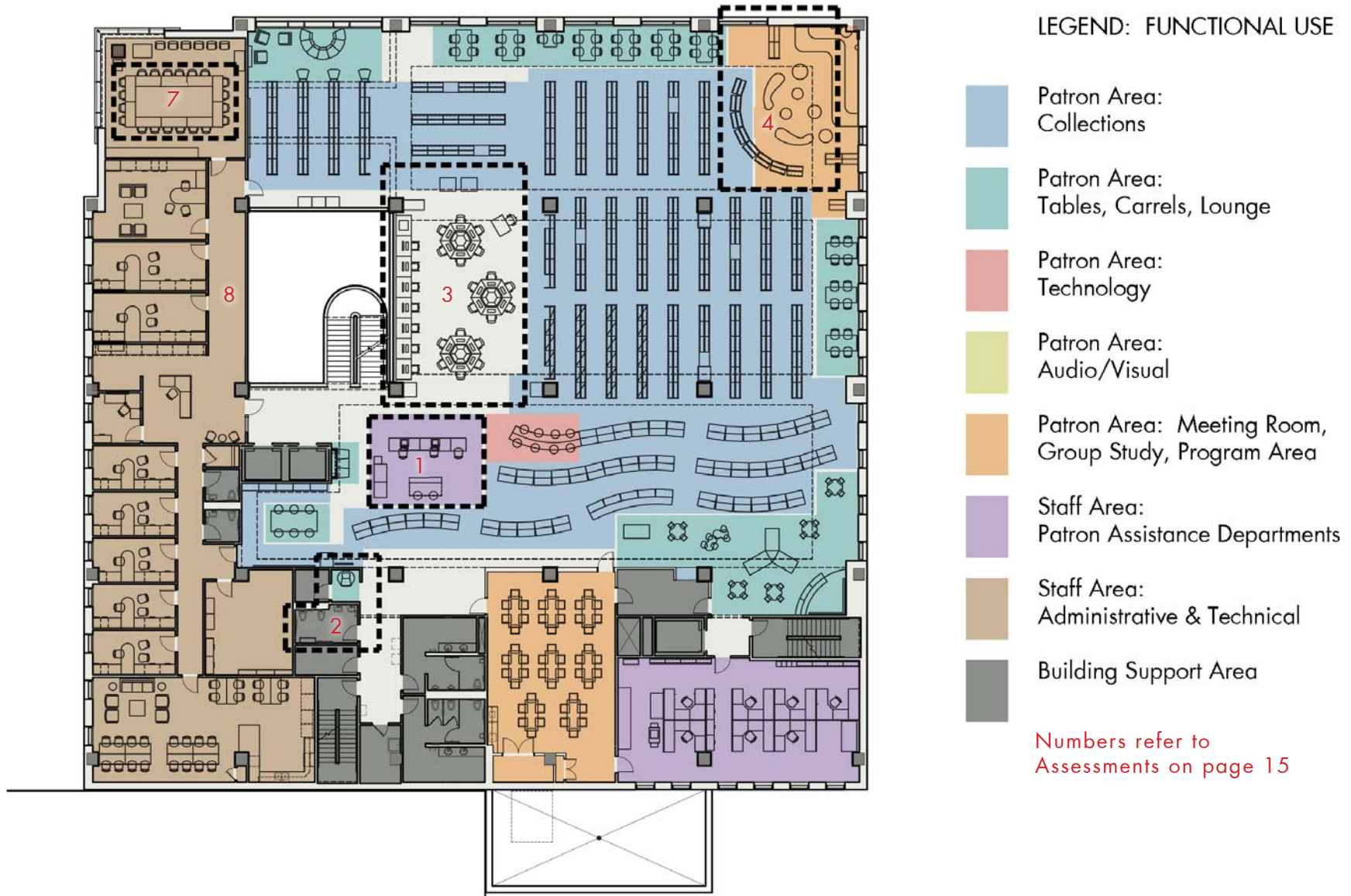
Numbers refer to Assessments on page 14

FIRST FLOOR: PROPOSED FUNCTIONAL USE DISTRIBUTION

3 RECOMMENDATIONS



SECOND FLOOR: CURRENT FUNCTIONAL USE DISTRIBUTION



SECOND FLOOR: PROPOSED FUNCTIONAL USE DISTRIBUTION

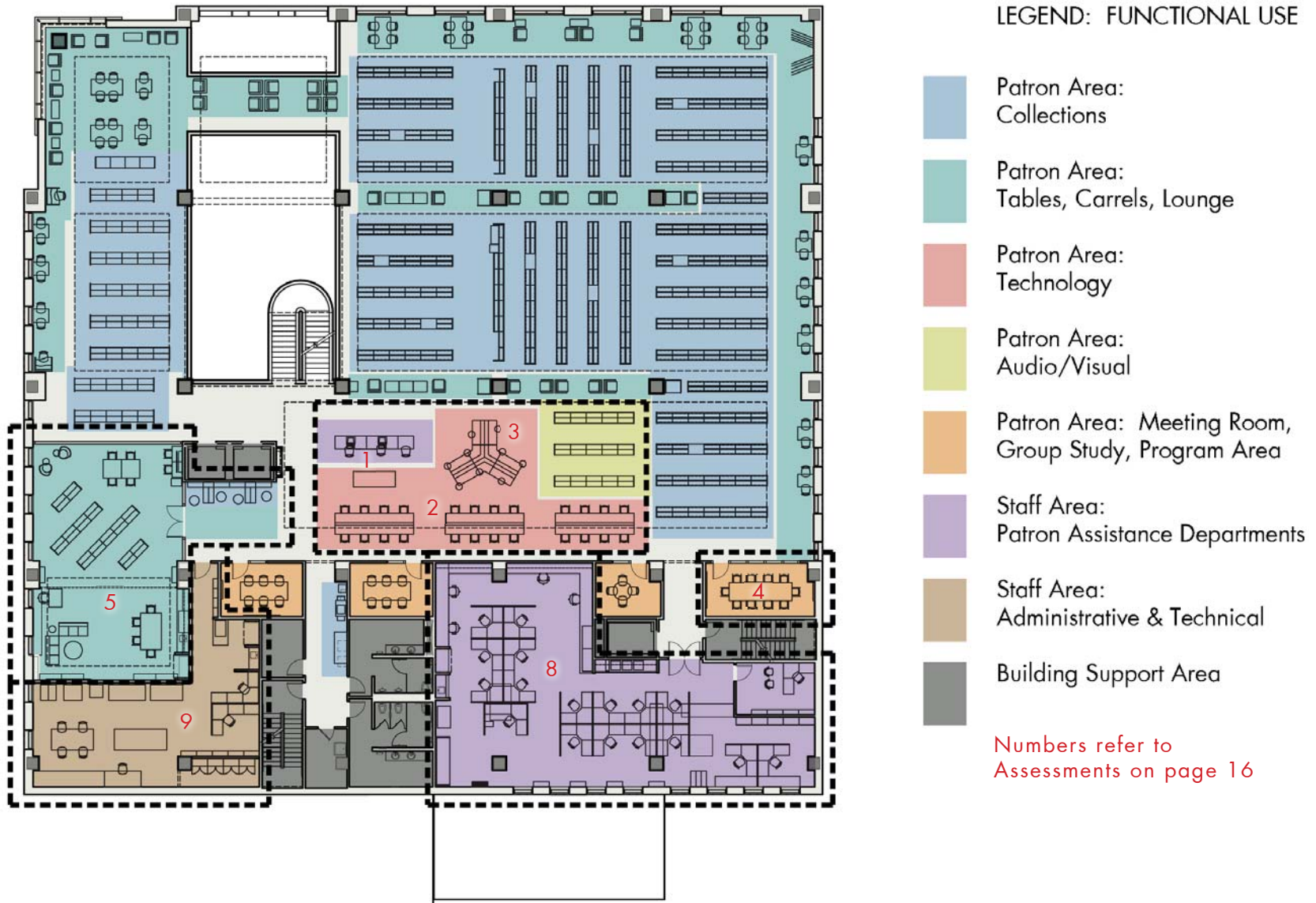
3 RECOMMENDATIONS



LEGEND: FUNCTIONAL USE

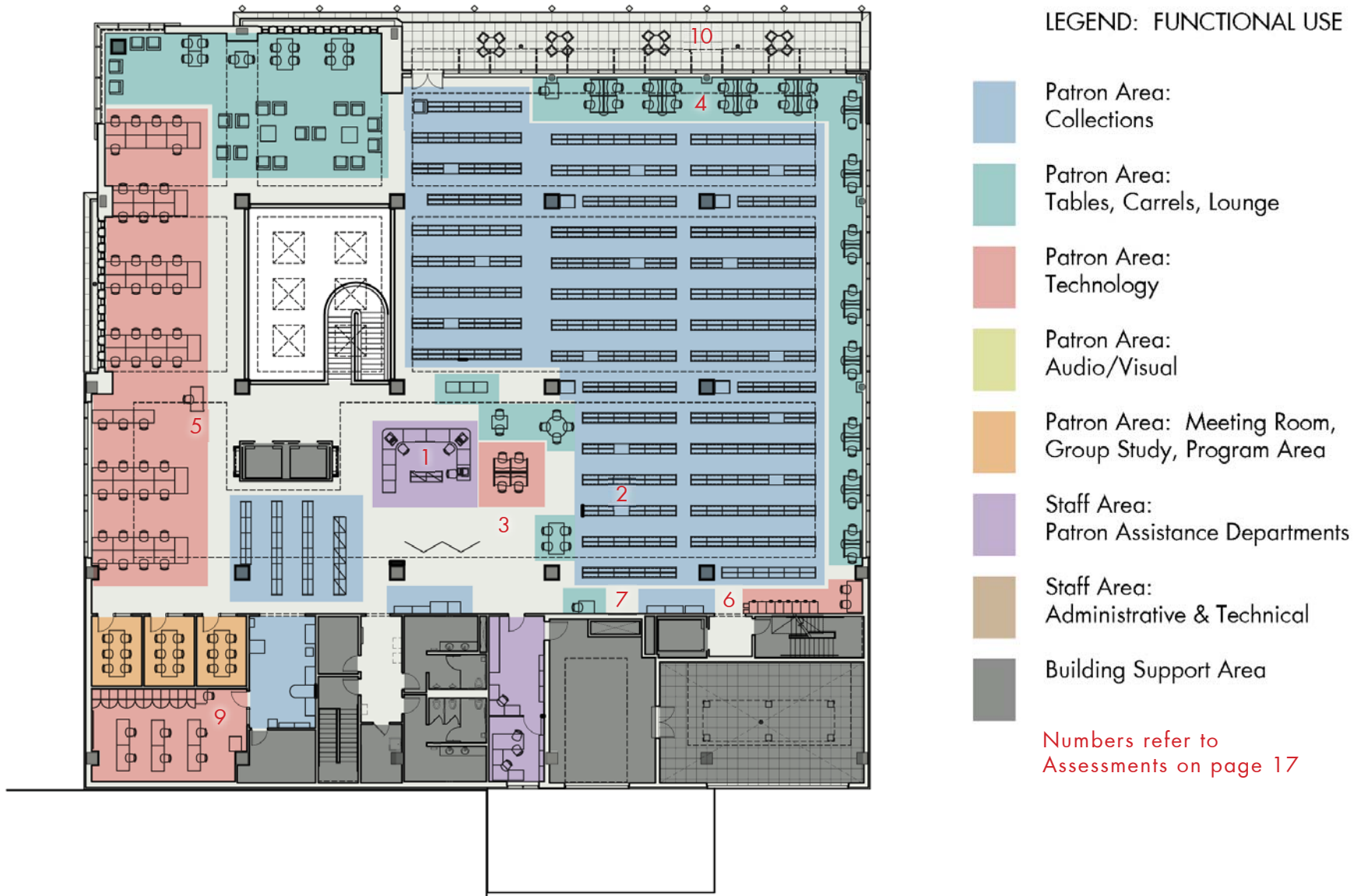
- Patron Area: Collections
- Patron Area: Tables, Carrels, Lounge
- Patron Area: Technology
- Patron Area: Audio/Visual
- Patron Area: Meeting Room, Group Study, Program Area
- Staff Area: Patron Assistance Departments
- Staff Area: Administrative & Technical
- Building Support Area

Numbers refer to Assessments on page 16

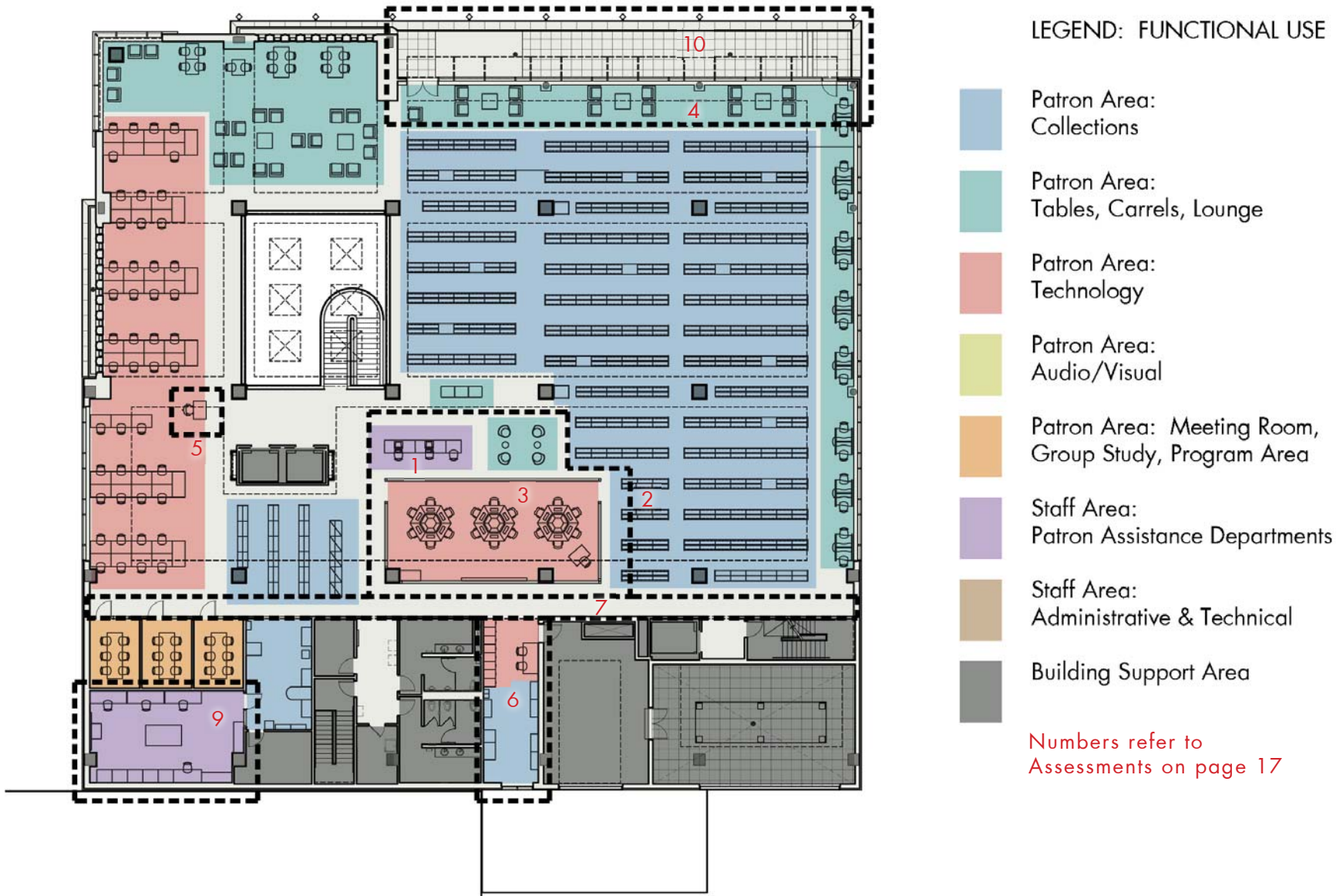


THIRD FLOOR: PROPOSED FUNCTIONAL USE DISTRIBUTION

3 RECOMMENDATIONS

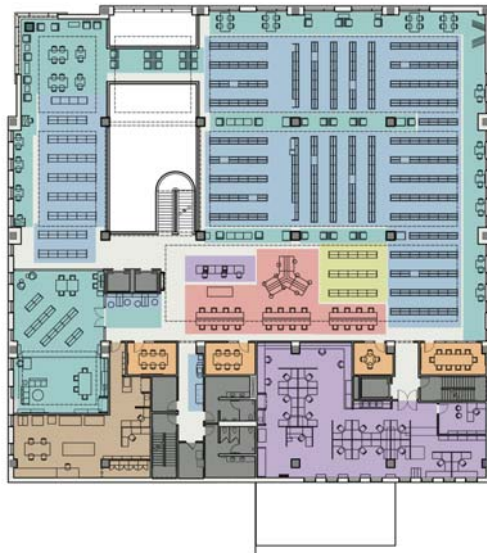


FOURTH FLOOR: CURRENT FUNCTIONAL USE DISTRIBUTION



FOURTH FLOOR: PROPOSED FUNCTIONAL USE DISTRIBUTION

3 RECOMMENDATIONS



THIRD FLOOR



FOURTH FLOOR



FIRST FLOOR



SECOND FLOOR

LEGEND: FUNCTIONAL USE

-  Patron Area: Collections
-  Patron Area: Tables, Carrels, Lounge
-  Patron Area: Technology
-  Patron Area: Audio/Visual
-  Patron Area: Meeting Room, Group Study, Program Area
-  Staff Area: Patron Assistance Departments
-  Staff Area: Administrative & Technical
-  Building Support Area

PROPOSED FLOOR PLANS AFTER ALL PHASES

Des Plaines Public Library • 2014 Master Plan Study

COST ESTIMATES



4 COST ESTIMATES

Des Plaines Public Library • 2014 Master Plan Study

PHASE	CATEGORY	CATEGORY COST	SUBTOTAL	GRAND TOTAL	COMMENTS
1					
	BASE BUILDING	\$772,439			
	FFE	\$255,225			
			\$1,027,664		
2					
	BASE BUILDING	\$813,912			
	FFE	\$312,495			
			\$1,126,407		

GRAND TOTAL, BOTH PHASES

\$2,154,071

FFE - GENERAL NOTES

- 1). THE COST TO RELOCATE EXISTING FURNITURE HAS NOT BEEN INCLUDED IN THIS BUDGET. THE RELOCATION OF LIBRARY SHELVING IN COLLECTION AREAS HAS BEEN INCLUDED WITH CARPET REPLACEMENT COST IN THE BASE BUILDING ESTIMATE.
- 2). THE COST FOR MILLWORK HAS BEEN INCLUDED IN THE BASE BUILDING ESTIMATE.
- 3). THE COST TO RE- INSTALL ARTWORK FROM THE SECOND FLOOR IS TO BE PROVIDED BY THE ARTWORK CONSULTANT, AND IS NOT INCLUDED IN THIS ESTIMATE.
- 4). THE COST FOR EQUIPMENT HAS NOT BEEN INCLUDED.
- 5). FFE COSTS ARE BASED ON COMPETITIVE BIDDING BETWEEN MULTIPLE FURNITURE DEALERS.
- 6). ARCHITECT'S AND ENGINEERING CONSULTANT'S FEES ARE IN ADDITION TO THIS COST ESTIMATE.
- 7). REFER TO THE CCS COST ESTIMATE FOR FURTHER CLARIFICATIONS PERTAINING TO THE BASE BUILDING COST ESTIMATE.
- 8). COSTS FOR MODIFYING AND/ OR ADDITIONAL NEW SIGNAGE ARE NOT INCLUDED IN THIS ESTIMATE.

4 COST ESTIMATES

Base Estimate	Raw Cost	General Conditions Overhead & Profit		Design Contingency		Phasing Contingency		Escalation		TOTAL
PHASE 1	\$571,991	18.0%	\$102,958	10.0%	\$67,495	2.0%	\$14,849	2.0%	\$15,146	\$772,439
PHASE 2	\$591,111	18.0%	\$106,400	10.0%	\$69,751	2.0%	\$15,345	4.0%	\$31,304	\$813,912
Construction Total	\$1,163,102		\$209,358		\$137,246		\$30,194		\$46,450	\$ 1,586,351

***Construction Start (Escalation Calculation)**

Phase 1 2015

Phase 2 2016



1815 South Meyers Road
 Suite 200
 Oakbrook Terrace, IL 60181
 630.678.0808
www.CCSdifference.com

Clarifications and Qualifications

00 - Notes Regarding This Estimate

- 1 This Master Study estimate is based on drawings, prepared by the office of Lohan Anderson dated 5/19/14 and received 5/27/14, together with discussions with their staff.
- 2 This estimate assumes a normal market condition.
- 3 This estimate assumes five or more qualified Contractors competitively bidding on this project.
- 4 This estimate assumes one contract awarded to one General Contractor for Phase 1 and one General Contractor for Phase 2.
- 5 Those cost estimates provided by the Architect and/or Consultants are identified in the body of the estimate.
- 6 After six months, this estimate should be updated for current market conditions.

- 10 **THIS ESTIMATE EXCLUDES:**
- 11 Professional fees, testing, moving expense, etc. for Owner's account,
- 12 Furnishings and equipment other than those shown in the body of the estimate,
- 13 Construction Contingencies,
- 14 Building Permits,
- 15 Builder's Risk Insurance.

- 22 This estimate is based on information available at this time. The scope of this estimate should be reviewed to insure our interpretation of the drawings and other information is correct. This estimate should be updated as the design evolves and is completed.
- 23 This cost estimate represents our opinion of probable construction cost for this project. We have exercised due professional diligence in the preparation of this estimate. Since we have no control over final material selection, bidding strategies and market conditions, no guarantee is given or implied with this estimate.

01 - Architectural / MEP

- 1 FF&E Allowance provided by Lohan Anderson separately from the estimate.
- 2 Estimate excludes carpet from Circulation space, but includes the offices and adjacent conference room.
- 3 Carpet installation assumes that all shelving will be moved and reinstalled in the original space.
- 4 Wood base in public areas are assumed to be removed for carpet installation and reinstalled.
- 5 MEP costs are allowances based on the area and expected scope of work.

LOHAN ANDERSON

401 North Michigan Avenue
Suite 500
Chicago, Illinois 60611

www.lohananderson.com