



THE GLEN ELLYN PUBLIC LIBRARY

400 Duane Street • Glen Ellyn, IL 60137

Library Building Repairs FAQ's

What is the purpose of the bond issuance and operating rate increase?

- The library proposes to sell bonds as a way to obtain the necessary funds 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deficiencies in the roof, water infiltration in exterior walls and windows, improper ventilation of the roof, and outdated software that operate the mechanical systems that maintain a comfortable library environment.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.

What repairs need to be made?

- The roof needs to be removed and replaced with the addition of proper ventilation, replacing coping caps and gutters. The building envelope needs to be completely sealed both internally and externally, removing and replacing portions of the exterior cladding, adding new flashings, repointing brick and cast stone joints, and re-capping third floor window ledges. Once the building is properly sealed, mechanical system software needs to be upgraded resulting in a far more energy efficient building.

Why does the Library have to do this now?

- The library needs to pursue this project now because the current building issues are contributing to further deterioration of the building, and numerous attempts to reseal and fix problem areas have not been successful. The library is governed by a board of trustees elected by the community, which has concluded that these

deficiencies are allowing ongoing 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. For example, extensive testing and assessment in 2008 indicated continued water infiltration has led to elevated levels of mold. The library immediately remediated the most dangerous area but in order to remove all traces of mold from the walls, portions of the exterior on the East, West and South sides of the building still need to be addressed before the delivery of library programs and services are compromised.

What exactly will this project be doing?

- 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.

Will the Library be closed while the repairs are being done?

- 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.

How much are the repairs and future capital improvements/repairs going to cost?

- The library proposes to borrow 3 million dollars to fund urgently needed repairs. The library expects to be able to borrow that amount at an average fixed interest rate of approximately 3.5% per year, payable over 11 years. In addition the board proposes to increase our tax levy for the operations by 3 cents from 0.1649 to 0.1949, per \$100 of equalized assessed valuation, which is within the amount approved by the voters in 1977. 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.

Is the Library exploring financial remedies with other parties?

- E.W. Corrigan, the original builder, is no longer in business. Cordogan, Clark & Associates, Inc, the original architectural firm, has been contacted regarding these issues. Both the library's outside counsel, and two members of the board

who happen to be lawyers, agree that one or more lawsuits to recover some or all of these costs would likely be unproductive and certainly uneconomical.

What happens if the bond issuance and operating rate increase do not take place?

- If the bond issuance does not occur the Glen Ellyn Public Library building will continue to disintegrate. The board will be faced with difficult choices related to addressing serious water leakage and mold issues. Due to the nature of the problems, the repairs must be made. Alternative funding options *would* include taking the money from the operating budget, which would significantly affect library programs, services and operating hours. In the worst case scenario, if the presence of mold spread throughout the building before the library can effectively remediate it, the library could be closed as a last resort to protect the health and safety of patrons and staff.
- If the rate increase does not occur the library will not have the necessary monies to perform ongoing maintenance, repairs and capital replacements of building components.

Did the Library file an insurance claim?

- As is standard, the library's own insurance policy does not cover repairs necessary due to mold unless it is the result of flood damage, which it is not. Potential lawsuits to reach the insurance policies of the builders and designers of the building will probably not be productive and will certainly be uneconomical.

Where can I find more information?

- The library will host three informational sessions 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.
- You may contact Dawn Bussey, Library Director at 630-790-6760 or dbussey@gepl.org or you may contact Lawrence A. Stein, Library Board President at lstein@gepl.org.
- An additional Fact Sheet is available at the library or on the website at www.gepl.org.