



**Library, Senior Center, and Youth Center  
Needs Assessment & Feasibility Study  
11 December 2017**

# Agenda

- Background & Purpose
- Operational Review & Needs Assessment
  - Space Recommendations
    - Project Approach
  - Concept Designs & Cost Estimates
    - Board & Council Q&A

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# Background & Purpose

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# Library Property



1931 • 20,000 sq. ft.

**42 Years Since Last Expansion**



1960 • added 8,000 sq. ft.  
Youth Services Addition



1976 • added 19,000 sq. ft.  
Adult Services Addition

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# Senior Center Property

54 Laurel Avenue

Built in 1928

9,500 s.f.

- 4 offices
- 4 activity rooms
- Kitchen
- Loan closet



Plus, other community locations are used for programming

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# Youth Center Property

1830 Green Bay Road

Year 1940

6,100 s.f.

- 2 offices
- 3 activity rooms
- Conference room
- Kitchen



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# Operational Review & Needs Assessment

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# Library Trends and Needs

**The role of public libraries in the 21st century has expanded to include spaces for community collaboration, content creation, and knowledge development, in addition to their traditional role of providing information and materials.**

**To meet these new roles, public libraries require spaces for:**

- Teaching, tutoring, and distance learning
  - Community meetings
  - Technology training
  - Group collaboration
- Children's programs and literacy development
  - Individual study and research
  - Cultural events and performances

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# Senior Services Trends and Needs

**As people live longer, fuller lives, senior services programs and facilities strive to offer a wider array of programs and services to meet the needs of an increasingly diverse 50 and better population.**

**To meet these needs, senior services facilities seek spaces for:**

- Special events and social gatherings
  - Music, dance, and theatrical productions
  - Enrichment programs and presentations
- Special interest classes (cards, games, fitness, art, variety)
  - Health and wellness programs and screenings
  - Music and choral group rehearsal space
- Social services (support groups, counseling, information, and referrals)

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# Operational Review & Needs Assessment Summary – Library



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# **Operational Review & Needs Assessment Summary – Library**

- **Expansion originally proposed in mid-2000's**
  - **84 percent of residents used library in 2016**
- **1.58 sf per capita – second lowest amount of space of  
12 closest libraries**
  - **Accessibility challenges**
  - **Lack of fire sprinkler system**
  - **Severe lack of program space**
  - **No dedicated youth program room**
  - **Lack of parking during daytime programs**

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# **Operational Review & Needs Assessment Summary – Senior Center**

- **No on-property user parking**
  - **Accessibility challenges**
- **Multiple level changes and narrow openings**
  - **No large, flexible program spaces**
    - **Lack of storage**
- **Escalating maintenance and operating costs**

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# **Operational Review & Needs Assessment Summary – Youth Center**

- **Much larger than necessary to meet current and planned program needs**
  - **Operational difficulties with programs split between three floors**
- **Escalating maintenance and operating costs**

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# Space Recommendations

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# Space Recommendations – Library

- **Larger Youth Services Department**
  - **Youth Services Program Room**
  - **Flexible Large Meeting Room**
    - **Historical Archive Space**
  - **Technology Training Center**
  - **Additional Small Study Rooms**
- **Creative Studio / “Maker Space”**
  - **Quiet Reading Space**

**Total Additional Space Recommended: 9,200 – 15,300 SF**

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# Space Recommendations – Senior Center

- **Reception / Lounge Space**
- **Larger, Flexible Program**
- **Accessible Restrooms**
- **Staff & Volunteer Offices**
  - **Classrooms**
  - **Card/Game Room**
  - **Arts & Crafts Room**
- **Medical Equipment Loan Room**

**Total Space Recommended: 9,400 – 11,000 SF**

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# Space Recommendations – Youth Center

- **Youth Center Space**  
**(Study Space, Snack/Lounge Space, Gaming Space)**
- **Storage/Staff Space**

**Total Space Recommended: 1,200 – 1,500 SF**

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# Project Approach

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# Separate or Combined Facilities?

## Combined Facility Advantages:

- Shared Space Opportunities
- Operational Efficiencies – 1 building instead of 3

## Combined Facility Challenges:

- Costs of developing/expanding on Library site
  - Parking and density concerns

*With the Highland Park Country Club available to be partially re-purposed as a Senior Center, capital costs are far lower to renovate HPCC for senior services and pursue a smaller expansion to meet Library and Youth Center space needs.*

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# Concept Designs & Cost Estimates

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# Library Expansion

- **9,200 square foot expansion to address need for expanded Youth Services, program, and technology space**
  - **Renovation of existing space to create new historical archive space, teen/adult program space, dedicated youth program room, and adult quiet reading space**
  - **38 additional parking spaces to accommodate increased building size & occupant load**  
*(parking identified as highest priority from public input received)*

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# Library Expansion - Parking

- **64 existing parking spaces (51 in parking lot + 13 on-street)**
- **Existing parking fills to capacity for programs that are held during daytime hours when surrounding parking lots are generally filled.**
- **The expanding role of libraries as program and community centers brings more people to library buildings nationwide.**
- **Additional parking is currently needed to meet these demands and will be needed as the library building is expanded and renovated, especially during weekday daytime hours.**

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## Library Expansion - Parking

- **Minimum 2 parking spaces per 1,000 sf of building area is recommended for public library use to accommodate typical (not peak) facility demand**
  - **Median # of spaces provided per 1,000 sf of area at 12 closest public libraries to HP – 1.44**
  - **Median # of spaces provided at area libraries that have expanded within the last ten years – 2.35**

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## Library Expansion - Parking

- **Current Building Spaces/1,000 sf of area – 1.36**
- **Proposed Expansion Spaces/1,000 sf of area  
*with no additional parking* – 1.14**

**(would be lowest of any suburban library outside of Chicago)**

- **Proposed Expansion Spaces/1,000 sf of area  
*with 38 additional parking spaces* – 1.83**

**(still lower than recommended and median provided parking  
at area libraries that have been recently expanded)**

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# Library Expansion – Site Plan (Option A)



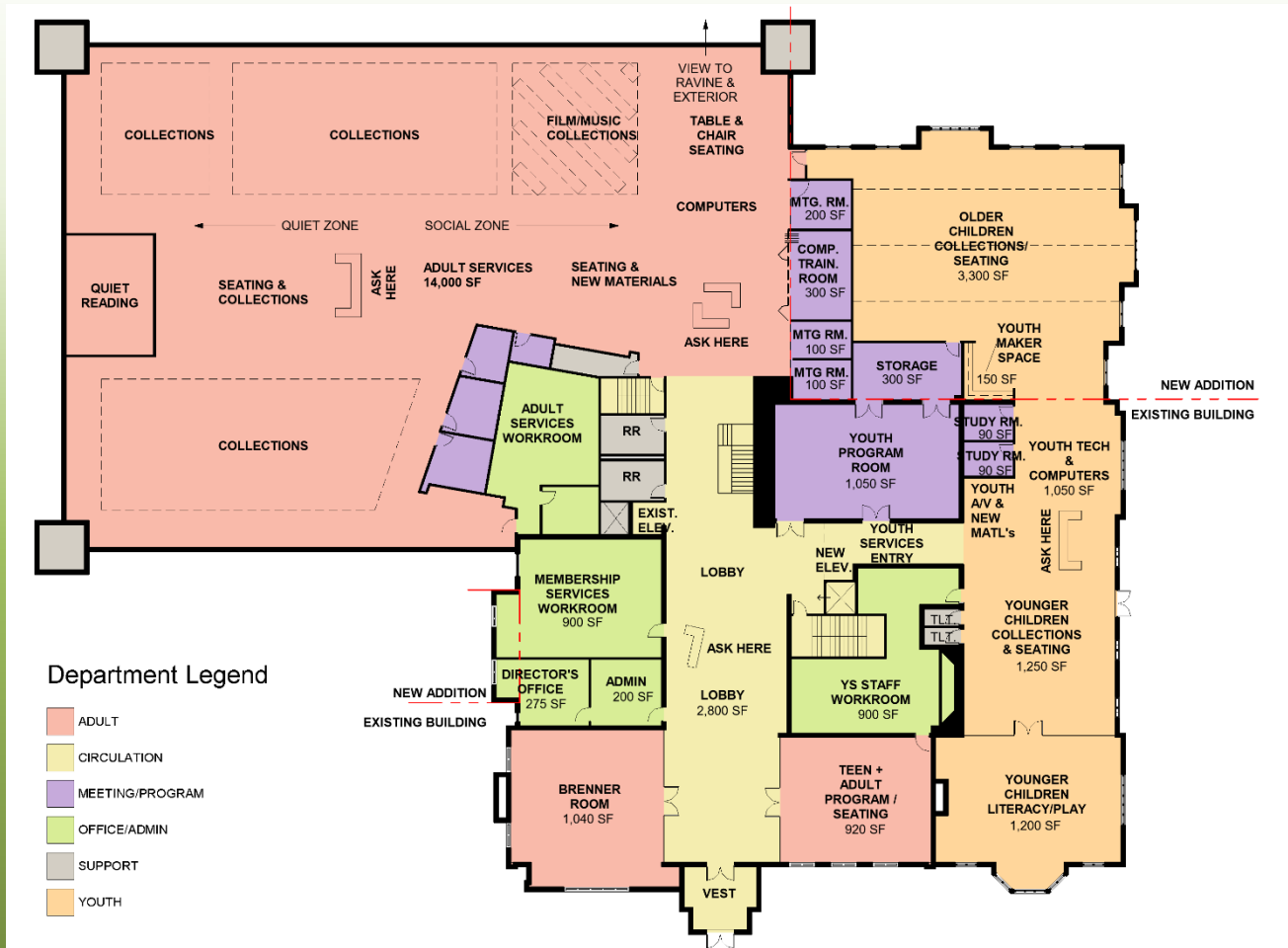
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# Library Expansion – Site Plan (Option B)



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# Library Expansion – Main Level Plan



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# Library Expansion – Upper Level Plan

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# Library Expansion – Exterior Views



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# Library Expansion – Exterior Views



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# Library Expansion – Exterior Views



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# Library Expansion – Exterior Views (Option A)



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# Library Expansion – Exterior Views (Option B)



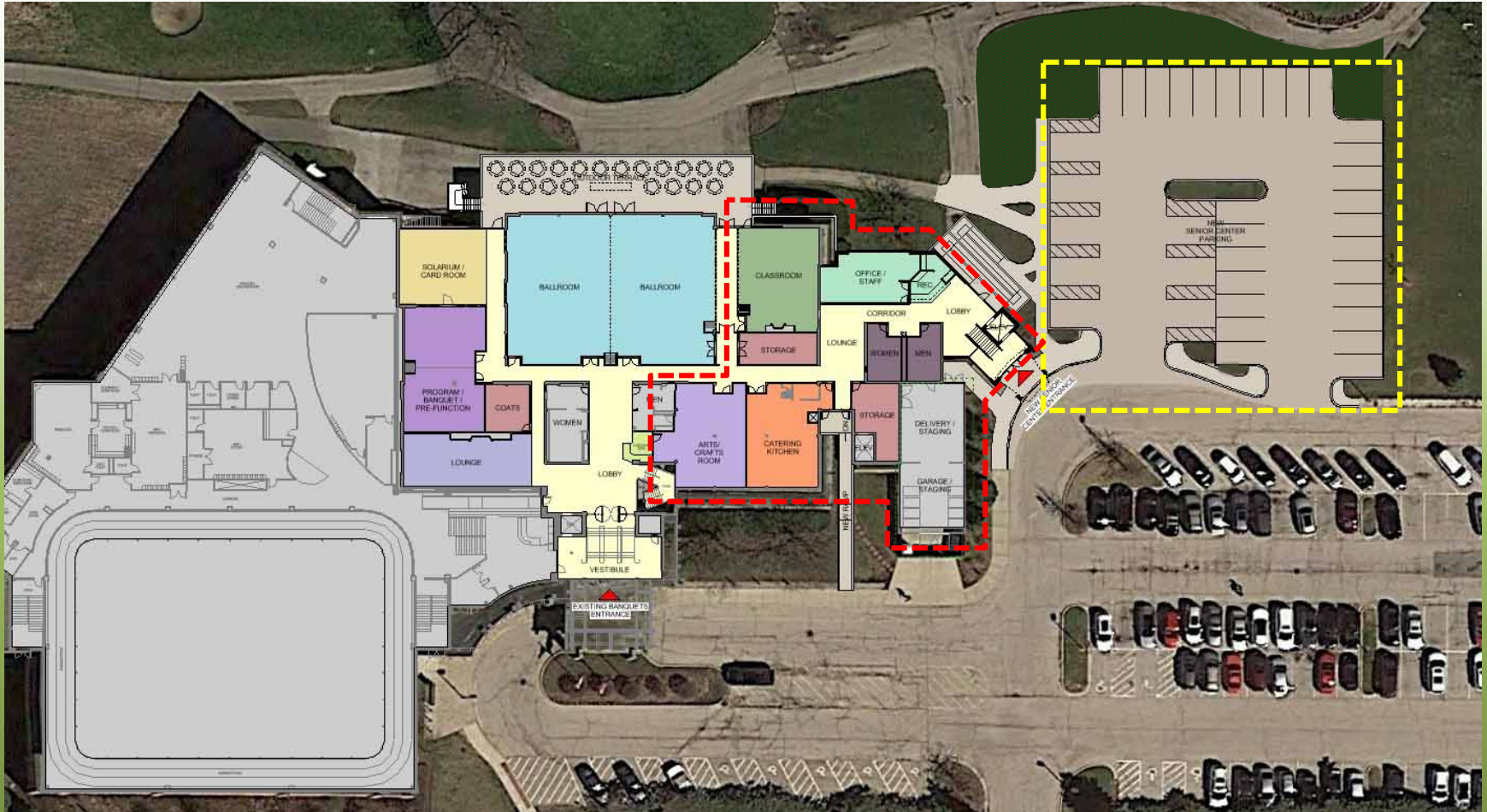
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# Senior Center at Highland Park Country Club

- **Dedicated entrance and drop-off for senior services**
  - **36 additional parking spaces (28 + 8 HC)**
- **Existing entrance maintained for banquets and events**
- **Remodel ballroom to create large, flexible space for senior services while maintaining current use**
- **New lounge, classrooms, arts/crafts, and card rooms**
  - **Potential “solarium” at existing patio**
- **Outdoor event terrace for programs and banquet use**

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# Senior Center at HPCC – Site/ Main Level Plan



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# Senior Center at HPCC – Lower Level Plan



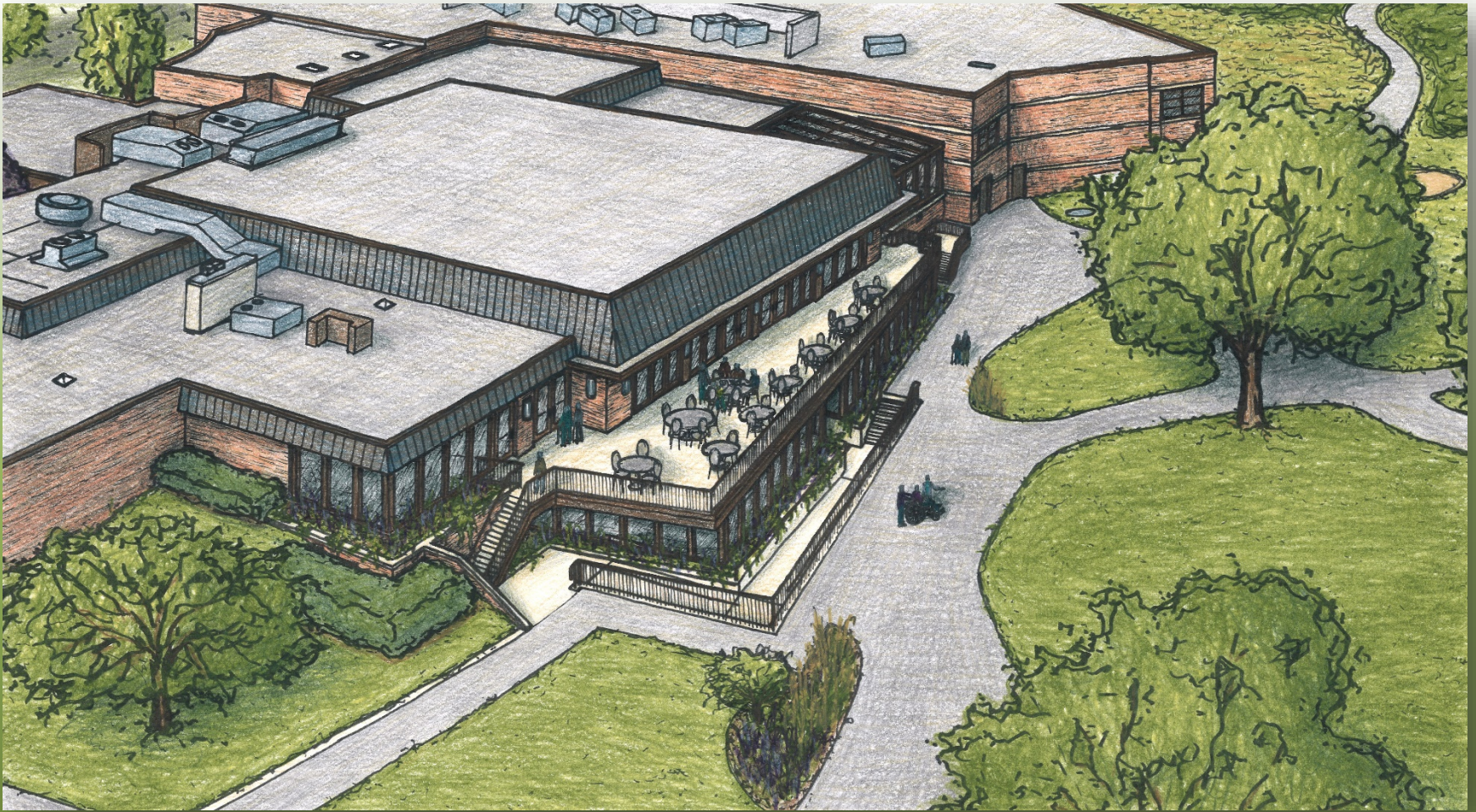
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# Senior Center at HPCC – Exterior Views



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# Senior Center at HPCC – Exterior Views



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# **Preliminary Capital Cost Estimates – Library Expansion & Renovation (including Youth Center space)**

<b>New Parking (Option A)</b>	<b>\$ 785,000 - \$ 895,000</b>
<b>Utilities &amp; Infrastructure</b>	<b>\$ 985,000 - \$ 1,095,000</b>
<b>Building Renovation</b>	<b>\$2,750,000 - \$3,700,000</b>
<b>Building Addition</b>	<b>\$8,550,000 - \$9,600,000</b>
<hr/>	
<b>Total Library Cost Estimate</b>	<b>\$13,070,000 - \$15,290,000</b>

- **Costs are total project costs including contingencies, constructor/professional fees, furniture/equipment, and escalation to year 2021**
- **Site Option B is approximately \$200,000 - \$250,000 less expensive than Option A**

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# Preliminary Capital Cost Estimates – Senior Center Re-Location To HPCC

<b>Site &amp; Parking Improvements</b>	<b>\$ 942,000 - \$ 1,177,500</b>
<b>Existing Building Infrastructure</b>	<b>\$ 1,497,780 - \$ 1,821,200</b>
<b>Building Renovation</b>	<b>\$ 3,454,000 - \$ 5,105,000</b>
<b>Building Additions</b>	<b>\$ 3,077,850 - \$ 3,747,800</b>

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**Total Sr. Center Cost Estimate      \$ 8,971,630 - \$ 11,851,500**

**\* Costs are total project costs including contingencies,  
constructor/professional fees, furniture/equipment,  
and escalation to year 2021**

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# Library Board & City Council Q&A

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**Thank You!**

