

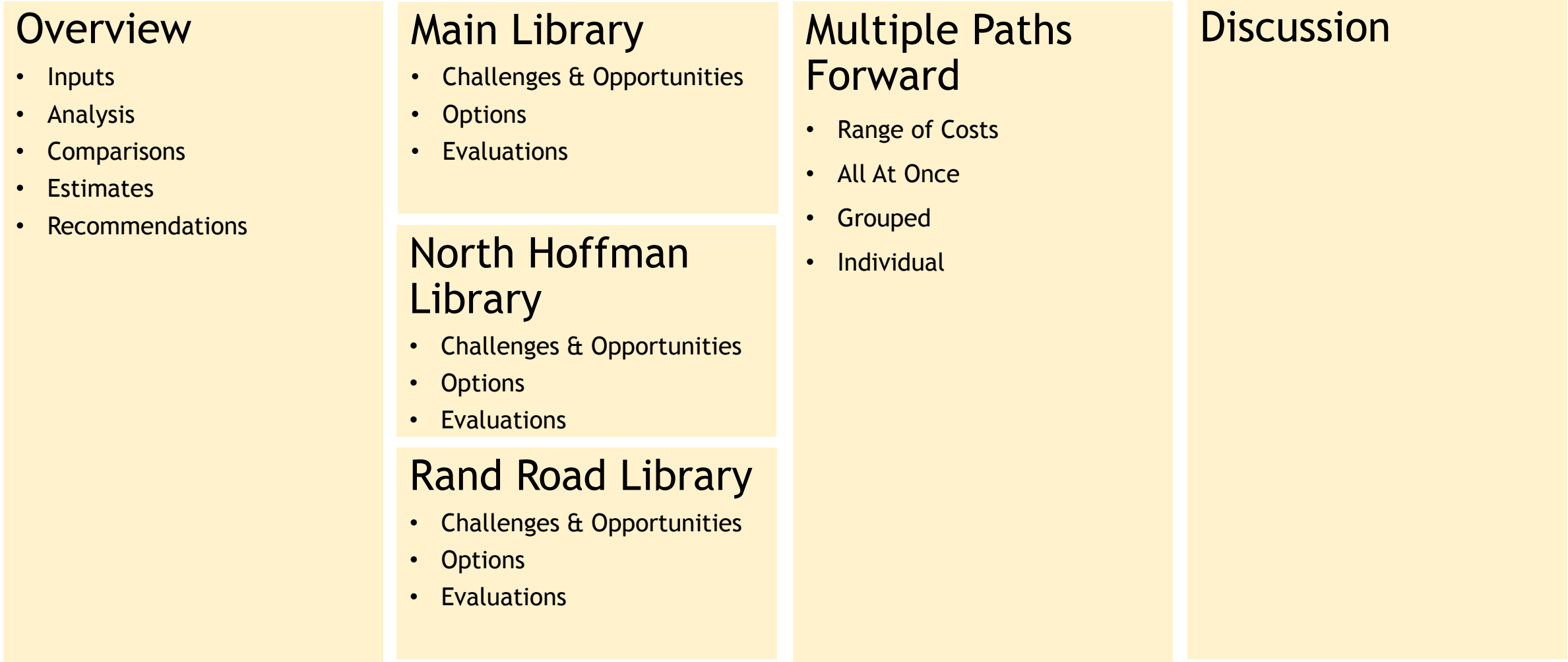
Palatine Public Library Facility Master Plan

Library Board Review Meeting



Master Plan Process

An interactive process designed to build on the best of the existing facilities, define needs, explore opportunities, evaluate multiple options, and integrate recommended improvements into a program of Capital Repairs



Developed from a Series of Inputs



Existing Building
Performance



Emerging Service Trends



Staff Visioning



Community
Conversations, Surveys,
and Comments



Themes from the Public



*Need for more
social/collaborative
space*

*Easy access to
materials is an
issue*

*Need for more quiet spaces
and overall noise reduction*

*Need for more meeting
space for community
groups*

*Interior
spaces don't
flow well*

*Access to updated
technology is highly
valued*



Staff Themes

Extra space in the southeast corner of the second floor is underutilized.

Lighting is poor in many areas.

We have a space for preschool kids and a space for teens, but elementary kids need their own interactive space.

Atria ("holes in the second floor") take up space and contribute to noise issues.

The Info Services desk is far from the elevators and stairs.

Given the community's interests in sewing, crafts, and DIY projects, a maker space could be popular.

Café is hidden and placed next to a quiet area. It could be more popular if visible.

Staffing two technology desks is a resource drain.

Digital media center is underutilized; increase visibility for greater awareness



Main Library

Challenges & Opportunities

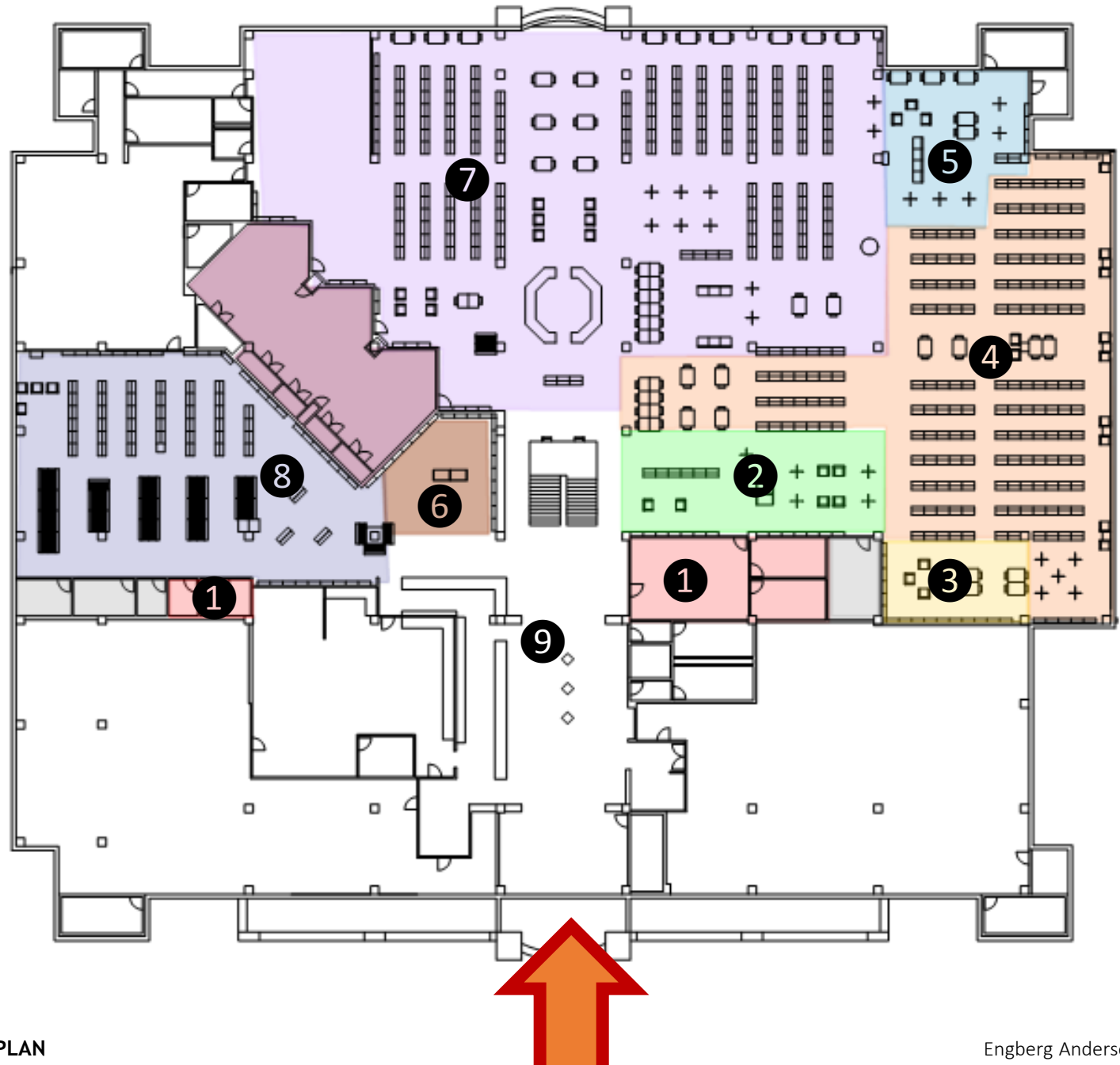
Options

Evaluations



First Floor Existing Uses

1. *Media Lab*
2. *New Materials*
3. *Large Print*
4. *Adult Fiction Collection*
5. *Teen Area*
6. *Holds/Reserves*
7. *Youth Services*
8. *Audio-Visual*
9. *Circulation Desk*
10. *Adult Non-Fiction*
11. *Periodicals*
12. *Collaborative Public Space*
13. *Quiet Reading Room*
14. *Study Rooms*
15. *Computer Zone & Lab*
16. *Floor Openings*
17. *Reading Area*
18. *Public Service Points*



First Floor Challenges

Common challenges throughout the building

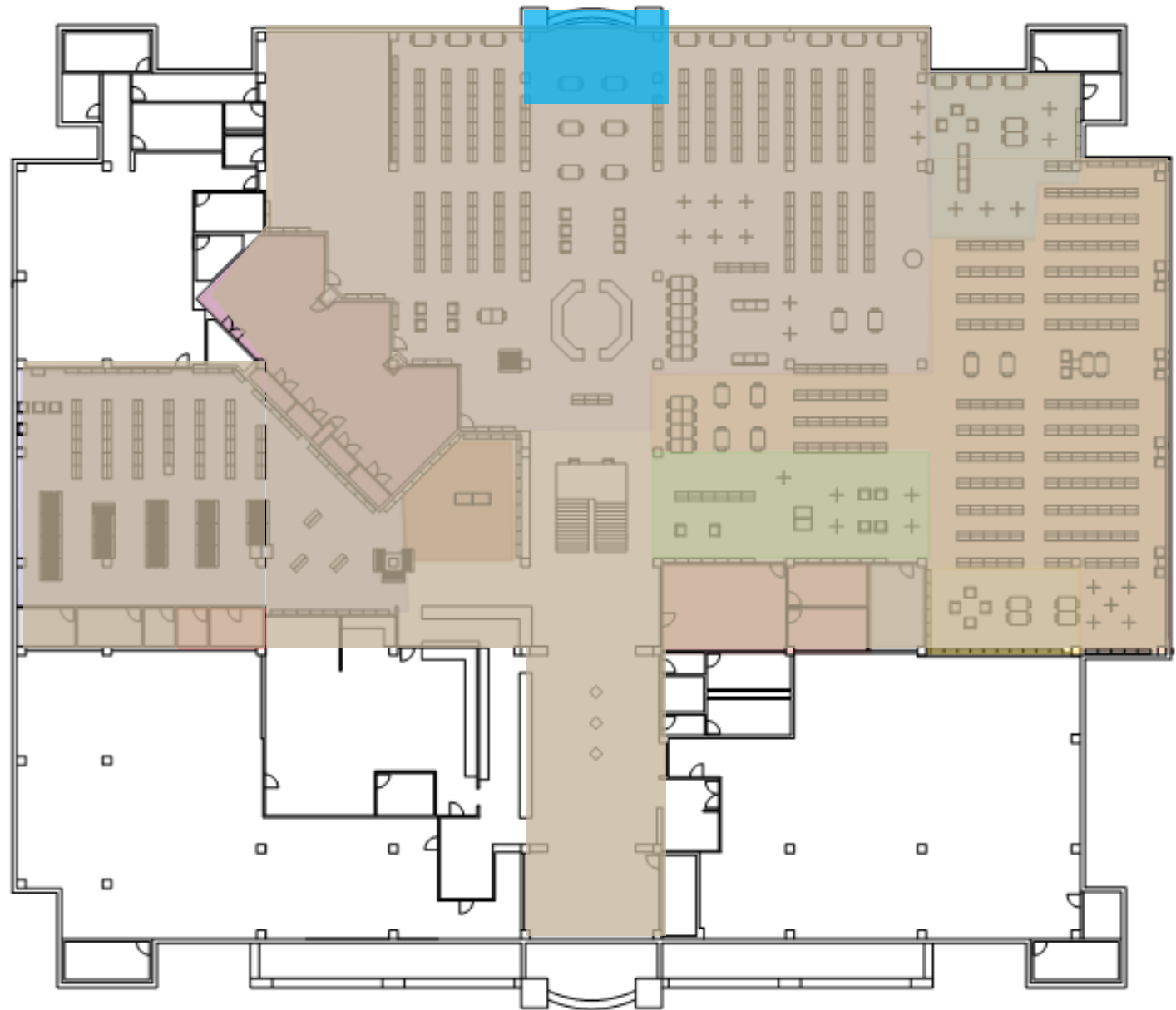
Finishes are worn, drab, uninspiring, and counter to the mission of the library and the current strategic plan.

Lighting is poor with extensive examples of low light, uneven light, glare, inappropriate color rendition and maintenance issues.

Access to power is limited

Layout is amorphous. This limits the effectiveness of the building in meeting users need for a building that provides access to technology and provides functional inspiring spaces.

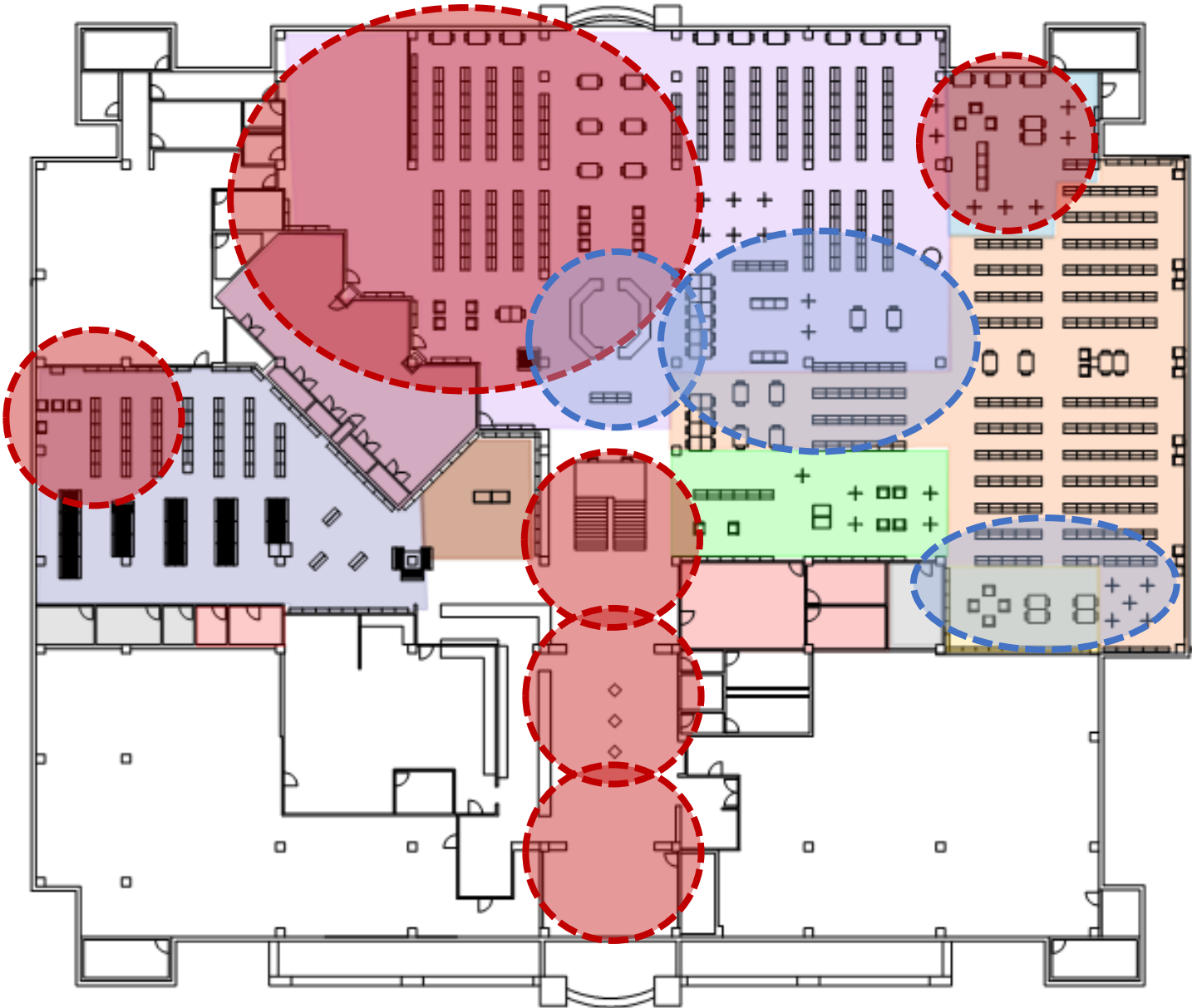
The most engaging spaces in the building are at the north end of the building looking out into the wooded area adjacent to the building.



First Floor Challenges

Noise/Acoustics

Acoustic issues include extensive transfer of sound from active zones to quiet zones. This creates challenges for various users on the First Floor - particularly the Children's Services Area and Teen Area (active) and Large Print & Periodicals Areas (quiet)

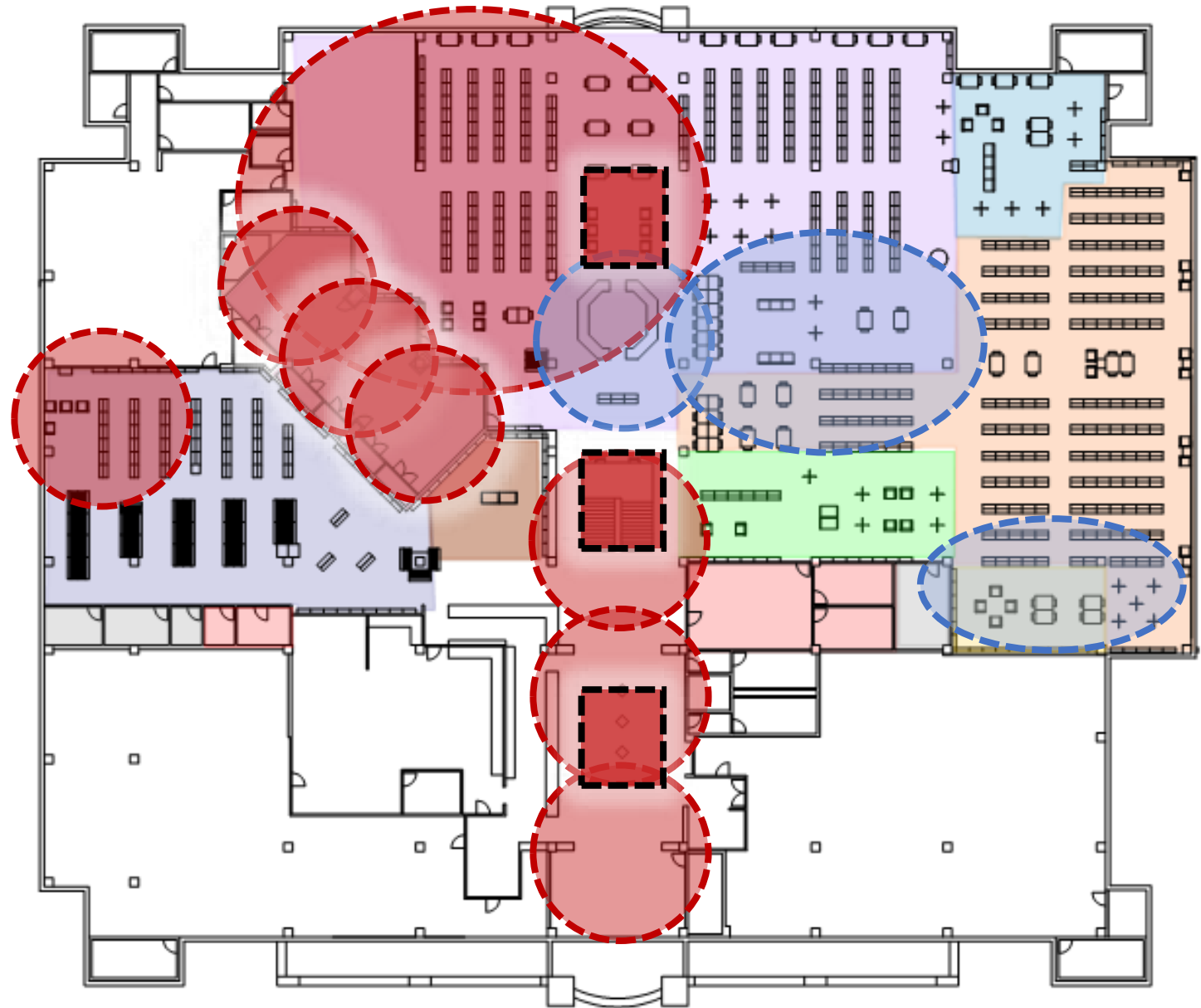
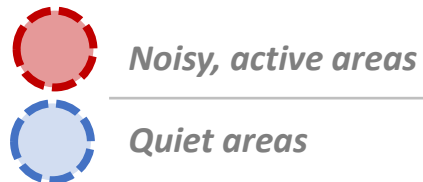


First Floor Challenges

Noise/Acoustics

The active First Floor areas are directly below areas dedicated to quiet, focused effort. Sound is transmitted through a series of openings in the Second Floor. This imposes challenges for users of both spaces.

The nature of the separations between the three story time rooms limits their utility – there is no true acoustic separation between the rooms.



First Floor Challenges

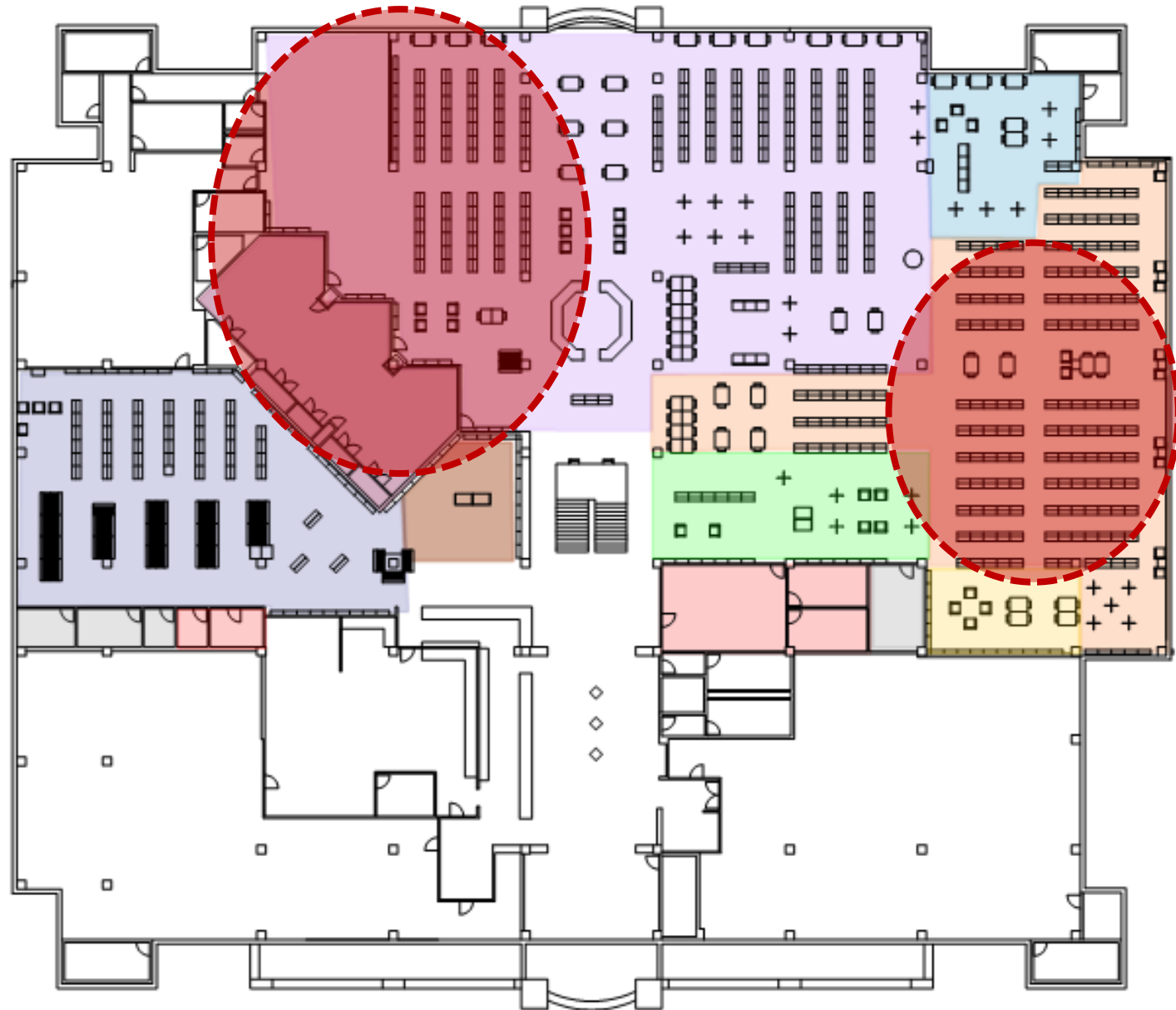
Overcrowded Spaces

Portions of the first floor suffer from shifts in use without requisite shifts in space allocation or furniture selection and placement. The collections in the Adult Fiction area are closely spaced, housed on overly tall shelving sections, and lacking in character or identity

The Children's Services area lacks adequate space for primary collections and activities. Active Learning space is given over to various season uses associated with other age groups at multiple times over the course of a year, diminishing the learning opportunities available to users.



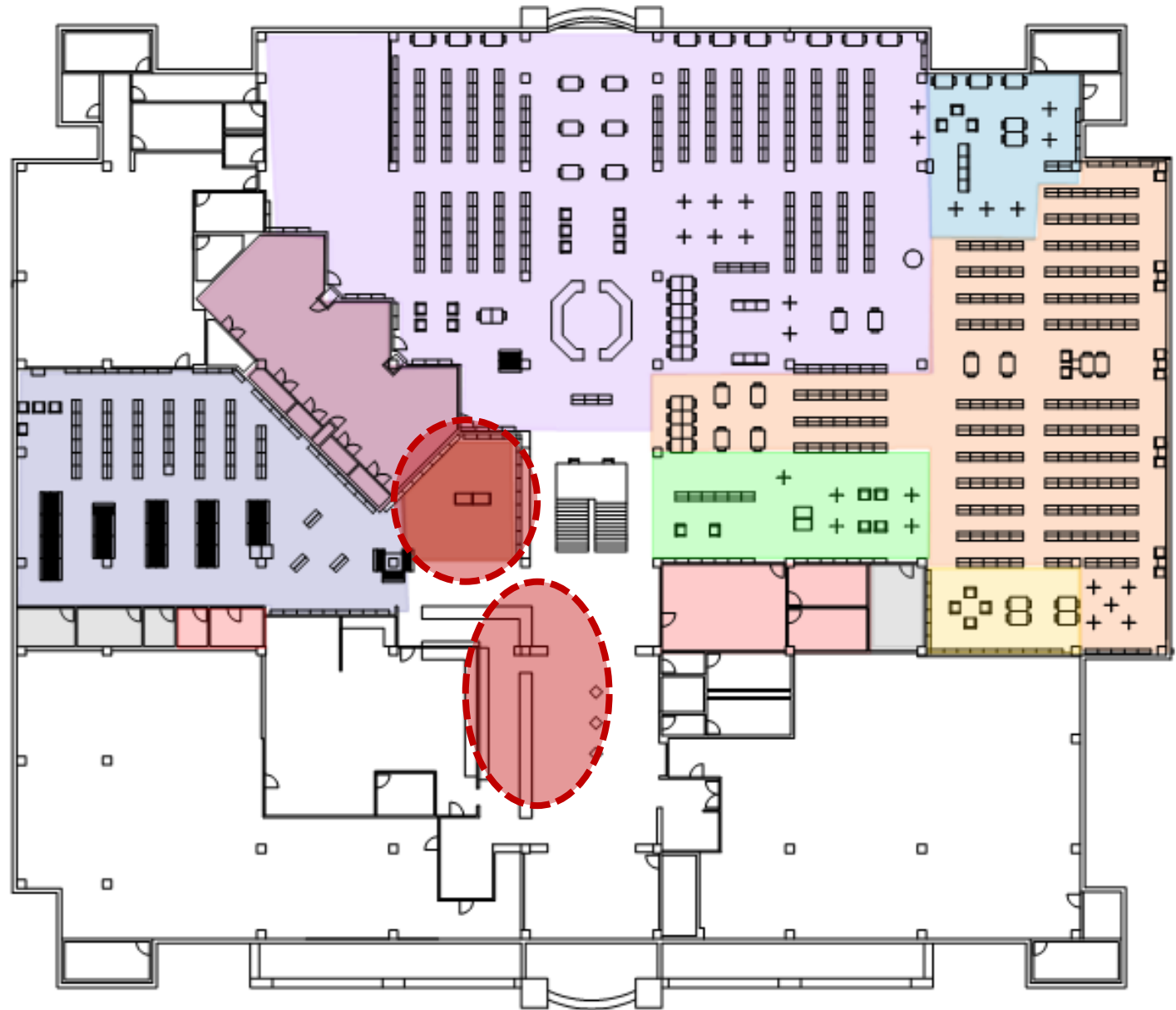
Overcrowded spaces



First Floor Challenges

Underutilized Spaces

Portions of the first floor suffer from shifts in use without requisite shifts in space allocation or furniture selection and placement. *The Circulation Desk and Reserves/Holds Area are much larger than necessary for current or anticipated use.* These offer opportunities to address space shortages elsewhere in the building.



First Floor Challenges

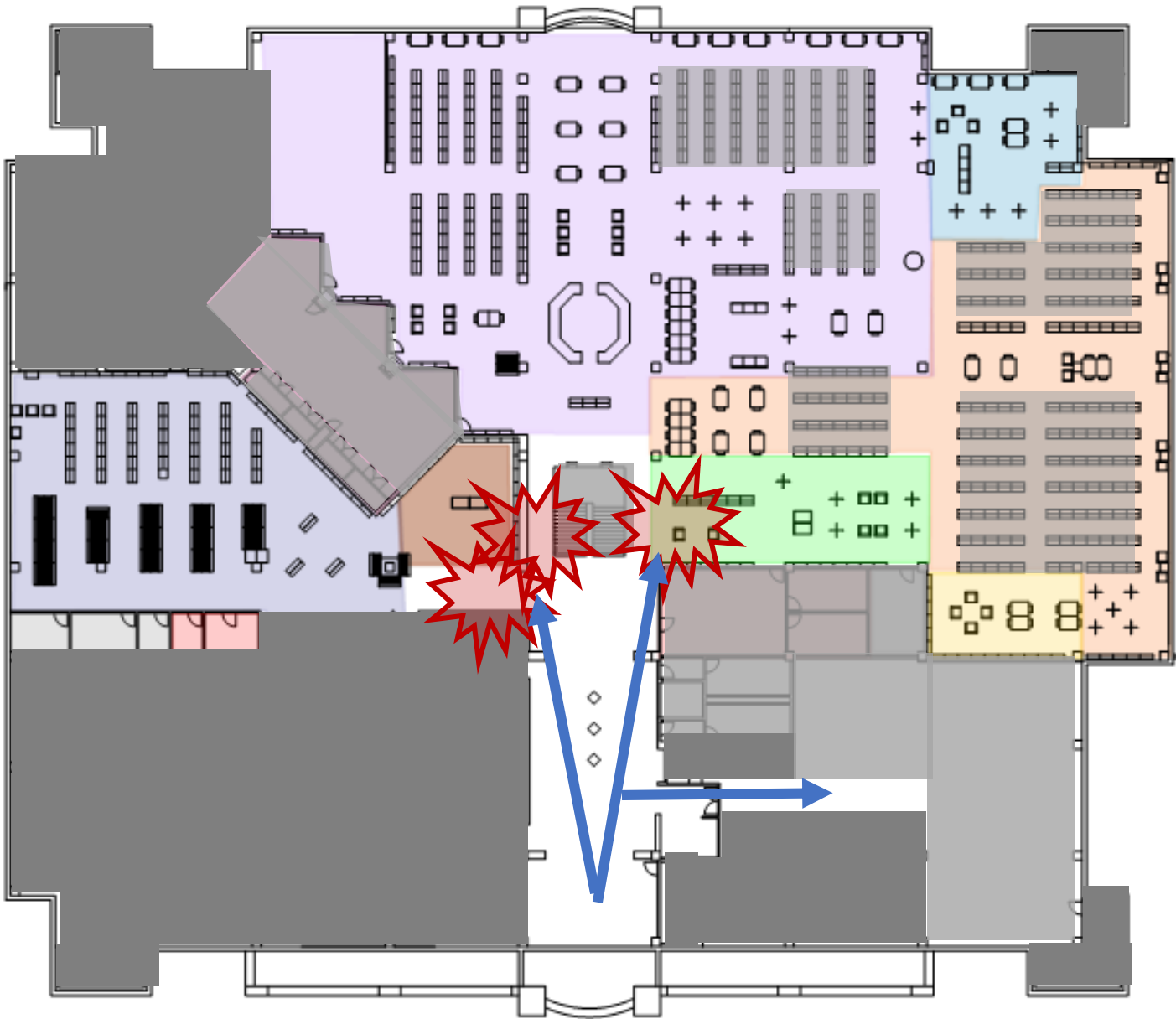
Lack of Connection from Entry to Library Spaces

The path to service zones is long, lacking in collection or activity space

The lobby is more a point of control than of arrival in spite of or because of the architectural forms

Some of the collections from dense barriers and obscure attractive seating areas, views or natural light

-  Area of congestion
-  Enclosed spaces, visual barriers of some sort, or visually inaccessible
-  Non-Public Areas



Second Floor Existing Uses

1. Media Lab
2. New Materials
3. Large Print
4. Adult Fiction Collection
5. Teen Area
6. Holds/Reserves
7. Youth Services
8. Audio-Visual
9. Circulation Desk
10. Adult Non-Fiction
11. Periodicals
12. Collaborative Public Space
13. Quiet Reading Room
14. Study Rooms
15. Computer Zone & Lab
16. Floor Openings
17. Reading Area
18. Public Service Points



Second Floor Challenges

Common challenges throughout the building

Finishes are worn, drab, uninspiring, and counter to the mission of the library and the current strategic plan

Lighting is poor with extensive examples of low light, uneven light, glare, inappropriate color rendition and maintenance issues

Access to power is limited

Layout is amorphous. This limits the effectiveness of the building in meeting users need for a building that provides access to technology and provides functional inspiring spaces.

The most engaging spaces in the building are at the north end of the building looking out into the wooded area adjacent to the building

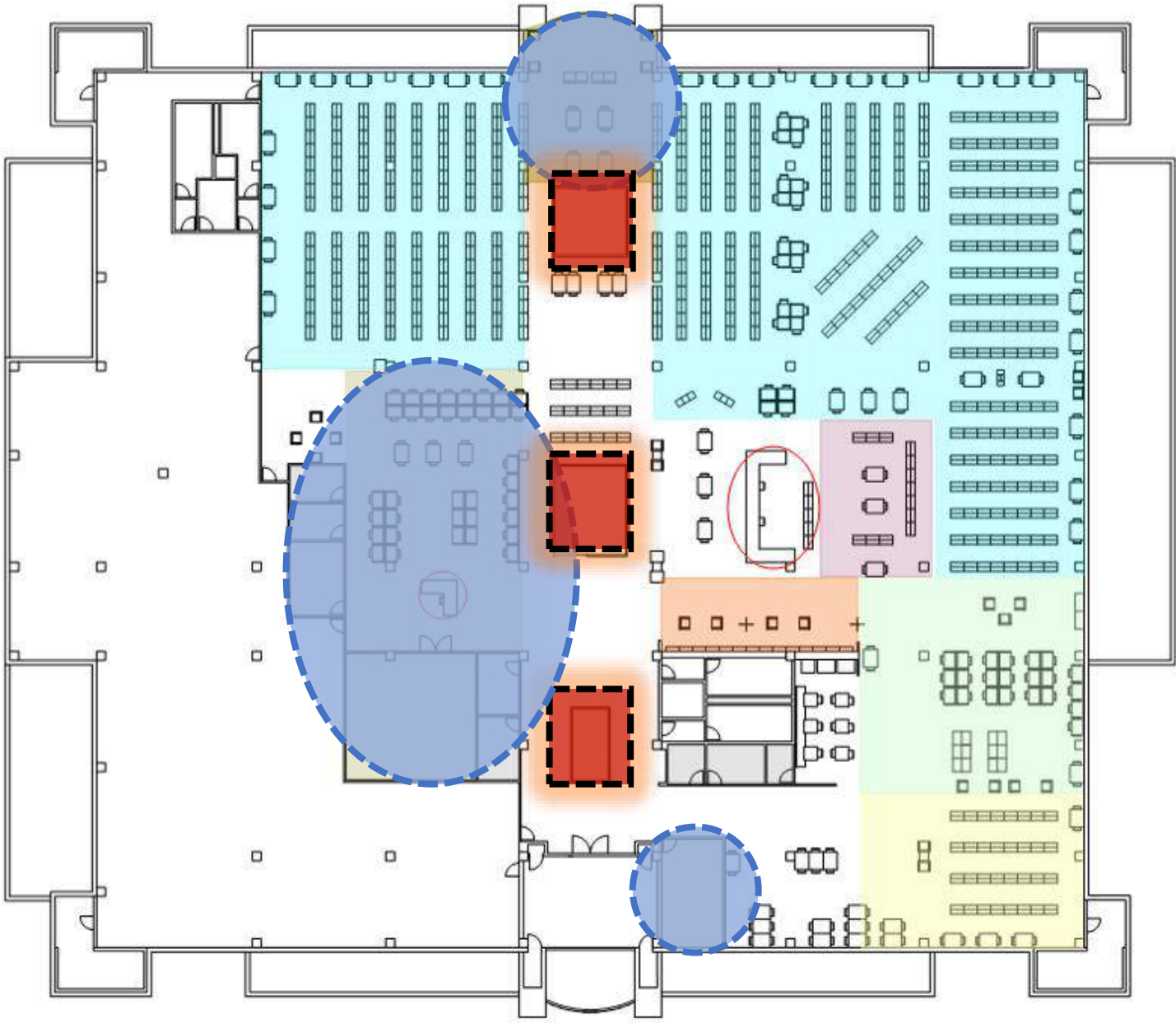


Second Floor Challenges

Noise/Acoustics

The active First Floor areas are directly below areas dedicated to quiet, focused effort on the Second Floor. Sound is transmitted through a series of openings in the Second Floor including the circulation stair (active).

Acoustic issues include extensive transfer of sound from these First Floor active zones to the Second Floor quiet zones. This creates challenges for various users of the Second Floor Computer and Study areas (quiet)



Second Floor Challenges

Overcrowded Spaces

Portions of the second floor suffer from shifts in use without requisite shifts in space allocation or furniture selection and placement. *The collections in the Adult Non-Fiction area are closely spaced, housed on overly tall shelving sections, and lacking in character or identity.*



Overcrowded spaces



Second Floor Challenges

Underutilized Spaces

Portions of the second floor suffer from shifts in use without requisite shifts in space allocation or furniture selection and placement.

The Computer Area is not well laid out.

The reference desk is larger than necessary.

The enclosed Study Room is cramped and therefore doesn't get sufficient use.

Periodicals is a declining collection so most of the shelving in this areas is empty.

All of these shortcomings offer opportunities to address space shortages elsewhere in the building.



Underutilized spaces



Second Floor Challenges

Lack of Connection from Arrival to Library Services

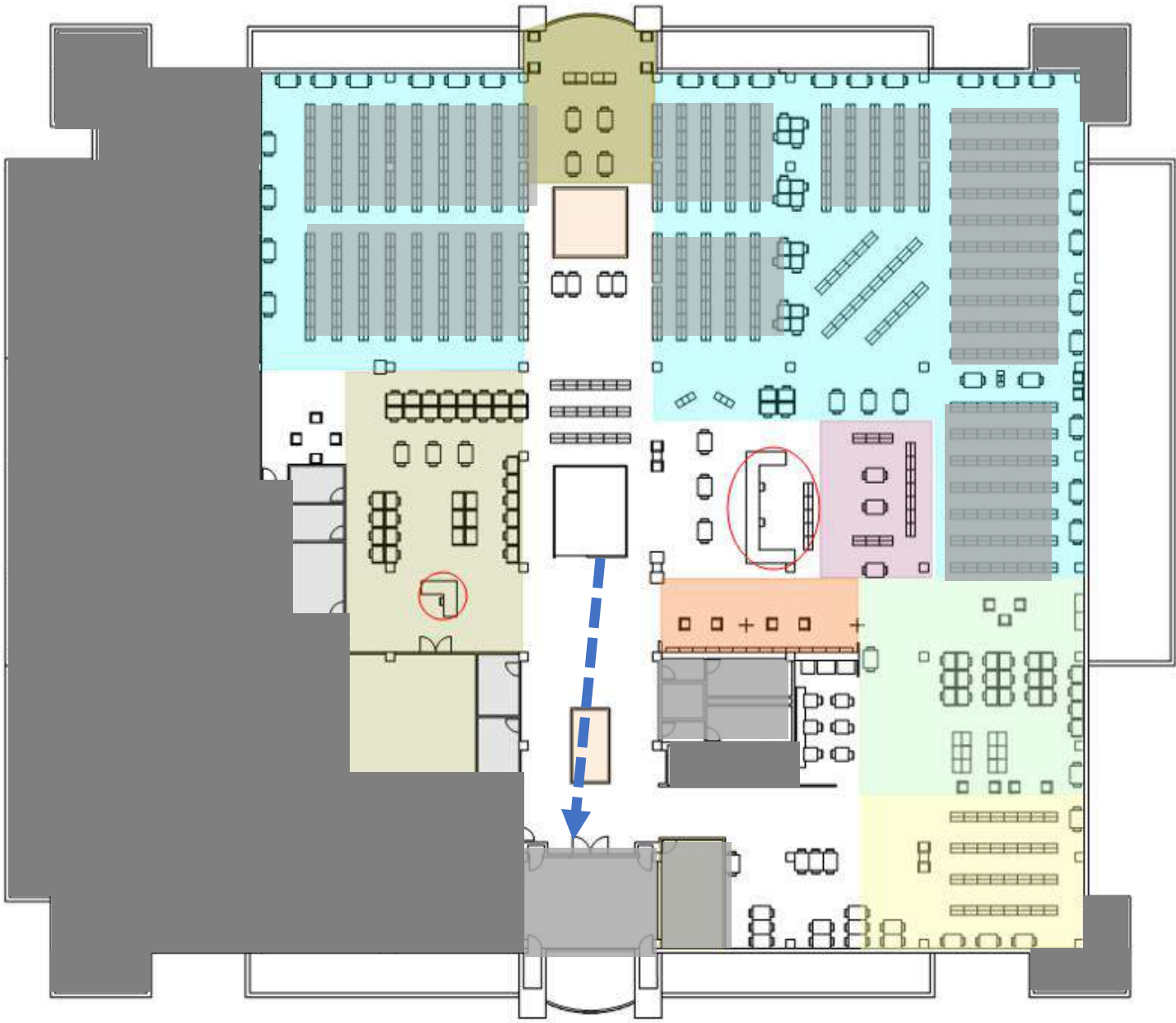
The path to service is not necessarily long but it is not direct.

The orientation at the top of the stair is away from the collections, technology, public service points and group activity rooms.

The area of focus is on a space in front of the public restrooms, the door into the Board Room and (obliquely) the paths to Administration and the Quiet Reading Room.

● Enclosed spaces, visual barriers of some sort, or visually inaccessible

● Non-Public Areas



Main Library

Challenges & Opportunities

Options

Evaluations

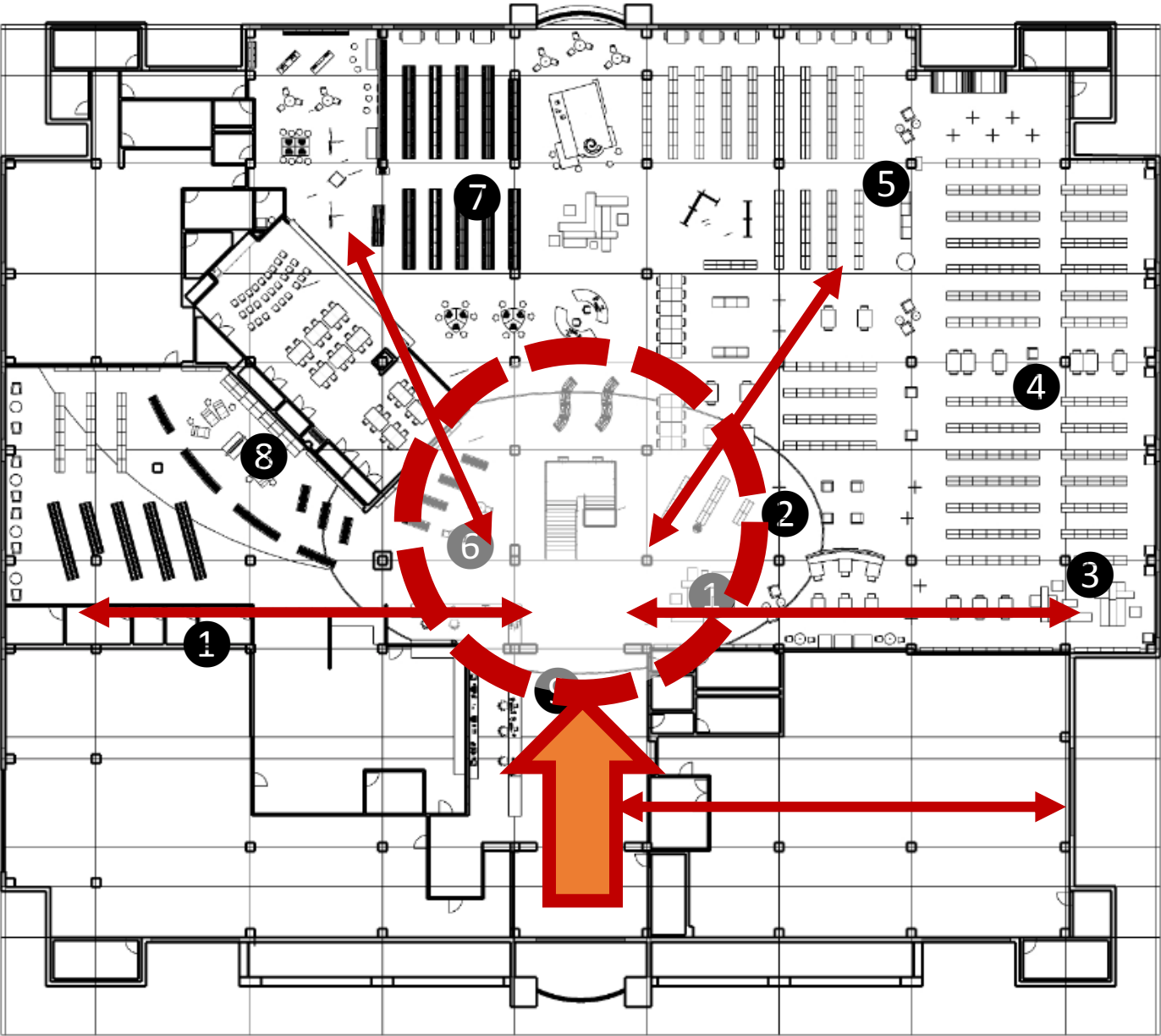


First Floor

The Big Idea

1. Create a Sense of Arrival

Open a clear set of crossroad elements and create a “town square” area that connects the entry sequence to the primary First Floor services



First Floor

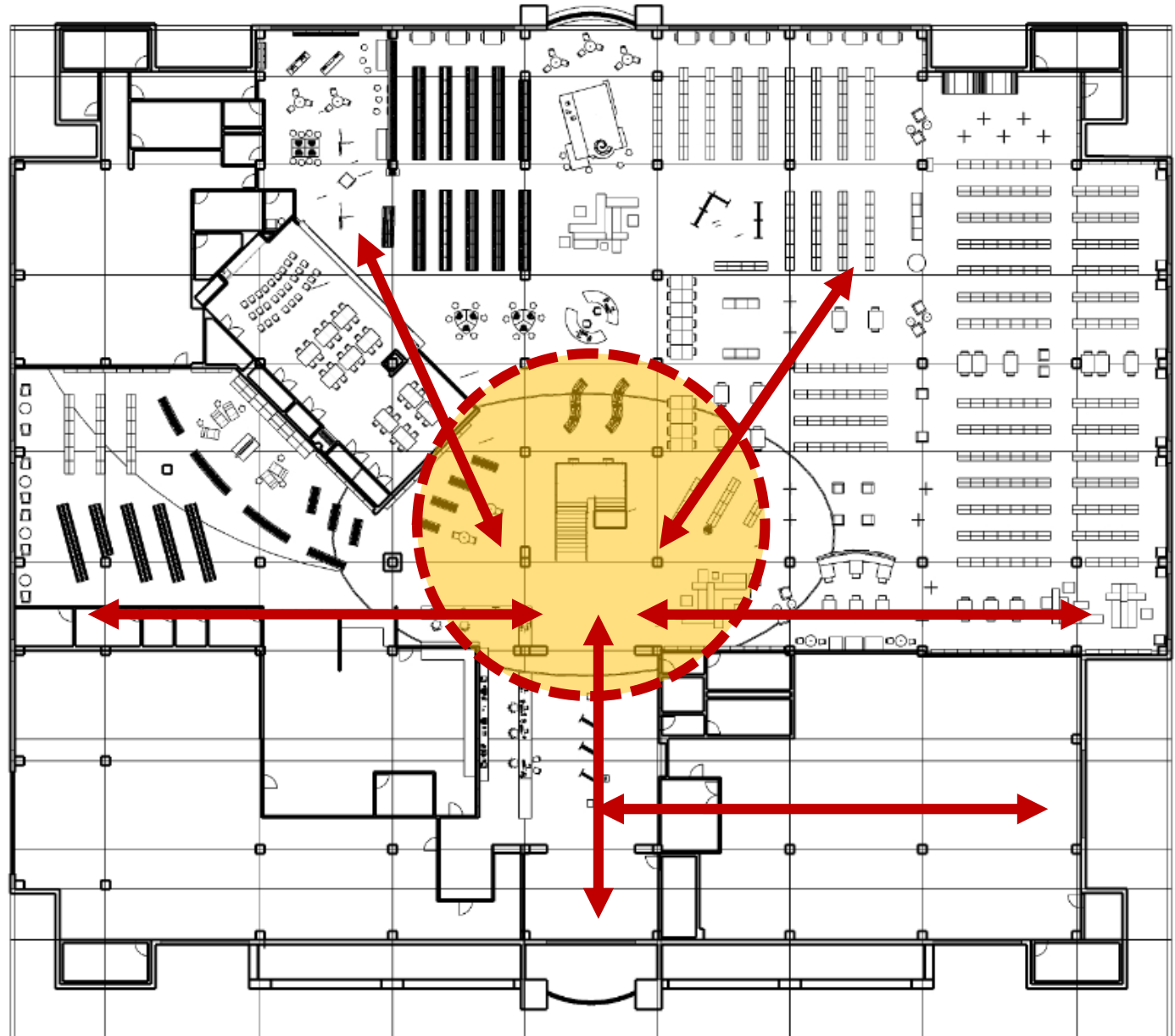
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1. Create a Sense of Arrival

Open a clear set of crossroad elements and create a “town square” area that connects the entry sequence to the primary First Floor services

2. Create a Market Place in the Town Square

Use this primary space to display current, topical or seasonal materials as a sampler of the full range of services.



First Floor

The Big Idea

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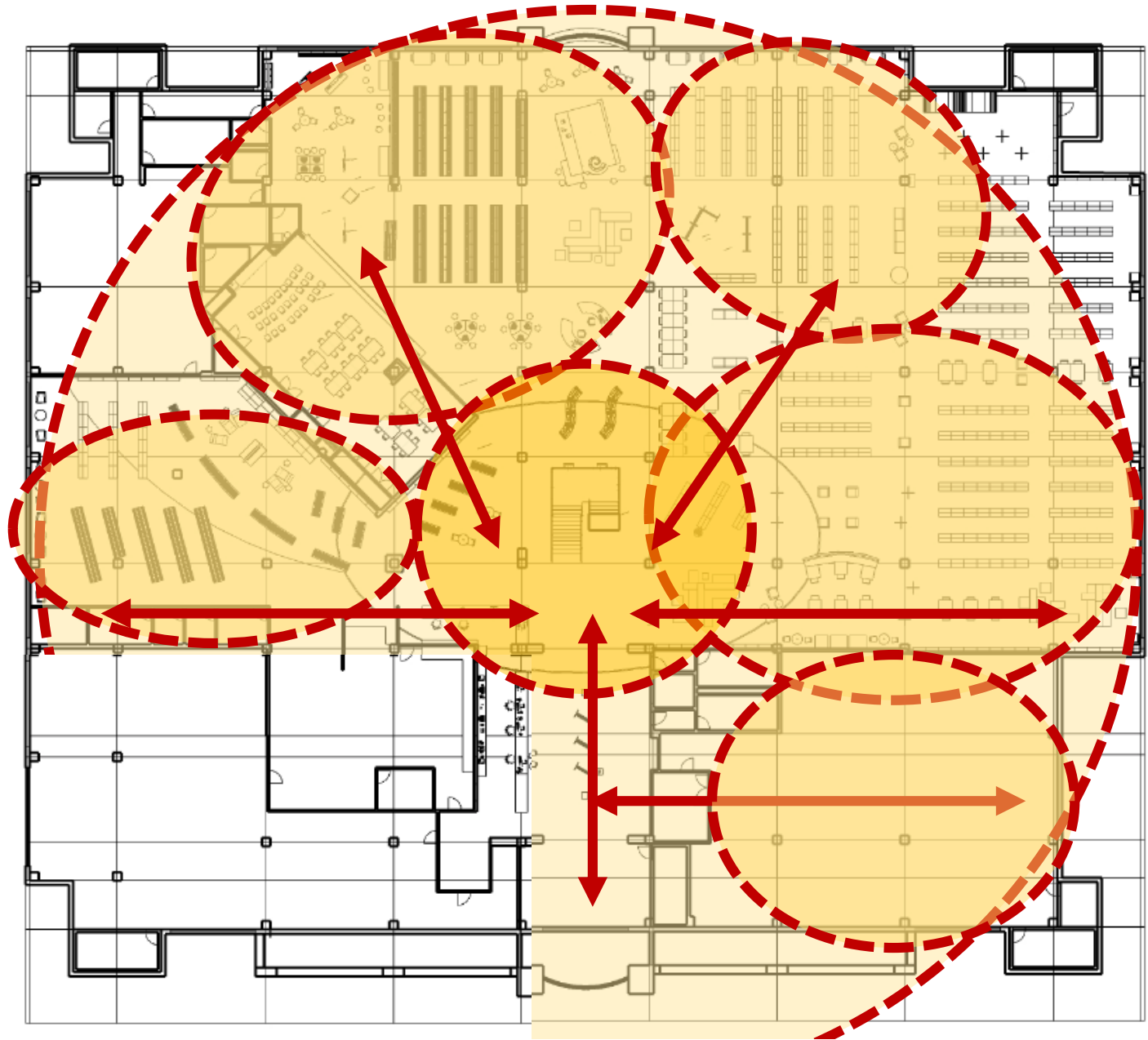
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2. Create a Market Place in the Town Square

Use this primary space to display current, topical or seasonal materials as a sampler of the full range of services.

3. Array the Full Service Radial from the Town Square

Build on the success of the current space plan with a store within a store concept for Audio-Visual Collections and a Continuum of Services for Children, Middle School, and Adult Fiction & large Print



Arrival Zone



Arrival Zone



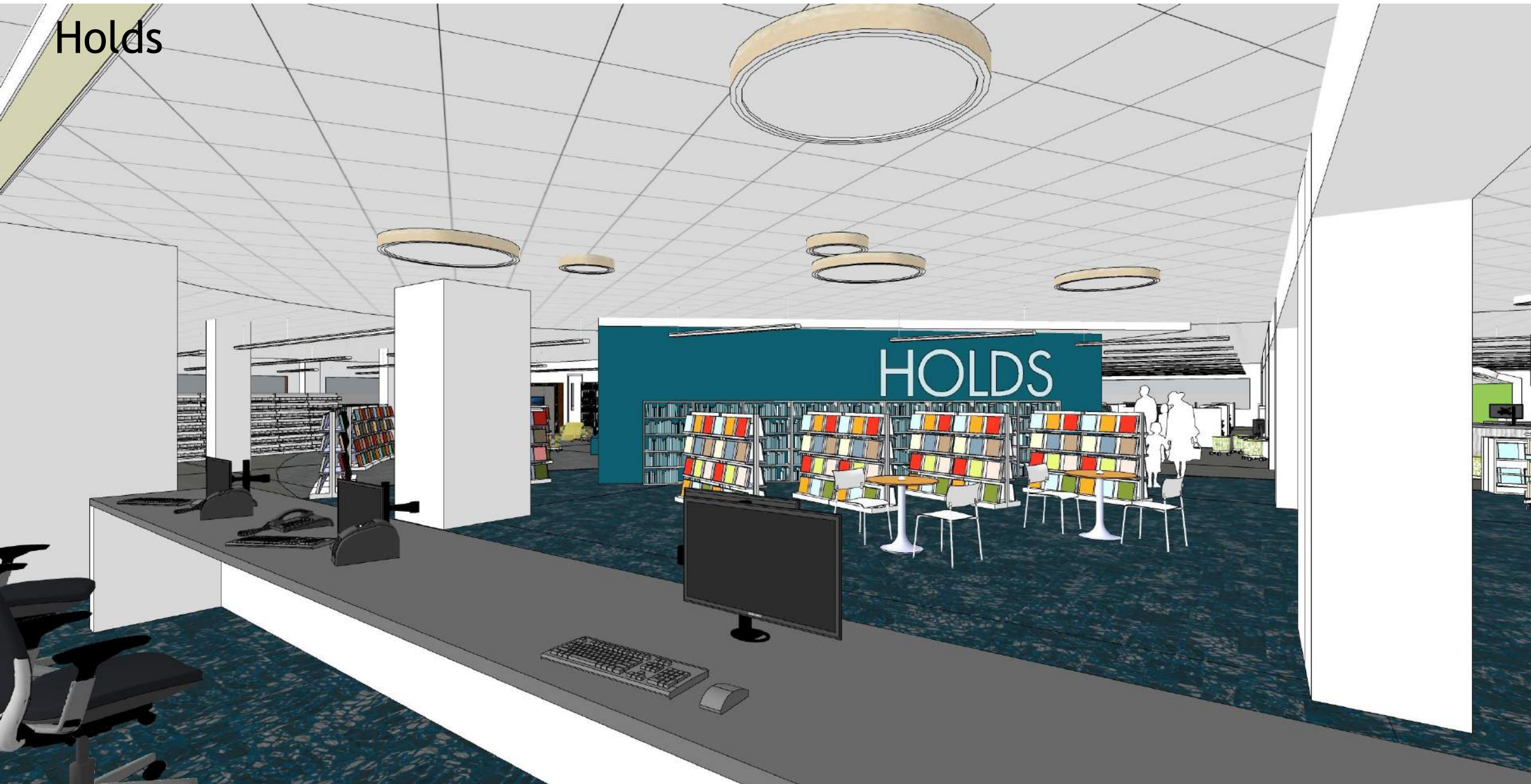
Market Place



Gallery Wall



Holds



Audio Visual Collections & Viewing Area



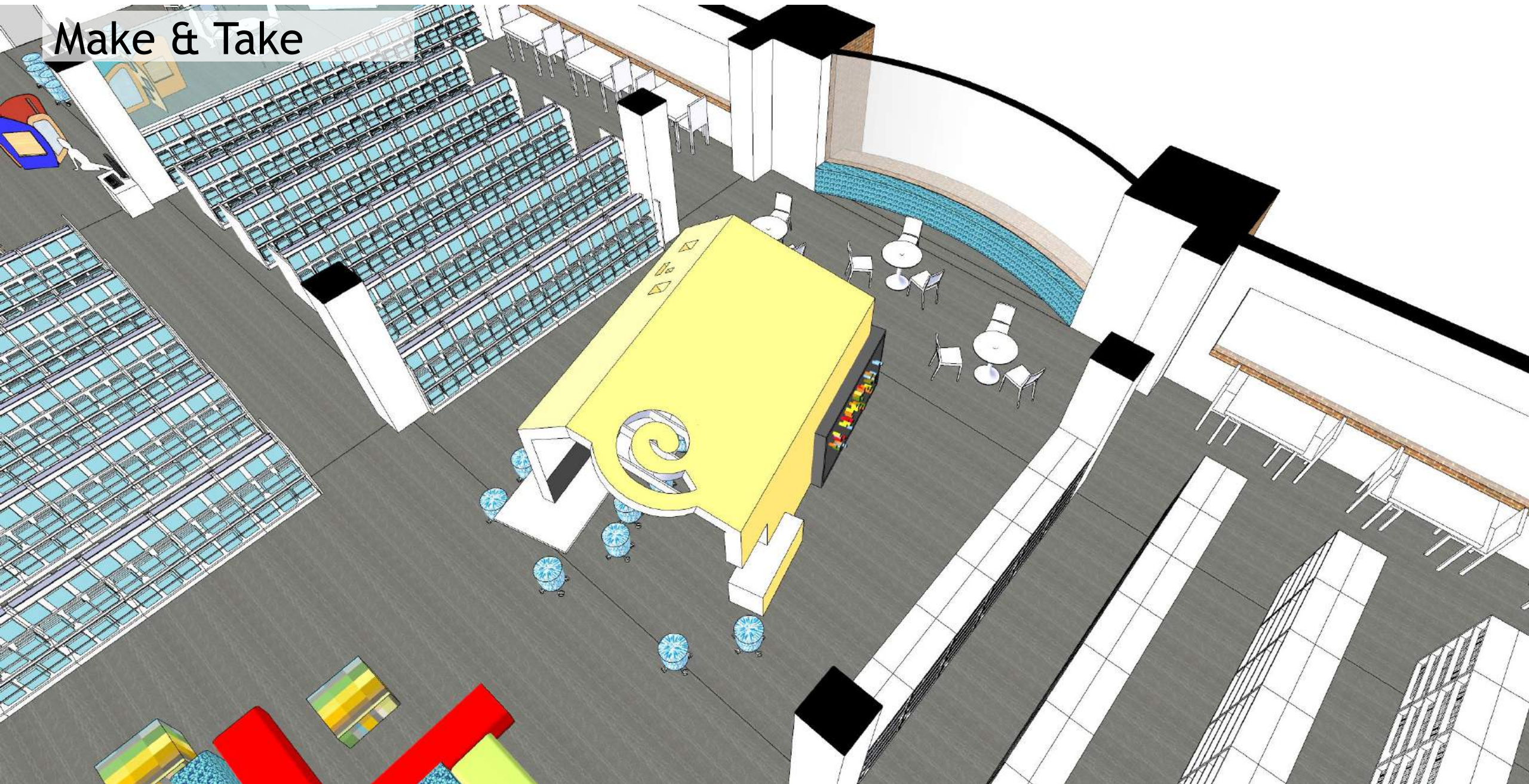
Youth Services



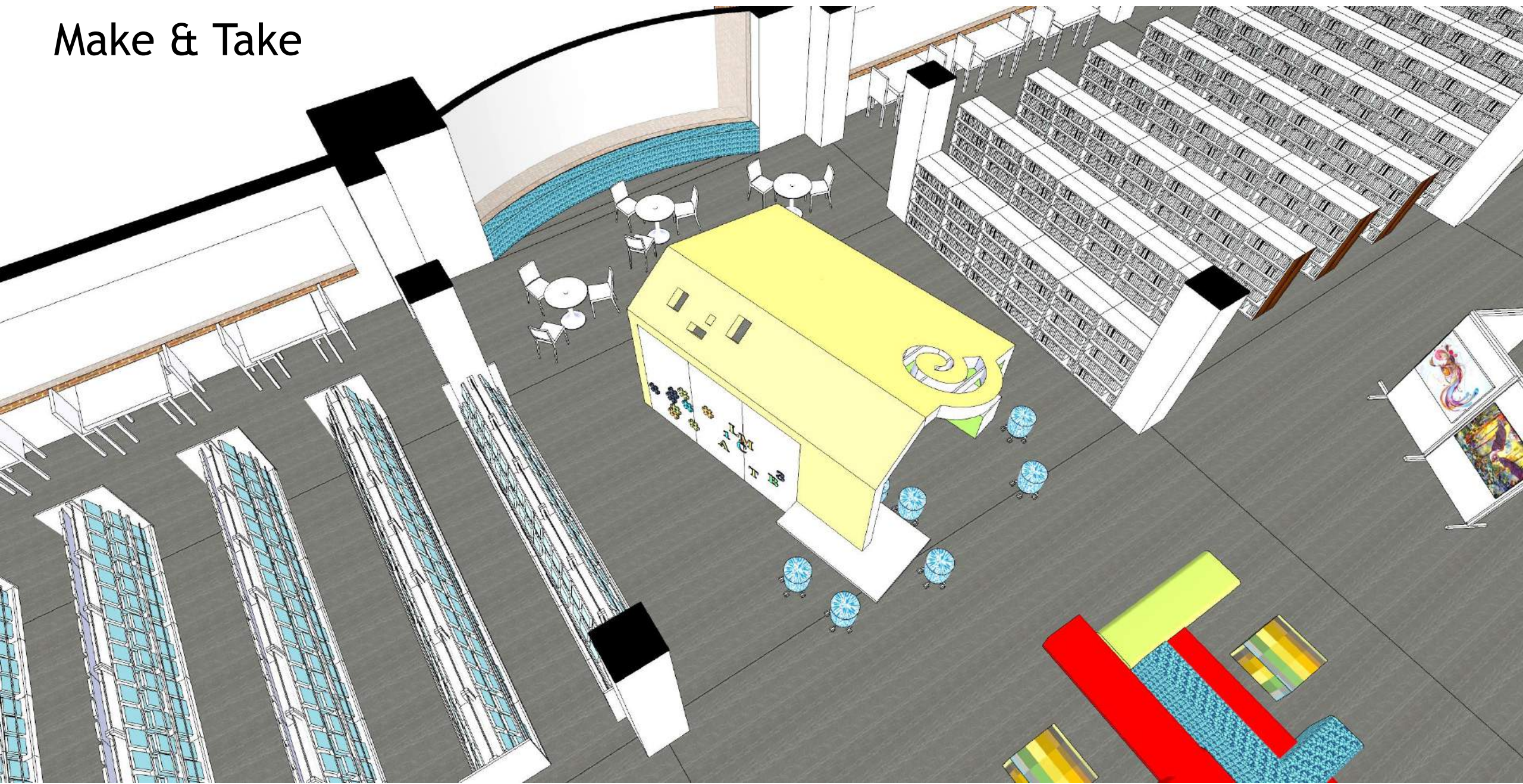
Youth Services



Make & Take



Make & Take



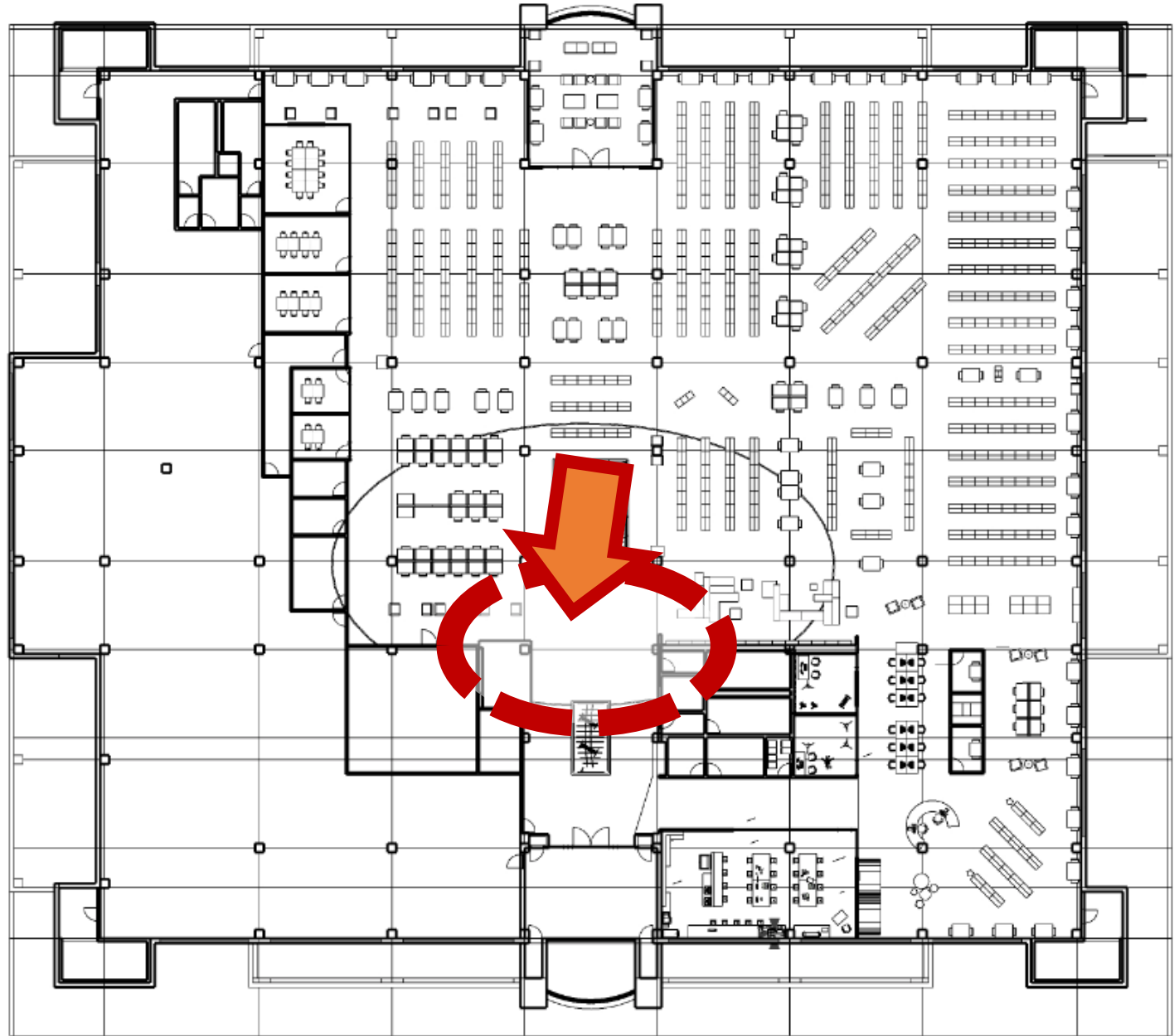
Make & Take, Display, Reading Lounge



Second Floor The Big Idea

1. *Arrive at a Place, the Combined and Centralized Service Desk*

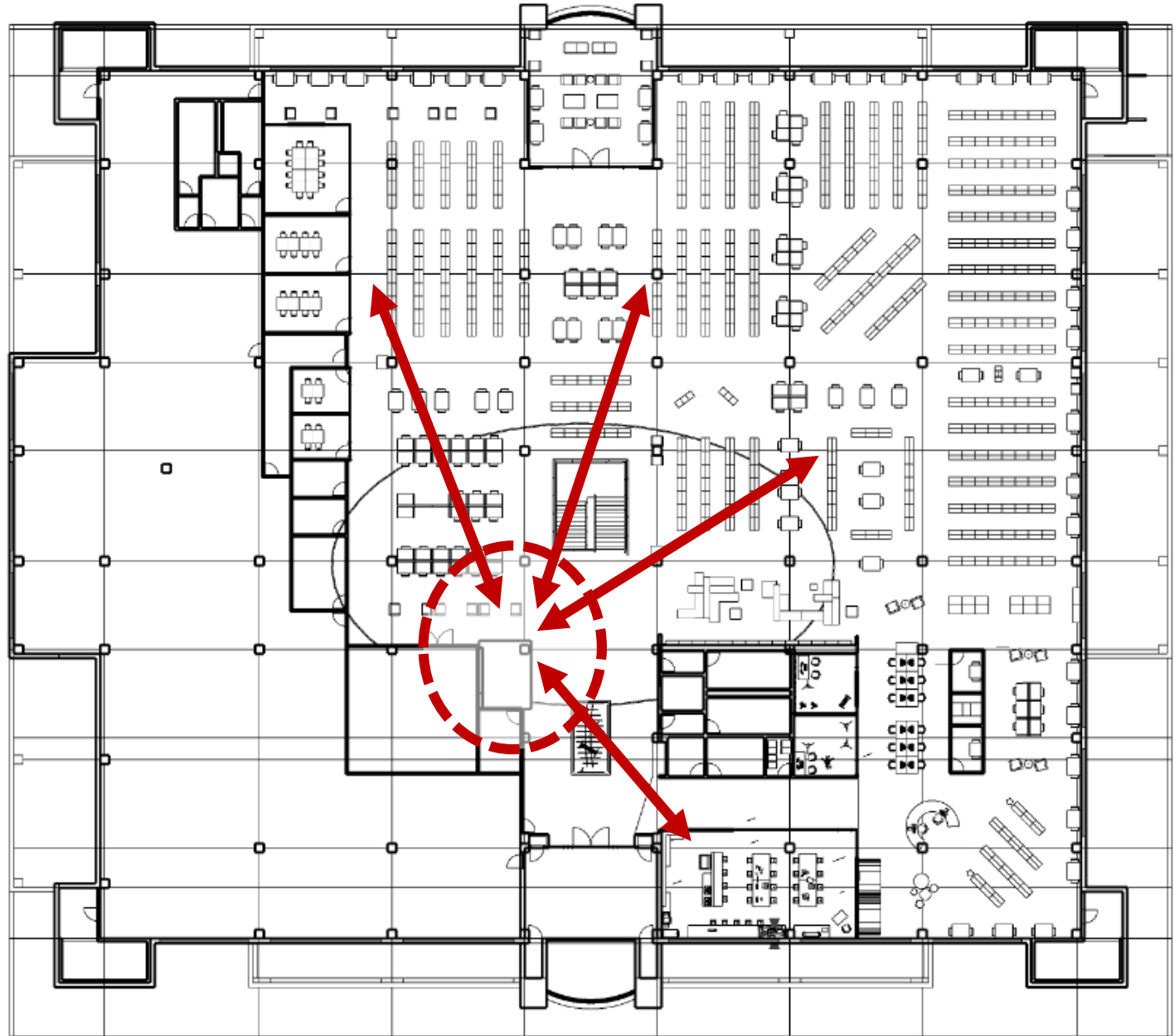
There is a sense of arrival because someone is there to greet you.



Second Floor The Big Idea

1. *Combine and Centralize the Service Desk*

Relocating the service desk at the top of the stairs allows for patrons to see it quickly and for staff to be able to monitor more of the floor from one location. The new location eliminates one study room, which will be duplicated elsewhere.



Second Floor

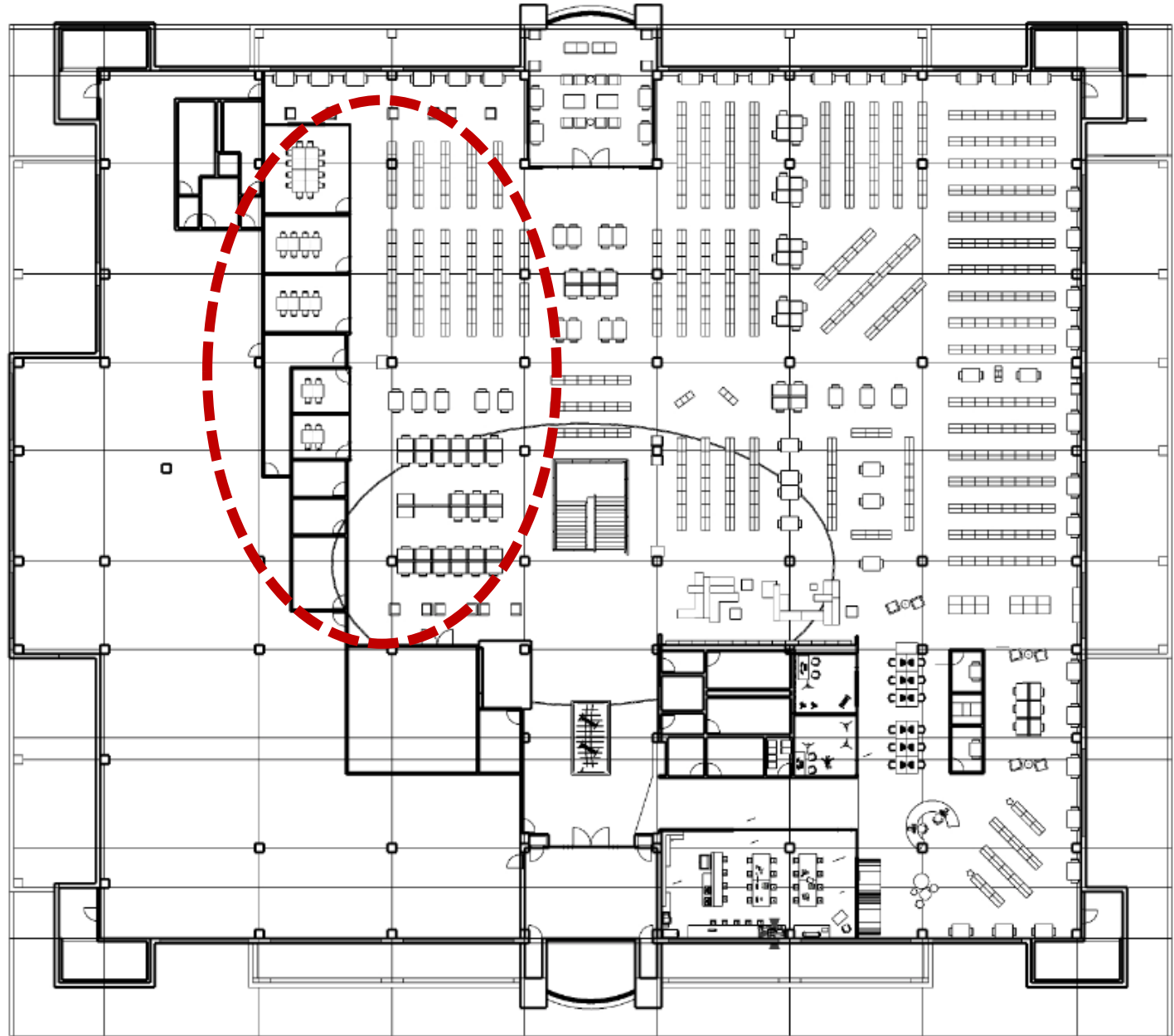
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2. *Rearrange the Computer and Nonfiction areas*

This allows for additional study rooms along the study room 'bar'



Second Floor

The Big Idea

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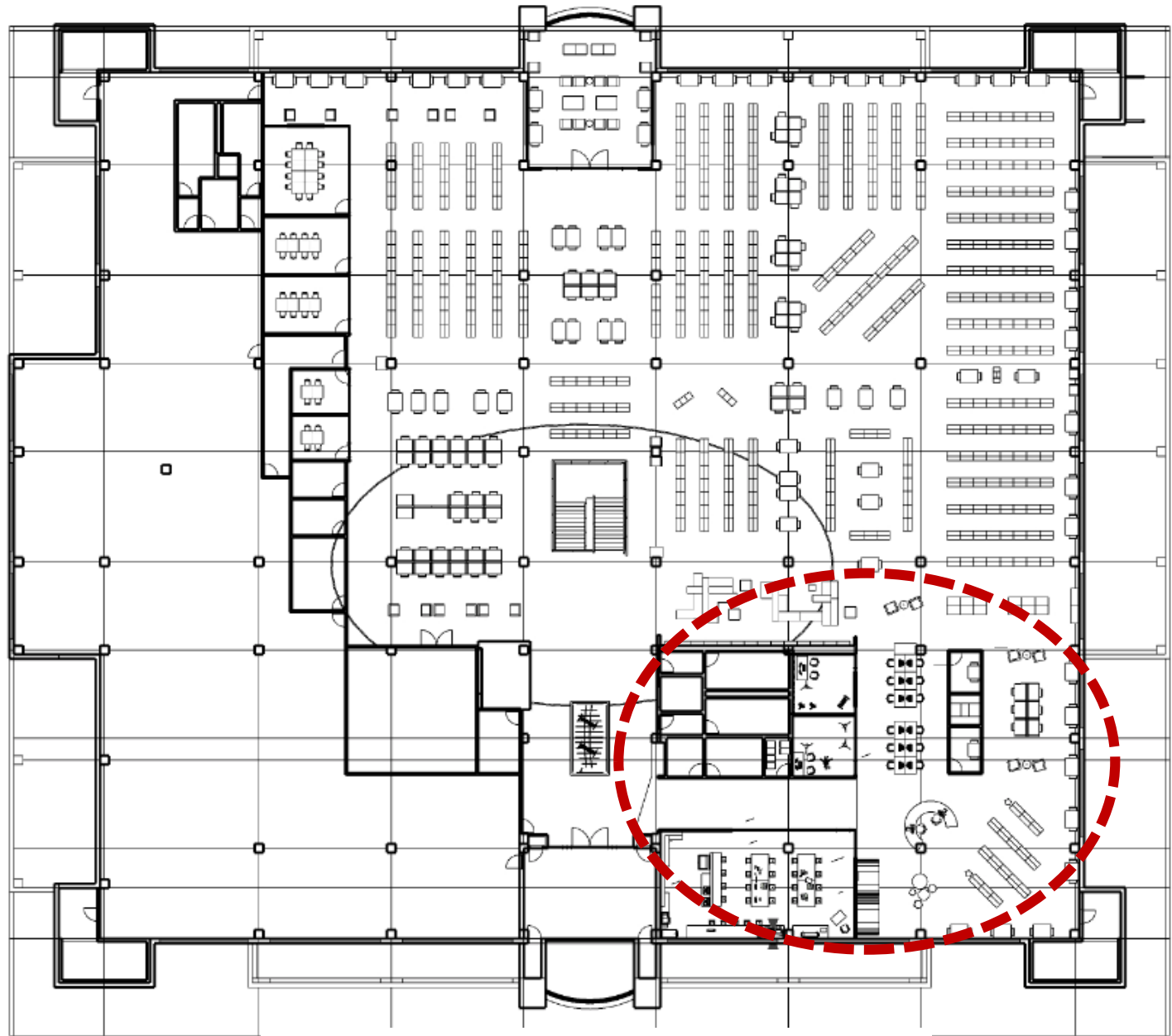
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2. *Rearrange the Computer and Nonfiction areas*

This allows for additional study rooms along the study room 'bar'

3. *Activate the Underutilized areas as an Activity Zone*

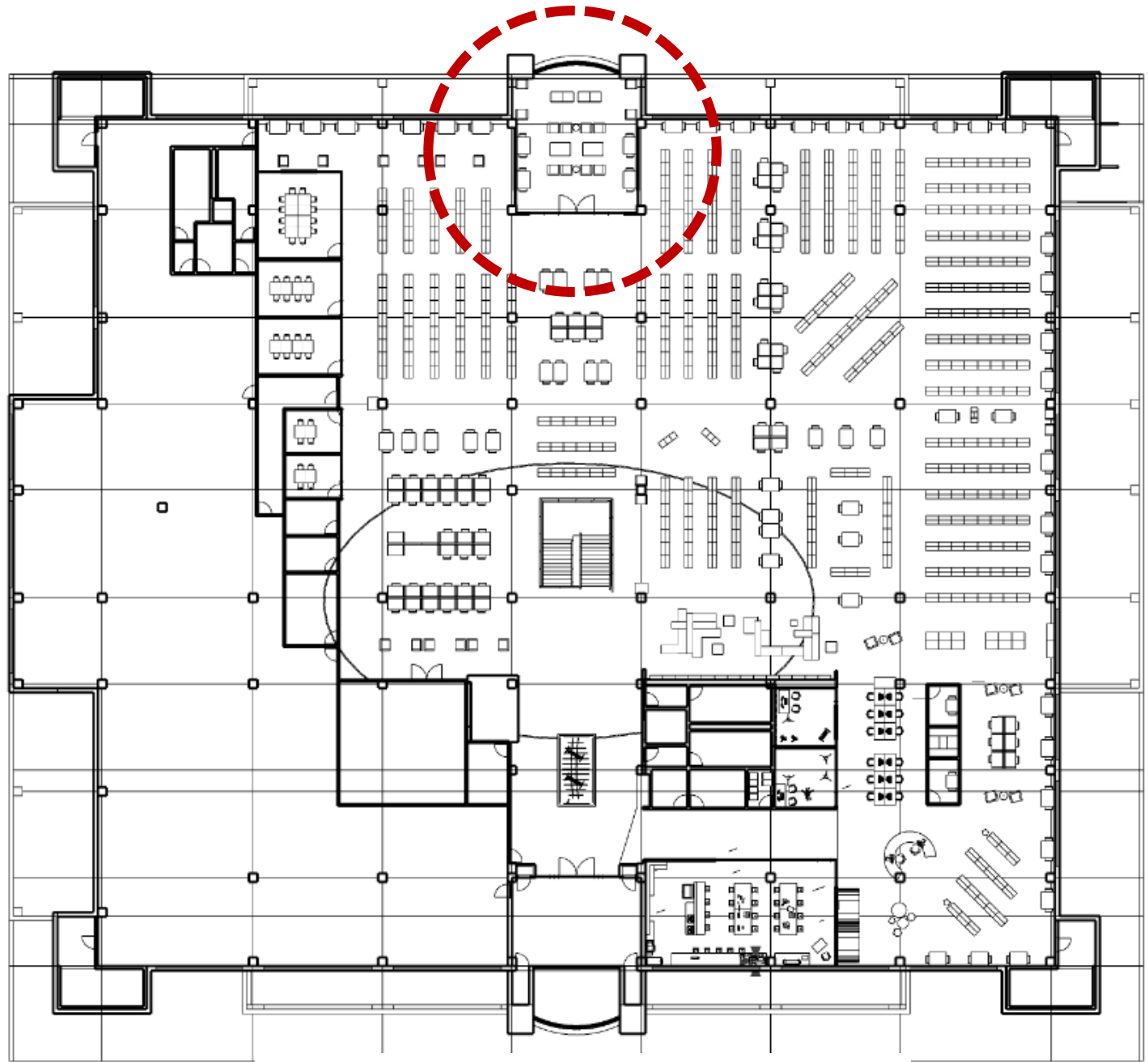
Grouping creative activities together and close to the new Teen space makes best use of this corner of the building.



Second Floor The Big Idea

4. Move Quiet Reading to the Quiet Part of the Building

Enclosing the space at the terminus of the nave, a naturally contemplative area, we gain the square footage needed for the use



Arrival Zone



Technology Zone



Study Bar



Display Zone 2nd Floor Lounge



Collaboration Zone



Collaboration Zone



Teen Services



Teen Services



Adult Craft Maker Space



Adult Craft Maker Space



PALATINE PUBLIC
LIBRARY
DISTRICT

PPL
MS



Adult Craft Maker Space



Quiet Reading Spaces



Quiet Reading Room



Main Library

Challenges & Opportunities

Options

Evaluations



First Floor Projects

Overall improvements are defined as a series of interrelated improvements.

	Master Plan	Capital Funds	Subtotal
Arrival Zone/Market Place/Café (5,700 SF)	\$222,000	\$92,600	\$314,600
Alternate – New Circ/Checkout Desk	\$ 46,000		\$ 46,000
Program Rooms/Holds/Audio-Visual/Nursing Room (7,000 SF)	\$470,600	\$253,700	\$724,300
Youth Services: Furniture & Interactives	\$299,200		\$299,200
Floor Total, Construction & Furnishings			\$1,384,100
Shelving moves, design contingency, fees, permits, insurance, owner's reserve, etc. are added as a project expense. See Project Summary			



Second Floor Projects

Overall improvements are defined as a series of interrelated improvements.

	Master Plan	Capital Funds	Subtotal
Media	\$ 98,170	\$ 49,736	\$147,906
Arrival Zone	\$ 260,068	\$ 5,738	\$265,806
— Alternate — Acoustic Baffles @ South Opening	\$ 22,681	\$0	\$ 22,681
Alternate – Infill South Floor Opening	\$ 28,000	\$0	\$ 28,000
Study Room Bar	\$196,461	\$ 53,834	\$250,295
Enclosed Quiet Reading + North Opening Infill	\$104,787	\$ 28,084	\$132,871
Non-Fiction Furniture & Accent Ceiling	\$ 75,396	\$0	\$ 75,396
Makerspace (1200 SF)	\$226,756	\$ 44,690	\$271,446
Teens (2000 SF)	\$133,083	\$ 64,666	\$197,749
Floor Total, Construction & Furnishings			\$1,380,300
Shelving moves, design contingency, fees, permits, insurance, owner's reserve, etc. are added as a project expense. See Project Summary.			



North Hoffman Library

Challenges & Opportunities

Options

Evaluations



Challenges

Update desk:

- *Add worksurface, enough for 2 staff*
- *Second Exit*
- *Offset book drop*
- *Off-desk workspace*

Improve Site lines

Increase power availability for public

Improve Visibility and Identity of the Branch

Consider Branding Similar to Main



North Hoffman Library

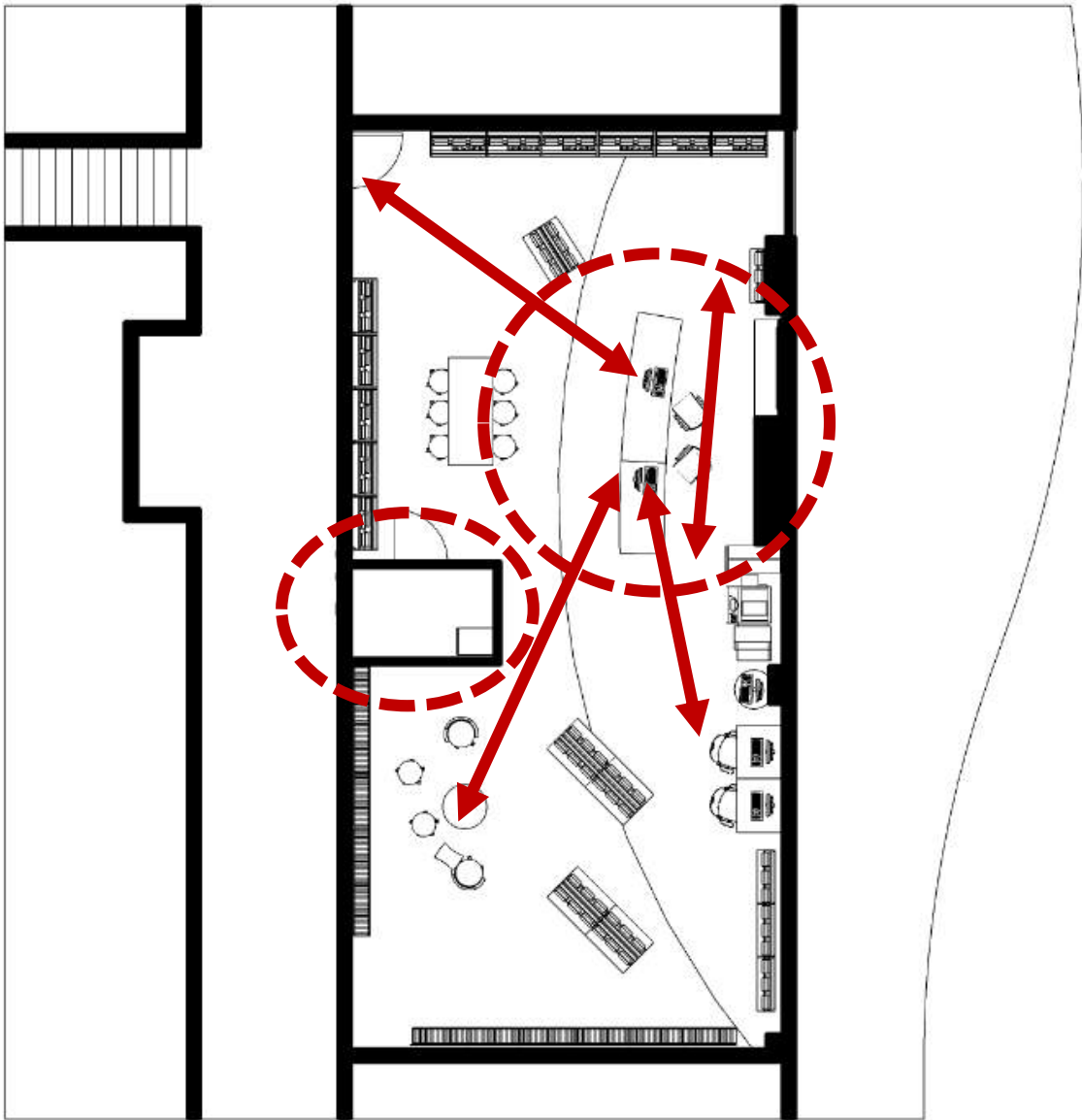
Challenges & Opportunities

Options

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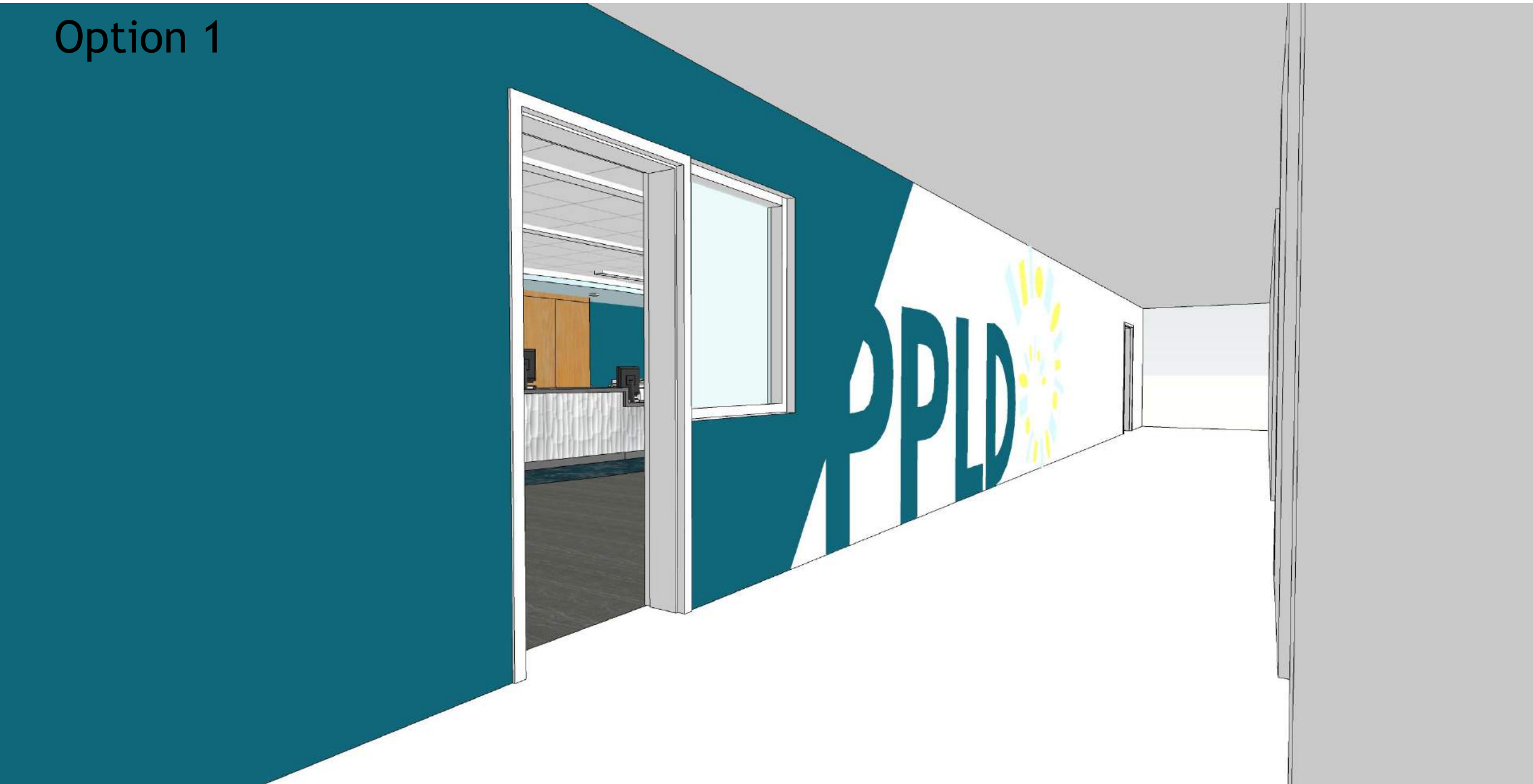
Option 1



Option 1



Option 1



Option 1



Option 1



Option 1



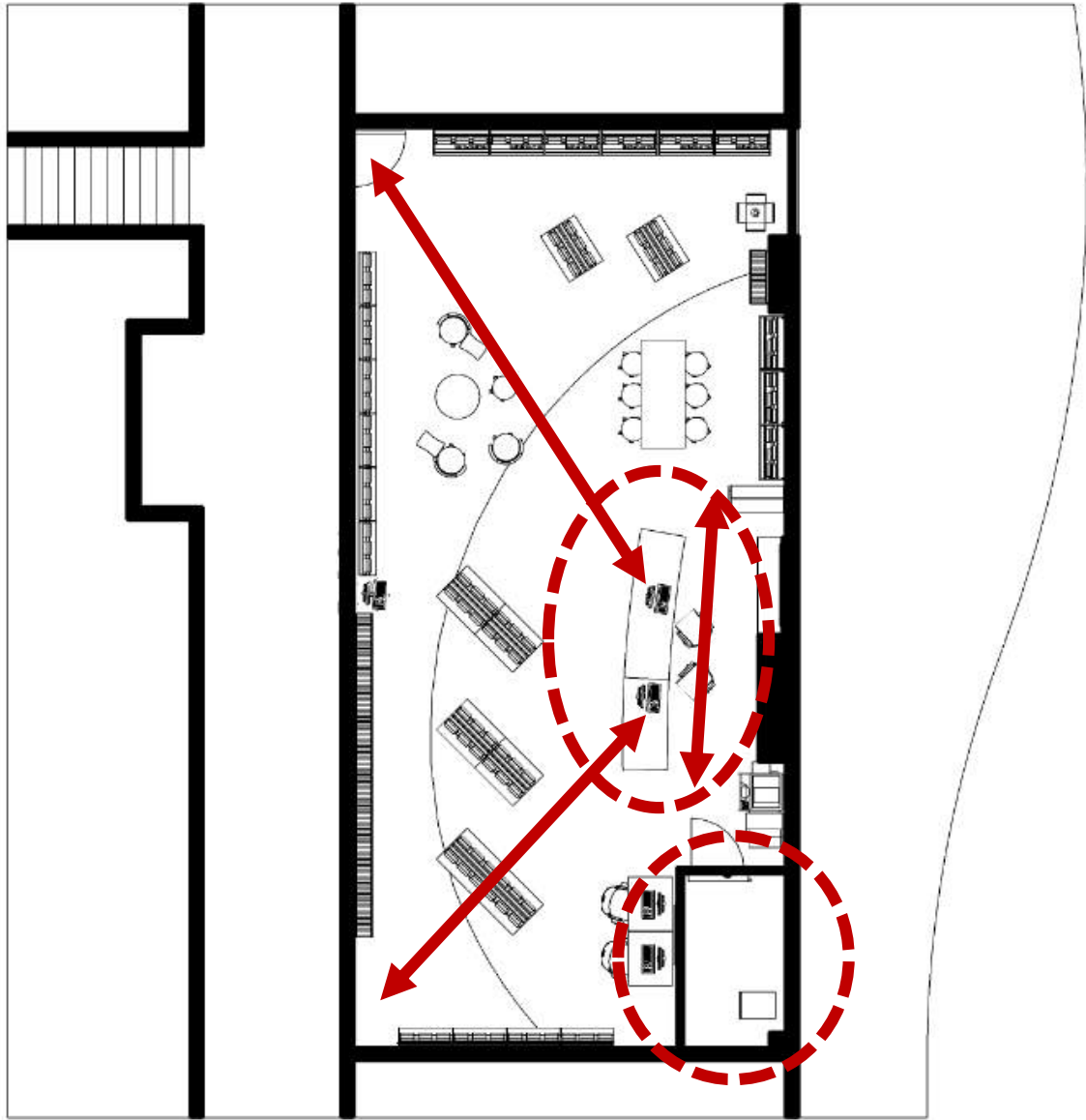
Option 1



Option 1



Option 2



Option 2



Option 2



Option 2



North Hoffman Library

Challenges & Opportunities

Options

Evaluations



North Hoffman Projects

Organizing Principles

	Master Plan	Capital Funds	Subtotal
Option 1	\$142,700	0	\$142,700
Floor Total, Construction & Furnishings			\$142,700
Shelving moves, design contingency, fees, permits, insurance, owner's reserve, etc. are added as a project expense. See Project Summary.			



Rand Road Library

Challenges & Opportunities

Options

Evaluations



Challenges

Update desk:

- *Enough for 2 staff*
- *Second Exit*
- *Maintain off-desk workspace*

Increase power availability for public

Improve Visibility and Identity of the Branch

Consider Branding Similar to Main



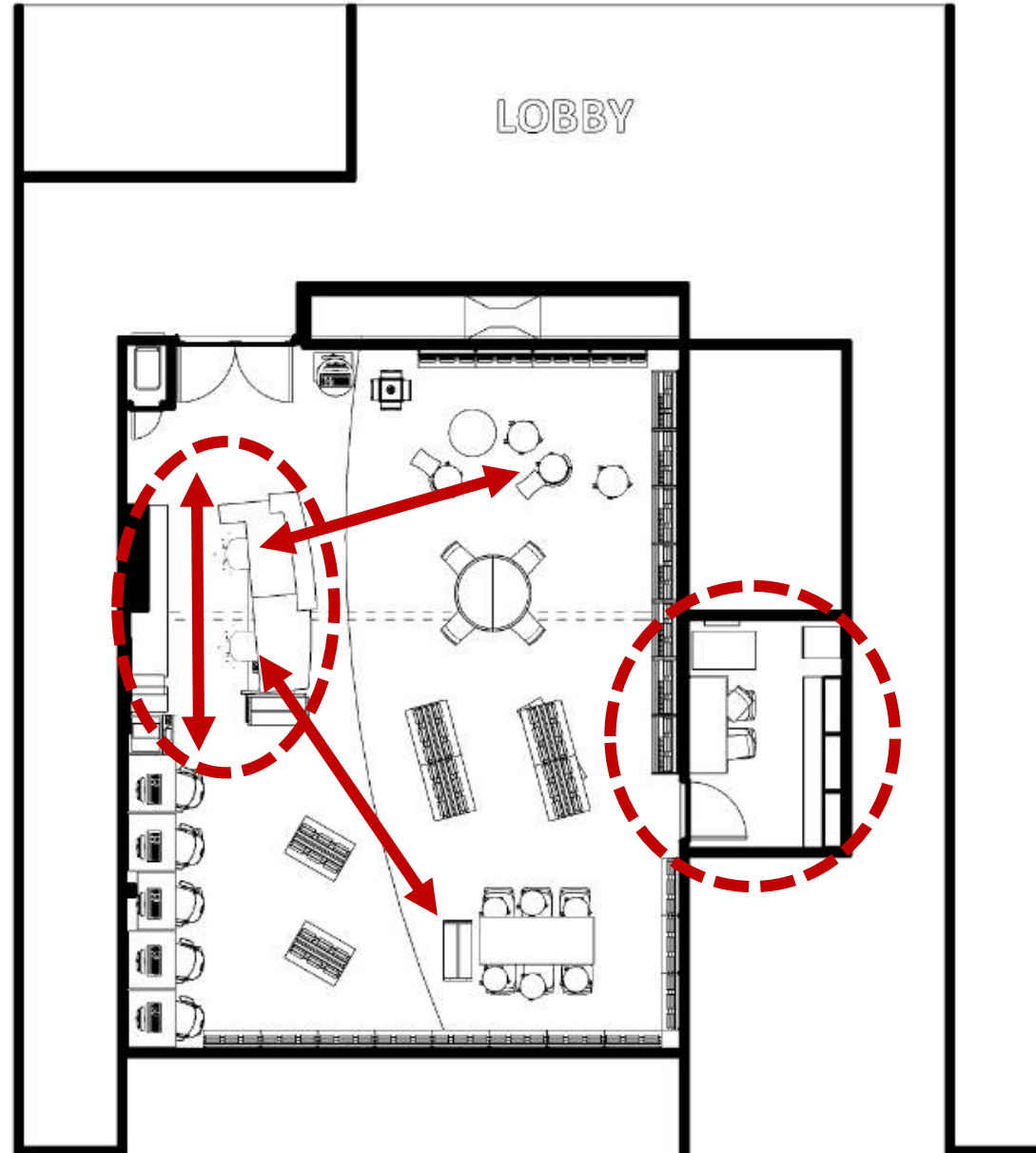
Rand Road Library

Challenges & Opportunities

Options

Evaluations







LOBBY





Header



No Header





jugar Игратъ LEER



Rand Road Library

Challenges & Opportunities

Options

Evaluations



Rand Road Projects

Organizing Principles

	Master Plan	Capital Funds	Subtotal
Option 1	\$163,500	0	\$163,500
Floor Total, Construction & Furnishings			\$163,500
Shelving moves, design contingency, fees, permits, insurance, owner's reserve, etc. are added as a project expense. See Project Summary.			



Overall Master Plan Budget



Total Master Plan Budget

Organizing Principles

	Master Plan	Capital Funds	Subtotal
Main Library – 1 st Floor	\$1,037,800	\$346,300	\$1,384,100
Main Library – 2 nd Floor	\$1,133,600	\$246,700	\$1,380,300
North Hoffman Library	\$142,700		\$142,700
Rand Road Library	\$163,500		\$163,500
Subtotal, Construction & Furnishings			\$3,070,600
Shelving moves, design contingency, fees, permits, insurance, owner's reserve, etc. are added as a project expense. 20% Allowance.			\$614,100
Project Total			\$3,684,700
Net Add over Capital Repair Budget			\$3,091,700



Total Master Plan “Light” Budget

Organizing Principles

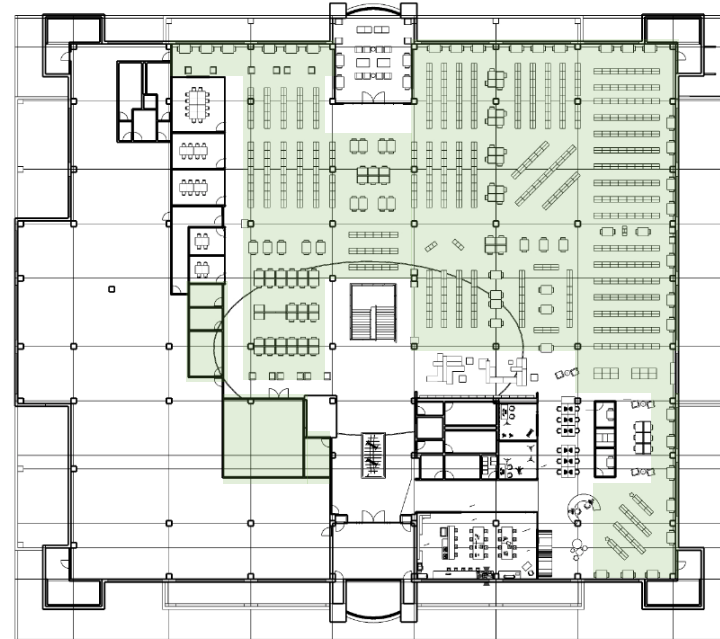
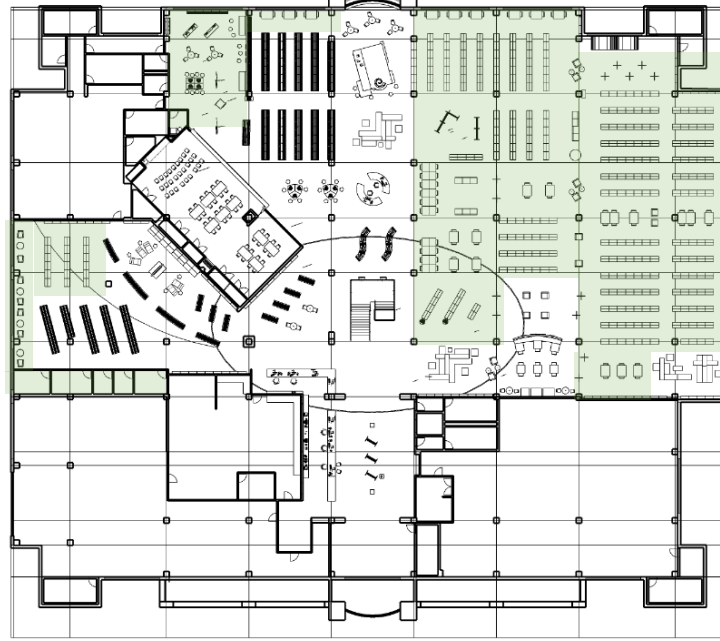
	Master Plan	Capital Funds	Subtotal
Main Library – 1 st Floor	\$774,500	\$346,300	\$1,120,800
Main Library – 2 nd Floor	\$673,500	\$246,700	\$920,200
North Hoffman Library	\$142,700		\$142,700
Rand Road Library	\$163,500		\$163,500
Subtotal, Construction & Furnishings			\$2,347,200
Shelving moves, design contingency, fees, permits, insurance, owner's reserve, etc. are added as a project expense. 20% Allowance.			\$469,400
Project Total			\$2,816,600
Net Add over Capital Repair Budget			\$2,223,600



What is the Difference?

In both budgets, the following are **reused**:

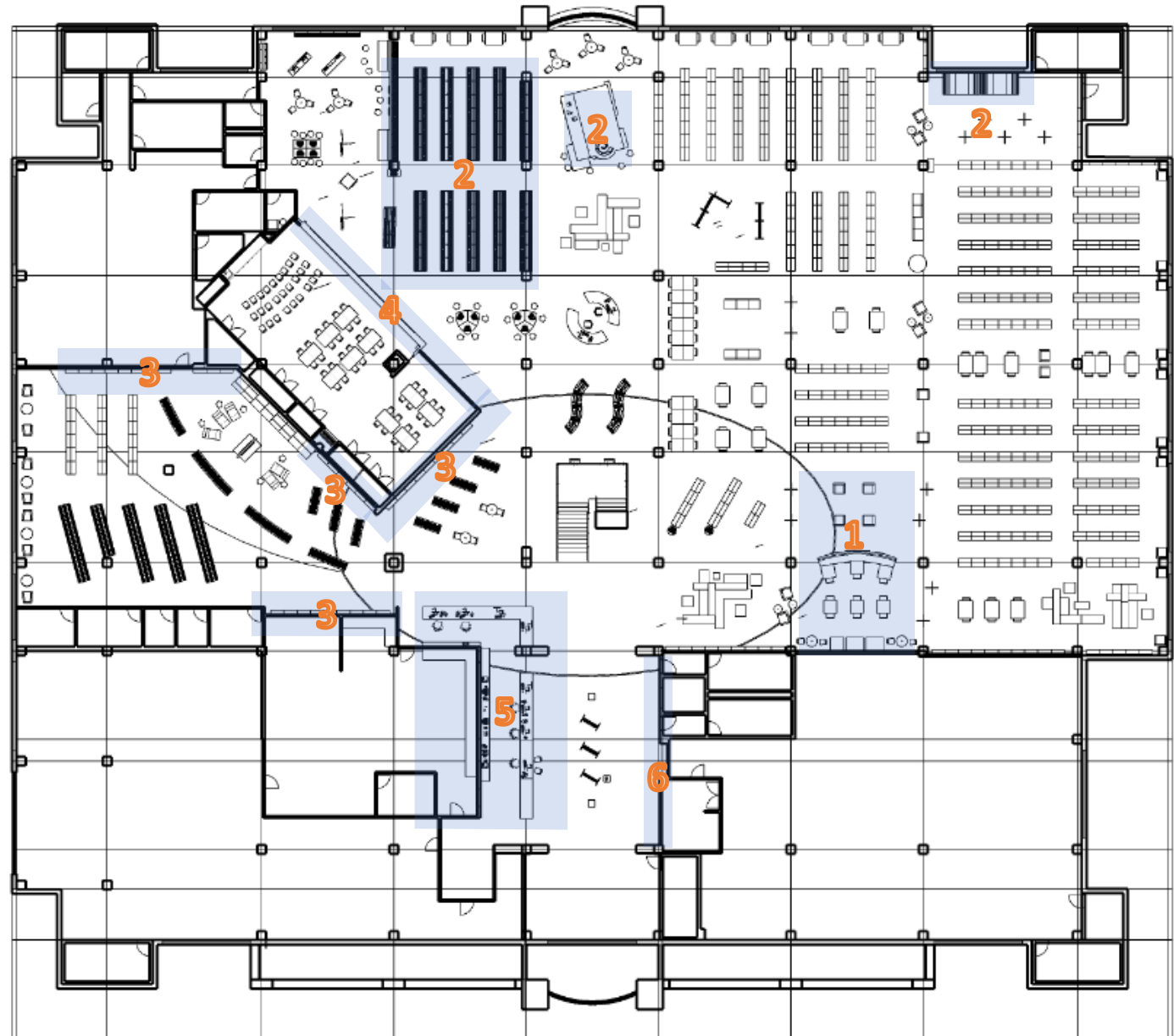
1. Shelving and End Panels except for AV and specialty shelving
2. Study Tables and Chairs
3. Computer Tables and Chairs
4. Carrels and Chairs



What is the Difference?

Primary savings in the “Light” version of the Master Plan are:

1. Café & Gallery Furniture
2. YS Picture Book Bins, Booth Seating, Simplified Make & Take Feature
3. AV and Holds Wall Shelving
4. Gradient/Specialty Glass
 - Children’s Program Rooms
5. New Circulation desk
6. New Lobby Wall Finishes



What is the Difference?

Primary savings in the “Light” version of the Master Plan are:

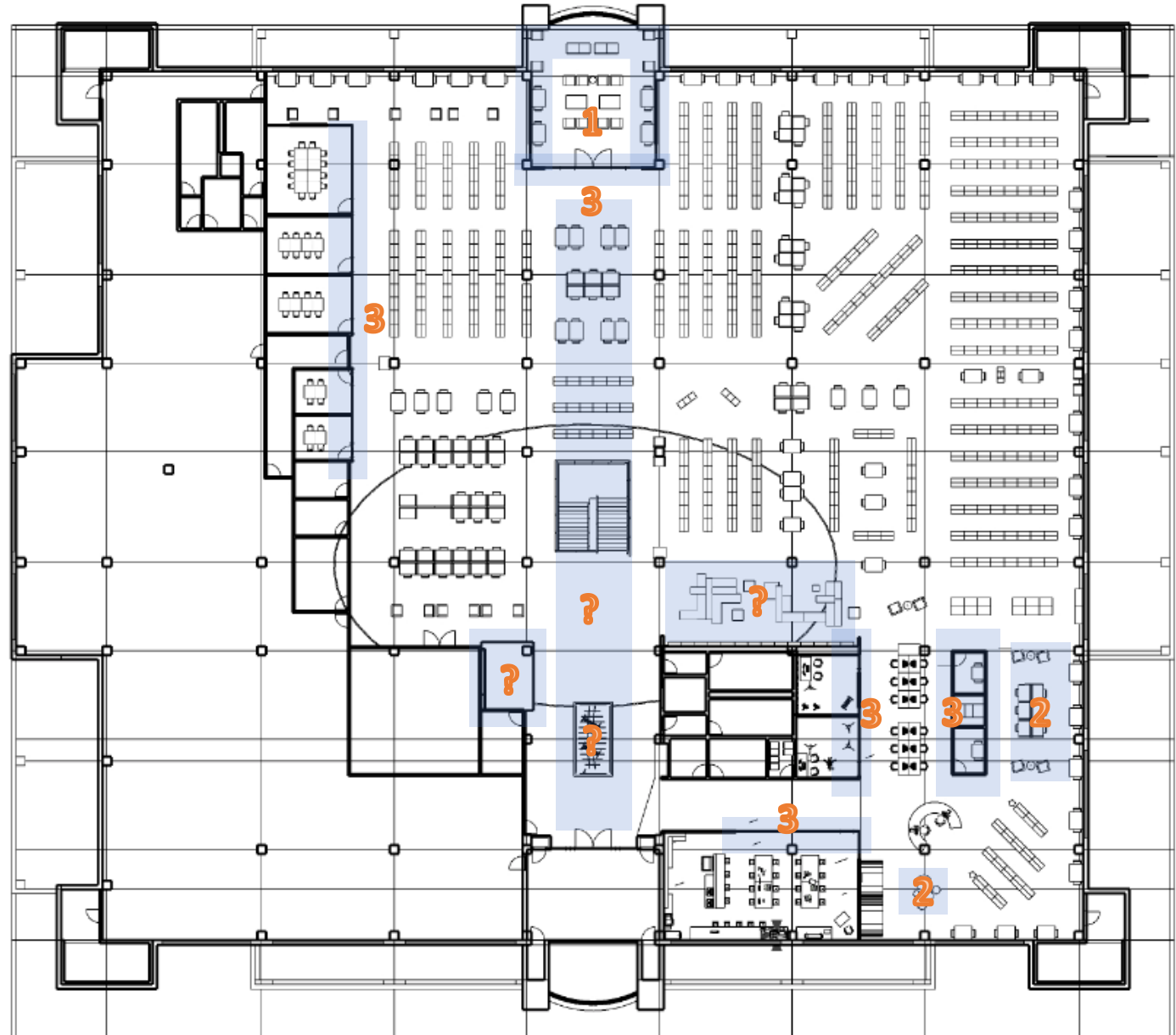
1. Quiet Study Room
Furnishings
2. Teen Furniture
3. Gradient/Specialty Glass
 - Media Rooms
 - Study Room Bar
 - Quiet Reading Room
 - Makerspace
 - Teen Study Rooms



What is the Difference?

Primary savings in the “Light” version of the Master Plan are:

- ? Second Floor Arrival Zone/ Service Desk
- ? Acoustic Baffle Ceiling
- ? Work at Floor Opening
- ? Non-Fiction Furniture and Accent Ceiling



Multiple Paths Forward

Organize the project to extend the reach of the funds available

Fund the Entire Plan for a single, “3 Building” project

- Saves money, less overhead, more economy of scale
- Achieve goals sooner – more benefit to the community sooner
- Shortest but most intense period of disruption

Fund individual building renovations

- Saves almost as much money in overhead and economy of scale at Main
- Lessens disruption
- Allows lease decisions at North Hoffman & Rand Road

Fund individual building projects & split Main into 2 phases

- Still fairly efficient with overhead costs, some lessening of economy of scale
- Lessens but extends disruption
- Allows lease decisions at North Hoffman & Rand Road

Fund a sequence of interrelated but stand-alone projects over time

- Scalable to funding
- Extended aggregate period of disruption but individual projects are more confined
- Highest overhead costs
- Most susceptible to inflation
- No economy of scale



Multiple Paths Forward

Tailor the scope of the project and its components to meet a budget

Reduce number of component projects

- Meet a budget by eliminating / deferring the lowest priority improvements

Reduce scope of selected component projects

- Meet a budget by reducing extent of some or all of the projects either in area or in quality



Menu of Projects, exclusive of overhead/ expenses allowance

<i>Component projects highlighted in blue are linked by function. The current diagrams require these be concurrent projects</i>	Master Plan	Capital Funds	Subtotal
Main 1 Arrival Zone/Market Place/Café	\$222,000	\$92,600	\$314,600
Main 1 Alternate – New Circ/Checkout Desk	\$ 46,000		\$ 46,000
Main 1 Program Rooms/Holds/Audio-Visual/Nursing Room	\$470,600	\$253,700	\$724,300
Main 1 Youth Services: Furniture & Interactives	\$299,200		\$299,200
Main 2 Media	\$ 98,170	\$ 49,736	\$147,906
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Main 2 Teens (2000 SF)	\$133,083	\$ 64,666	\$197,749
North Hoffman Library	\$142,700	0	\$142,700
Rand Road Library	\$163,500	0	\$163,500



Fees, expenses, escalation for phased projects

Overall expenses are defined for each individual component project

	Master Plan	Capital Funds	Subtotal
1			
2			
3			
4			
5			
Floor Total, Construction & Furnishings			\$x
Shelving moves, design contingency, fees, permits, insurance, owner's reserve, etc. are added as a project expense. Subject to scope, timing.			\$x

