



THE GLEN ELLYN PUBLIC LIBRARY

400 Duane Street • Glen Ellyn, IL 60137

Library Building Repairs Fact Sheet

Key Purpose

- ✓ The key purpose of the proposed bond issuance is to repair deficiencies in the roof, water infiltration in exterior walls and windows, improper ventilation of the roof, and outdated software that operate the mechanical systems that maintain a comfortable library environment. The main purpose of the operating rate increase is to create a capital replacement and repair budget line that will allow ongoing capital improvements and repairs to be made to the building.



Metal studs rusting due to leakage

Background

- ✓ In 1993, voters approved the sale of bonds for the construction of the current library building. Construction of the current building began in 1994 and the building opened for operation in 1995. The building came in under budget. However, neither the proceeds of the bonds nor the library's annual budget provided for either expected or unexpected repairs, maintenance, or replacement of building components, systems and equipment. The building is now fourteen years old and in need of mechanical and physical repairs. The library is governed by a board of seven elected trustees, who over the last several years have become increasingly aware of the need for these repairs and the absence of any funding for them.

- ✓ The board first addressed building problems in 2002 and 2005 by hiring two roofing experts because the roof had leaked periodically for some time. The second expert found deficiencies in the roof, and



Interior drywall damage

his investigation ultimately led to the discovery of other problems, including water infiltration in exterior walls and windows, improper ventilation of the roof, and outdated software that operate the mechanical systems that maintain an appropriate library environment. The board has concluded that these deficiencies are allowing further damage to occur to the building. The board feels strongly that these deficiencies, if not addressed promptly, will cost all of us a lot more in the future than it would cost to borrow sufficient funds to correct the known problems now.



Deterioration of wood framing

Project Scope

- ✓ The proposed project work will include partial removal and replacement of exterior wall cladding, remediation of mold, removal and reinstallation of windows, roof replacement with installation of proper ventilation, masonry repairs, sealing the building envelope, mechanical system upgrades and parking lot repair.

Impact to Library Users

- ✓ We anticipate this project can be completed with minimal interruption to library patrons, staff and neighbors. If the rate increase and bond issuance occur in early 2010 work is expected to begin in Spring 2010.

Estimated Project Cost

- ✓ The Library hired a series of building and environmental consultants to investigate the water, mold, heating, cooling and building envelope issues and provide recommendations on resolving the situation in the most cost-effective and environmentally safe manner. The board estimates the cost of the repairs will be \$3,000,000.

Cost to Taxpayers

- ✓ In the past, the board has not budgeted for ongoing maintenance, repair, or capital replacement. To rectify this situation, and to provide the funds necessary for immediate repairs, the board proposes a two part solution. The board proposes to borrow 3 million dollars to fund urgently needed repairs. It expects to be able to borrow that amount at an average rate of approximately 3.5% per year, payable over 11 years. In addition the board proposes to increase our tax levy for the operation of the library by 3 cents from .1649 to .1949, which is within the amount approved by the voters in 1977. This increase in operating rate will be used to fund ongoing maintenance, repairs, and capital replacements. For a home with a market value of \$300,000 the impact of these two proposals would add approximately \$35 to the annual property tax bill.

More Info Available

- ✓ An additional set of FAQ's are available at the library or on the website at www.gepl.org.
- ✓ Attend an Informational Meeting on October 5, 2009 at 2pm, October 6, 2009 at 7pm and October 10, 2009 at 2pm in the meeting room on the 1st floor of the library, 400 Duane Street, Glen Ellyn, IL 60137.
- ✓ E-mail or phone Library Director, Dawn Bussey at dbussey@gepl.org or 630-790-6760 or contact Lawrence A. Stein, Library Board President, at lstein@gepl.org.



Buckled sheet metal and curling shingles