

**Plainfield Public Library District
Building & Expansion Planning
Citizens Task Force
July 9, 2015**

Attending were 16 members of the public, including representatives from the Plainfield Park District, Plainfield Fire Protection District, Plainfield School District 202, Village of Plainfield, Friends of the Library, Plainfield Historical Society and Historic Preservation Commission. Trustees Sharon Kinley and Dr. Patricia Miller were also present.

The presentations began with Library Director Julie Milavec speaking on the library buildings' historical tax impact, current taxes and comparison to other libraries in the area with similar service populations. The Nagle Hartray team then went through their presentation (see 15_0709_PPL Public Mtg.pptx) and opened the floor for questions and comments.

Comments:

- Consider recording presentations to post on web.
- Consider adding graphic information from presentation in Library weekly newsletter (i.e. pie chart and comparisons to other libraries).
- Continue to feed constituents information so they are continually informed to educate them and help build the case for the need.
- New Construction Option 2 appealed to the majority of participants though 1 mentioned a like for Option 3 due to the larger exposure along Route 59.
- If new construction is the direction, a portion of the new construction to be designed and structured as a storm shelter.
- Library Board is correct in selecting a middle of the road solution to the problem. Be conservative with approach.
- One person suggested alternate uses for the existing building (i.e. performance space) though this will impact parking and cost.
- Provide factual answer to the question "If we do nothing, what happens?" No dooms day tactics.

Questions:

- What are the services the community will get that they don't have now?
 - In addition to the space needed to house additional physical collections, the collaborative and instructional spaces needed to support 21st century library services will be included. From space for programs and classes to public meetings and local organizations, multi-purpose rooms are in demand. Quiet space and study rooms would meet a demand that goes unfilled today. Computer classroom would allow more attendees to engage at once in a space conducive to learning, rather than shoehorning 8 students into a tiny room with barely enough space for the instructor also. A digital media lab would provide hands-on support for content creation and sharing, offering the equipment and room to record audio and video, editing and uploading or reproducing files. This would be everything from school group projects to local businesses to individuals to service organizations.

- If the program analysis indicated 94,000sf and the library is considering 70-75,000sf, how does this address the community needs and future growth?
 - It addresses the most immediate needs with some room for growth. The efficiency and flexibility of the building will impact how well it addresses those needs in the long and short term. Additionally, the development of 21st century public library services and the physical space needs of new formats for information will all play a part in the long term space needs that are difficult to predict and reinforce the need for flexibility in space planning.

The next meeting was set for Thursday, August 13 at 7pm, Plainfield Township Community Center (location to be confirmed).

**Plainfield Public Library District
Building & Expansion Planning
Public Meeting
July 11, 2015**

Attending were 10 members of the public and a reporter from the Enterprise newspaper. Trustees Carl Gilmore and Crystal Andel were also present.

The presentations began with Library Director Julie Milavec speaking on the library buildings' historical tax impact, current taxes and comparison to other libraries in the area with similar service populations. The Nagle Hartray team then went through their presentation (see 15_0709_PPL Public Mtg.pptx) and opened the floor for questions and comments.

- Would the building bonds be 10 year or 15 year bonds?
 - The Board of Trustees has not yet determined the financing of the project. Any bonds sold are likely to be between 10 and 20 year bonds. The different types - General Obligation and Alternate Revenue - have different requirements and tax impacts.
- What's the service difference between the different size buildings?
 - The number and size of spaces to meet the various service aspects of the building program will vary depending on the final size and design. The number and maximum attendance allowable at classes and programs will be directly effected. However, the smallest building sizes shown are nearly 3 times the size of the existing library, so the service improvement would be significant in any scenario.
- Would the smaller building be enough to last 20 years?
 - The efficiency and flexibility of the building will impact how well it addresses the long term needs of the library district. Additionally, the development of 21st century public library services and the physical space needs of new formats for information will all play a part in the long term space needs that are difficult to predict and reinforce the need for flexibility in space planning.
- Will operating funds be included in the referendum question?
 - Yes, an operating fund increase of some kind is likely to be included in the final project package.
- Would smaller/cheaper houses being built in the Village increase the tax impact to the existing properties?

- Any new housing, regardless of its size and price point, would be taxed at the same rate as the existing property in the Library district. Depending on the type of bonds sold, the tax impact of new property in the library district would either be none (Alternate Revenue Bonds) or to decrease the overall tax impact (General Obligation Bonds) due to the way the two different types of bonds are repaid through property taxes.
- What is the cost impact of a sloped floor auditorium? Can areas under the stage or sloped seating be used?
 - The cost estimates are currently being done on gross square footage, rather than breaking out the cost for each space. As the project is refined into a final plan, the answer may be available. However, a sloped-floor auditorium “costs” more in total square footage due to the volume of the ceiling height. Fire codes will determine if areas under the stage or sloped floor in an auditorium can be used for storage.
- What is the cost per square foot for the expansion?
 - The cost per square foot depends on a number of factors including land acquisition and whether it’s new construction or renovation of the existing building. Without a final plan, quoting a cost per square foot at this time would be inaccurate.
- How would the storm water detention work on the downtown site?
 - In the initial concepts, storm water would be detained under the parking lot and restricted in flow to the storm sewer system according to local building code.

Comments and discussion:

- Expansion vs renovation was discussed.
 - Retaining the existing building is most cost effective in scenarios of doubling the size of the building or less. As the size of the addition increases, the savings netted by reuse decreases.
 - When adding on, the new construction is built, with the Library operating a thin wall away from the construction noise and dust for around 18 months. Then the Library moves into new construction portion in a temporary arrangement. Again, it operates one thin wall away from the renovation for around 18 months. Then the Library moves into its full building and final arrangement. The cost of moving a library is very high, which increases the dollar cost as well as the total time to complete the project.
 - With a completely new building, the new Library would be built on the parking lot or other property while the Library continues to operate in the existing building. When complete (usually 18-24 months total construction time), the Library moves into the new

building and the old building is razed and becomes the parking lot.

- The physical layout of the existing building is detrimental to the goal of open and flexible floor plans. The current street level lobby is not ADA compliant for new construction or renovation. With the lower level half below grade, it is more difficult to get natural light into the space and precludes services like a pick up window.
- Discussion of parking issues ensued.
 - Accessibility to rest of downtown is needed without having to walk all the way around the Library.
 - Under or above ground parking is very costly. It is generally only cost-effective in urban areas where property is more expensive than the construction under or above ground parking. The estimated additional cost of constructing 60 underground parking spaces as shown in one of the concepts is \$6-7 million.