



Winnetka-Northfield Public Library District Strategic Facilities Plan Updates

Library Board Meeting | January 16, 2022

Facility Concepts

Northfield Library Concepts

Northfield Library

Option 3: Expand Vertically

Use as much of the footprint as possible

Northfield - Expand Vertically

➤ Strategy is cost prohibitive.

Multiple Areas Need Reinforcement or Reconstruction

1. Existing Roof Structure

- Slope
- Capacity

2. Existing Wall Assemblies

- Capacity
- Slenderness ratio

3. Existing Footings

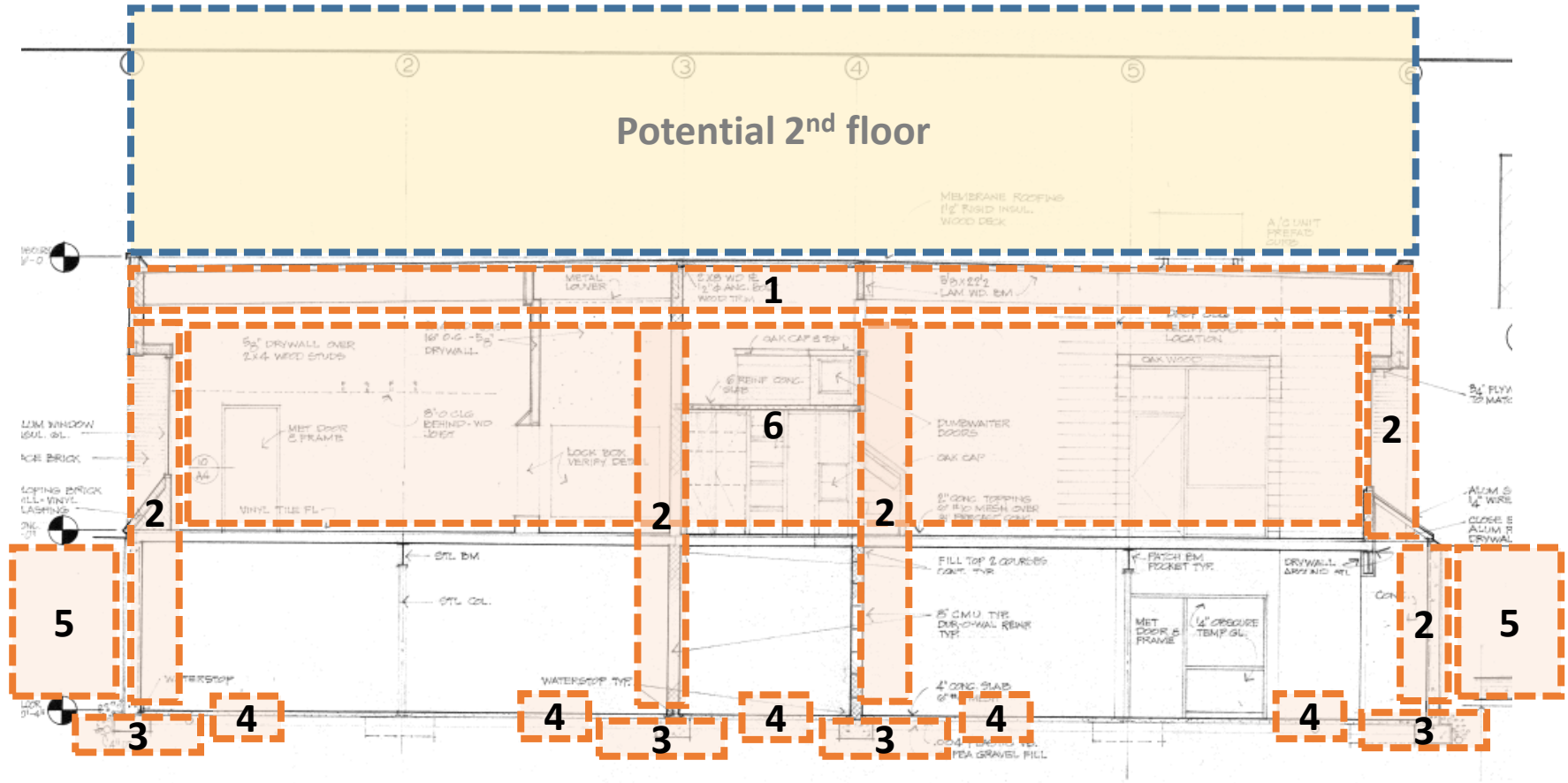
- Thickness
- Size

Extensive work is needed to gain access to components

4. Basement floor slab

5. Exterior paving and landscape areas.

6. Interior is essentially destroyed in process



Northfield Library

Option 4: Expand into Village Garage

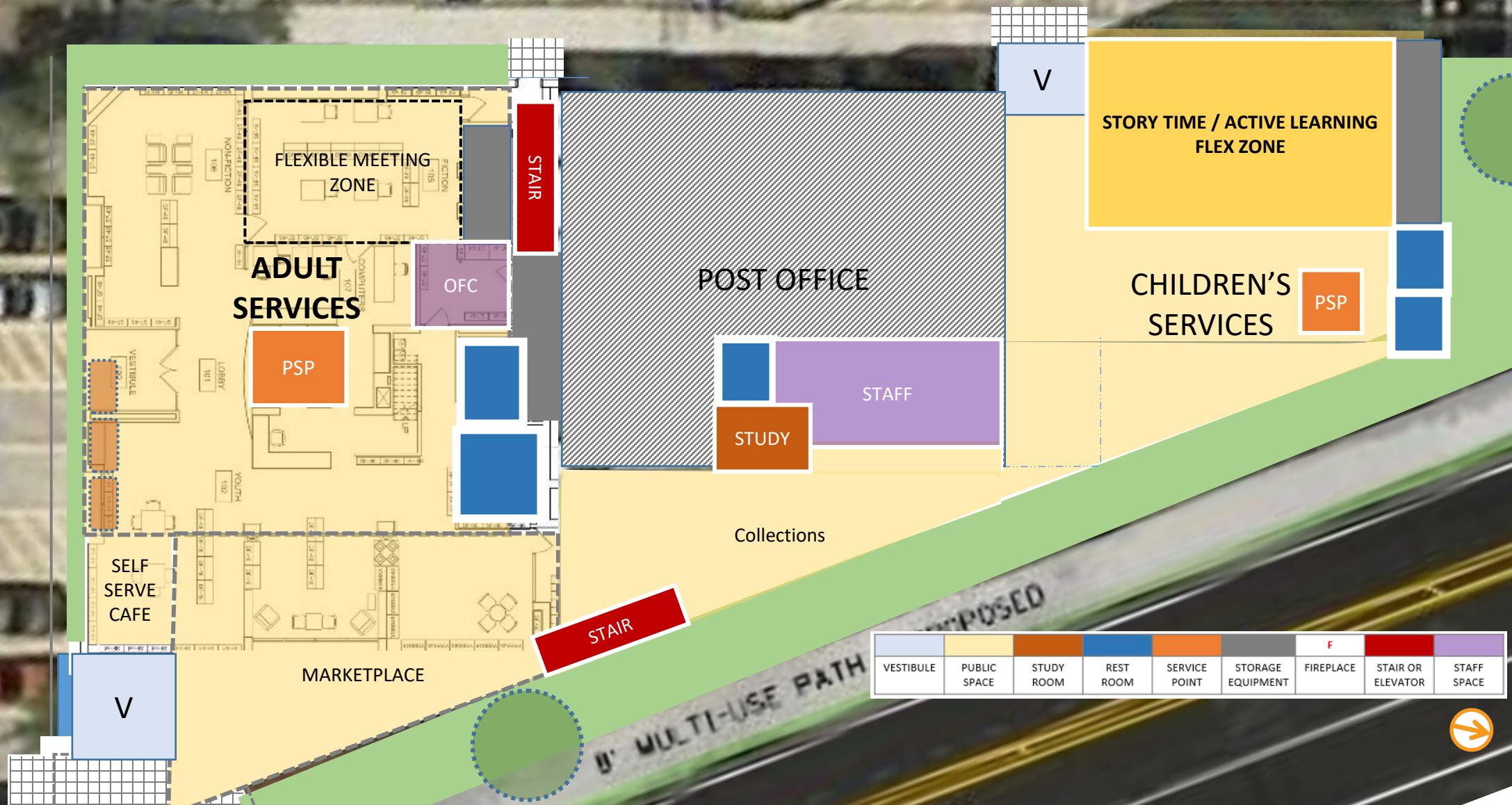
Convert the garage into library space with a 2nd entrance
Link the spaces with an addition along Happ Road
Keep the existing parking in place

Northfield - Expand into Village Garage

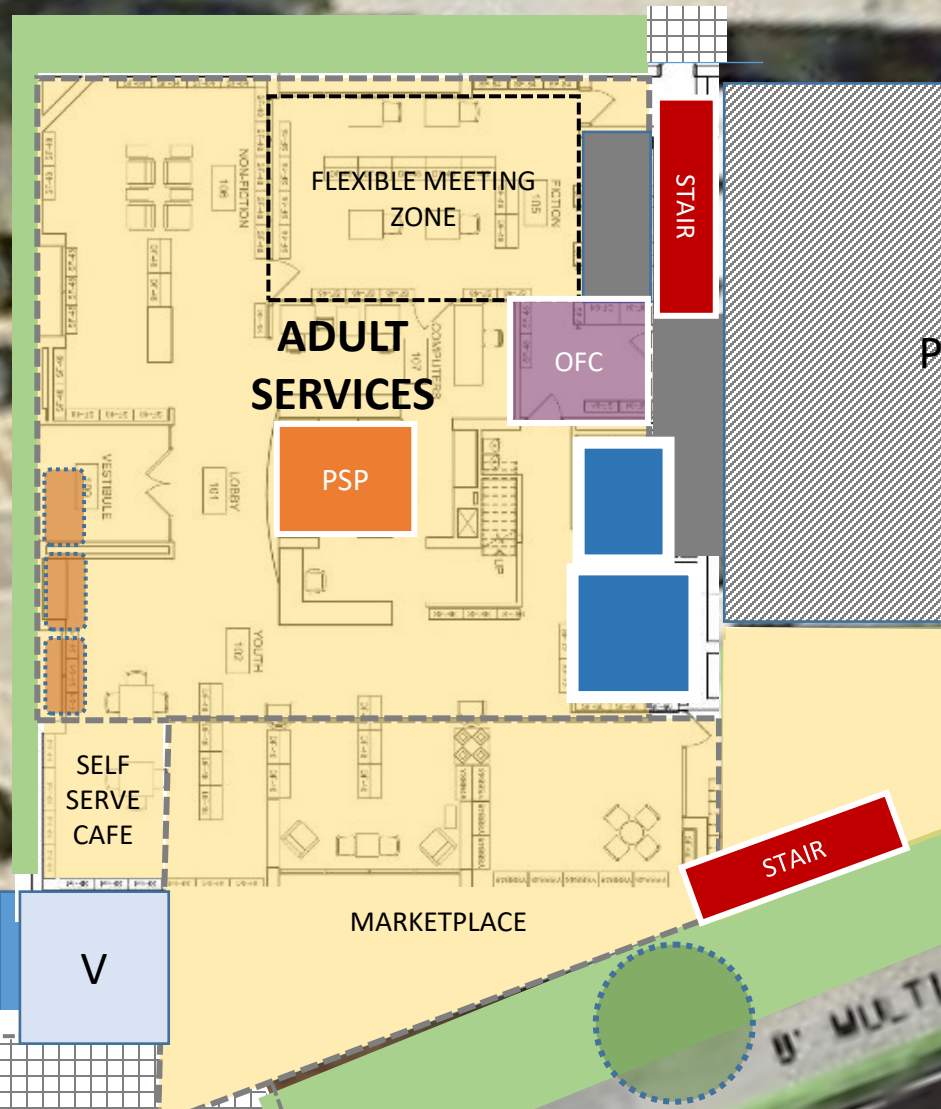
➤ All diagrams are preliminary. Agreements with local governments are required.



Northfield - Expand into Village Garage



Northfield - Expand into Village Garage



MARKETPLACE & ADULT SERVICES

- Enter at “civic” corner
- Increased Useable Area
 - Improved sight lines, Improved flow throughout the space
- Marketplace
 - Improved browsing experience for new items and staff displays
 - Allows for quick grab & go, Mix of adult & youth materials
- Destination Spaces Provide Amenities, Identity
 - Flexible Multi-Purpose Zone can function as event space or as collection / reading space and can be used for Studio programming.
 - Fireplace/hearth reading area remains as focus and destination
- Improved Adult Services
 - Noise separation from Youth Services
 - Cozy reading areas/ marketplaces arranged along window wall
 - More books, more seating, multiple study pods

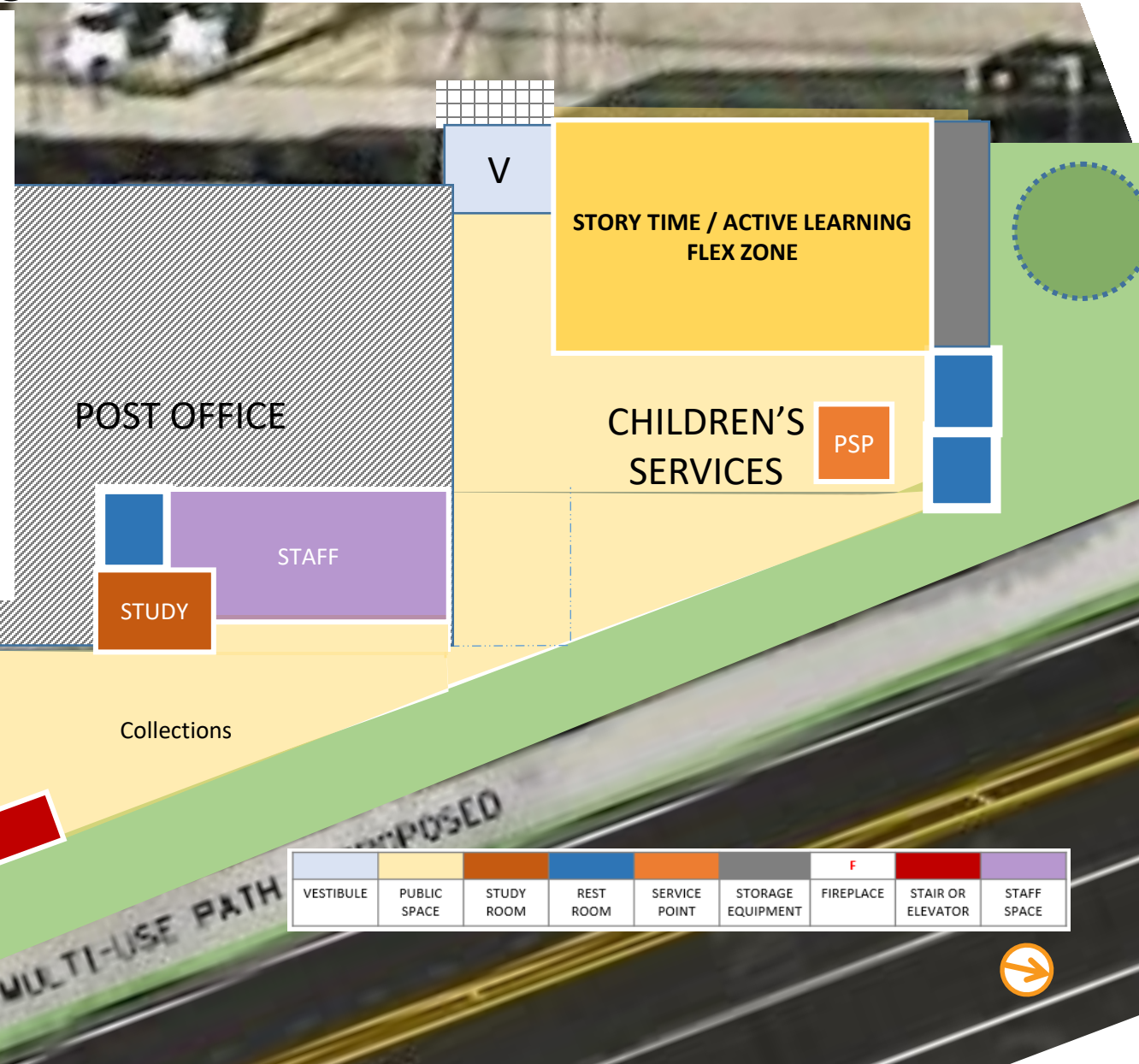
VESTIBULE	PUBLIC SPACE	STUDY ROOM	REST ROOM	SERVICE POINT	STORAGE EQUIPMENT	F	STAIR OR ELEVATOR	STAFF SPACE
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Northfield - Expand into Village Garage

YOUTH SERVICES & MARKETPLACE

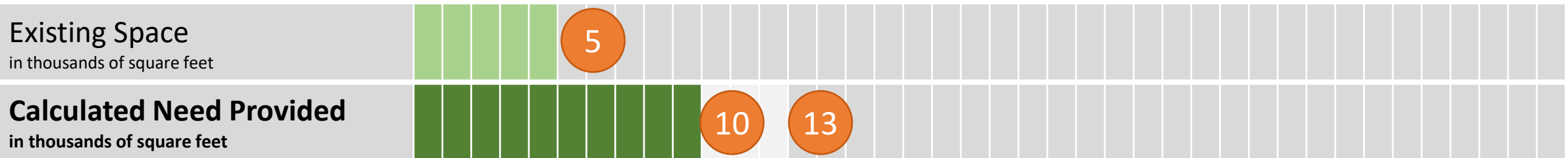
- Enter at “civic” corner
- Increased Useable Area
 - Improved sight lines, Improved flow throughout the space
- Marketplace
 - Improved browsing experience for new items and staff displays
 - Allows for quick grab & go, Mix of adult & youth materials
- Expanded Youth Services
 - More space for books, seating, interactives, Flexible Storytime/Programming Room
 - Easier access for parents/caregivers with multiple children, strollers



Available Space - Northfield Option 4, 84% of Space Need

➤ Use of space will vary based on actual budget and prevailing construction costs. District priorities will guide specific development. Overarching need for collection, program, small group activity/study rooms, and staff space will be part of the allocation process in a future design project.

Type of Space	Area (SF)			Increase		Results are ~84% of Driver goals. Specifics to be determined.
	Existing	Need	Provided	Area	% of Goal	
Collections	1,572	3,167	2,900	1,328	92%	Need: Browsable, Increases of: 3% Adult, 3% Teen, 8% Youth
General Seating	568	1,110	1,100	532	99%	More seats, comfortable spacing
Computers	81	140	140	59	100%	No change in quantity, proper spacing
Activity Spaces	20	1,890	1,000	980	53%	5 Study Areas. Small Emergent Literacy space with seating
Multi-Purpose Rms	672	1,320	1,325	653	100%	Storytime Area, Multi-Purpose/Studio Area, extra seating
Staff Areas	846	1,600	1,200	354	75%	Small but separated workspaces
Special Use	200	1,200	1,058	858	88%	Some wiggle room, storage, breakroom
Subtotal	3,959	10,427	8,723	4,764	84%	
Nonassignable	832	2,607	900	68	35%	Restrooms, Vestibule, Stairs, Elevator, Columns, Walls...
Grand Total	4,791	13,034	9,623	4,832	74%	



Northfield Option Comparison

➤ Option 4 is less expensive, more efficient, and provides better quality space but requires agreements with the Village of Northfield.

Option 1: Expand into Basement	Option 2: Expand into Parking Lot	Option 4: Expand into Garage
10,700 sf building	10,700 sf building	9,700 sf building
<ul style="list-style-type: none"> ↑ Addresses 82% of Northfield Space Need ↑ Provides flexibility for service configuration across the District ↑ Makes most of existing basement ↑ Maintains parking area 	<ul style="list-style-type: none"> ↑ Addresses 88% of Northfield Space Need ↑ Provides flexibility for service configuration across the District ↑ Adds good quality space ↑ Retains basement as overflow space if needed (assuming availability) 	<ul style="list-style-type: none"> ↑ Addresses 84% of Northfield Space Need ↑ Provides flexibility for service configuration across the District ↑ Adds good quality space ↑ Retains basement as overflow ↑ Maintains parking area
<ul style="list-style-type: none"> ↓ Basement space is of lower quality than first floor space 	<ul style="list-style-type: none"> ○ Does not use basement of existing building ↓ Parking lot is not really available 	<ul style="list-style-type: none"> ○ Does not use basement of existing building
Requires investment in leased space or negotiation with Village		
\$ 5.4 to 6.0 million*	\$ 4.9 to 5.5 million*	\$ 4.3 to 4.9 million*

Notes on Cost Estimates

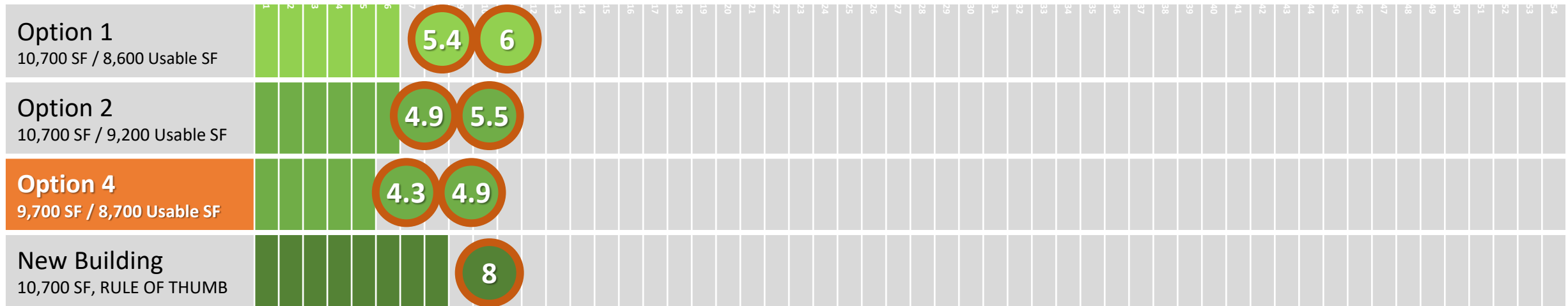
Cost models are developed by SMC, an independent construction management firm familiar with the buildings and library renovation. The estimates are opinions of probable costs based on 3rd quarter 2022 cost for north suburban Chicago.



* Project costs

Northfield Cost Comparisons

➤ Any of the outlined options are less expensive than building a similar size building. Land acquisition and/or lease costs are excluded from all options.



Costs include demolition, new construction, general conditions, general requirements, bonds and insurance, contractors fee, design and construction contingencies and escalation of 10% per year and anticipates 6 months of design and 1 year of construction. The project team has added professional fees, furniture, fixtures and equipment, and relocation costs. Key exclusions include deep foundations, land acquisition, collection development and other soft costs such as legal, accounting or real estate services.

Each model is an opinion of probable cost. Many decisions regarding material selection, system development and project parameters have yet to be defined. Market conditions, as always, are beyond the control of the architect or estimator and will vary over time. No guarantee is given or implied that costs will not vary from these models. It is imperative that additional estimates are prepared as the project is developed to ensure conformance with project budgets.

Winnetka Library

Winnetka Library

Option 0: Rebalance Interior Functions

Shift functions to make more room for Youth while minimizing impacts on Adults.

- + Address safety and security issues.
- + Quiet Adult Zone separated from Youth Services. Minimal additions.
- Adult collections do shrink. This can be offset by expansion at Northfield.
- Fewer opportunities to address restroom count.

Winnetka Library

Option 0: Shift & Expand Lloyd Room Exit into Library Park, Renovate Children's Area

Lloyd Room grows. Exits added to Library Park.
Children's Area gets Lloyd Room space.

Winnetka · Option 0 - Shift & Expand Lloyd Room

➤ All diagrams are preliminary.

➤ Improved Entry

- ADA Accessible Oak St Entry
- Improved flow throughout the space
- New Vestibule creates space for small self-serve coffee bar

➤ Expanded Youth Services

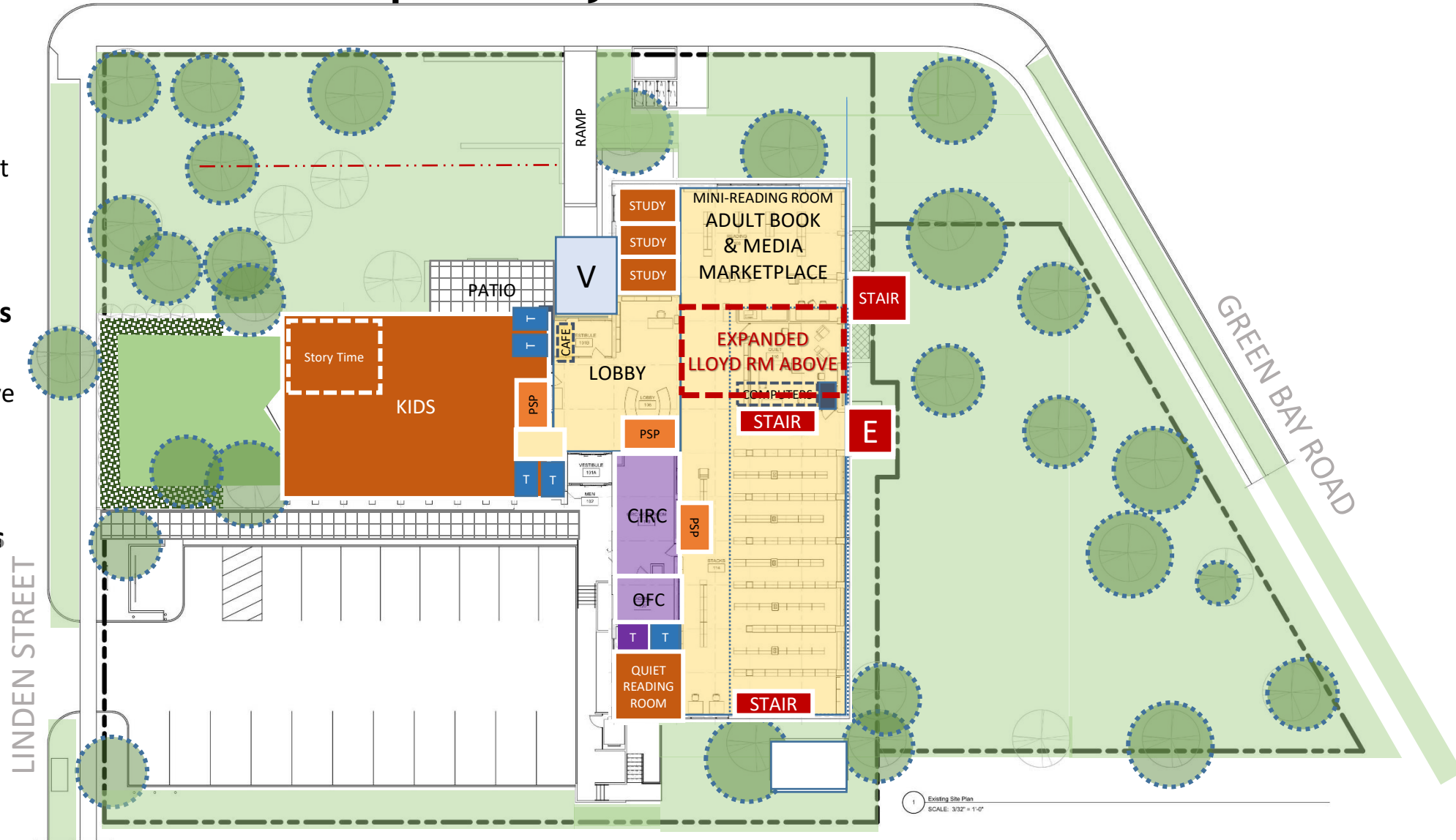
- Youth Services Programming Area
- Emergent Literacy & Active Learning Space
- More books
- New emergency exit
- Dedicated restroom

➤ Improved Adult Services

- Improved accessibility of collection
- Better Quiet Reading Room
- Smaller on-site Adult Collection

➤ Improved Signage

➤ Improved Security, Safety



1 Existing Site Plan
SCALE: 3/32" = 1'-0"

1ST FLOOR DIAGRAM

VESTIBULE	PUBLIC SPACE	STUDY ROOM	REST ROOM	SERVICE POINT	STORAGE EQUIPMENT	F	STAIR OR ELEVATOR	STAFF SPACE
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Winnetka · Option 0 - Shift & Expand Lloyd Room

➤ All diagrams are preliminary.

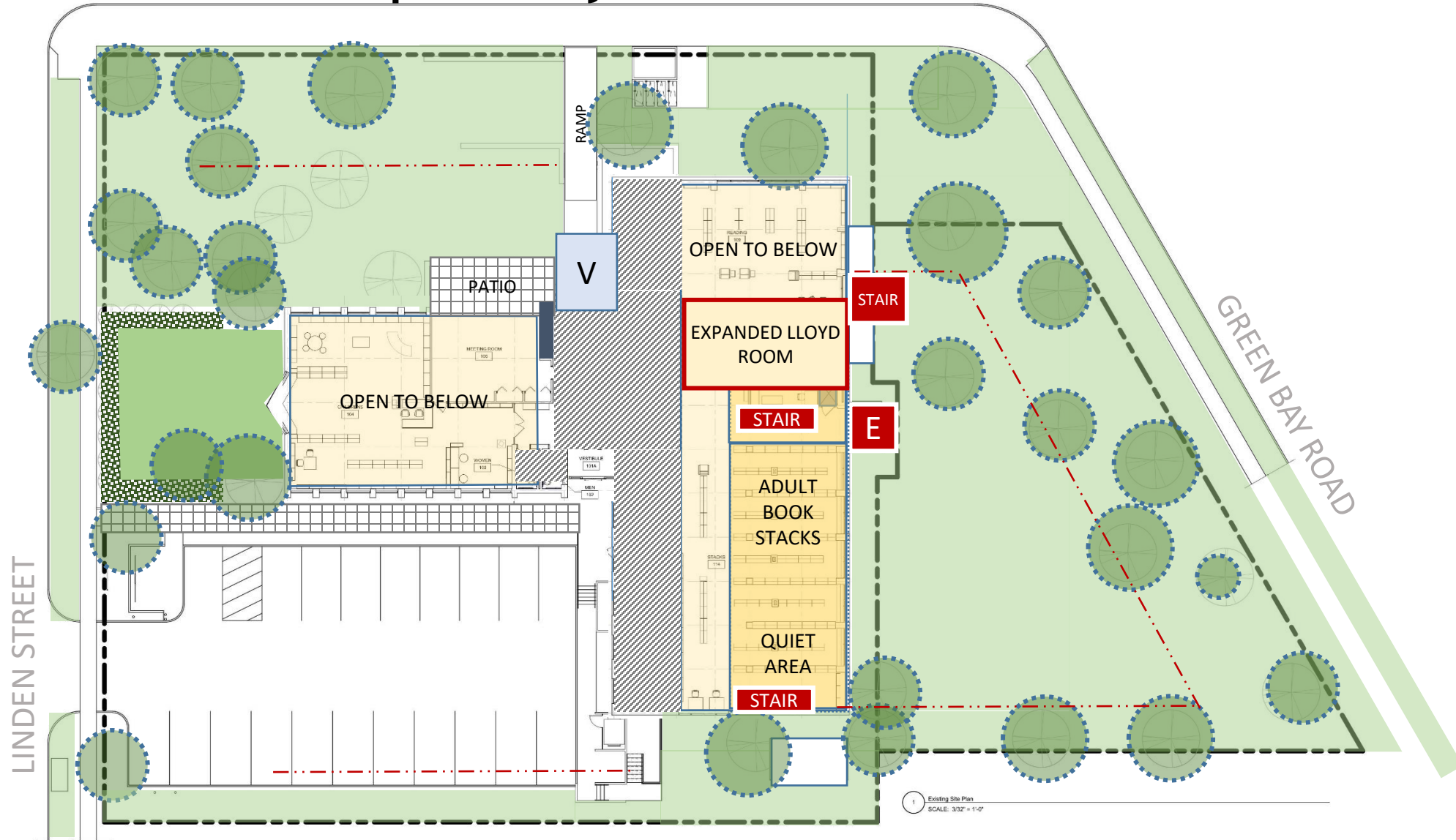
➤ Loft is reorganized:

➤ Quiet Reading Area

- Buffered by location and collection
- View to Library Park

➤ Relocated Lloyd Room

- Improved Lloyd Room availability for adult use
- Expanded from 562 sf to 890 sf, possibly divisible



1 Existing Site Plan
SCALE: 3/32" = 1'-0"

1ST FLOOR MEZZANINE DIAGRAM

VESTIBULE	PUBLIC SPACE	STUDY ROOM	REST ROOM	SERVICE POINT	STORAGE EQUIPMENT	FIREPLACE	STAIR OR ELEVATOR	STAFF SPACE
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Winnetka · Option - Expanded Lloyd Room

➤ All diagrams are preliminary.

➤ **Improved Staff Area**

- Staff workroom remodeled to allow collaboration and accommodate more desks

➤ **Elevator updated**

➤ **Code concerns at exits addressed**

➤ **No changes to Studio**

➤ **Smaller Community Room**



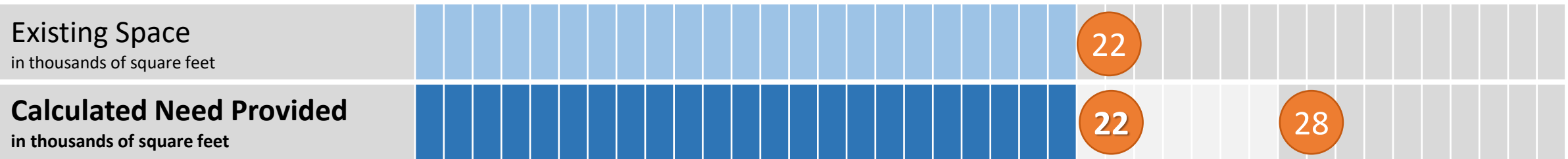
LOWER LEVEL DIAGRAM

VESTIBULE	PUBLIC SPACE	STUDY ROOM	REST ROOM	SERVICE POINT	STORAGE EQUIPMENT	FIREPLACE	STAIR OR ELEVATOR	STAFF SPACE
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Available Space - Winnetka Option 0, 72% of Space Need

➤ Use of space will vary based on actual budget and prevailing construction costs. District priorities will guide specific development. Overarching need for collection, program, small group activity/study rooms, and staff space will be part of the allocation process in a future design project.

Type of Space	Area (SF)		Increase Provided	Increase		Results are ~70% of Driver goals. Specifics to be determined.
	Existing	Need		Area	% of Goal	
Collections	5,292	7,606	5,320	28	70%	Lightly Browseable, Changes of: -2% Adult, 0% Teen, 6% Youth
General Seating	1,381	1,505	1,380	-1	92%	No more seats, Comfortable spacing
Computers	170	140	140	-30	100%	No change in quantity, proper spacing
Activity Spaces	1,131	2,617	1,290	159	49%	3 Study Rooms, Small Emergent Literacy space with seating
Multi-Purpose Rms	1,039	1,584	1,210	171	76%	New Storytime Area; Lloyd, Community, Studio Rooms remain
Staff Areas	3,190	4,500	3,190	0	71%	Slight improvement to workspaces
Special Use	2,419	2,800	2,420	1	86%	Nominal wiggle room, storage, breakroom
Subtotal	14,622	20,752	14,950	328	72%	
Nonassignable	7,180	7,264	7,180	0	99%	Restrooms, Vestibule, Stairs, Elevator, Columns, Walls...
Grand Total	21,802	28,016	22,130	328	79%	



Winnetka Option Comparison

Option 0 and Option 1 Phase 1 include \$125,000 - \$150,000 for life safety and security updates

Option 0: Shift/Expand Lloyd Room

24,000 sf building
<ul style="list-style-type: none"> ↑ Addresses 72% of Winnetka Space Need ↑ Utilizes flexibility for service configuration across the District ↑ Shifts space from Adult to Youth Uses ↑ Protects park area as future expansion if needed
<ul style="list-style-type: none"> ↓ Requires some reduction of Adult Services or shifting to Northfield ↓ Minimal improvement to staff spaces
<p>\$ 2.7 to 3.1 million estimated project costs*</p>

Option 1, Phase 1: Expand Youth Services

23,500 sf building
<ul style="list-style-type: none"> ↑ Addresses 77% of Winnetka Space Need ↑ Expands Youth, maintains existing Adult Services Area ↑ Addresses some restroom issues ↑ Protects park area as future expansion if needed
<ul style="list-style-type: none"> ↓ Minimal improvement to Staff spaces
<p>\$ 3.7 to 4.1 million estimated project costs*</p>

Option 1, Phase 2: Relocate Meeting Rms

28,700 sf building
<ul style="list-style-type: none"> ↑ Addresses 93% of Winnetka Space Need ↑ Expands Youth, Adult, Quiet, Small Group & Programming space ↑ Addresses more restroom issues ↑ Makes most of existing site
<ul style="list-style-type: none"> ↓ Basement is available for Staff use, areas are “unimproved” in this phase
<p>\$ 7.5 to 8.9 million estimated project costs*</p>

Option 1, Phase 2 LL: Renovate Lower Level

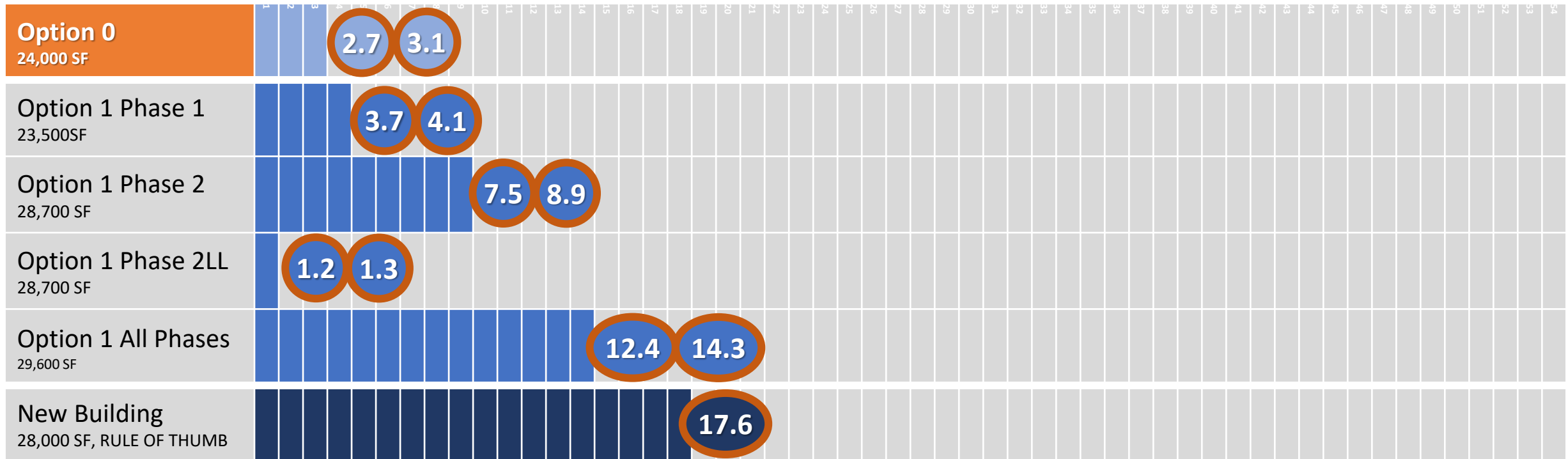
28,700 sf building
<ul style="list-style-type: none"> ↑ Addresses 93% of Winnetka Space Need ↑ Expands Youth, Adult, Quiet, Small Group & Programming space, Renovates Staff spaces ↑ Addresses more restroom issues ↑ Makes most of existing building
<p>\$ 1.2 to 1.3 million estimated project costs*</p>

Aggregate cost of Option 1, all phases if constructed as a single project is \$12.4 to \$14.3 million

* Project costs

Winnetka Cost Comparisons

➤ **Shifting the Lloyd Room provides the most effective, and most cost effective, rearrangement of existing space while preserving future options.**



Costs include demolition, new construction, general conditions, general requirements, bonds and insurance, contractors fee, design and construction contingencies and escalation of 10% per year and anticipates 6 months of design and 1 year of construction. The project team has added professional fees, furniture, fixtures and equipment, and relocation costs. Key exclusions include deep foundations, land acquisition, collection development and other soft costs such as legal, accounting or real estate services.

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Implementation Strategies

Possible Components of Implementation Strategy

Address Immediate Needs

- + Life Safety
- + Building / Occupant Security

P

Minimum
\$125,000 - \$150,000

Expand Northfield to be a Full Service Neighborhood Branch

- Choose 1 of the following:

1 Expand into Basement
10,700 SF
\$5.4 - \$6 Million

2 Expand into Parking Lot
10,700 SF
\$4.9 - \$5.5 Million

3 Expand to New 2nd Floor
10,700 SF
TBD

4 Expand into Garage
9,700 SF
\$4.3 - \$4.9 Million

Address Key Space Shortage and Zoning Issues at Winnetka

- Choose 1 of the following:

0 Shift Lloyd Room
22,000 SF
\$2.7 - \$3.1 Million

1 PHASE 1 Expand Youth Services
23,700 SF
\$3.7 - 4.1 Million

Address Longer Term Space Needs at Winnetka

- Choose 1 or more of the following:

1 PHASE 2 Relocate Meeting Rooms
28,500 SF
\$2.5 - \$2.8 Million

1 PHASE 2LL Renovate Staff Areas
28,700 SF
\$3.7 - 4.1 Million

1 PHASE 3 Expand YS Again
29,600 SF
\$ TBD

P = Preliminary project

Recommended Sequence of Projects

<p style="text-align: center;">1</p> <p style="text-align: center;">Address Safety and Security Issues</p>	<p style="text-align: center;">2</p> <p style="text-align: center;">Expand Northfield Option 2</p>	<p style="text-align: center;">3</p> <p style="text-align: center;">Reorganize Winnetka Option 0</p>
<ul style="list-style-type: none"> + More exit doors + More cameras + More lockable areas + Impact resistant glass at key locations + Consistent with future projects at Winnetka and Northfield facilities 	<ul style="list-style-type: none"> + Adds service capabilities at Northfield and for district-wide service <ul style="list-style-type: none"> • Collection • Seats • Small Group Activity Rooms • Multi-Purpose Rooms • Quiet Spaces • Staff Space + Provides good quality space + Makes good use of existing space 	<ul style="list-style-type: none"> + Expands Youth Services + Starts to address restroom shortage + Increases utility of Lloyd Room + Improves function and flow of Entry + Modest improvements of Staff areas + Reuses more of existing building + Preserves options for future renovation or expansion
<p style="text-align: center;">6-8 weeks +/- on site</p>	<p style="text-align: center;">8-10 months +/- on site</p>	<p style="text-align: center;">6-8 months +/- on site</p>
<p style="text-align: center;">\$125,000 - \$150,000</p>	<p style="text-align: center;">\$4.3 to 4.9 million*</p>	<p style="text-align: center;">\$2.7 - \$3.1 Million</p>