



# Project Definition Discussion

SEPTEMBER 26, 2019



CAPITAL PROJECT MANAGEMENT | COST MANAGEMENT | CCS DIFFERENCE



# PROJECT DEFINITION DISCUSSION

AGENDA

---

## **A. Introduction to CCS**

## **B. Overview of the Preliminary Project Definition Phase**

## **C. Scope Discussion:**

*Tailoring the Project Definition Options to the Lisle Library*

## **D. Funding Discussion:**

*Overview of Project Funding Options*

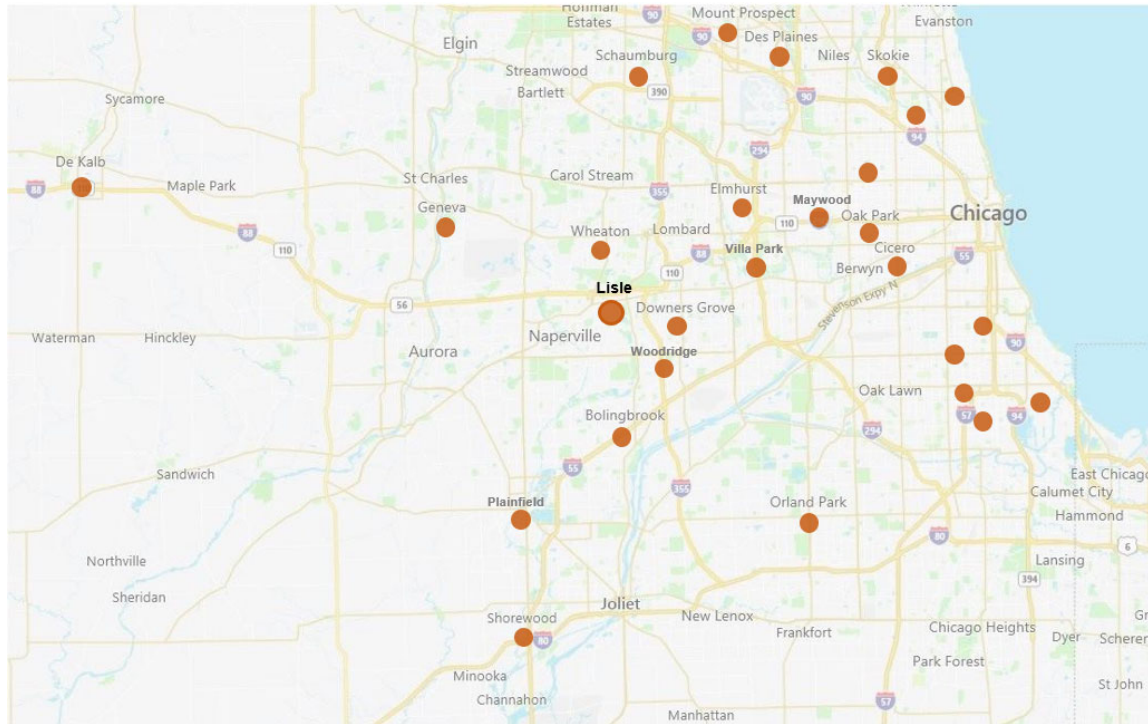
## **E. Next Steps**



# INTRODUCTION TO CCS

OUR FIRM – LIBRARY PROJECT SPECIALISTS

- CCS International, Inc. was founded in 1979
- Oakbrook Terrace Headquarters
- Specializing in Owner's Representation and Cost Management
- We have provided Owner Representation Services to 55 Libraries





# PRELIMINARY PROJECT DEFINITION

## OVERVIEW

---

### **What are we doing:**

*Providing order of magnitude costs for two Library building projects options.*

### **Two building project options:**

1. Renovation / Addition of the Existing Library
2. Library in Downtown Lisle (same space types as the reno / addition)

### **Balancing:**

- Scope
- Funding
- Schedule

### **Today's Objective:**

1. Obtain Board input on Scope
  - What do you want?
2. Discuss Funding Options





# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – WHAT WE ARE ACCOUNTING FOR

---

## **Aligning to The Library's 2019 – 2022 Strategic Plan**

- Advocacy Outreach Awareness
- Facility
- Organizational Culture
- Technology & Innovation

## **Planning for Current and Future Functionality**

- FQC 10 year Maintenance Outlook Facility Condition Assessment  
*Anticipated expenditures of over \$2M in the next 10 years to maintain status quo.*
- Current 'Pain Points' in the existing building

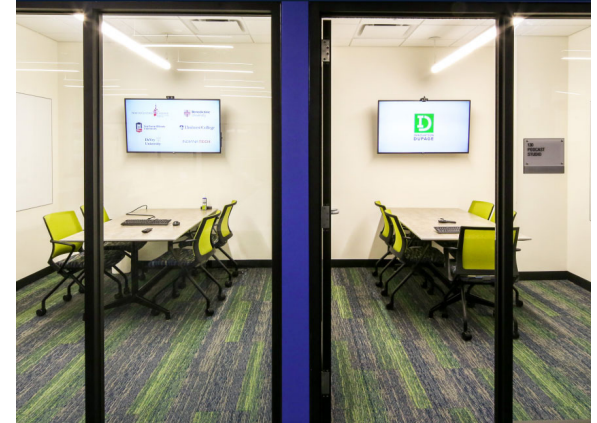


# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – NEW SPACES

## New Spaces

- Restroom Facilities on all Floors
- Suitable Group and Study Spaces
- Media, Maker and STEAM Activity Spaces
- Teen Space





# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – EXISTING SPACE IMPROVEMENTS

## Existing Space Renovation Scope

- Youth Department Space
- Provide Shelving / Space for New and Innovative Formats
- Optimize RFID Components
- Develop Circulation Processes that Eliminate Redundancies



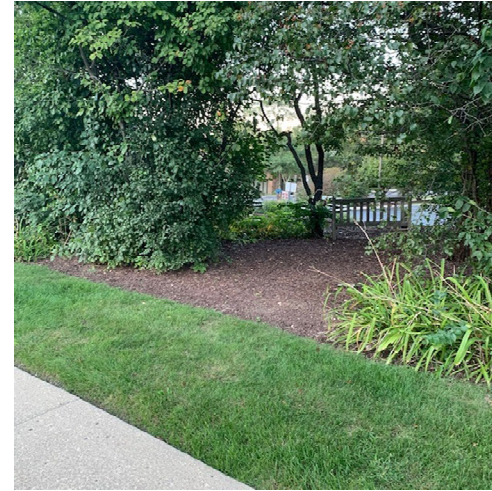


# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – ENTRANCE & APPEARANCE

## Entrance, Exterior & Appearance Scope

- Create a Hospitable Foyer
- Provide a Safe Vehicular Drop-Off
- Accentuate Entrance and Presence in the Community
- Offer Patrons a Selection of Outside Areas
- Monitor and Maintain Storm-Water Drainage
- Optimize and Increase Signage





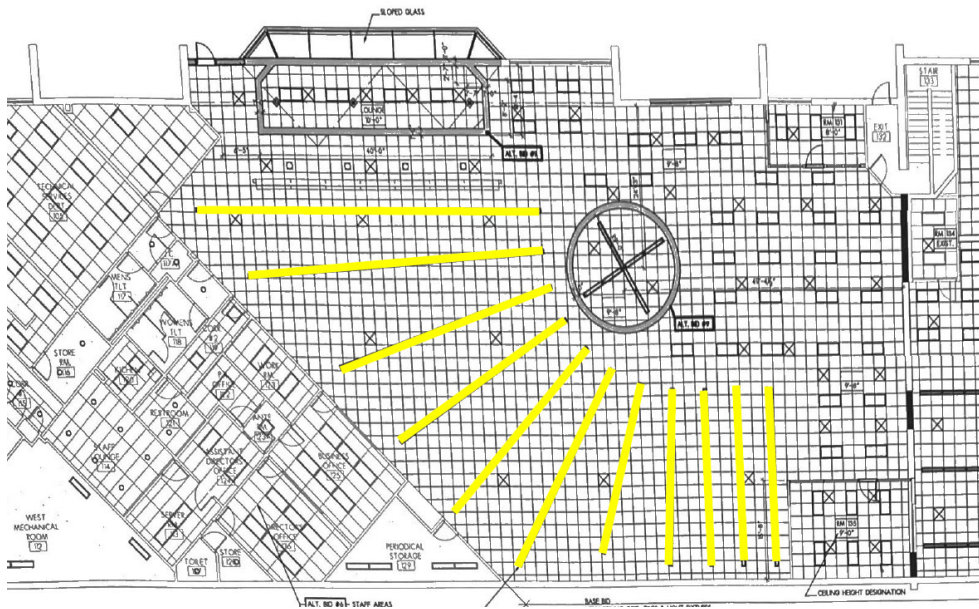


# TAILORING THE PROJECT DEFINITION OPTIONS

SCOPE – EXTERIOR IMPROVEMENTS

## Building Systems (Mechanical & Electrical) Scope

- Reconfigure HVAC Components
- Reconfigure IT Infrastructure
- Furnish Electrical Access to Users
- Lighting





# PROJECT FUNDING

## FUNDING SOURCES

---

### A) Library Reserves

### B) Borrowing Options

- Alternative Revenue Bonds
- Debt Certificates

### C) Referendum

### D) Partnerships (Public / Private Developers)

Precedents include:

- Helen Plum Library
- West End Library (D.C.)
- Rockford Public Library
- East Branch Public Library (WI)

### E) Miscellaneous Sources

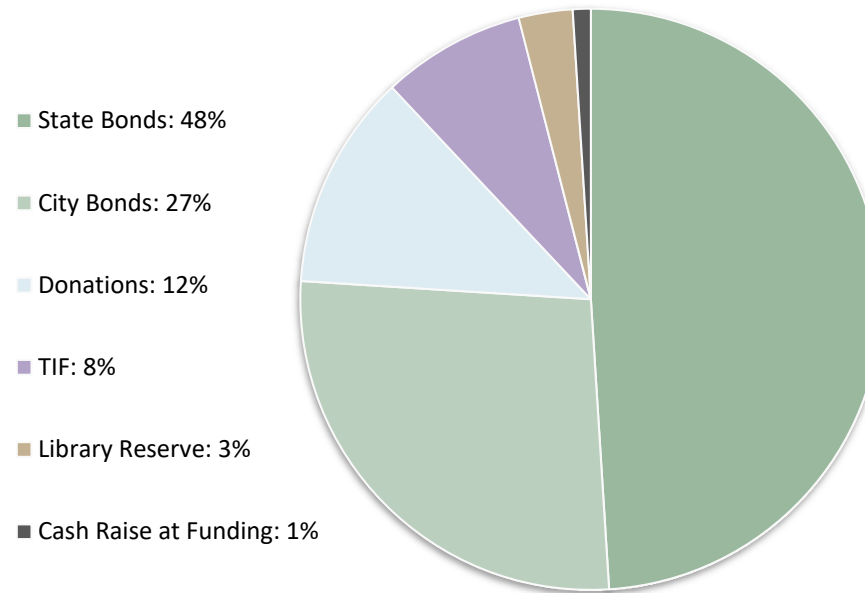
- Donations
- Grants
- Land



# PROJECT FUNDING

## MIXED FUNDING PROJECTS

### MIXED FUNDING SAMPLE





# NEXT STEP

FINDING LISLE LIBRARY'S BALANCE

---

## **Next Board Meeting:**

Review Funding and Building Project Option Costs with the Library

- The cost of achieving your strategic plan.
- How much do you want to spend?
- What do you want to spend it on?

## **Our Efforts Ahead of the Next Board Meeting:**

- 1) Determine potential Funding Sources and Values
- 2) Determine potential Building Project Option Costs  
*(based on today's input)*
- 3) If permissible by the Board, make inquires on potential downtown development opportunities