NORTHBROOK PUBLIC LIBRARY BOARD OF TRUSTEES 1201 Cedar Ln., Northbrook, IL 60062 Regular Monthly Meeting Agenda June 20, 2019 at 7:30 p.m.

- 1 Call Regular Meeting to Order Mr. Carlos M. Früm
- 2 <u>Board of Trustees Roll Call</u> Ms. Jennifer McGee
- 3 Approval of the Agenda Mr. Carlos M. Früm
- <u>Approval of Minutes</u> Mr. Carlos Früm
 4.1 Regular Session Minutes May 16, 2019
- 5 Public Comments
 - 5.1 Ms. Kelly Durov Summer Reading
- 6 Monthly Treasurer's Report Ms. Jami Xu
 - 6.1 Review Monthly Financial Statements
 - 6.2 Approve Bills and Charges from May, 2019
- 7 Monthly Foundation Report Ms. Anna Amen
- 8 Economic Development Committee Report Mr. Jay Glaubinger
- 9 Staff Reports Ms. Kate Hall
- 10 Unfinished Business

11 New Business

- 11.1 Review 4th of July Plans
- 11.2 Adopt Bank Resolutions for New Board Signees
- 11.3 Facility Plan Presentation Chris Kottra
- 11.4 Annual Library Walk Thru

12 Adjourn

FINAL VOTE OR ACTION MAY BE TAKEN AT THE MEETING ON ANY AGENDA ITEM SUBJECT MATTER LISTED ABOVE, UNLESS THE AGENDA LINE ITEM SPECIFICALLY STATES OTHERWISE.

The Northbrook Public Library is subject to the Requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend any meetings of the Board and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of these meetings or the facilities are requested to contact Brodie Austin at 847-272-7074 promptly to allow the Northbrook Public Library to make reasonable accommodations for those persons. Hearing impaired individuals may establish TDD contact by calling 847-272-7074.

NORTHBROOK PUBLIC LIBRARY CASH BALANCES 5/31/2019

			Beginning Balance	Ca	sh Receipts	E	kpenditures	Ending Balance
<u>Operating</u>								
	General		9,002,784.82		81,996.92		673,482.93	8,411,298.81
	Restricted		263,993.45		1,012.73		8,214.97	256,791.21
	IMRF		557,699.12		8,276.58		48,007.24	517,968.46
	Fica		215,962.59					215,962.59
Total Operating		\$1	0,040,439.98	\$	91,286.23	\$	729,705.14	\$ 9,402,021.07
Capital Improvement		\$	827,800.66	\$	902.81	\$	314,265.75	\$ 514,437.72
Debt Service		\$	8,733.00	\$	0.83			\$ 8,733.83

		Capital	
Cash Detail	Operating	Improvement	Debt Service
NB&T - Checking	168,175.50	(120,124.04)	27.66
ProPay		-	-
PayPal	2,892.02	-	-
GSB - Money Market	225,187.23	-	-
MB - Checking/Money Market	8,941,215.22	503,206.66	-
Certificates of Deposit (detail below)	-	77,327.95	5,042.31
US Bancorp	647.53	502.50	
IMET	63,108.57	53,524.65	3,663.86
Petty Cash	795.00	-	-
Total	\$ 9,402,021.07	\$ 514,437.72 \$	8,733.83

-	Amount	Maturity	Rate	Term-Days
Certificates of Deposit - Capital Improv	vements			
NBT - 16808	\$ 77,327.95	06/25/19	0.250%	365
Certificates of Deposit - Debt Service NBT - 16829	\$ 5,042.31	07/13/19	0.250%	365

NBT = Northbrook Bank & Trust MB = MB Financial GSB = Glenview State Bank IMET = Illinois Metropolitan Investment Fund USB = US Bancorp

Total Human Resources	Staff Development	Unemployment/Worker's Comp	Group Insurance	Maintenance Salaries & Wages	General Salaries and Wages	Human Resources	Total Materials & Services	CCS Shared Costs	OCLC	Programs	Videos/DVDs	Audio Visual	Books	Materials - Books, Audio Visual, Movies	Expenses Undesignated Expenses Materials & Services	Total Revenues	l otal Designated Revenue		Designated Interest Income	Designated Revenue Gifts & Other Designated Income	Total Undesignated Revenue	Other Income	interest income	rines, rees & Rentais			Proventy Lax Levy		01 - General Operating Fund	Ĩ		
\$390,863.95	\$13,631.33	\$22,771.00	\$47,267.79	\$12,781.10	\$294,412.73		\$83,881.08	\$6,326.90	\$1,444.69	\$24,059.98	\$2,595.67	\$1,724.33	\$47,729.51	\$52,049.51		\$3,721,751.65	\$316.61	407	05 43	\$309.22	\$3,721,435.04	\$121.00	\$7,554.56	34,000.70		#0.00	\$0.707,102.30	to 700 1E0 E0		PY Month		Northi
\$388,973.19	\$15,938.37	\$15,047.75	\$41,556.97	\$13,156.02	\$303,274.08		\$83,175.09	\$6,326.90	\$1,958.14	\$21,652.07	\$3,239.09	\$4,553.56	\$45,445.33	\$53,237.98		\$3,871,189.65	\$2,726.28	40.00	437 1A	\$2.691.12	\$3,868,463.37	\$50.20	\$10,327.07	\$4,812.90	\$248.4U	00.0¢	\$3,047,U24.74	VE VCU EVO CD		CY Month	5/31/2019	brook Public Libr come Statement
\$390,863.95	\$13,631.33	\$22,771.00	\$47,267.79	\$12,781.10	\$294,412.73		\$83,881.08	\$6,326.90	\$1,444.69	\$24,059.98	\$2,595.67	\$1,724.33	\$47,729.51	\$52,049.51		\$3,721,751.65	\$316.61	PC. 10	47 20	\$309.22	\$3,721,435.04	\$121.00	\$/,554.56	\$4,000.90	\$0.00	\$0.00	\$3,7U7,122.38	40 JOO 150 FO		PY YTD		, Yue
\$388,973.19	\$15,938.37	\$15,047.75	\$41,556.97	\$13,156.02	\$303,274.08		\$83,175.09	\$6,326.90	\$1,958.14	\$21,652.07	\$3,239.09	\$4,553.56	\$45,445.33	\$53,237.98		\$3,871,189.65	\$2,/26.28	\$01.0C¢	425 14	\$2.691.12	\$3,868,463.37	\$50.20	\$16,327.07	\$4,812.96	\$248.40	\$0.00	\$3,847,024.74	<pre>/ L / C / C</pre>		CYYTD		
\$4,696,475.00	\$100,000.00	\$25,000.00	\$575,000.00	\$182,458.00	\$3,814,017.00		\$1,162,000.00	\$84,000.00	\$26,000.00	\$132,000.00	\$0.00	\$0.00	\$0.00	\$920,000.00		\$7,729,000.00	\$100,000.00	\$0.00	th nh	\$100.000.00	\$7,629,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$0.00	\$00,000,¢0	\$7,329,000.00			CY Budget		
8.28%	15.94%	60.19%	7.23%	7.21%	7.95%		7.16%	7.53%	7.53%	16.40%				5.79%		50.09%	2.73%	0.00%	0.00%	2 69%	50.71%	0.05%	32.65%	9.63%	0.00%	0.00%	52.49%			100%		

	North Inc	orook Public Libr come Statement 5/31/2019	Ϋ́ιε			
) ;	PY Month	CY Month	ργ γτρ	CY YTD	CY Budget	100%
Operating Costs Photocopy	\$8,212.49	\$10.933.08	\$8.212.49	\$10.933.08	\$40.000.00	27 33%
Office & Library Supplies	\$6,643.57	\$3,186.97	\$6,643.57	\$3,186.97	\$70,000.00	4.55%
Software	\$22,308.86	\$18,575.48	\$22,308.86	\$18,575.48	\$103,000.00	18.03%
Postage	\$79.00	\$0.00	\$79.00	\$0.00	\$20,000.00	0.00%
General Insurance	\$33,164.49	\$44,773.88	\$33,164.49	\$44,773.88	\$58,000.00	77.20%
Telephone/Internet	(\$2,351.80)	\$2,616.41	(\$2,351.80)	\$2,616.41	\$20,000.00	13.08%
Professional Services	\$16,666.67	\$19,616.67	\$16,666.67	\$19,616.67	\$270,000.00	7.27%
Furniture, Equipment	\$22,902.58	\$3,423.48	\$22,902.58	\$3,423.48	\$160,000.00	2.14%
Equipment Rental & Maintenance	(\$189.00)	\$3,166.00	(\$189.00)	\$3,166.00	\$20,000.00	15.83%
Community Relations	\$6,315.38	\$1,245.63	\$6,315.38	\$1,245.63	\$52,000.00	2.40%
Total Operating Costs	\$113,752.24	\$107,537.60	\$113,752.24	\$107,537.60	\$813,000.00	13.23%
Maintenance Vehicle Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00	0.00%
Janitorial Supplies	\$1,743.40	\$1,860.77	\$1,743.40	\$1,860.77	\$45,000.00	4.14%
Utilities	(\$613.65)	(\$786.58)	(\$613.65)	(\$786.58)	\$53,000.00	(1.48%)
Building Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	0.00%
	\$21,247.90	\$16,/54.92	\$21,247.90	\$16,/54.92	\$135,000.00	12.41%
i otal Maintenance	\$22,377.65	\$17,829.11	\$22,377.65	\$17,829.11	\$265,500.00	6.12%
Other Expenses			• • •	•		
Recruiting	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Contingency & Misc Exp	\$314.97	\$553.76	\$314.97	\$553.76	\$100,000.00	0.55%
Board Development	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	0.00%
Total Other Expenses	\$314.97	\$553.76	\$314.97	\$553.76	\$104,000.00	0.53%
Total Undesignated Expenses	\$611,189.89	\$598,068.75	\$611,189.89	\$598,068.75	\$7,040,975.00	8.49%
Designated Expenses	•		•			
IVIIscellaneous Designated Expenses	⇒1,∪SU.01	\$0,040.49	ו מ.טניט, ו ¢	\$3,043.4Y		5.65%
Designated Materials Expense Designated Program Expense	\$1,919.99	\$355.93 \$1,845.00	\$0.00 \$1,919.99	\$355.93 \$1.845.00	\$0.00	0.00% 0.00%
Total Designated Expenses	\$2,950.80	\$7,846.42	\$2,950.80	\$7,846.42	\$100,000.00	7.85%
Transfers & Other Financing Uses						
Transfor to Date Consist		\$0.00	40.00			0.00%
	÷>>>>	#0.00	#0.00	\$0.00	#F00 000 00	0.0070
Total Transfers & Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$588,000.00	0.00%
Total Expenses	\$614,140.69	\$605,915.17	\$614,140.69	\$605,915.17	\$7,728,975.00	7.84%
NET SURPLUS/(DEFICIT)	\$3,107,610.96	\$3,265,274.48	\$3,107,610.96	\$3,265,274.48	\$25.00	

Northbrook Public Library

	Inc	ome Statement 5/31/2019				
	PY Month	CY Month	ΡΥ ΥΤΟ	CY YTD	CY Budget	100%
03 - Capital Improvements Fund					I	je 6 of
Revenues Undesignated Revenue						Page
Interest Income	\$159.35	\$891.42	\$159.35	\$891.42	\$6,000.00	14.86%
Total Undesignated Revenue	\$159.35	\$891.42	\$159.35	\$891.42	\$6,000.00	14.86%
Transfers & Other Financing Sources Transfer from General fund	\$0.00	\$0.00	\$0.00	\$0.00	\$563,000.00	0.00%
Total Transfers & Other Financing Sources	\$0.00	\$0.00	\$0.00	\$0.00	\$563,000.00	0.00%
Total Revenues	\$159.35	\$891.42	\$159.35	\$891.42	\$569,000.00	0.16%
Expenses Undesignated Expenses Capital Projects & Bond Expenses						
Renovation/Repair	(\$675.00)	\$72,214.48	(\$675.00)	\$72,214.48	\$652,000.00	11.08%
Professional Fees Furniture & Equipment	\$850.00 \$0.00	\$0.00 \$49,551.08	\$850.00 \$0.00	\$0.00 \$49,551.08	\$168,000.00 \$0.00	0.00% 0.00%
Total Capital & Bond Expenses	\$175.00	\$121,765.56	\$175.00	\$121,765.56	\$820,000.00	14.85%
Total Undesignated Expenses	\$175.00	\$121,765.56	\$175.00	\$121,765.56	\$820,000.00	14.85%
Total Expenses	\$175.00	\$121,765.56	\$175.00	\$121,765.56	\$820,000.00	14.85%
NET SURPLUS/(DEFICIT)	(\$15.65)	(\$120,874.14)	(\$15.65)	(\$120,874.14)	(\$251,000.00)	

Northbrook Public Library

	Inco	ome Statement 5/31/2019				
05 - Debt Service Fund	PY Month	CY Month	ΡΥ ΥΤD	CY YTD	CY Budget	100%
Revenues						
Undesignated Revenue						
Property Tax Levy	\$261,901.95	\$271,798.80	\$261,901.95	\$271,798.80	\$528,404.00	51.44%
Interest Income	\$20.53	\$6.27	\$20.53	\$6.27	\$1,000.00	0.63%
Total Undesignated Revenue	\$261,922.48	\$271,805.07	\$261,922.48	\$271,805.07	\$529,404.00	51.34%
Total Revenues	\$261,922.48	\$271,805.07	\$261,922.48	\$271,805.07	\$529,404.00	51.34%
Expenses Undesignated Expenses Capital Projects & Bond Expenses						
Interest Payments Principal Payments	\$138,030.55 \$0.00	\$134,716.32 \$0.00	\$138,030.55 \$0.00	\$134,716.32 \$0.00	\$269,432.64 \$258,971.00	50.00% 0.00%
Total Capital & Bond Expenses	\$138,030.55	\$134,716.32	\$138,030.55	\$134,716.32	\$528,403.64	25.50%
Total Undesignated Expenses	\$138,030.55	\$134,716.32	\$138,030.55	\$134,716,32	\$528,403.64	25.50%
Transfers & Other Financing Uses Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Total Transfers & Other Financing Uses	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	0.00%
Total Expenses	\$138,030.55	\$134,716.32	\$138,030.55	\$134,716.32	\$528,903.64	25.47%
NET SURPLUS/(DEFICIT)	\$123,891.93	\$137,088.75	\$123,891.93	\$137,088.75	\$500.36	

Northbrook Public Library Income Statement 5/31/2019

Northbrook Public Library Bills, Charges and Transfers for Board of Trustee Approval Month of May 2019

Operating Funds	
Library Claims List	\$ 163,853.94
Librarian's Claims List	\$ 22,720.44
Payroll	\$ 305,971.34
Fica/IMRF	\$ 48,007.24
ACH to IPBC	\$ 54,435.86
2012 A Interest Payment	\$ 946.32
2012 B Interest Payment	\$ 1,020.00
2013 B Interest Payment	\$ 132,750.00
Total Operating Funds	\$ 729,705.14
Capital Improvement Fund	
Claims List	\$ 314,265.75
Debt Service Fund	
Grand Total Library	\$ 1,043,970.89

Northbrook Public Library Bank Register Report Northbrook Bank & Trust General Checking

Transaction Number	Transaction Date	Reference	Payments	Description
23697	5/16/2019	Ceiling Guys	\$5,000.00	payment building repair
23698	5/16/2019	Comcast	\$1,830,20	annual invoice for internet back up
23699	5/16/2019	Discovery Benefits, Inc.	\$2,684.50	monthly payment flexible spending, dedendant care
23700	5/16/2019	First Bankcard	\$5 326 84	monthy payment credit card
23701	5/16/2019	Grill House	\$1,115.00	nontriny payment development day feed
23702	5/16/2019	Mississippi Heat	\$400.00	monthly payment for program expanse
23702	5/16/2019	Old Town School of Folk Music	\$700.00	monthly payment for program expense
23703	5/16/2019	Outsource Solutions Group, Inc.	\$17 166 67	monthly payment for program expense
23705	5/16/2019	Olga Rudiak	00.003	monthly payment for program expense
23705	5/16/2019	Olga Rudiak	00.000	monthly payment for program expense
23707	5/16/2019	Travelers CL Remittance Center	\$2.099.00	annual payment workers compensation insurance
00700	E 14 / /204 0	Y 0	*1.000.00	audit adjustment
23708	5/16/2019	Xerox Corporation	\$1,300.00	monthly payment copier lease & maintenance
23709	5/31/2019	Amazon	\$3,467.09	montlhy payment amazon
23/10	5/31/2019	Anna Amen	\$976.50	payment for travel reimbursement and supplies
23/11	5/31/2019	Apple Books	\$1,781.70	monthly payment material
23/12	5/31/2019	Baker & Taylor	\$19,020.71	monthly payment material
23/13	5/31/2019	Best Quality Cleaning	\$4,680.00	monthly payment cleaning
23714	5/31/2019	Bibliotheca, LLC.	\$3,130.01	monthly payment material
23715	5/31/2019	Book Page	\$864.00	annual payment subscription
23716	5/31/2019	CallOne	\$786.21	monthly telephone paymen
23717	5/31/2019	CenterPoint Energy Services, Inc.	\$8,511.81	monthly invoice utilities - gas
23718	5/31/2019	Colley Elevator Co.	\$4,849.92	annual invoice elevator maintenance
23719	5/31/2019	Cooperative Computer Service	\$8,285.04	monthly payment consortium & OCLC
23720	5/31/2019	Demco, Inc.	\$1,049.45	monthly invoice supplies
23721	5/31/2019	Discovery Benefits, Inc.	\$2,684.50	monthly payment flexible spending, dedendant care and commuter benefit
23722	5/31/2019	Fun Express, LLC	\$1,204.27	payment for supplies
23723	5/31/2019	Gale	\$4,632.37	monthly payment material
23724	5/31/2019	Glenbrook HSD 225 - Business Services	\$5,220.00	annual payment internet service
23725	5/31/2019	H-O-H Water Technology Inc.	\$4,000.00	annual payment preventative maintenance
23726	5/31/2019	The Home Denot Credit Services	\$1 534 70	monthly payment ignitorial supplies
23727	5/31/2019	HR Source	\$4,115.00	payment for staff training, benchmarking, coaching, survey fee & annual membership dues
23728	5/31/2019	Menard Consulting, Inc.	\$1,800.00	annual payment acturial valuation
23729	5/31/2019	Mergent, Inc.	\$1,089.00	annual payment material database
23730	5/31/2019	Midwest Tape	\$6,927.32	monthly payment material
23731	5/31/2019	MitvLite Inc.	\$921.49	payment for supplies
23732	5/31/2019	Morningstar, Inc.	\$6,278,00	annual payment material database
23733	5/31/2019	Naxos of America Inc.	\$975.00	annual payment material database
23734	5/31/2019	North American	\$653.06	monthly payment ignitorial supplies
23735	5/31/2019	Overdrive	\$4,296,13	monthly payment material
23736	5/31/2019	Pace Systems INC	\$3,125.00	annual payment preventative maintenance
23737	5/31/2019	Panera II C	\$427 05	bayment for staff davalopment day feed
23738	5/31/2019	Promos 911 Inc	\$3 318 02	payment for promotional items
23730	43616	Proquest	\$3,310.02	appual payment material database
23740	43616	Record Information Services Inc	\$1 220.00	annual payment material database
23741	43616	Runco Office Supply	\$1,330.00	monthly navment supplies
23742	43616	Scholastic Library Publishing	\$2 220 00	annual navment material database
20142	43010	Scholastic Library Fublishing	\$3,327.00	annual payment proventative maintenance
23742	43616	The Sewing Source	\$648.95	amount payment preventative maintenance
23743	43616	Teal Fong Books, Inc	\$1 010 24	monthly prymont materials
23745	42616	Tumbleweed Pross Inc.	\$1,017.30	appual payment material determs
23743	-3010	Tumbleweeu messilit.	φ 3,000.00	monthly payment conjer longe & mointenant
23746	43616	Wells Fargo Vender Fin Serv	\$1,530.00	(represents 2 months)

\$163,853.94

Northbrook Public Library Bank Register Report Northbrook Bank & Trust Librarian Checking

Number	Date	Reference	Payments
48924	2/28/2019	VOID - Dani Berman	\$ (22.99
49107	4/30/2019	VOID - Hobby Lobby	\$ (244.54
49158	5/16/2019	Advanced Disposal	\$549.76
49159	5/16/2019	Aquatic Works I TD	\$175.00
49160	5/16/2019	Bounce Houses R Us	\$365.00
49161	5/16/2019	Nancy Buehler	\$250.00
49162	5/16/2019	Nancy Buehler	\$250.00
19162	5/16/2019		\$594.25
1916/	5/16/2019	Stephen DeFalco	\$200.23
47104	5/16/2019	Des Bleines Public Libren	\$200.00
47103	5/16/2019	Discuss (Repolits _ Simplify	\$43.70
47100	5/16/2019	Chave Deligelar	\$103.50
4910/	5/16/2019	Steve Dolinsky	\$250.00
49168	5/16/2019	Ela Area Public Library District	\$25.00
49169	5/16/2019	ELM USA Inc	\$129.95
49170	5/16/2019	Anna Fillmore	\$41.37
49172	5/16/2019	Mark Gelteld	\$200.00
49173	5/16/2019	Mark Gelteld	\$200.00
491/4	5/16/2019	Bridget Golembiewski	\$131.35
49175	5/16/2019	Benjamin Golubott	\$250.00
49176	5/16/2019	Benjamin Golubott	\$250.00
491//	5/16/2019	Tracy Gossage	\$227.29
49178	5/16/2019	Robert Grillo	\$150.00
49179	5/16/2019	Guitar Center	\$229.99
49180	5/16/2019	Hel's Kitchen Catering	\$301.06
49181	5/16/2019	Ellen Klein	\$200.00
49182	5/16/2019	David Kosrow	\$550.00
49183	5/16/2019	Summer Kosuge	\$52.50
49184	5/16/2019	Alisa Kusnitzow	\$125.00
19185	5/16/2019	Lake Villa District Library	\$33.05
19186	5/16/2019	Helen Lazzaro	\$150.00
19187	5/16/2019	Helen Lazzaro	\$115.00
19188	5/16/2019	LeonardoMusic	\$395.00
49189	5/16/2019	Amanda Lopez	\$40.00
49190	5/16/2019	Ron Mantegna	\$200.00
49191	5/16/2019	Ron Mantegna	\$200.00
49192	5/16/2019	Kathleen Jo Zeigler Mitchem	\$200.00
49193	5/16/2019	Mixed Media & Design Inc.	\$300.00
49194	5/16/2019	Diego Morales	\$80.00
19195	5/16/2019	Michael Moreci	\$200.00
49196	5/16/2019	Rachel Murguia	\$75.00
49197	5/16/2019	National Vegeterian Museum	\$150.00
49198	5/16/2019	Susan Nelson	\$100.00
49199	5/16/2019	Niles-Maine Public Library	\$45.98
49201	5/16/2019	Maureen O'Connor	\$400.00
49202	5/16/2019	Old Town School of Folk Music	\$375.00
49203	5/16/2019	Old Town School of Folk Music	\$300.00
49204	5/16/2019	Helena Osorio	\$200.00
49205	5/16/2019	Petty Cash Custodian	\$43.50
49206	5/16/2019	Prospect Heights Public Library District	\$33.00
47207	5/16/2019	Kound Lake Area Public Library District	\$10.99
47208	5/16/2019	Naren Schachschneider	\$29.99
49209	5/16/2019	Lauren Schimerdecker	\$250.00
+7210	5/16/2019	The Here Book inc.	\$125.32
10212	5/16/2019	Genevieve Thiers	\$72.00
19212	5/16/2019	Jeremy Tonin	\$400.00
1921/	5/16/2017	Robert Waterbury	\$100.00
49215	5/16/2019	Robert Waterbury	\$50.00
19216	5/16/2019	WEX Bank	\$30.00
			i

Northbrook Public Library Bank Register Report Northbrook Bank & Trust Librarian Checking

Transaction	Transaction		
Number	Date	Reference	Payments
49217	5/16/2019	WILIUG	\$40.00
49218	5/16/2019	Wilmette Public Library District	\$29.50
49219	5/16/2019	Brian Wilson	\$125.00
49220	5/23/2019	Costco	\$200.00
49221	5/29/2019	Northbrook Park District	\$25.00
49222	5/30/2019	Anna Amen	\$100.00
49223	5/30/2019	American Library Association, Membership	\$270.00
49224	5/30/2019	Jeff Ash	\$500.00
49225	5/30/2019	Dani Berman	\$22.99
49226	5/30/2019	C&S Sales Inc.	\$16.90
49227	5/30/2019	CBIS Processing Center	\$18.95
49228	5/30/2019	Center Point Publishing	\$46.74
49229	5/30/2019	Theresa Cichocki	\$100.00
49230	5/30/2019	CLCD, LLC	\$520.00
49231	5/30/2019	Community Inclusion Consulting, LLC	\$175.00
49232	5/30/2019	Consumers' Checkbook	\$450.00
49233	5/30/2019	Sandra Cotler	\$52.50
49234	5/30/2019	Crain Chicago Business	\$139.00
49235	5/30/2019	Criterion Pictures	\$375.00
49236	5/30/2019	D&Z House of Books	\$61.48
49237	5/30/2019	Carol D'Anca	\$150.00
49238	5/30/2019	Do It Yourself Magazine	\$19.96
49239	5/30/2019	EBSCO Information Services	\$11.00
49240	5/30/2019	ECO Promotional Products Inc	\$505.08
49241	5/30/2019	Eindaway World LLC	\$175.67
49242	5/30/2019	Freeman Pictures Inc	\$300.00
49243	5/30/2019	Glephrook North High School	\$48.00
49244	5/30/2019	Kimberly Gordon	\$500.00
49245	5/30/2019	GovConnection Inc	\$280.00
49246	5/30/2019	Grainger	\$200.00
47240	5/30/2019	Grav House Publishing	\$462.05
49248	5/30/2019	Hobby Lobby	\$236.58
49240	5/30/2019	Illinois Library Association	\$35.10
49250	5/30/2019	Image Specialties of Glenview Inc.	\$60.00
49251	5/30/2019	Information Today, Inc.	\$399.50
49252	5/30/2019	Kindermusik International	\$175.80
49253	5/30/2019	Lechner & Sons	\$182.24
49254	5/30/2019	Susan Maddox	\$350.00
49255	5/30/2019	MakerBot Industries II C	\$120.50
49256	5/30/2019	Robert Mueller	\$120.00
49257	5/30/2019	Robert Mueller	\$175.00
49258	5/30/2019	Northbrook Ballroom Dance Inc	\$200.00
49259	5/30/2019	Northbrook Hardware	\$78.02
49260	5/30/2019	Park Circus, Inc.	\$350.00
49261	5/30/2019	Penguin Random House LLC	\$330.00
49262	5/30/2019	Patarson Bros Plastics Inc	\$400.00
49263	5/30/2019	Reaching Across Illinois Library System	\$45.00
49264	5/30/2019	Recorded Books Inc	\$+3.00
49265	5/30/2019	Susan Schmittroth	\$7.04
49265	5/30/2019		\$1.70
40247	5/30/2017	Thomson Reuters West Payment Ctr	\$400.00 \$500 E4
10260	5/30/2019	Value Line Publishing LLC	\$300.30
40260	5/30/2017	Vis-O-Graphic Inc	\$475.00 \$572.40
49270	5/30/2019	Yami Vending Inc.	\$373.40 \$442.4E
49271	5/31/2010	Baker & Taylor Entertainment	\$9442.43 \$24E 77
7/4/1	5/5//2017		\$345.77

Northbrook Public Library Bank Register Report Northbrook Bank & Trust Capital Improvements

Transaction Number	Transaction Date	Reference	Payments	Description
1696	5/16/2019	Pepper Construction Co.	\$183,236.21	Progress payment 1st floor renovation project
1697	5/30/2019	Building Technology Consultants, Inc.	\$3,400.00	Progress payment facility plan
1698	5/30/2019	Pepper Construction Co.	\$68,783.48	Progress payment 1st floor renovation project
1699	5/30/2019	Product Architecture + Design	\$3,600.00	Progress payment 1st floor renovation project
1700	5/30/2019	Uline	\$6,144.05	Shelving and Tables for 1st floor renovation project
1701	5/30/2019	Warehouse Direct	\$43,407.03	Furniture for 1st floor renovation project
1702	5/30/2019	Wiss, Janney, Elstner Associates, Inc.	\$5,694.98	Progress payment exterior façade & painting project

\$314,265.75

Northbrook Public Library Foundation Financial Statements May-19

Income Statement		
	Month to Date	Year to Date
Income		
Unrestricted Donations		
Brick Donations		
Auditorium Chair Donations	1,500.00	1,500.00
Individual Donations		
Corporate Donations		
Organizations Donations		
Whole Foods Donation	1,737.15	1,737.15
HodgePodge Donation		
Amazon Smile Donations	45.93	45.93
Total Unrestricted Donations	3,283.08	3,283.08
Interest Income-Unrestricted	6.86	6.86
Total Income	3,289.94	3,289.94
Expense		
Bank Fee		
Brick Expenses		
Chair Expenses		
Filing Fee		
Grant Transfer to NPL		
Postage		
Professional Fees		
Software Expense		
Special Event Expense		
Total Expense	=	-
Net Income	3,289.94	3,289.94

Auditorium Chairs Available for Sale	218
Auditorium Chairs Sold through May 2019	49
Remaining Auditorium Chairs for Sale	169
Percent Sold	22%

24 x 24 Bricks Available for Sale	74
24 x 24 Bricks Sold through May 2019	74
Remaining 24 x24 Bricks Available for Sale	0
Percent Sold	100%

12 x 12 Bricks Available for Sale	1057
12 x 12 Bricks Sold through May 2019	846
Remaining 12 x 12 Bricks Available for Sale	211
Percent Sold	80%

Balance Sheet		
ASSEIS		
Current Assets		
Checking/Savings		
MB Financial - Checking	5,963.03	
MB Financial - Money Market	48,209.28	
Total Checking/Savings	54,172.31	
Accounts Receivable		
Due from NPL		
Total Accounts Receivable -		
Total Current Assets	54,172.31	
TOTAL ASSETS	54,172.31	
LIABILITIES & EQUITY		
Equity		
Retained Earnings	50,882.37	
Net Income	3,289.94	
Total Equity	54,172.31	
TOTAL LIABILITIES & EQUITY	54,172.31	

DIRECTOR'S REPORT AGENDA ITEMS

5 Public Comments

5.1 Summer Reading – Ms. Kelly Durov Our Youth Services Manager, Kelly Durov, will give a short presentation on this year's Summer Reading Program, "It's Showtime at Your Library."

11 New Business

11.1 Review 4th of July Plans

As I mentioned last month, we will be having a float for the parade this year. I need to get a final head count from the board for who is attending.

11.2 Adopt Bank Resolutions for New Board Signees Anna has prepared the updated documents, which are included in the packet, for our new board officers.

11.3 Facility Plan Presentation – Chris Kottra

Chris Kottra from BTC will be joining us to walk the board through the facility plan. I have also included a short memo giving a summary of the report along with some potential next steps.

11.4 Annual Library Walk Thru

As we did last year, I will take the board on a walk thru of the library, showing what we have changes this year and focusing on upcoming capital projects we will be focusing on in the coming years.

BOARD NEWS

• For those board members attending the 4th of July Parade, please remember to wear your summer reading or library t-shirt.

FIT INTO PATRONS' LIVES

Library Wide

- Linda Vering worked with Cedric and Jane to plan the 50th Anniversary of the Library's Building lobby Display Case, which contained prints and artifacts from the building's history, as well as a marketing for our 50th Anniversary Celebration on May 25.
- Linda Vering worked with Brodie to plan and execute the 50th Anniversary Celebration in our lobby, which had items on display from the library's history, and a



cake to mark the celebration. The event was held at 10:00am, and then repeated at 2:00pm. Thank you to all of our board members who attended.





- Summer Reading began on June 1 with the theme, "It's Showtime at Your Library" That day, we had:
 - o 184 adults signed up
 - 83 teens for our new Teen Reading Program
 - 496 school age kids, and
 - o 38 babies

We had a food truck, bouncy house, and activities in the library for families. Linda Vering worked with Cedric to produce yard signs to promote the Summer Reading Kickoff, which were placed around Northbrook, near schools, and in heavily trafficked intersections. Linda Vering also worked with Cedric to produce yard signs to be given out to patrons during the Kick Off event. Thank you to all our board members for placing them in your yards.



Fiction & Media

- The first program in the three part American Creed series was held on May 22. Northbrook Public Library was one of 50 U.S. libraries to be awarded grant funds to host these programs, which seek to bring people together across political divides, and encourages them to analyze our shared American values and ideals. This first event was a screening of the PBS documentary *American Creed* followed by a facilitated discussion led by representatives from the Illinois Writing Project. The event had 66 attendees for the film screening, and 34 stayed for the discussion. The discussion was frequently cited as attendees' favorite portion of the event on feedback forms collected at the event. One feedback form said, "Continue to present programs such as the one we experienced this evening."
- May was the first month that Fiction & Media implemented a new approach to film programming, with no Wednesday Classic Film Series in May. During this time, staff focused on projects including the American Creed grant programs and collaborative planning for future film series that will include content and speakers in addition to screening the film. Staff collected feedback and talked to many library users about the new approach, as we know this is a significant change to a longstanding program. Short breaks have also been added in to a number of weekly ongoing programs, with similar goals to allow for time and space for a variety of other initiatives and programs.
- The library is in the process of adding Chromecast devices to its circulating collection. These devices will allow users to stream or "cast" media such as movies or music to their TV screen from their computer or mobile device through their home wi-fi network. The goal of offering these devices is to make the library's streaming services such as Hoopla and Kanopy more accessible to home users who may not have existing equipment.

Reference

- Bryan Brugger led a four week Spanish conversation class during which patrons practiced speaking Spanish, improving their listening comprehension, learned new vocabulary, and read short stories and articles. Carlos Früm generously gave his time and expertise to help with the more advanced students. Due to the popularity of the program we are planning on more Spanish language learning programs in the future.
- A Vegetarian Museum exhibit is now on view in the Reference area. A patron came to the desk to share that part of the exhibit brought back memories of his mother's stories going to a vegetarian summer camp in Benton Harbor, MI.

Youth Services

- May 4 was Free Comic Book Day and Amanda Margis and Rachel Kaplan coordinated comic book donations from North Shore Comics to give away and had a "vote for your favorite comic character" bracket set up for the weekend.
- In May, we take a break from story times to visit schools and prepare of Summer Reading. We also offer special programming for young children including Wiggle worms concerts presented by musicians from Old Town School of Folk Music and Messy Play which is a sensory experience for young children that Anna Fillmore plans.
- The Juvenile Popular Picks collection was debuted on May 7, a collection similar to the Lucky Day collections for Adults in Fiction & Media. Cataloging Assistant Judy Haynes and Processor Liz Becker worked together with Youth Services selector Amanda Lopez to prepare the collection (255 books as of 5/7) for circulation to the public.

EXPAND AND DEEPEN COMMUNITY CENTERED INITIATIVES AND PARTNERSHIPS

Library Wide

 We once again hosted 5 students for the May 20 Student Government Day. Each year, the Village coordinates this event to help give students a better understanding of what working in local government is like. This year, the students' focused on the question of what to do with the Grainger property. The library students met one on one with Kelly Durov, Susan Wolf, Brodie Austin, Anna Amen, and myself to learn about our jobs. We then discussed what to do about the issue as a group before the students returned to school. That evening, the students participated in a mock board meeting where they gave their opinions on the problem.

Fiction & Media

 On May 17th staff members Brodie Austin and Tracy Gossage attended the Welcome to Northbrook Flamingo Friday event held by the Community Relations Commission at Village Hall. The Commission has been instrumental in working with the library to develop a One Book, One Northbrook event. Tracy and Brodie distributed 19 free copies of the One Book selection *Born a Crime* by Trevor Noah at the event, and encouraged people to share the event and book with family and friends in the community. People who received a copy signed up to get emails about the One Book, One Northbrook events.

- The library presented a sneak preview of the summer musical "Newsies" in the library's auditorium in conjunction with the Northbrook Park District. The program had 93 people in attendance. Park District staff expressed how pleased they are that the relationship has strengthened between these two community organizations, and how this partnership enhances the value of both for the people of Northbrook.
- Lori Siegel and Christophe Andersen represented Northbrook Public Library at the Seniorpalooza event at the North Shore YMCA on May 29. This was a good opportunity to interact with area residents and let them know about what the library has to offer. Many were interested in the One Book, One Northbrook upcoming initiative and almost everyone who stopped by complimented the library facilities and/or staff and collections.

Reference

- Bryan Brugger partnered with the financial planners who volunteer at the library each month to present Financial Literacy 101 on May 21. Patrons learned about protecting their assets, managing cash flow, investing wisely, managing taxes, saving for retirement, and leaving a legacy.
- Jill Franklin partnered with the YMCA on Planning a Compassionate Death panel presentation. Panelists were: Journey Care representative - speaking on the difference between palliative and hospice care; a local physician who sees many end-of-life patients; and a Compassion & Choices representative - spoke about medical aid in dying and the future of legislation in Illinois to allow it. Patron reaction to this program was strong. There were many questions and many people thanked Jill for having the program.

Youth Services

This year, we increased the number of schools that we visited to promote summer reading. Sarah Rustman visited nine schools for Summer Reading promotion and/or book talks. Sarah Rustman and Bridget Golembiewski visited Maple and NBJH to book talk the Rebecca Caudill Young Readers' Choice Award booklist. Bridget Golembiewski spent 3 hours at Glenbrook South to promote One Book, One Northbrook by giving out copies of Born a Crime by Trevor Noah and talking about the initiative. Bridget also provided Glenbrook North with posters and books to give away to promote One Book, One Northbrook. Amanda Lopez visited two preschool, St. Norbert and Gertrude B. Nielsen and arranged classroom Summer Reading participation with Bright Horizons.

 On May 21, we hosted the Glenbrook North High School's Incubator Entrepreneurship program in the Auditorium. This was our first year hosting this event. Students spent the school year learning to be entrepreneurs and designing a start-up business. They presented their ideas to a panel of judges who were business people from the community. One group was selected to win start-up money for the idea the presented. The start-up money was collected by volunteers and consisted of charitable donations. It was great that the library could offer the Auditorium space for this event that was enjoyed by both GBN affiliated viewers as well as those from the general public. We plan to partner with GBN again on this program.

BUILD A HIGH CAPACITY ORGANIZATIONAL INFRASTRUCTURE

Continuing Education & Professional Development

• I helped run the 3rd annual Director's University for new library directors down at the Illinois State Library from June 3-7. This week long training provides essential training to new directors, who often have had no formal training on running libraries. This year we had 5 single person libraries. Their budgets are all less than \$20,000 and each had to close in order to send the directors for this training. We appreciate the support of the Illinois Library Association, Illinois State Library, and Illinois Library systems to help fund this training.



• Cataloging Librarian Sara Scodius attended the IUG (Innovative Users' Group) annual conference in Phoenix, AZ on May 5-8. She participated in sessions and networked with staff members from other libraries around the country who use Polaris as their Integrated Library System, learning more about how best to use the system for its Technical Services, Public Services, Circulation, and Reporting features.

- Americans with Disabilities Act Staff Training was coordinated by School & Special Services Librarian Sarah Rustman for all staff. We learned about Google Live translate, talked about how to make programs more welcoming for people of all abilities, and practiced using more inclusive language for patrons.
- We had another successful Staff Development Day on Friday, May 17 with 108 staff members attending. We did departmental tours and learned about what each department does. We did some cleaning in the afternoon and celebrated staff anniversaries. Thank you to Carlos for coming to the staff anniversary presentations. We had one staff member, Betty Wright, who has been with the library for 40 years. She reported that she started what she thought was just going to be a summer job and has never left. She works in our Technical Services department as an Acquisitions Clerk. Staff were very appreciative of the board's generosity in closing the library for the day to give us this opportunity to train and connect with each other.
- Cataloging Librarian Sara Scodius presented, along with Rebecca Pfenning of Plainfield Public Library, a session entitled, *Another Acronym? A Subject Heading Survival Guide*, at the Reaching Forward Conference in Rosemont, IL on May 3.

New Hires

- Beth Grossman, part-time Shelver (Circulation) started on May 1. (replacement)
- Katie Marcum, part-time temporary Summer Reading Assistant (Youth Services) started on May 21. (rehire from last summer)
- Samantha Bellman, part-time temporary Summer Reading Assistant (Youth Services) started on May 31. (replacement)

Terminations/Retirements

(Terminations refer to all persons leaving library employment for any reason, including resignations and retirements)

• Keelin Molloy, regular part-time Clerk (Circulation) resigned effective June 11.

MAINTAIN A SECURE, SUSTAINABLE, AND WELL-RESOURCED LIBRARY

- The Catch Basin, Manhole, Asphalt Project is now complete. When the staff lot was repaved, they went with a narrower width and we were able to gain four additional spots for staff.
- The Phone System Project continues. We received five responses to the RFI we submitted to phone system vendors. Library staff and OSG staff will review the responses and select vendors for in-person interviews. A final selection will be presented to the board at the August meeting.

Kate Hall Executive Director

COLLABORATORY UPDATE

Prepared by: Cathleen Doyle May, 2019

RECENT PROJECTS



THE USER EXPERIENCE



From DSA Michelle Mistalski: Candice, a power user of the Collaboratory, came in to work on a project for a friend's birthday display for their child. She originally had issues with the inner acrylic pieces not fitting into the outer piece. I took a look at the Adobe Illustrator files and helped compound and release the shapes that she wanted to use so that they would properly offset to fit within each other. After noting the acrylic thickness differences in certain pieces, she was able to fit all of the acrylic pieces in without breakage or fall outs.

From DSA Sean Miller: The CEO of a small Northbrook business came

in with a well prepared file to make a laser-cut sign. We worked out some details and successfully cut-out 3 marketing signs which will be used to promote his product at an upcoming trade show.



Monthly Report 1



From DSA Hugh Sato: A patron brought in a couple books to repair at Northbrook Repairs. Though I couldn't promise perfection, we were able to use the equipment we had for our Bookbinding program with some sewing thread to stitch the books back together. She was happy to just have them and be able to read these keepsakes to her children without them falling apart.

FEEDBACK

"I want to say that my experience at the Collaboratory was a very satisfying time. I was helped with the most cheerful and gracious staff! I was able to complete my tasks with their help at every turn and answer my questions! Very impressed with the options, help and availability to my needs. Could use more attention and funding to grow more!" -A. Arciero

"The Collaboratory is fantastic!! The staff is so helpful and have great positive attitudes. Love having access to such cool tech!

-J. Katz

"The Collaboratory space is an excellent place for creative expression and has excellent staff to help you create whatever you come up with!!" -Halyse Cole

3D PRINTING

We printed 72 objects for users in May.

PROJECTS

May projects by material type charged, and associated equipment:

Material	Quantity	Machine
3D Printing	26	3D Printer
Acrylic	17	Laser Cutter
Buttons	100	Button Makers
Cardstock	21	Cricut
DVDs	5	Digitization Room
Embroidery Thread	10	Embroidery Machine
Glasses	7	Laser Cutter
HDPE	1	Carvey
Stabilizer Sheets	23	Embroidery Machine
Vinyl & Transfer Paper	19	Cricut
Wood	29	Laser Cutter & Carvey

PROGRAMS

We held 11 programs with 125 people attending, including our first Northbrook Repairs event, where we helped 54 people with 59 items.

VISITORS

1035 people visited the Collaboratory over 22 days in May.

Monthly Report 2

RAILS Report May 2019

Here is a summary on what projects and initiatives are happening at the library system.

Work with libraries of all types to tell the library story

RAILS staff met with staff at Imagination, the content marking firm that did our video Dreams Take Flight, about another video. This project will focus on answering the question of why libraries are still important, or even more important, during the age of the internet. The video will be adaptable for all types of libraries. RAILS expects it be a summer project, with video completion in the fall.

Help libraries be the best they can be

Diane Foote, Executive Director of ILA, and Dee Brennan, RAILS Executive director met to talk about alignment of RAILS and ILA activities and ways the two groups can partner. ILA's new strategic plan provides a clear direction for ILA and will help the two to partner and avoid duplication or gaps of service. They discussed the need for a statewide conversation about and plan for continuing education.

Developing Library Leaders

Elevate Statewide Leadership Program a Rousing Success!



The second annual Elevate program was held on April 27 at the Illinois State Library. Eighty-nine library staff members from around the state participated in this all-day, intensive workshop facilitated by Dr. Adam Goodman of Northwestern University's Center for Leadership. RAILS played an important role in the success of Elevate, with four RAILS staff members serving as participants, facilitators, and/or planning committee members. Elevate focused on how to build effective teams. Participants learned how to get teams off to a great start and how to diagnose/solve common problems. Post-event surveys indicated that attendees had a positive experience, with over 90% stating they felt they could take what they learned and apply it to improve library services back home. As one attendee remarked "Working well with others is key to enjoying your work and having impact beyond the artificial barriers we set in place. This session is one of the best I've been to and it helps me see my role within an organization and to take responsibility for any issues within my teams."



Memorandum

DATE: June 10, 2019

TO: Board of Trustees

FROM: Kate Hall, Executive Director

RE: Facility Plan

Earlier this year, we contracted with Building Technology Consultants, Inc. to prepare a comprehensive facility plan for us. Previously, we had documents from Bob Huston on the mechanical inventory and from Product Architecture and Design on the master plan, but nothing that took a holistic approach to looking at the life cycle of the building and all its components.

Included in your packet is the full report. The report gives us a 20 year view of what will need to be done to the building and provide us the opportunity to properly budget for upcoming projects. It is important to note that not everything will take place in the year it is designated. This is a roadmap that will help us plan, but it is possible that items will need to be replaced sooner or may be able to have their life cycle extended.

I have prepared a simplified list of the next three years to give the board a more focused snapshot of some of the projects we have coming up:

FY2020 (\$1.3 million)

- Technical Services & Maintenance Remodel –completed
- Parking Lot Repavement-completed
- Phone System- in process
- Study Rooms- early planning stages
- Building Maintenance Replacements (HVAC and Plumbing Pumps, Exhaust Fans Domestic Water Heater, Boiler Room Ventilation, Fire Sprinklers)

FY2021 (\$1.9 million)

- Landscaping and Hardscape
- Mechanical Penthouse Wall Cladding
- Exterior Façade and Painting Project
- Security Cameras
- Marketplace
- Building Maintenance Replacements (Air Handlers, Exhaust Fans, Fire Sprinklers)

FY2022 (\$1.3 million)

- Corrugated Metal Panels
- Alarm System
- RFID
- Circulation Remodel
- Automated Material Handler
- Building Maintenance Replacements (Boilers)

FY2023 (\$620k)

- Asphalt Pavement sealing
- Concrete Repairs (Driveway, Sidewalks & Stairs, Curbing)
- Fiction & Media Staff Space

As you can see from the list, we have a number of projects coming up in the next couple of years. We have been putting money in the Capital Improvement Fund (CIF), but as shown in Table 2 of the report, we will soon be running in the red if we complete the planned projects. There are several options for what we can do in terms of tackling these projects:

- 1. Cut back on our projects each year and stretch out the masterplan.
 - a. Pros: We stay balanced with the funding we have allotted for the projects.
 - b. Cons: We will be denying patrons many improvements they have requested for a longer period of time.
- 2. Designate a greater amount from operating to be put towards CIF each year, cutting back on operating expenses.
 - a. Pros: We continue to do smaller projects annually as we have planned.
 - b. Cons: Cutting from the operating fund will mean that we will be reducing other programs, collections or services.

- 3. Take out small bonds for large projects like the RFID or Exterior Façade Painting and Repair.
 - a. Pros: We will be able to maintain a balanced budget while still completing larger projects.
 - b. Cons: We would be taking on more debt for the library.
- 4. Take out a larger bond for all masterplan projects.
 - a. Pros: All the masterplan projects will be completed in a relatively short timeframe and will mean we only have to focus on building maintenance costs.
 - b. Cons: We have not planned for a large scale renovation and have not gathered some of the information necessary to make informed decisions for all the projects.

While each option offers pros and cons, I recommend a combination of options two and three. We can tighten up the operating budget and allocate additional funds for the CIF projects and take out small bonds to cover the larger projects every 4-5 years. Pairing these two together will allow us to reduce the amount of debt we are taking on and still keep to a reasonable timetable with our other projects. Depending on the direction the board decides to go, Anna and I will prepare more concrete numbers for the July board meeting.

I look forward to discussing this with the board at the meeting. Chris Kottra from BTC will be joining us to go over the report and answer questions.

Report To

Northbrook Public Library 1201 Cedar Lane Northbrook, Illinois 60062

Capital Asset Study Northbrook Public Library Northbrook, Illinois



By: Christopher R. Kottra Kami Farahmandpour

BTC Project No. 19-472 June 14, 2019

1845 East Rand Road, Suite L-100 Arlington Heights, Illinois 60004

Building Technology Consultants, Inc.



TABLE OF CONTENTS

1	Background Information1			
2	Objectives and Scope of Work			
	2.1	Background Review		
	2.2	Field Assessment		
		2.2.1 Site Elements		
		2.2.2 Roofing		
		2.2.3 Facade		
		2.2.4 Interior Finishes		
		2.2.5 Elevators		
		2.2.6 Mechanical, Electrical, Plumbing, and Fire Protection Systems (MEP/FP):		
	2.3	Analysis and Report		
	2.4	Meeting		
3	Findings5			
	3.1 Financial Analysis			
	3.2	Long-Term Review		
	3.3	Assumptions 10		
4	Disclosures			
App	endix	A – Component Category Summary Reports		

Appendix B – Financial Analysis

Building Technology Consultants, Inc.



June 14, 2019

Via E-Mail: aamen@northbrook.info

Ms. Anna Amen Northbrook Public Library 1201 Cedar Lane Northbrook, Illinois 60062

Re: <u>Capital Asset Study, Northbrook Public Library</u> <u>BTC Project No. 19-472</u>

Dear Ms. Amen:

As authorized by execution of our proposal dated November 11, 2018, Building Technology Consultants, Inc. (BTC) has performed a capital asset study for the Northbrook Public Library. This report outlines the findings of our study.

1 BACKGROUND INFORMATION

The Northbrook Public Library was originally constructed as a 27,000 square foot, 2-story, library facility in 1969. A 20,500 square foot addition was constructed in the mid-1970's. The Library was expanded again in 1999 when a 35,000 square foot addition was completed. Original heating, ventilating, and cooling equipment were replaced, and exterior components were rehabilitated as well during the 1999 expansion. Several interior renovation projects have been performed including the most recent in 2015.

A master plan for future rehabilitation of interiors spaces was developed by Product Architecture + Design in 2017. The purpose of the master plan was to map out the Library's goals for future growth and accommodate the needs of the community. The Library has also obtained a detailed inventory of fixed assets over \$500 in value for purposes of future planning. Wiss, Janney, Elstner Associates, Inc. (WJE) has reportedly been involved with evaluating building envelope components including water leakage issues. The Library has Other consultants were retained in recent years to evaluate mechanical, electrical, plumbing, and fire protection systems.



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 2 of 13

2 OBJECTIVES AND SCOPE OF WORK

The objective of BTC's work was to develop a capital asset program for the Library that sets out anticipated expenditures for the next 20 years. Our scope of work was as follows:

2.1 Background Review

- 1. Reviewed pertinent historical documents related to the subject property including maintenance records, repair or replacement bid documents, original construction documents, and prior reports (i.e., master plan, fixed asset list, MEP/FP systems evaluation, water leakage evaluations, etc.).
- 2. Interviewed the Library's engineering staff and Finance and Operations Manager to obtain information regarding maintenance history of all major building components covered in the capital asset program.
- 3. Reviewed the Library's annual budget to become familiar with items that are covered under operating budget, contributions to the capital improvement fund, and current status of those funds.

2.2 Field Assessment

We performed a field assessment to evaluate existing conditions. Field observations were documented with notes and photographs. Our field assessment included the following:

2.2.1 Site Elements

Performed a visual review of site elements to evaluate their overall condition and remaining service life. Our review included the following:

- Asphalt pavement parking lot and driveways
- Concrete sidewalks, walkways, stairs, ramps, and curbs
- Retaining walls
- Railings and guardrails
- Landscaping



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 3 of 13

2.2.2 Roofing

Performed a visual review of the low-slope and barreled roof surfaces to evaluate type of roofing systems used and to assess their current condition. Our review included the following:

- EPDM roofing membranes
- Roof drains
- Flashing and roof penetrations
- Equipment curbs

2.2.3 Facade

Performed a visual review of the facade surfaces from the ground and roofs to evaluate the overall condition of the facade and the need for repairs. Our visual review included the following:

- Metal wall cladding and projecting ornamental features
- Brick masonry
- Overhang soffits
- Storefront windows and doors
- Automatic sliding doors

2.2.4 Interior Finishes

Performed a visual review of interior finishes and furnishings to evaluate if any major rehabilitation is needed. Our review included the following:

- Flooring
- Wall finishes
- Ceiling tiles



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 4 of 13

- Shelving
- Storage racks
- Restroom finishes and fixtures
- Library staff offices

2.2.5 Elevators

- 1. Reviewed the existing elevator equipment and evaluate the general condition of the equipment.
- 2. Evaluated long-term needs for elevator modernization and repairs.
- 3. Reviewed existing elevator maintenance agreements to evaluate the scope of services and costs for such services.

2.2.6 Mechanical, Electrical, Plumbing, and Fire Protection Systems (MEP/FP):

Performed a visual review of accessible MEP/FP equipment to evaluate changes in their condition since an evaluation was performed by Calor Design Group, Ltd. in 2015.

2.3 Analysis and Report

Based on the information obtained during our field assessment, we evaluated the anticipated service life of the components included in our condition evaluation. This information was used to develop a capital asset funding report indicating the required funding for replacement of the components included in our condition evaluation. This report covers replacement of these components over the next 20 years.

2.4 Meeting

If requested, we will meet with the Library's Board of Trustees to present our findings and conclusions.



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 5 of 13

3 FINDINGS

Our field assessment involved a visual review of the property to assess the general condition of the major components that will likely require repair or replacement over the next 20 years. A description of each major component and assessment of overall conditions are included in the component category summary reports in Appendix A. A summary of the property data is as follows:

Property Data			
Description	No. of Stories	Approx. Floor Area	Year Opened
Original Library	2	27,000 SF	1969
Addition	2	20,500	1975
3 rd Floor Addition	1 (above 2-story addition)	35,000	1999

3.1 Financial Analysis

We performed an analysis of the future repair or replacement expenses for each qualifying component over the next 20 years. In addition to quantifying the components during the field assessment, information was gathered regarding materials used and their configuration for each of the component assemblies. The estimated costs were developed for each component's repair/replacement based on 1 or more of the following methods:

- 1. Where appropriate, the component configurations were matched with the assemblies in a national cost data source¹.
- 2. Where available, costs were estimated using historical competitive bids obtained by BTC for similar assemblies.
- 3. In some cases, costs were estimated using estimated labor and materials costs.
- 4. When applicable, costs were estimated based on cost information provided by Owner.

¹ Gordian R.S. Means "Facilities Repair and Remodeling Cost Data"; and BNi Building News "General Construction 2017 Costbook"



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 6 of 13

Unit price costs for each component were derived from the above sources. The total presentday expenses were then calculated by multiplying the total units by the unit expenses as indicated in **Table 1**. The established unit costs generally account for materials, labor, overhead, and profit. For each assembly, allowances for contingencies and engineering costs were also added when we believed that engineering design and oversight may be required for the project.

Based on the general condition, age, and average life expectancy of each component, a longterm repair and replacement expense schedule was established. To determine these future repair or replacement expenses, the present day expenses have been inflated at an annual rate of $2.20\%^2$. This rate of inflation has been incorporated into the analysis to account for historical increases in construction costs. The inflation rate used in our analysis was based on the following:

Given the present day expense, the future expense is calculated using the following formula:

 $\mathbf{F} = \mathbf{P} \ (\mathbf{1} + \mathbf{I}\mathbf{R})^{n}$

where

F = future expense
P = present day expense
IR = annual inflation rate expressed as a decimal
n = number of years until future expense occurs

The future repair or replacement expenses for each of the components that are anticipated over the next 20 years are illustrated in **Table 2** and **Table 3**. **Table 2** illustrates the yearly anticipated expenditures at present-day costs, while **Table 3** illustrates these same expenditures at the inflated costs expected in the future.

To prepare for future expenses that will be incurred, an annual levelized series of contributions can be placed in an interest-bearing account that will ensure that future reserves are available when needed. The future expenses are aggregated on an annual basis to determine the recommended funding plan. The recommended funding plan has been compiled using financial information provided by the Library's Finance and Operations

 $^{^{2}}$ For comparison purposes, an average general inflation rate over the last 20 years was calculated to be approximately 2.13% based on data obtained from <u>www.inflationdata.com</u>.



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 7 of 13

Manager. The information has been deemed reliable and has not been verified. The following table summarizes the status of the current capital improvement fund (CIF).

Summary of Financial Information		
Projected Year End CIF Balance (As of April 30, 2019)	\$2,238,459	
Current Annual CIF Contribution	\$563,000	
CIF Interest Rate	2%	

Based on the projected year-end CIF balance, the current CIF fund interest rate, and the estimated inflation rate, an iterative analysis was performed to determine a recommended funding plan. The intent of the plan is to have adequate funds available for future expenditures required for major repairs or replacements so that the potential need of a loan can be avoided. The analysis concluded that the CIF fund with a 2018/2019 fiscal year-end balance of \$2,238,459, is currently under-funded to finance projects in Years 5 through 12 of this study period. This is based on a contribution of \$563,000 to the CIF fund in Year 1 followed by an annual contribution of \$1,040,000 in Years 2 through 5 (and beyond).

The following table summarizes the recommended annual CIF fund contributions over the next 5 years:

Recommended Annual Reserve Contribution		
Year	Calendar Year	Interest = 2.00% Inflation = 2.20%
		(Summary of Exhibits 2 & 3)
1	2019 / 2020	\$563,000
2	2020 / 2021	\$1,040,000
3	2021 / 2022	\$3,000,000
4	2022 / 2023	\$750,000
5	2023 / 2024	\$750,000
6+	2024 / 2025 +	See Exhibits 2 & 3


Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 8 of 13

The funding plan for the full 20-year period is illustrated in tabular form in **Table 4**, and in graphical form in **Table 5**. It is emphasized that the recommended reserve funding plan presented is only one of many possible economic scenarios to meet the future reserve requirements.

Table 6 compares the future status of the reserve funds based on recommended contributions versus current contributions.

The following bar chart illustrates the expenses that will be incurred for each of the component categories over the 20-year study period. These expenses are divided into 5- and 10-year segments to provide a graphical summary that assists the user in identifying the amount of funding that will be required for each component category over a period of time, whether it is short-term or long-term.



Inflated Capital Expenses over 20 Years



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 9 of 13

The following pie chart illustrates which components will have the highest percentage of expenses over the 20-year study period.



% of Future Expenses Accumulated Over Life of Study

3.2 Long-Term Review

The annual contributions made to the reserve fund are a means to compensate for the difference between the ongoing deterioration of a property and its finances. Since components deteriorate at varying rates and the finances of the property are typically changing on an annual basis, the need to maintain balance between the 2 is an ongoing process. Therefore, to maintain this balance, periodic updates to the capital asset study are recommended. When considering an update to a study, the following questions should be considered:



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 10 of 13

- Has there been a significant departure (i.e. more than 1%) from the anticipated rates for interest, inflation, and construction cost increases previously assumed?
- Have any major components been added or replaced since the previous study?
- Have any components sustained premature deterioration due to unseasonable weather, lack of maintenance, or latent defects since the previous study?
- Have any repairs or replacements been accelerated or deferred from the estimated schedule previously generated?
- Have there been any changes to the long-term plans for the future of the development such as major rehabilitation, additions, or technology changes?

If the answer is "yes" to 1 or more of the above questions, then an update to the capital asset study should be strongly considered.

Generally, a property that is relatively new in age and is not undergoing any major repairs or replacements should have the capital asset study updated approximately every 3 years to maintain the validity of the estimates. However, if the property is older and is experiencing major repairs or replacements, the study should be updated on an annual or bi-annual basis.

An update to a previous capital asset study can typically be performed for a fraction of the original cost of the study. The re-evaluation can include a brief field assessment of the property, or simply an update to the financial analysis.

3.3 Assumptions

Several general assumptions have been made for the completion of this study. These assumptions are as follows:

- 1. The components will be replaced with like kind unless otherwise noted or directed by a representative of the property to use alternate materials.
- 2. There are currently no outstanding building violations.
- 3. All new installations will comply with current city, state and local building code requirements.
- 4. The building structure has a remaining useful life greater than 20 years.



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 11 of 13

- 5. There are currently no formal plans for major additions to the building.
- 6. A maintenance program will be implemented to ensure that all building components, systems, and equipment are maintained and operated at or near optimum capacities. Costs associated with such maintenance program are not included in this capital asset study and should be budgeted for in the Library's operating funds.
- 7. Since cash flow takes place at frequent and varying time intervals within an interest period, a simplified method of assuming that all cash flow occurs at the midpoint of the interest period is used in the reserve analysis.
- 8. The reserve analysis was performed using the baseline funding method by maintaining a reserve balance above zero for the duration of the study.
- 9. The study has been limited to include only components that, within reasonable predictability, will likely require major repair or replacement during the study period and will also have a significant impact on the financial results of the study. If the component has an indefinite or unpredictable life expectancy, or can function indefinitely with minor ongoing maintenance or repair, then there is no major capital expense to plan for.
- 10. The following are repair or replacement expenses that are assumed to be funded from the operating and maintenance budget based on the above-mentioned criteria. The expenses are associated with, but not limited to the following:
 - a. Irrigation system
 - b. Annual roof inspections and repairs
 - c. Electrical repair and maintenance
 - d. Painting and decorating
 - e. Landscaping maintenance
 - f. Professional services



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 12 of 13

4 DISCLOSURES

This study and report is based on observations of the visible and apparent conditions of a reasonable representative sampling of the property's components at the time of inspection. Although due diligence was performed during the field assessment phase, we make no representations regarding latent or concealed defects that may exist. Our visual review did not constitute any invasive investigations and was not intended to determine whether applicable building components, systems, or equipment are adequate or in compliance with any specific or commonly accepted design requirement, building code, or specification. Such tasks as material testing, engineering analysis, destructive testing, or performance testing of building systems, components, or equipment are not considered as part of the scope of work, nor are they considered standard by the reserve study industry.

Judgments in this study are based on estimates of the age and typical useful life of the various components included in this study. The predictions of useful life and remaining useful life are based on industry and/or statistical comparisons, along with our general assessment of each component's condition. It is necessary to recognize that the actual conditions can alter the useful life of any component. The methods of installation, deferral of maintenance, or other unforeseen conditions make it virtually impossible to predict precisely when each component will require major repair or replacement. The tabulated values for expected useful life and remaining useful life are estimates, as noted, and should not be construed as a guarantee or warranty, either expressed or implied, as to the performance of products, materials, or workmanship.

If the Library representative has not disclosed any known issues or problems with materials, components, or systems, the validity of this study may be impacted. Where applicable, comments regarding the general condition of the property and any significant deficiencies as observed at the time of our review have been documented. A qualified contractor or building engineer should be retained to repair, replace, or adjust defective components to ensure optimum performance or efficiency. In the case of major repair/replacement projects, an engineering or architectural firm should be retained to design the repairs, and provide oversight during construction.

The material and labor pricing provided are estimates and have been augmented, as necessary, to account for specific site conditions (i.e. material handling, scaffolding, etc.). The total expenses represent a useful guideline whereby reserve funds can be accumulated for future repairs and replacements. The estimated repair and replacement expenses, unless otherwise noted, include allowances for architectural and/or engineering fees for major repair/replacement projects.



Ms. Anna Amen BTC Project No. 19-472 June 14, 2019 Page 13 of 13

The information provided by the Library representative regarding the financial, physical, or historical data is deemed reliable. The capital asset study is intended to be a reflection of the information provided and is not for the purpose of performing an audit, quality analysis, forensic analysis, or background check of historical records.

The Library's Board of Trustees assumes full responsibility for determining that the list of components is complete. We have not reviewed any documents or declarations as part of this capital asset study and assume no responsibility for the completeness of the inventory.

We appreciate the opportunity to be of service to you and the Northbrook Public Library. If you have any questions, or if we can be of further assistance, please do not hesitate to call.

Sincerely,

Building Technology Consultants, Inc.

at R. Kott

Christopher R. Kottra, PE, CCCA Associate Principal

Kami Farahmandpour, PE, FRCI, FNAFE, REWC, RRC, RWC, CCS, CCCA Principal

Attachments: Appendix A – Component Category Summary Reports Appendix B – Financial Analysis

Copy to: Ms. Kate Hall



APPENDIX A

COMPONENT CATEGORY SUMMARY REPORTS

Summary Report

Project:

Northbrook Public Library Northbrook, Illinois

Capital Asset Component:

Site Elements

Asset Description:

Site elements that the library is responsible for maintaining include asphalt pavement with concrete curbs, concrete driveways and sidewalks, retaining walls, and site lighting. There are also several landscaped and hardscaped areas throughout the site.

An asphalt pavement parking lot and driveway along the perimeter of the building serve as primary parking areas for library patrons (Photo 1). Some of the parking spaces are located under the 2nd floor overhang (Photo 2). Employees utilize an asphalt pavement parking lot northeast of the Library (Photo 3).

A concrete driveway along the east side of the 1975 expansion provides access to the east entrance to the building (Photo 4).

Concrete sidewalks abut the perimeter of the building (Photo 5). A concrete ramp and stairs are located on the west side of the site providing pedestrian access to the west entrance to the Library (Photo 6). The stairs have steel handrails along both sides with railing posts embedded into the concrete. The ramp has aluminum handrails and railings with embedded railing posts. Another set of stairs with steel pipe handrails is located near the northeast corner of the site providing pedestrian access to and from the employee parking lot.

Concrete retaining walls line the ramp on the west side of the site, and the outside perimeter of the parking lot on the east side of the site (Photo 7).

The east parking lot and employee parking lot are illuminated by pole-mounted dual-fixture lights (Photo 8).



Photo 1



Photo 2



Photo 3

Other site elements the Library is responsible for include bike racks, pipe bollards, signage, parking space wheel stops, and furniture.

Approximate Asset Quantities:

- Asphalt pavement
 - Perimeter parking/driveway: 44,000 square feet
 - Employee parking lot: 10,500 square feet
- Concrete driveway: 6,300 square feet
- Concrete sidewalks and stairs: 17,800 square feet
- Railings and handrails: 220 linear feet
- Retaining walls: 1,060 linear feet
- Pole-mounted light fixtures: 14 each
- Miscellaneous site elements:
 - Bike racks: 8 each
 - Pipe bollards: 3 each
 - Curb stops: 136 each

Condition:

Asphalt Pavement: Asphalt pavement was generally observed to be in poor condition (Photo 9). Wide-spread cracking was observed throughout the paved areas.

Concrete Driveway: The concrete driveway generally appeared to be in fair condition. Observed deficiencies were localized and included cracking and pitting likely from exposure to deicing salts.

Concrete Sidewalks and Stairs: Concrete walkways were generally observed to be fair condition. The observed deficiencies were localized and included the following:

- Cracking;
- Localized spalling (Photo 10);
- Heaved or settled sections;
- Pitting (Photo 11);
- Evidence of corroding reinforcing steel in stairs at west side of site (Photo 12);

Railings and Handrails: Corrosion was observed at embedded railing posts at the west side stairs (Photo 13). The railings and handrails along the ramp on the west side of the site generally

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Photo 5



Photo 6

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Page: 2 of 5

Page: 3 of 5

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appeared to be in good condition. Handrails at the north stairs were in poor condition.

Retaining Walls: Typical shrinkage cracking was observed on both sides of the concrete retaining walls. Such cracking is not usually an indication of a structural issue. However, the retaining wall reinforcing steel is susceptible to corrosion, which can eventually lead to spalling of the concrete.

Concrete Curbs: Concrete curbs were generally observed to be in good condition. Localized damage and/or deterioration was observed at some locations.

Landscaping and Hardscape: In general, the landscaping and hardscape components were in good condition with little sign of deterioration. Many of these components have an indefinite life expectancy. A landscaping rehabilitation project is reportedly being planned for in 2020.

Site Lighting: Pole-mounted light fixtures in the parking lots generally appeared to be in fair condition. Surface corrosion was observed at the base of some light fixtures (Photo 14).

Miscellaneous Site Elements: Other components such as the flag pole, bike racks, and pipe bollards were generally in fair condition. Corrosion was observed at the base of some of these components.

Rehabilitation:

Asphalt Pavement: A parking lot rehabilitation project is reportedly being planned for later in 2019. Rehabilitation for this project should include full replacement of the asphalt pavement. Subsequent rehabilitation should include periodic full-depth patch repairs where cracking occurs, and seal-coating every 2 to 3 years.

Concrete Repairs: Rehabilitation of concrete components throughout can be performed together as a single project. Such rehabilitation will likely consist of the following:

- Localized patch repairs at concrete driveway;
- Replace concrete at west stairs;
- Concrete patch repairs at other stairs as necessary;



Photo 7



Photo 8



Photo 9

Page: 4 of 5

BTC

- Replace concrete sidewalk sections as necessary;
- Replace deteriorated sections of concrete curbs as necessary;
- Repair cracks in retaining walls;

Metal site components: Rehabilitation of metal components throughout the site will likely consist of preparing surfaces and recoating steel railings at stairs, bollards, bike racks, and light fixture poles. No significant rehabilitation to the aluminum railings is anticipated during this study period.

Site Lighting: Site lighting fixtures should be replaced as they reach the end of their useful life.

Approximate Rehabilitation Cost and Schedule:

The following are estimated costs and schedule for the recommended rehabilitation of the site elements:

- 2019/2020: Replace asphalt pavement Actual Cost: \$252,000
- 2020/2021: Landscaping rehabilitation Approximate Cost: \$150,000
- 2022/2023:
 - Seal coat asphalt pavement Approximate Cost: \$30,000
 - Perform localized concrete repairs (driveway, sidewalks, stairs, curbing) Approximate Cost: \$15,000
- 2023/2024:
 - Replace select handrails Approximate Cost: \$5,000
 - Replace site lighting fixtures Approximate Cost: \$42,000
- 2025/2026: Seal coat asphalt pavement Approximate Cost: \$30,000
- 2028/2029:
 - Full-depth asphalt pavement repairs; Seal coat asphalt pavement Approximate Cost: \$50,000
 - Perform localized concrete repairs (driveway, sidewalks, stairs, curbing) Approximate Cost: \$15,000
- 2031/2032: Seal coat asphalt pavement Approximate Cost: \$30,000





Photo 10



Photo 11



Photo 12

- 2034/2035: Seal coat asphalt pavement Approximate Cost: \$30,000
- 2037/2038: Seal coat asphalt pavement Approximate Cost: \$30,000

Maintenance Recommendations:

The following maintenance items can extend the service life of some of the site elements.

- Carefully wash the engraved pavers between the concrete driveway and east parking area.
- In lieu of replacing the concrete stairs along the south elevation, partial depth concrete patch repairs can be performed at significantly less cost. However, such patches will not likely match adjacent concrete and will not address potential deterioration of the adjacent concrete.
- Apply touch-up paint to railing and guardrail component scratches.
- Maintain a yearly allowance for landscaping maintenance and minor upgrades in the operating budget.

Additional Comments:

Embedded railing posts will require more frequent maintenance. We recommend considering surface mounted railing posts when the railings are replaced.



Photo 13



Photo 14

Page: 5 of 5

Summary Report

Project:

Northbrook Public Library Northbrook, Illinois

Capital Asset Component:

Roofing

Asset Description:

The main low-slope roof consists of an EPDM roofing system (Photo 1). Elevated mechanical platforms and penthouses also have an EPDM roofing system (Photos 2 and 3). A similar EPDM roofing system exists on the barreled roof over the 1999 addition (Photo 4).

A full-building expansion joint separates the original 1969 structure from the 1975 expansion. The EPDM membrane is continuous over the roof divider along the expansion joint.

Aluminum gutters are located along the low sides of the barreled roof and at the mechanical penthouse. The gutters deliver water to aluminum downspouts that drain on to the elevated mechanical or main low-slope roofs (Photo 5).

The main roof drains to internal roof drains (Photo 6). The roof membrane is terminated under edge-metal flashing along the outside perimeter of the main roof. The roof membrane is terminated with termination bars at transitions to vertical surfaces such as the mechanical penthouse walls (Photo 7).

Wall-mounted steel ladders provide access to the elevated mechanical platforms (Photo 8).

The barreled roof overhangs are supported by exposed structural steel members. Refer to the facade component category summary report for more information regarding the condition of the exposed steel framing.

Approximate Asset Quantities:

- Main roof: 23,000 square feet
- Elevated mechanical roofs: 6,000 square feet
- Barreled roof: 21,000 square feet



Photo 1



Photo 2



Photo 3

Page: 2 of 3

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Condition:

The roofing systems generally appeared to be in good condition. The Library has a maintenance agreement with Olsson Roofing, which includes 2 inspections per year with minor repairs. The November 13, 2018 inspection report from Olsson roofing indicated that multiple punctures and tears were found and repaired. Olsson's report also indicated that flashings and perimeter edge details were in good condition.

The main roof was reportedly last replaced in 2006. The mechanical platform roofs were replaced in 2014. The barreled roof EPDM system has not been replaced since the 1999 addition was constructed. Many of the repairs performed by Olsson Roofing in November of 2018 were on the barreled roof. Given the age of the roof and the number of repairs performed, the roof may be approaching the end of its useful life.

Rehabilitation:

Rehabilitation of the roofs will likely consist of the following:

- Remove the existing roofing system down to the structural deck.
- Provide new roofing system complete with all necessary components including vapor retarder, insulation, cover board, EPDM membrane, and sheet metal flashings.
- Salvaging gutters and downspouts during a roof replacement project is not practical. As such, replacement should be planned for in conjunction with a roof rehabilitation project.

Approximate Rehabilitation Cost and Schedule:

The following are estimated costs and schedule for the recommended rehabilitation of the roofing components:

- 2023/2024: Replace roofing system at barreled roof Approximate Cost: \$630,000
- 2025/2026: Replace roofing system at main roof Approximate Cost: \$575,000
- 2033/2034: Replace roofing system at elevated mechanical platforms/penthouses Approximate Cost: \$180,000

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Photo 4



Photo 5



Photo 6

Page: 3 of 3

Maintenance Recommendations:

The following maintenance items can extend the service life of the existing roofing systems. However, it is not anticipated that the recommended routine maintenance can significantly delay the anticipated replacement time frame for the roofs.

- Continue current program for routine maintenance inspections and repairs.
- Periodically remove debris from roof drains, gutters, and downspouts.
- Clean all drains and ensure they provide unobstructed flow.
- Check all drain screens and ensure that they are secured.



Photo 7



Photo 8

Summary Report

Project:

Northbrook Public Library Northbrook, Illinois

Capital Asset Component:

Facade

Asset Description:

The facade on the 1st floor of the Library consists of a combination of brick masonry, corrugated metal panels, and full-height storefront windows (Photos 1 and 2). Most of the 1st floor facade is set back from the overhanging 2nd floor.

The Library was originally constructed in 1969 and expanded in 1975. The facade on the 2nd floor along the 1969 and 1975 portions of the building consist of floor-to-ceiling steel-framed windows with steel plate spandrel panels above and below (Photo 3).

The 2nd and 3rd floor facade along the 1999 expansion consists of an aluminum and glass window wall system (Photo 4). Ornamental louver sunscreen elements project outward at some locations. Portions of the window wall system are sloped (Photo 5).

The mechanical penthouse walls and mechanical platform screen walls are clad with metal panels (Photo 6).

The main entrance on the west side of the building has 2 sets of automatic sliding storefront doors (Photo 7). A similar configuration exists on the east side. Other doors are outswing storefront or steel doors used by employees or for emergencies only.

Soffits along the underside of the 2nd floor overhangs have an exterior plaster finish on the north, south, and west sides of the building (Photo 8). The soffit over the concrete driveway along the east side of the building is finished with ceiling tiles.

There are several exposed steel components other than the metal panel cladding discussed above. These components include the following:



Photo 1



Photo 2



Photo 3

- Vertically oriented ornamental steel wide flange sections between 2nd floor windows;
- Columns supporting the 2nd floor overhangs;
- Underside of 1999 addition barreled roof overhangs (Photo 9)

Approximate Asset Quantities:

- Brick masonry: 1,400 square feet
- Metal panel cladding:
 - Corrugated panels: 2,700 square feet
 - Spandrel panels: 3,800 square feet
 - Penthouse walls: 1,800 square feet
- 2nd floor windows (1969 & 1975): 94 each
- Window wall system (1999): 9,600 square feet
- Projecting sunscreens: 420 linear feet
- Storefront system: 1,700 square feet
- Exterior doors: 9 each
- Soffits: 19,800 square feet

Condition:

The 1st floor facade components were generally observed to be fair condition. Brick masonry mortar joints appeared to be in good condition. Deteriorated sealant was observed at some expansion joints.

Metal panel cladding was exhibiting corrosion at some locations (Photo 10). Corrosion observed at the base of corrugated metal panel cladding on the 1st floor may be related to prolonged exposure to moisture such as standing water. Evidence of corrosion was also observed at other exposed steel components (Photo 11). Chipped paint and debonded sealant were observed at the penthouse wall cladding. Significant leaks have been reported behind and below the metal panels. In order to address this, both Product Architecture and Pepper Construction have recommended replacing the penthouse wall cladding.

The Library has reportedly been experiencing water leakage issues at the 2nd floor windows along the 1969/1975 portions of the building. Wiss, Janney, Elstner Associates, Inc. (WJE) performed an up-close review of the windows and metal panel cladding. In their preliminary report dated

Photo 4



Photo 5



Photo 6

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Page: 2 of 4

December 18, 2018, WJE identified significant deterioration in steel and sealant components that have contributed to the reported leaks. WJE is reportedly preparing a more detailed report with recommendations for repairs.

No significant deficiencies were observed in the window wall system along the 1999 addition during our cursory review. Given the age of window wall system, an up-close review of some areas from the exterior is recommended to evaluate the condition of the sealant and gaskets in the system. Some of the sealant and/or gaskets may be reaching the end of their useful life especially at the more critical areas such as the sloped glazing portions of the window wall system. As gaskets age, they can lose elasticity, which can leave the window wall system susceptible to water infiltration.

The projecting louver sunscreen elements generally appeared to be in good condition. No significant rehabilitation is anticipated at the projecting sunscreens.

The automatic sliding doors were installed during the 2015 rehabilitation project and appeared to be operating well. Other exterior doors were generally in good condition. No significant rehabilitation is anticipated at exterior doors.

Soffits at the 1st floor were generally in fair condition along the north and west elevations. Missing, damaged, or dislodged ceiling tiles were observed at the soffit along the east elevation (Photo 12).

Rehabilitation:

Future facade rehabilitation will likely consist of the following:

- Miscellaneous masonry repairs including repointing deteriorated mortar joints, replacement of expansion joint sealant, routing and sealing cracks, etc.;
- Replacement of glazing sealant and gaskets;
- Repair deteriorated soffit finishes. This may require localized patching at some locations. Other locations may require replacing entire panels.
- Remove corrosion products and recoat exposed steel components.



Photo 7



Photo 8



Photo 9

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Page: 3 of 4

The extent of future rehabilitation at the 2nd floor windows along the 1969/1975 portions of the building will depend on the results of WJE's investigation and their recommendations. We recommend addressing the corrosion along the base of the corrugated metal wall panels in conjunction with the 2nd floor window repairs to minimize overall costs. Repairs would likely include replacing the base-of-wall flashing with a corrosion-resistant material.

Approximate Rehabilitation Cost and Schedule:

The following are estimated costs and schedule for the recommended facade rehabilitation:

- 2020/2021:
 - Replace mechanical penthouse metal panel wall cladding Approximate Cost: \$275,000
 - Facade repairs to address deficiencies outlined in WJE report Approximate Cost: \$1,000,000
- 2021/2022: Repair base of corrugated metal panels Approximate Cost: \$10,000
- 2023/2024: Replace sealant and gaskets at 1999 addition 2nd floor window wall system Approximate Cost: \$40,000
- 2024/2025:
 - Miscellaneous brick masonry and sealant repairs Approximate Cost: \$10,000
 - Repair/replace soffit finishes Approximate Cost: \$10,000
- 2029/2030: Recoat exposed steel components and miscellaneous repairs at 2nd floor windows Approximate Cost: \$250,000

Maintenance Recommendations:

The following maintenance items can extend the service life of some components listed above:

- Move standing water away from the bottom of corrugated metal facade panels.
- Perform localized patch repairs at soffits.
- Apply touch-up paint to exposed steel component surfaces.

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Photo 10



Photo 11



Photo 12

Page: 4 of 4

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Summary Report

Project:

Northbrook Public Library Northbrook, Illinois

Capital Asset Component:

Interior Finishes and Fixtures

Asset Description:

Interior finishes and fixtures in the building are comprised of various elements, which include the following:

- Flooring
- Ceiling finishes
- Restroom finishes and fixtures
- Elevator cab finishes and controls
- Computer equipment
- Furniture and Shelving
 - Bookshelves
 - Chairs, tables, miscellaneous furniture, etc.
 - Cabinets and countertops
- Office equipment
- Technology and communications

For evaluation purposes, the following rooms/areas were reviewed:

1st Floor:

- Lobby and circulation desk (Photo 1)
- Auditorium and backstage areas (Photo 2)
- Pollak Room
- Technical Services and associated staff offices
- Circulation Workroom and associated staff offices (Photo 3)
- Staff lounge (Photo 4)
- Mechanical spaces (generator room, chiller room, boiler room, utility closets, etc.)
- Restrooms (public and employee)

2nd Floor:

- Youth Services and associated workrooms and activity rooms (Photos 5 and 6)
- Biographies

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Photo 1



Photo 2



Photo 3

Page: 2 of 6

- Non-fiction (Photo 7)
- Main Street
- Atriums One and Two (Photo 8)
- Quiet study rooms (Photo 9)
- Interactive classroom (Photo 10)
- Collaboratory (Photo 11)
- Staff offices
- Restrooms

3rd Floor:

- Atriums One and Two (Photo 12)
- Staff offices
- Restrooms

Approximate Asset Quantities:

Flooring:

- Carpeting: 67,000 square feet total
 - 1st Floor: 12,000 square feet
 - 2nd Floor: 40,000 square feet
 - 3rd Floor: 15,000 square feet
- Tile: 6,500 square feet total
 - 1st Floor: 6,000 square feet
 - 2nd Floor: 250 square feet
 - 3rd Floor: 250 square feet
- Vinyl composition tile: 6,500 square feet
 - 1st Floor: 4,500 square feet
 - 2nd Floor: 2,000 square feet

Ceiling Finishes:

- Acoustical ceiling tiles: 36,000 square feet
- Gypsum sheathing: 6,000 square feet
- Exposed steel framing: 15,000 square feet

Inventory Valuation:

According to the "Replacement Cost Appraisal" report prepared by Gallagher Basset dated May 21, 2018, the Library's inventory of furnishings and equipment have the following values:

- Computer equipment: \$525,000
- Furniture and shelving: \$1,410,000
- Office equipment: \$561,000



Photo 4



Photo 5



Photo 6

Condition:

Flooring: Much of the carpeting was replaced during the 2015 auditorium addition and interior remodeling project. The carpeting on all 3 levels was generally in fair condition. Localized wearing was observed in high traffic areas (Photo 13).

Flooring in public areas on the 1st floor was installed in 2015 and generally appeared to be in good condition.

Vinyl composition tile in service areas was generally appeared to be outdated. Rehabilitation of the 1st floor service areas is reportedly planned for in spring of 2019.

Ceiling Finishes: Acoustical ceiling tiles were generally in good condition. No major rehabilitation is anticipated during this study. We recommend replacing ceiling tiles in conjunction with remodeling projects.

Restroom Finishes and Fixtures: The public restroom on the 1st floor were rehabilitated in 2015 and are generally in good condition (Photo 14). The finishes and fixtures in the 2nd and 3rd floor restrooms are assumed to be several years older but appeared to be in good condition as well (Photo 15).

Elevator Finishes and Controls: The elevators were added with the 3rd floor addition in 1998. The elevators appeared to be operating well and the cab finishes were generally in fair condition (Photos 16 and).

The condition of the computer equipment, furniture and shelving, and office equipment varied throughout the Library.

Rehabilitation:

A master plan for future rehabilitation of interiors spaces was developed by Product Architecture + Design in the fall of 2017. The mast plan included a breakdown of specific projects and estimated costs. The following is a summary of the areas covered by each project:

 Project 1A: First floor Circulation desk, Circulation work areas, staff lounge Estimated Construction Cost: \$350,000 Estimated Furnishings Cost: \$75,000



Photo 7



Photo 8



Photo 9

Page: 3 of 6

- Project 1B: First Floor Technical Services and Maintenance areas
 Estimated Construction Cost: \$695,000
 Estimated Furnishings Cost: \$160,000
- Project 2: Second Floor Youth Services Estimated Construction Cost: \$955,000 Estimated Furnishings Cost: \$525,000
- Project 3: Public areas on Second Floor other than Youth Services
 Estimated Construction Cost: \$1,246,000
 Estimated Furnishings Cost: \$367,000
- Project 4: Second Floor staff offices, conference rooms, and multi-purpose rooms Estimated Construction Cost: \$2,025,000 Estimated Furnishings Cost: \$252,000
- Project 5: Third Floor
 Estimated Construction Cost: \$732,000
 Estimated Furnishings Cost: \$418,000

After the rehabilitation projects are complete, replacement of carpeting should be planned for every 8 to 10 years. We recommend installing tiled carpeting for easier replacement in localized high traffic areas.

Elevator Finishes and Controls: Elevator cab finishes typically have useful life of approximately 20 to 30 years. We did not observe any significant deterioration that would accelerate the need to modernize the elevators.

Furniture and Shelving: Although furnishings and shelving typically have a longer useful life than carpeting, replacing some or all of these items at the same time as the carpeting aids in coordination efforts. As such, we have included an allowance for replacing some furniture and shelving in the same years as carpet replacement for planning purposes.

We have assumed that upgrades in computer equipment, furniture and shelving, and office equipment are included in the master plan projects.

Technology and Communications (Tech/Comm): Upgrades will include replacing the current phone system, security cameras, alarm system, and adding an RFID system and automatic material handling equipment.



Photo 10



Photo 11



Photo 12

Page: 4 of 6

Approximate Rehabilitation Cost and Schedule:

Based on information provided by the Library, and our financial analysis, the following is a recommended schedule for the interior rehabilitation projects:

- 2019/2020:
 - Tech/Comm: Replace phone system Approximate Cost: \$100,000
 - Master Plan Rehabilitation:
 - Project 1A Approximate Cost: \$425,000
 - Add study rooms in Reference (Part of Project 3)
 Approximate Cost: \$400,000
- 2020/2021:
 - Tech/Comm: Replace security cameras Approximate Cost: \$75,000
 - Master Plan Rehabilitation: Marketplace (Part of Project 3) Approximate Cost: \$340,000
- 2021/2022:
 - Tech/Comm:
 - Replace alarm system Approximate Cost: \$75,000
 - RFID system Approximate Cost: \$150,000
 - Automated materials handler Approximate Cost: \$130,000
 - Master Plan Rehabilitation: Project 1B Approximate Cost: \$855,000
- 2022/2023:
 - Master Plan Rehabilitation: Fiction & Media staff space rehabilitation (assumed 50% of Project 5) Approximate Cost: \$575,000
- 2023/2024:
 - Master Plan Rehabilitation: Middle & high school space on 2nd floor (assumed 50% of Project 2) Approximate Cost: \$740,000



Photo 13



Photo 14



Photo 15

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Page: 5 of 6

Page: 6 of 6

- 2024/2025:
 - Master Plan Rehabilitation: Youth Services rehabilitation (remainder of Project 2) Approximate Cost: \$740,000
- 2025/2026:
 - Master Plan Rehabilitation: Project 5 Approximate Cost: \$1,150,000
- 2026/2027:
 - Master Plan Rehabilitation: Reference rehabilitation (remainder of Project 3) Approximate Cost: \$533,000
- 2027/2028:
 - Master Plan Rehabilitation: Project 4 Approximate Cost: \$2,277,000
- 2028/2029: Elevator cab refurbishment Approximate Cost: \$50,000
- 2029/2030:
 - Replace 1st floor carpeting Approximate Cost: \$96,000
 - Allowance for furniture and shelving Approximate Cost: \$50,000
- 2034/2035:
 - Replace 2nd floor public area carpeting Approximate Cost: \$240,000
 - Allowance for furniture and shelving Approximate Cost: \$50,000
- 2036/2037:
 - Replace 3rd floor public area carpeting Approximate Cost: \$112,000
 - Allowance for furniture and shelving Approximate Cost: \$50,000

Maintenance Recommendations:

The appearance of interior finishes will rely greatly on routine maintenance. Such maintenance should include carpet cleaning, localized painting, replacing damaged or discolored flooring and ceiling tiles, etc. Additionally, we recommend the following items be addressed from the Library's operating budget:

- Replace kitchen appliances as needed.
- Replace computer hardware as necessary to ensure availability of parts and functionality.





Photo 16



Photo 17

Summary Report

Project:

Northbrook Public Library Northbrook, Illinois

Capital Asset Component:

Mechanical, Electrical, Plumbing, and Fire Protection (MEP/FP)

Asset Quantities:

- Air handlers: 5 each (Photos 1 and 2)
- Roof-top units (RTUs): 2 each (Photo 3)
- Split-system air conditioners: 4 each (Photo 4)
- Chiller (Photo 5)
- Cooling tower
- Boilers: 3 each (Photo 6)
- HVAC pumps: 17 each (Photo 7)
- Exhaust fans: 15 each (Photo 8)
- Fire pump (Photo 9)
- Domestic water heater
- Sewage ejector pump: 2 each
- Sump pumps: 2 each (Photo 10)
- Emergency generator (Photo 11)
- Temperature control air compressors: 2 each

Condition:

Calor Design Group, Ltd. (Calor) established an inventory and assessed the condition of the Library's mechanical equipment in 2008. Calor's "Mechanical Equipment Inventory Update" report dated February 16, 2018 included recommendations for future rehabilitation of some of the mechanical equipment. Based on the report, the central heating and air conditioning equipment were given the highest priority for repairs.

Chiller C-1 (used as a back-up for Chiller C-2) Cooling Tower CT-2 were removed in 2016. Chiller C-2 was repaired, and the corresponding Cooling Tower CT-2 was replaced in 2018.

Most of the air handling units have either been replaced or rehabilitated in recent years. Air Handling Unit S-3A was installed in 1968 during the original construction of the Library. The Calor

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Photo 1



Photo 2



Photo 3

report recommended replacement in 2024. However, based on conversations with Library staff regarding the performance of the equipment, replacement is recommended sooner.

Two of the split-system air conditioning units were installed in 2014 and are in good condition. The remaining 2 are nearing the end of their anticipated useful life. As such, replacement should be planned for within 5 years.

The boilers are nearing the end of their useful life. As such, replacement should be planned for within the next few years.

Pumps and exhaust fans have been replaced at various times. Their remaining useful lives also vary significantly depending on their function. The estimated cost and schedule for replacing the pumps and exhaust fans is based solely on the expected remaining lives indicated in the Calor report.

Approximate Rehabilitation Cost and Schedule:

The following are estimated costs and schedule for the recommended MEP/FP equipment rehabilitation:

- 2019/2020:
 - Replace chilled water pump (P-1) and condensate pump (P-6) Approximate Cost: \$12,000
 - Replace 2 exhaust fans (E-4 and E-6) Approximate Cost: \$5,000
 - Replace domestic water heater Approximate Cost: \$3,000
 - Boiler room ventilation Approximate Cost: \$30,000
 - Replace fire sprinklers (first phase) Approximate Cost: \$20,000
- 2020/2021:
 - Replace air handling unit (S-3A) Approximate Cost: \$12,000
 - Replace exhaust fan (CE-1) Approximate Cost: \$3,000
 - Replace fire sprinklers (second phase) Approximate Cost: \$15,000



Photo 4



Photo 5



Photo 6

Page: 3 of 4

- 2021/2022:
 - Replace boilers (B-1 and B-2) Approximate Cost: \$80,000
- 2023/2024:
 - Replace split-system air conditioners (CU-3/CRU-3 and CU-4/CRU-4) Approximate Cost: \$30,000
 - Replace humidifier boiler Approximate Cost: \$20,000
 - Replace condensate water pump (P-12) Approximate Cost: \$8,000
 - Replace 4 exhaust fans (E-5, E-7, E-8, E-10) Approximate Cost: \$12,000
 - Replace temperature control air compressor
 Approximate Cost: \$8,000
- 2027/2028:
 - Replace hot water pump (P-4) Approximate Cost: \$5,000
 - Replace domestic water heater Approximate Cost: \$3,000
- 2028/2029:
 - Replace 6 pumps (P-3, P-11, P-13, P-14, P-15, and pressure fill system) Approximate Cost: \$33,000
 - Replace 4 exhaust fans (SF-1/2/3/4) Approximate Cost: \$12,000
 - Replace emergency generator Approximate Cost: \$40,000
- 2029/2030:
 - Replace ejector pumps Approximate Cost: \$5,000
 - Replace sump pumps Approximate Cost: \$5,000
- 2030/2031: Replace air handlers (S-3 and S-4) Approximate Cost: \$240,000
- 2031/2032: Replace 3 pumps (P-5, P-7, P-8) Approximate Cost: \$13,000
- 2032/2033: Replace condensate pump (P-16) Approximate Cost: \$4,000
- 2034/2035: Replace split-system air conditioners (CU-1/CRU-1 and CU-2/CRU-2) Approximate Cost: \$30,000





Photo 7



Photo 8



Photo 9

Page: 4 of 4

- 2035/2036:
 - Replace 3 exhaust fans (EF-1, EF2, EF-3) Approximate Cost: \$9,000
 - Replace domestic water heater Approximate Cost: \$3,000
- 2036/2037:
 - Replace air handlers (S-1 and S-2) Approximate Cost: \$240,000
 - Replace exhaust return fans (ER-1, ER-2) Approximate Cost: \$50,000
- 2038/2039
 - Replace HVAC units (RTU-1 and RTU-2) Approximate Cost: \$300,000
 - Replace fire pump Approximate Cost: \$35,000

Maintenance Recommendations:

The following maintenance items can extend the service life of some of the existing MEP/FP equipment. However, it is not anticipated that the recommended routine maintenance can significantly delay the anticipated replacement time frame for the equipment.

- Inspect operating motors routinely. Repair or replace motors or motor bearings when needed.
- Replace belts and other miscellaneous items as necessary to maintain a functioning system.
- Remove and replace malfunctioning or defective switch gear or circuit breakers on an as-needed basis.
- It is our understanding that sprinkler heads for the dry sprinkler system hanging from the soffits along the underside of the 2nd floor overhangs are being replaced systematically. As such, this is not considered a capital expense. We recommend continuing the replacement process until 100% of the sprinkler heads have been replaced.



Photo 10



Photo 11



APPENDIX B

FINANCIAL ANALYSIS TABLES

				Tahla	•						
			Element	Expense							
			<€	Project #: 19- ersion #: DRA	472 FT 2.0						
	Ę	fe Analysi	is (Years)		Quantities				Expenses		
Component Condit	ion User	pical ful Life	Remaining Useful Life	Total	Units	% of Total Repaired / Replaced Over 20 Year Period	Unit Costs	Present Day Expenses	Total for 20 Year Period	Future (li Total for 20 Year Period	nflated) % of Total for 20 Year Period
Site Elements	_	1	>	1 2000) 	/UV VEr	ð 5 5	* > > > > > > > > > > > > > > > > > > >	* 10 000) 1 0 0 0	> >0/
Aspnalt Pavement Poo		0-20	10+	54,500 6 300	Square Feet	10 6%	\$4.02	\$232,000	\$452,000	\$313,UZ9	3.0%
Concrete Sidewalks and Stairs Fail	- p	to 60	10+	17,800	Square Feet	3.7%	\$15.00	\$267,000	\$10,000	\$11,671	0.1%
Concrete Curbing Goo	d Up	to 60	10+	800	Linear Feet	15.6%	\$80.00	\$64,000	\$10,000	\$11,671	0.1%
Landscaping and Hardscape Goo	с.	aries	Varies	7,500	Square Feet	100.0%	\$20.00	\$150,000	\$150,000	\$156,673	0.9%
Railings and Handrails Good / Good	1 OOr	15	Varies	1 060	Linear Feet	100.0%	\$22.73	\$5,000	\$5,000	\$5,575	0.0%
Pole-mounted Light Fixtures Fair to		0-25	ъ с	14	Each	100.0%	\$3.000	\$42,000	\$42.000	\$46.828	0.3%
Miscellaneous Site Elements Vari		aries	Varies	7	Allowance		\$10,000	\$10,000			0.02
Roofing Main Roof Goo		5-20	7	23,000	Square Feet	100.0%	\$25.00	\$575.000	\$575,000	\$669,613	3.9%
Elevated Mechanical Equipment Roofs Goo		5-20	15	6,000	Square Feet	100.0%	\$30.00	\$180,000	\$180,000	\$249,480	1.5%
Barreled Root Fail		5-20	с. b	21,000	Square Feet	100.0%	\$30.00	\$630,000	\$630,000	\$702,417	4.1%
Facade Brick Masonry Goo	d 3(0-50	Varies	1,400	Square Feet	23.8%	\$30.00	\$42,000	\$10,000	\$11,395	0.1%
Corrugated Metal Panels Fail	2 12	5-35 37 37	15+	2,700	Square Feet	24.7%	\$15.00	\$40,500 \$275 nnn	\$10,000	\$10,675	0.1%
2nd Floor Windows (Original Structure) Poo	2 2	0-50	00	94	Each	6.6%	\$8,000	\$752,000	\$50,000	\$63,523	0.4%
Projecting Sunshades Goo	<u>م</u> د	0-50	20+	420	Linear Feet	1.1 /0	\$200.00	\$84,000	ψ τ 0,000	ψ -1 ,000	0.070
Storefront System Goo	, 3	0-50	20+	1,700	Square Feet		\$100.00	\$170,000			
Soffits Fai	2	5-30	10+	9 19,800	Square Feet	10.1%	\$5.00	\$99,000	\$10,000	\$11,395	0.1%
Exposed Steel Framing Poo Exterior Facade Repairs N/A		aries N/A	Varies N/A	<u> </u>	Allowance	100.0% 100.0%	\$200,000 \$1,000,000	\$200,000 \$1,000,000	\$200,000 \$1,000,000	\$254,091 \$1,044,484	1.5% 6.1%
Interior Finishes and Fixtures											
Flooring Varie	si v	aries	Varies	80,300	Square Feet	69.7%	\$8.00	\$642,400	\$448,000	\$627,626	3.7%
Restroom Finishes and Fixtures Varie	ي د د د	aries	Varies	1.300	Square Feet						
Elevator Finishes and Controls Goo	2 2	0-30	10	4 2	Each	100.0%	\$25,000	\$50,000	\$50,000	\$62,155	0.4%
Furniture and Shelving Goo	с «	aries	Varies	_	Allowance	10.6%	\$1.410.000	\$1,410,000	\$150.000	\$208.323	1.2%
Office Equipment Goo		N/A	Varies		Allowance		\$561,000	\$561,000		• • •	
Technology and Communications Varie		aries N/A	Varies N/A		Allowance	530.0% 109.9%	\$100,000 \$7,800,000	\$100,000 \$7,800,000	\$530,000 \$8,575,000	\$559,485 \$9,726,164	3.3%
Air Handlers Varie	- iš 20	0-40	5/12/18	о сл	Each	90.3%	\$120,000	\$600,000	\$542,000	\$753,208	4.4%
Split System Air Conditioners Varie	is 1	0-20 5-20	20 5/16	4 <	Each	100.0%	\$150,000 \$15,000	\$60,000	\$60,000	\$403,595 \$75,943	2.1% 0.4%
Chillers Goo	2 0	0-25	22	<u> </u>	Each						
Boilers Poo	22	5-30	1/3	ω_	Each	100.0%	\$33,333	\$100,000	\$100,000	\$107,696	0.6%
HVAC and Plumbing Pumps Varie	š.	5-20	Varies	17	Each	88.2%	\$5,000	\$85,000	\$75,000	\$90,965	0.5%
Exhaust Fans Vane Goo	2 13	5-30	Varies 20	-1 15	Each	91.1% 100.0%	\$35,000	\$45,000	\$41,000	\$49,568 \$54,086	0.3%
Domestic Water Heater Poo		9-10	0		Each	300.0%	\$3,000	\$3,000	\$9,000	\$11,058	0.1%
Sewage Ejector Pump Goo	10	້າ ວ່າ ກ	<u>-</u>	2 10	Each	100.0%	\$2,500	\$5,000	\$5,000	\$6,352 \$6,352	0.0%
Emergency Generator Goo	2	0-30	9	→ r	Each	100.0%	\$40,000	\$40,000	\$40,000	\$49,724	0.3%
Temperature Control Air Compressor Fai	. 22	5-30	σ	· _	Each	100.0%	\$8,000	\$8,000	\$8,000	\$8,920	0.1%
Fire Sprinklers Poo	22	0-25	Varies	<u> </u>	Allowance	100.0%	\$30,000	\$30,000	\$30,000	\$30,000 \$36,107	0.2%
Printed on 14-Jun-19	-						4001000	Totals	\$14,697,000	\$17,036,009	100.0%

	Page 1 of 4						
Present Day	Annual E	xpense S	ummary	(Years 1	thru 5)		
	Nort	hbrook Public	Library	·	,		
	l Ve	Project #: 19- rsion # [.] DRA	472 FT 2 0				
	1	2	3	4	5	Years 1	thru 5
Component	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	Totals	% of
Site Elements							lotals
Asphalt Pavement	\$252,000			\$30,000		\$282,000 \$5,000	4.0%
Concrete Sidewalks and Stairs				\$5,000		\$5,000	0.1%
Concrete Curbing				\$5,000		\$5,000	0.1%
Landscaping and Hardscape		\$150,000			¢5.000	\$150,000 \$5,000	2.1%
Retaining Walls					\$3,000	φ3,000	0.170
Pole-mounted Light Fixtures					\$42,000	\$42,000	0.6%
Miscellaneous Site Elements							
Roofing Main Roof							
Elevated Mechanical Equipment Roofs							
Barreled Roof					\$630,000	\$630,000	8.9%
Facade							
Brick Masonry			¢10.000			\$10,000	0.10/
Mechanical Penthouse Wall Cladding		\$275 000	\$10,000			\$10,000	0.1%
2nd Floor Windows (Original Structure)		<i>4</i> 10,000				<i>_</i> ,	0.070
Window Wall System (1999 Addition)					\$40,000	\$40,000	0.6%
Storefront System							
Exterior Doors							
Soffits							
Exposed Steel Framing		\$1,000,000				\$1,000,000	14 1%
		<i><i><i></i></i></i>				φ1,000,000	11.170
Interior Finishes and Fixtures							
Ceiling Finishes							
Restroom Finishes and Fixtures							
Computer Equipment							
Furniture and Shelving							
Office Equipment							
Technology and Communications	\$100,000 \$825,000	\$75,000 \$340,000	\$355,000	\$575,000	\$740.000	\$530,000 \$3,875,000	7.5%
	<i>ψ</i> 023,000	ψ 0 4 0,000	ψ1,595,000	φ373,000	φ740,000	\$3,073,000	54.570
Air Handlers		\$12,000				\$12,000	0.2%
RTUs		, ,					
Split System Air Conditioners					\$30,000	\$30,000	0.4%
Cooling Towers							
Boilers			\$80,000		\$20,000	\$100,000	1.4%
HVAC and Plumbing Pumps	\$12,000 \$5,000	\$3,000			\$8,000	\$20,000 \$20,000	0.3%
Fire Pump	ψ0,000	ψ0,000			ψ12,000	φ20,000	0.070
Domestic Water Heater	\$3,000					\$3,000	0.0%
Sewage Ejector Pump Sump Pump							
Emergency Generator					-		
Temperature Control Air Compressor Boiler Room Ventilation	\$30.000				\$8,000	\$8,000	0.1%
Fire Sprinklers	\$20,000	<u>\$15,0</u> 00				\$35,000	0.5%
Present Day Expense Totals	\$1,247,000	\$1,870,000	\$1,840,000	\$620,000	\$1,535,000	\$7,112,000	100.0%
Inflation Rate (1+IR) ⁿ	1.0220	1.0445	1.0675	1.0909	1.1149		
Future Expense Totals (Inflated)	\$1,253,994	\$1,953,185	\$1,964,131	\$676,387	\$1,711,445	\$7,579,582	100.0%
Beginning Reserve Fund Balance	\$2,238 459	\$1,585,324	\$694 714	\$1,754,836	\$1,864 282		
Recommended Reserve Fund Contribution	\$563,000	\$1,040,000	\$3,000,000	\$750,000	\$750,000		
Future Expenses (Inflated)	(\$1,253,994)	(\$1,953,185)	(\$1,964,131)	(\$676,387)	(\$1,711,445)		
Ending Reserve Fund Balance	\$1.585.324	\$694 714	\$1,754,203	\$1,864 282	\$930 508		

Printed on 14-Jun-19

Table 2 Page 2 of 4									
Present Day A	Annual Ex	αpense Sι	ummary (Years 6 t	hru 10)				
	Nort	hbrook Public Proiect #: 19-	Library 472						
	Ve	rsion #: DRA	T 2.0	-					
Component	6	7	8	9	10	Years 6	thru 10		
Component	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	Totals	Totals		
Site Elements		¢30.000			\$50.000	¢20.000	1 4%		
Concrete Driveway		\$30,000			\$5,000	\$5,000	0.1%		
Concrete Sidewalks and Stairs					\$5,000	\$5,000	0.1%		
Landscaping and Hardscape					\$5,000	\$5,000	0.1%		
Railings and Handrails									
Retaining Walls									
Pole-mounted Light Fixtures Miscellaneous Site Elements									
Roofing Main Boof		\$575,000				\$575,000	10.4%		
Elevated Mechanical Equipment Roofs		<i>\\</i>				<i>\\</i> 010,000	10.170		
Barreled Roof									
Facade									
Brick Masonry	\$10,000					\$10,000	0.2%		
Corrugated Metal Panels Mechanical Penthouse Wall Cladding									
2nd Floor Windows (Original Structure)									
Window Wall System (1999 Addition)									
Projecting Sunshades Storefront System									
Exterior Doors									
Soffits	\$10,000					\$10,000	0.2%		
Exposed Steel Framing									
Interior Finishes and Fixtures									
Destroom Finishes and Fight									
Restroom Finishes and Fixtures									
Elevator Finishes and Controls					\$50,000	\$50,000	0.9%		
Elevator Finishes and Fixtures Computer Equipment					\$50,000	\$50,000	0.9%		
Elevator Finishes and Fixtures Computer Equipment Furniture and Shelving Office Equipment					\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications					\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000 \$4,700,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Chillers Chillers	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Chillers Cooling Towers Boilers	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000 \$4,700,000 \$4,700,000	0.9%		
Resurvoom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000 \$50,000 \$33,000 \$12,000	\$50,000 \$4,700,000 \$4,700,000 \$12,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000 \$33,000 \$12,000	\$50,000 \$50,000 \$4,700,000 \$4,700,000 \$38,000 \$38,000 \$12,000 \$33,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000 \$33,000 \$12,000	\$50,000 \$4,700,000 \$4,700,000 \$12,000 \$12,000 \$33,000	0.9% 84.9% 0.7% 0.2% 0.1%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sum Pump	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000	\$50,000 \$4,700,000 \$4,700,000 \$38,000 \$12,000 \$3,000 \$3,000	0.9%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000 \$33,000 \$12,000 \$40,000	\$50,000 \$4,700,000 \$4,700,000 \$38,000 \$12,000 \$3,000 \$3,000	0.9% 84.9% 0.7% 0.2% 0.1%		
Resuroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000 \$50,000 \$33,000 \$12,000 \$40,000	\$50,000 \$4,700,000 \$4,700,000 \$4,700,000 \$3,000 \$33,000 \$12,000 \$3,000 \$3,000	0.9% 84.9% 0.7% 0.2% 0.1%		
Resuroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers	\$740,000	\$1,150,000	\$533,000	\$2,277,000	\$50,000 \$50,000 \$33,000 \$12,000 \$40,000	\$50,000 \$4,700,000 \$4,700,000 \$38,000 \$38,000 \$33,000 \$33,000 \$33,000	0.9%		
Resuroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers	\$740,000	\$1,150,000 \$1,150,000 \$1,755,000	\$533,000	\$2,277,000 \$2,277,000 \$5,000 \$3,000 \$3,000 \$2,285,000	\$50,000 \$50,000 \$33,000 \$12,000 \$40,000 \$200,000	\$50,000 \$4,700,000 \$4,700,000 \$38,000 \$12,000 \$12,000 \$33,000 \$3,000 \$3,000 \$3,000	0.9% 84.9% 0.7% 0.2% 0.1% 0.7% 100.0%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUS Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Present Day Expense Totals	\$740,000 \$740,000 \$760,000 \$760,000	\$1,150,000 \$1,150,000 \$1,755,000 1.1645	\$533,000 \$533,000 \$533,000 \$533,000 1.1902	\$2,277,000 \$2,277,000 \$3,000 \$3,000 \$3,000 \$2,285,000 1.2163	\$50,000 \$50,000 \$33,000 \$12,000 \$12,000 \$40,000 \$200,000 1.2431	\$50,000 \$4,700,000 \$4,700,000 \$4,700,000 \$3,000 \$33,000 \$33,000 \$33,000 \$33,000 \$33,000	0.9% 84.9% 0.7% 0.2% 0.1% 0.7% 100.0%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Present Day Expense Totals Inflation Rate (1+IR) ⁿ Future Expense Totals (Inflated)	\$740,000 \$740,000 \$760,000 \$760,000 1.1395 \$866,003	\$1,150,000 \$1,150,000 \$1,150,000 \$1,150,000 \$1,1645 \$2,043,776	\$533,000 \$533,000 \$533,000 \$533,000 1.1902 \$634,358	\$2,277,000 \$2,277,000 \$3,000 \$3,000 \$3,000 \$2,285,000 1.2163 \$2,779,357	\$50,000 \$50,000 \$33,000 \$12,000 \$12,000 \$40,000 \$200,000 1.2431 \$248,622	\$50,000 \$4,700,000 \$4,700,000 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0.9% 84.9% 0.7% 0.2% 0.1% 0.7% 100.0%		
Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Present Day Expense Totals Inflation Rate (1+IR) ⁿ Future Expense Totals (Inflated)	\$740,000 \$740,000 \$760,000 \$760,000 1.1395 \$866,003 \$930,508	\$1,150,000 \$1,150,000 \$1,755,000 \$1,755,000 1.1645 \$2,043,776 \$831,955	\$533,000 \$533,000 \$533,000 \$533,000 1.1902 \$634,358 \$1,814,380	\$2,277,000 \$2,277,000 \$5,000 \$3,000 \$3,000 \$2,285,000 1.2163 \$2,779,357 \$2,118,966	\$50,000 \$50,000 \$33,000 \$12,000 \$12,000 \$200,000 \$200,000 \$248,622 \$81,395	\$50,000 \$4,700,000 \$4,700,000 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0.9% 84.9% 0.7% 0.7% 0.1% 0.7% 100.0%		
Resuroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Present Day Expense Totals Inflation Rate (1+IR) ⁿ Future Expense Totals (Inflated)	\$740,000 \$740,000 \$760,000 1.1395 \$866,003 \$930,508 \$750,000	\$1,150,000 \$1,150,000 \$1,755,000 1.1645 \$2,043,776 \$831,955 \$3,000,000	\$533,000 \$533,000 \$533,000 1.1902 \$634,358 \$1,814,380 \$900,000	\$2,277,000 \$2,277,000 \$3,000 \$3,000 \$3,000 1.2163 \$2,779,357 \$2,118,966 \$720,000	\$50,000 \$50,000 \$33,000 \$12,000 \$40,000 \$200,000 1.2431 \$248,622 \$81,395 \$720,000	\$50,000 \$4,700,000 \$4,700,000 3 \$4,700,000 3 \$4,700,000 3 \$38,000 \$38,000 \$33,000 \$33,000 \$33,000 \$3,000 \$3,000 \$40,000 \$3,000 \$40,000 \$3,000 \$40,000 \$3,000 \$40,000 \$3,000 \$40,000 \$3,000 \$40,000 \$3,000 \$4,700,000 \$3,000 \$4,700,000 \$3,000 \$4,700,000 \$3,000 \$4,700,000 \$3,000 \$4,700,000 \$3,000 \$4,700,000 \$4,700,000 \$3,000 \$4,700,000 \$4,700,000 \$3,000 \$4,700,000 \$4,700,000 \$4,700,000 \$4,700,000 \$3,000 \$4,700,0000 \$4,700,00000	0.9% 84.9% 0.7% 0.2% 0.1% 0.7% 100.0%		
Resuroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUS Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Present Day Expense Totals Inflation Rate (1+IR) ⁿ Future Expense Totals (Inflated) Beginning Reserve Fund Balance Recommended Reserve Fund Contribution Future Expenses (Inflated)	\$740,000 \$740,000 \$740,000 \$760,000 1.1395 \$866,003 \$750,000 (\$866,003) \$17.450	\$1,150,000 \$1,150,000 \$1,150,000 \$1,150,000 \$1,1645 \$2,043,776 \$831,955 \$3,000,000 (\$2,043,776) \$26,201	\$533,000 \$533,000 \$533,000 \$533,000 1.1902 \$634,358 \$1,814,380 \$900,000 (\$634,358) \$38.944	\$2,277,000 \$2,277,000 \$3,000 \$3,000 \$3,000 \$2,285,000 1.2163 \$2,779,357 \$2,118,966 \$720,000 (\$2,779,357) \$21,786	\$50,000 \$50,000 \$33,000 \$12,000 \$12,000 \$40,000 \$200,000 1.2431 \$248,622 \$81,395 \$720,000 (\$248,622) \$6.342	\$50,000 \$4,700,000 \$4,700,000 \$4,700,000 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.9% 84.9% 0.7% 0.2% 0.1% 0.7% 100.0%		

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Drosont Day A	Page	3 of 4					
	Nort Ve	hbrook Public Project #: 19- rsion #: DRA	Library 472 FT 2.0				
	11	12	13	14	15	Years 11	thru 15
Component	2029 / 2030	2030 / 2031	2031 / 2032	2032 / 2033	2033 / 2034	Totals	% of Totals
Site Elements Asphalt Pavement			\$30,000			\$30,000	3.4%
Concrete Driveway			ψ00,000			φου,000	0.470
Concrete Sidewalks and Stairs							
Concrete Curbing							
Landscaping and Hardscape							
Retaining Walls							
Pole-mounted Light Fixtures							
Miscellaneous Site Elements							
Boofing							
Main Boof							
Elevated Mechanical Equipment Roofs					\$180,000	\$180,000	20.6%
Barreled Roof						. ,	
Brick Masonry							
Corrugated Metal Panels							
Mechanical Penthouse Wall Cladding							
2nd Floor Windows (Original Structure)	\$50,000					\$50,000	5.7%
Window Wall System (1999 Addition)							
Projecting Sunshades							
Storefront System							
Soffits							
Exposed Steel Framing	\$200,000					\$200,000	22.9%
Exterior Facade Repairs							
Flooring	\$96,000					\$96,000	11.0%
Ceiling Finishes	\$30,000					φ50,000	11.070
Restroom Finishes and Fixtures							
Elevator Finishes and Controls							
Computer Equipment							
Furniture and Shelving	\$50,000					\$50,000	5.7%
Uffice Equipment							
Master Plan Rehabilitation							
Mech., Elect., Plumbing, & Fire Protection		\$ 040,000				\$ 0.40,000	07.5%
Alr Handlers		\$240,000				\$240,000	27.5%
Split System Air Conditioners							
Chillers							
Cooling Towers							
Boilers			\$10,000	#4.000		# 47.000	4.00/
HVAC and Plumbing Pumps			\$13,000	\$4,000		\$17,000	1.9%
Exhaust Fails Fire Pump							
Domestic Water Heater							
Sewage Ejector Pump	\$5,000					\$5,000	0.6%
Sump Pump	\$5,000					\$5,000	0.6%
Emergency Generator							
Boiler Room Ventilation							
Fire Sprinklers							
Present Day Expense Totals	\$406,000	\$2 <mark>40,000</mark>	\$43,000	\$4,000	\$1 <mark>80,000</mark>	\$873,000	100.0 %
Inflation Rate (1+IR)"	1.2705	1.2984	1.3270	1.3562	1.3860	\$1 420 200	100.0%
	4010,000 0	φ στι,010	φ 37,000	₩ 0,420	Ψ 24 3,40U	२।, । ३ ७,३४४	100.0%
Beginning Reserve Fund Balance	\$559,115	\$776,534	\$1,204,531	\$1,898.191	\$2,657,876		
Recommended Reserve Fund Contribution	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000		
Future Expenses (Inflated)	(\$515,805)	(\$311,618)	(\$57,060)	(\$5,425)	(\$249,480)		
Interest	\$13,224	\$19,615	\$30,720	\$45,110	\$57,863		
Ending Reserve Fund Balance	\$776,534	\$1,204,531	\$1,898,191	\$2,657,876	\$3,186,259	Dama	70 - 170

Printed on 14-Jun-19

		•	Table 2	2				Page	4 of 4	
Present Day Annual Expense Summary (Years 16 thru 20) Northbrook Public Library Project #: 19-472										
		l Ve	Project #: 19- rsion #: DRAI	472 FT 2.0						
. .	16	17	18	19	20	Years 16	6 thru 20	Years 1	thru 20	
Component	2034 / 2035	2035 / 2036	2036 / 2037	2037 / 2038	2038 / 2039	Totals	% of Totals	Totals	% of Totals	
Site Elements Asphalt Pavement	\$30,000			\$30,000		\$60,000	5.1%	\$452,000	3.1%	
Concrete Driveway								\$10,000	0.1%	
Concrete Sidewalks and Stairs	_							\$10,000	0.1%	
								\$10,000	0.1%	
Railings and Handrails								\$150,000	0.0%	
Retaining Walls								φ0,000	0.070	
Pole-mounted Light Fixtures								\$42,000	0.3%	
Miscellaneous Site Elements										
Roofing										
Main Roof								\$575,000	3.9%	
Elevated Mechanical Equipment Roofs								\$180,000	1.2%	
Darreled Rooi								\$030,000	4.370	
Facade										
Brick Masonry	-							\$10,000	0.1%	
Corrugated Metal Panels								\$10,000	0.1%	
2nd Eloor Windows (Original Structure)	_							\$275,000	1.9%	
Window Wall System (1999 Addition)								\$40,000	0.3%	
Projecting Sunshades								\$10,000	0.070	
Storefront System										
Exterior Doors										
Soffits								\$10,000	0.1%	
Exposed Steel Framing								\$200,000	1.4%	
								\$1,000,000	0.076	
Flooring	\$240,000		\$112,000			\$352,000	29.9%	\$448,000	3.0%	
Ceiling Finishes										
Restroom Finishes and Fixtures								¢50.000	0.20/	
Elevator Finishes and Controls								\$50,000	0.3%	
Eurniture and Shelving	\$50,000		\$50,000			\$100.000	8.5%	\$150,000	1.0%	
Office Equipment	\$30,000		\$30,000			\$100,000	0.570	\$130,000	1.070	
Technology and Communications								\$530.000	3.6%	
Master Plan Rehabilitation								\$8,575,000	58.3%	
lech Elect Plumbing & Eiro Protection										
Air Handlers			\$290.000			\$290.000	24.6%	\$542.000	3.7%	
RTUs			,		\$300,000	\$300,000	25.4%	\$300,000	2.0%	
Split System Air Conditioners	\$30,000					\$30,000	2.5%	\$60,000	0.4%	
Cooling Towers										
Boilers								\$100,000	0.7%	
HVAC and Plumbing Pumps								\$75,000	0.5%	
Exhaust Fans	_	\$9,000				\$9,000	0.8%	\$41,000	0.3%	
Fire Pump		<u> </u>			\$35,000	\$35,000	3.0%	\$35,000	0.2%	
Domestic Water Heater		\$3,000				\$3,000	0.3%	\$9,000	0.1%	
	-							\$5,000	0.0%	
Emergency Generator								\$40,000	0.0%	
Temperature Control Air Compressor					1			\$8,000	0.1%	
Boiler Room Ventilation								\$30,000	0.2%	
Fire Sprinklers								\$35,000	0.2%	
Present Day Expense Totals	\$350,000	\$12,000	\$452,000	\$30,000	\$335,000	\$1,179,000	100.0%	\$14,697,000	100.0%	
Inflation Rate (1+IR) ⁿ Future Expense Totals (Inflated)	1.4165 \$495.773	1.4477 \$17.372	1.4795 \$668.735	1.5121 \$45.362	1.5453 \$517,681	\$1 744 923	100.0%	\$17.036.009	100.0%	
		,				÷.,,				
Beginning Reserve Fund Balance	\$3,186,259	\$3,476,453	\$4,255,636	\$4,392,526	\$5,161,761	1				
Recommended Reserve Fund Contribution	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000					
Future Expenses (Inflated)	(\$495,773)	(\$17,372)	(\$668,735)	(\$45,362)	(\$517,681)					
Interest	\$65,967	\$76,555	\$85,625	\$94,597	\$105,258					
Ending Reserve Fund Balance	\$3,476,453	\$4.255.636	\$4.392.526	\$5.161.761	\$5,469,338					

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Table 2a Technology and Communications Breakdown (Years 1 thru 5) Northbrook Public Library Project #: 19-472 Version #: DRAFT 2.0									
	1	2	3	4	5	Years '	l thru 5		
Component	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	Totals	% of Totals		
Technology and Communications									
Phone Sytem	\$100,000					\$100,000	18.9%		
Security Cameras		\$75,000				\$75,000	14.2%		
Alarm System			\$75,000			\$75,000	14.2%		
RFID			\$150,000			\$150,000	28.3%		
Automated Material Handler			\$130,000			\$130,000	24.5%		
Present Day Expense Totals	\$100,000	\$75,000	\$355,000			\$530,000	100.0%		

Printed on 14-Jun-19
Inflated An	Page	1 of 4							
Northbrook Public Library Project #: 19-472									
	Years 1	thru 5							
Component	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	Totals	% of Totals		
Site Elements Asphalt Pavement	\$257 544			\$32 728		\$290 272	3.8%		
Concrete Driveway	ψ201,044			\$5,455		\$5,455	0.1%		
Concrete Sidewalks and Stairs				\$5,455		\$5,455	0.1%		
Concrete Curbing		¢156 672		\$5,455		\$5,455 \$156,672	0.1%		
Railings and Handrails		\$150,075			\$5.575	\$5.575	0.1%		
Retaining Walls							-		
Pole-mounted Light Fixtures					\$46,828	\$46,828	0.6%		
Roofing									
Main Roof									
Barreled Roof					\$702 417	\$702 417	9.3%		
Barrolog (1001					φr σ2, π	¢102,111	0.070		
Facade Brick Masonny									
Corrugated Metal Panels			\$10 675			\$10 675	0.1%		
Mechanical Penthouse Wall Cladding		\$287,233	<i></i>			\$287,233	3.8%		
2nd Floor Windows (Original Structure)									
Window Wall System (1999 Addition)					\$44,598	\$44,598	0.6%		
Storefront System									
Exterior Doors									
Soffits									
Exposed Steel Framing		¢1 011 101				¢1 011 101	40.00/		
Exterior Facade Repairs		\$1,044,484				\$1,044,484	13.8%		
Interior Finishes and Fixtures									
Flooring									
Ceiling Finishes Restroom Einishes and Eivtures									
Elevator Finishes and Controls									
Computer Equipment									
Furniture and Shelving									
Uffice Equipment	\$102 200	\$78 336	\$378.040			\$559.485	7.4%		
Master Plan Rehabilitation	\$843,150	\$355,125	\$1,489,110	\$627,294	\$825,061	\$4,139,740	54.6%		
		. ,		. ,	. ,				
Mach Floot Diumbing & Fire Drotostion									
Air Handlers		\$12 534				\$12 534	0.2%		
RTUs		¢.2,001				¢.2,001	0.270		
Split System Air Conditioners					\$33,448	\$33,448	0.4%		
Chillers									
Boilers			\$85.397		\$22,299	\$107.696	1.4%		
HVAC and Plumbing Pumps	\$12,264		+,		\$8,920	\$21,184	0.3%		
Exhaust Fans	\$5,110	\$3,133			\$13,379	\$21,622	0.3%		
Fire Pump	\$3.066					\$3.066	0.0%		
Sewage Ejector Pump	ψ3,000					φ3,000	0.070		
Sump Pump									
Emergency Generator					<u> </u>	¢0.000	0.40/		
Boiler Room Ventilation	\$30,660				⊅ 8,920	\$30.660	0.1%		
Fire Sprinklers	\$20,440	<u>\$15,6</u> 67				\$36,107	0.5%		
Future Expense Totals (Inflated)	\$1,253,994	\$1,953,185	\$1,964,131	\$676,387	\$1,711,445	\$7,579,582	100.0%		
	0.0707	0.057.4	0.0000	0.0400	0.0000				
Reciprocal of Inflation Rate 1/(1+IR)" Present Day Expense Totals	0.9785	0.9574	0.9368 \$1.840.000	0.9166	0.8969	\$7 112 000	100.0%		
	Ψ1,241,000	ψ1,010,000	ψ1,040,000	WUZU,UUU	ψ1,000,000	φι, 112,000	100.070		
Beginning Reserve Fund Balance	\$2,238,459	\$1,585,324	\$694,714	\$1,754,836	\$1,864,282				
Recommended Reserve Fund Contribution	\$563,000	\$1,040,000	\$3,000,000	\$750,000	\$750,000				
ruture Expenses (Inflated)	(\$1,253,994) \$37,859	(ຈາ, 9 53,185) \$22,575	(\$1,964,131) \$24,253	(\$0/0,387) \$35,833	(\$1,711,445) \$27.671				
Ending Reserve Fund Balance	\$1,585,324	\$694,714	\$1,754,836	\$1,864,282	\$930.508	_			

Printed on 14-Jun-19

Table 3							2 of 4			
Inflated Annual Expense Summary (Years 6 thru 10) Northbrook Public Library Project #: 19-472										
	Version #: DRAFT 2.0									
	<u>6 7 8 9 10</u>						thru 10			
Component	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	2028 / 2029	Totals	% of Totals			
Site Elements		\$34,036			\$62 155	\$Q7 <u>0</u> 01	1.5%			
Concrete Driveway		φ34,930			\$6.216	\$6.216	0.1%			
Concrete Sidewalks and Stairs					\$6,216	\$6,216	0.1%			
Concrete Curbing					\$6,216	\$6,216	0.1%			
Landscaping and Hardscape										
Retaining Valls										
Pole-mounted Light Fixtures										
Miscellaneous Site Elements										
Boofing										
Main Roof		\$669,613				\$669,613	10.2%			
Elevated Mechanical Equipment Roofs										
Barreled Roof										
L										
Facade		I		I						
Brick Masonry	\$11,395					\$11,395	0.2%			
Corrugated Metal Panels										
Mechanical Penthouse Wall Cladding										
Window Wall System (1999 Addition)										
Projecting Sunshades										
Storefront System										
Exterior Doors							0.00/			
Soffits	\$11,395					\$11,395	0.2%			
Exposed Steel Framing Exterior Facade Repairs										
Interior Finishes and Fixtures										
I Ele entre el										
Flooring Ceiling Finishes										
Flooring Ceiling Finishes Restroom Finishes and Fixtures										
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls					\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment					\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving					\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications					\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Chillers Cooling Towers	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Chillers Cooling Towers Boilers	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Chillers Cooling Towers Boilers HVAC and Plumbing Pumps	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155	\$62,155 \$62,155 \$5,586,424 \$5,586,424	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Chillers Cooling Towers Boilers HVAC and Plumbing Pumps	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155 \$62,155 \$41,023 \$14,917	\$62,155 \$62,155 \$5,586,424 \$5,586,424 \$0 \$5,586,424 \$0 \$14,917	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump	\$843,213	\$1,339,227	\$634,358	\$2,769,626	\$62,155 \$62,155 \$41,023 \$14,917	\$62,155 \$62,155 \$5,586,424 \$5,586,424 \$47,105 \$14,917 \$14,917	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Elector Pump	\$843,213	\$1,339,227	\$634,358	\$2,769,626 \$2,769,626 \$6,082 \$3,649	\$62,155 \$62,155 \$41,023 \$14,917	\$62,155 \$62,155 \$5,586,424\$5,586,424 \$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424\$5,586,424 \$5,586,426\$5,586,424\$5,586,426\$5,586,586,586,586,586,586,586,586,586,58	0.9% 85.0% 0.7% 0.2% 0.1%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Chillers Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector PumpSump Pump	\$843,213	\$1,339,227	\$634,358	\$2,769,626 \$2,769,626 \$6,082 \$6,082 \$3,649	\$62,155 \$62,155 \$41,023 \$14,917	\$62,155 \$5,586,424\$5,586,424 \$5,586,424 \$5,586,424\$5,586,424\$5,586,424 \$5,596,596,596,596,596,596,596,596,596,59	0.9% 85.0% 0.7% 0.2% 0.1%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator	\$843,213	\$1,339,227	\$634,358	\$2,769,626 \$2,769,626 \$6,082 \$3,649	\$62,155 \$62,155 \$41,023 \$14,917 \$49,724	\$62,155 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$3,549 \$14,917 \$3,649 \$49,724	0.9% 85.0% 0.7% 0.2% 0.1% 0.8%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Page	\$843,213	\$1,339,227	\$634,358	\$2,769,626 \$2,769,626 \$3,649 \$3,649	\$62,155 \$62,155 \$41,023 \$14,917 \$14,917 \$49,724	\$62,155 \$5,586,424\$5,586,424 \$5,586,424 \$5,586,424\$5,586,424 \$5,586,596,596,596,596,596,596,596,596,596,59	0.9% 85.0% 0.7% 0.2% 0.1% 0.8%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation	\$843,213 \$843,213	\$1,339,227	\$634,358	\$2,769,626 \$2,769,626 \$6,082 \$3,649	\$62,155 \$62,155 \$41,023 \$14,917 \$14,917 \$49,724	\$62,155 \$5,586,424\$5,586,424 \$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,586,424 \$5,586,424\$5,596,424 \$5,586,424\$5,596,596,596,596,596,596,596,596,596,59	0.9% 85.0% 0.7% 0.2% 0.1% 0.8%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers	\$843,213 \$843,213	\$1,339,227 \$1,339,227	\$634,358	\$2,769,626 \$2,769,626 \$6,082 \$3,649 \$3,649 \$2,779,357	\$62,155 \$62,155 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$62,155 \$62,155 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$49,724 \$49,724 \$49,724	0.9%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers	\$843,213	\$1,339,227 \$1,339,227	\$634,358 \$634,358 \$634,358	\$2,769,626 \$2,769,626 \$6,082 \$3,649 \$3,649 \$2,779,357	\$62,155 \$62,155 \$41,023 \$14,917 \$49,724 \$248,622	\$62,155 \$62,155 \$5,586,424 \$5,586,424 \$5,586,424 \$3,549 \$47,105 \$14,917 \$3,649 \$49,724 \$49,724	0.9% 85.0% 0.7% 0.2% 0.1% 0.8% 100.0%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Future Expense Totals (Inflated)	\$843,213	\$1,339,227 \$1,339,227 \$2,043,776 0.8587	\$634,358 \$634,358 \$634,358 0.8402	\$2,769,626 \$2,769,626 \$6,082 \$3,649 \$3,649 \$2,779,357 0.8221	\$62,155 \$62,155 \$41,023 \$14,917 \$49,724 \$49,724 \$248,622 0.8044	\$62,155 \$62,155 \$5,586,424 \$5,572,1166	0.9% 85.0% 0.7% 0.2% 0.1% 0.8% 100.0%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boilers Future Expense Totals (Inflated) Reciprocal of Inflation Rate 1/(1+1R) ⁿ Present Day Expense Totals	\$843,213 \$843,213 \$843,213	\$1,339,227 \$1,339,227 \$1,339,227 \$2,043,776 \$2,043,776 0.8587 \$1,755,000	\$634,358 \$634,358 \$634,358 \$634,358 0.8402 \$533,000	\$2,769,626 \$2,769,626 \$3,649 \$3,649 \$3,649 \$3,649 \$3,649 \$3,649 \$2,779,357 0.8221 \$2,285,000	\$62,155 \$62,155 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$62,155 \$62,155 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.9% 85.0% 0.7% 0.2% 0.1% 0.8% 100.0%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Coling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Future Expense Totals (Inflated) Reciprocal of Inflation Rate 1/(1+IR) ⁿ Present Day Expense Totals	\$843,213 \$843,213 \$843,213 \$866,003 \$866,003 \$866,003 \$866,003	\$1,339,227 \$1,755,000 \$1,755,000 \$1,755,000	\$634,358 \$634,358 \$634,358 \$634,358 0.8402 \$533,000 \$1.814.380	\$2,769,626 \$2,769,626 \$3,649 \$3,649 \$3,649 \$2,779,357 0.8221 \$2,285,000 \$2,118.966	\$62,155 \$62,155 \$41,023 \$14,917 \$49,724 \$49,724 \$200,000 \$81.395	\$62,155 \$62,155 \$5,586,424 \$5,586,424 \$5,586,424 \$ \$5,586,424 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0.9% 85.0% 0.7% 0.2% 0.1% 0.8% 100.0%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Future Expense Totals (Inflated) Reciprocal of Inflation Rate 1/(1+IR) ⁿ Present Day Expense Totals Beginning Reserve Fund Balance Recommended Reserve Fund Contribution	\$843,213 \$843,213 \$843,213 \$866,003 \$866,003 \$866,003 \$866,003 \$930,508 \$750,000	\$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$1,339,227 \$2,043,776 \$1,339,227 \$1,755,000 \$1,755,000 \$1,755,000	\$634,358 \$634,358 \$634,358 \$634,358 \$634,358 \$533,000 \$1,814,380 \$900,000	\$2,769,626 \$2,769,626 \$3,649 \$3,649 \$3,649 \$2,779,357 0.8221 \$2,285,000 \$2,118,966 \$720,000	\$62,155 \$62,155 \$ \$41,023 \$14,917 \$ \$49,724 \$ \$49,724 \$ \$49,724 \$ \$ \$49,724 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$62,155 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$5,586,424 \$6,572,116 \$6,572,116	0.9% 85.0% 0.7% 0.2% 0.1% 0.8% 100.0%			
Flooring Ceiling Finishes Restroom Finishes and Fixtures Elevator Finishes and Controls Computer Equipment Furniture and Shelving Office Equipment Technology and Communications Master Plan Rehabilitation Mech., Elect., Plumbing, & Fire Protection Air Handlers RTUs Split System Air Conditioners Cooling Towers Boilers HVAC and Plumbing Pumps Exhaust Fans Fire Pump Domestic Water Heater Sewage Ejector Pump Sump Pump Emergency Generator Temperature Control Air Compressor Boiler Room Ventilation Fire Sprinklers Future Expense Totals (Inflated) Reciprocal of Inflation Rate 1/(1+IR) ⁿ Present Day Expense Totals Beginning Reserve Fund Balance Recommended Reserve Fund Contribution Future Expenses (Inflated)	\$843,213 \$843,213 \$843,213 \$866,003 \$866,003 \$866,003 \$930,508 \$750,000 \$930,508	\$1,339,227 \$1,339,227 \$1,339,227 \$2,043,776 \$2,043,776 \$1,755,000 \$831,955 \$3,000,000 (\$2,043,776)	\$634,358 \$634,358 \$634,358 \$634,358 0.8402 \$533,000 \$1,814,380 \$900,000 (\$634,358)	\$2,769,626 \$2,769,626 \$3,649 \$3,649 \$3,649 \$2,779,357 0.8221 \$2,285,000 \$2,118,966 \$720,000 (\$2,779,357)	\$62,155 \$62,155 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$6,572,116 \$5,533,000	0.9% 85.0% 85.0% 0.7% 0.2% 0.1% 0.8% 100.0%			

Printed on 14-Jun-19

Inflated Anr	Page	3 of 4								
Version #: DRAFT 2.0										
11 12 13 14 15							thru 15			
Component	2029 / 2030	2030 / 2031	2031 / 2032	2032 / 2033	2033 / 2034	Totals	% of Totals			
Site Elements							10(013			
Asphalt Pavement			\$39,809			\$39,809	3.5%			
Concrete Driveway										
Concrete Curbing										
Landscaping and Hardscape										
Railings and Handrails										
Retaining Walls										
Miscellaneous Site Elements										
Roofing										
Main Koot Elevated Mechanical Equipment Poofs					\$2/10 / 20	\$2/0 /90	21 0%			
Barreled Roof					φ∠49,40U	¢∠49,400	21.9%			
Facade										
Brick Masonry Corrugated Metal Papels										
Mechanical Penthouse Wall Cladding										
2nd Floor Windows (Original Structure)	\$63,523					\$63,523	5.6%			
Window Wall System (1999 Addition)										
Projecting Sunshades										
Storefront System										
Soffits										
Exposed Steel Framing	\$254,091					\$254,091	22.3%			
Exterior Facade Repairs										
Interior Finishes and Fixtures										
Flooring	\$121 964					\$121 964	10.7%			
Ceiling Finishes	¢121,001					¢121,001	10.170			
Restroom Finishes and Fixtures										
Elevator Finishes and Controls										
Computer Equipment	¢62.502					¢62 502	E 60/			
Office Equipment	\$03,523					\$03, <u>5</u> 23	5.0%			
Technology and Communications										
Master Plan Rehabilitation										
Mach Elast Diumbing & Eiro Protection										
Air Handlers		\$311 618				\$311 618	27.3%			
RTUs						<i>\\</i>	21.070			
Split System Air Conditioners										
Chillers										
Looling Towers										
HVAC and Plumbing Pumps			\$17.251	\$5.425		\$22.676	2.0%			
Exhaust Fans			•••• , -• •	+-,		· · · · · · · · · · · · · · · · · · ·				
Fire Pump										
Domestic Water Heater	¢6.050					¢6.250	0.60/			
Sumn Pump	\$6.352 \$6.352					\$6.352 \$6.352	0.6%			
Emergency Generator	\$0,00Z					\$0,00Z	0.070			
Temperature Control Air Compressor										
Boiler Room Ventilation										
Fire Sprinklers	\$515 905	\$211 610	\$57.060	\$E 125	\$240 400	\$1 120 200	100.0%			
	wo10,000	ψυτι,υτυ	w01,000	ψ0, 1 20	ψ 1 -10,400	ψ1,100,000	100.0/0			
Reciprocal of Inflation Rate 1/(1+IR) ⁿ	0.7871	0.7702	0.7536	0.7374	0.7215					
Present Day Expense Totals	\$406,000	\$240,000	\$43,000	\$4,000	\$180,000	\$873,000	100.0%			
Designing Deserve For 1 D 1	6FF0 445	6770 -0 ·	#4 004 =04	¢4 000 404	#0.057.070					
Beginning Reserve Fund Balance Recommended Reserve Fund Contribution	\$559,115 \$720.000	\$720.000	\$1,204,531 \$720.000	\$1,898,191 \$720.000	\$2,657,876 \$720,000					
Future Expenses (Inflated)	(\$515,805)	(\$311,618)	(\$57,060)	(\$5,425)	(\$249,480)					
Interest	\$13,224	\$19,615	\$30,720	\$45,110	\$57,863					
Ending Reserve Fund Balance	\$776,534	\$1,204,531	\$1,898,191	\$2,657,876	\$3,186,259	D	75 . (70			

Table 3

Page 4 of 4

Inflated Annual Expense Summary (Years 16 thru 20) Northbrook Public Library Project #: 19-472

Version #: DRAFT 2.0									
	16	17	18	19	20	Years 16	thru 20	Years 1	thru 20
Component	2034 / 2035	2035 / 2036	2036 / 2037	2037 / 2038	2038 / 2039	Totals	% of Totals	Totals	% of Totals
Site Elements									
Asphalt Pavement	\$42,495			\$45,362		\$87,857	5.0%	\$515,029	3.0%
Concrete Driveway								\$11,671	0.1%
Concrete Sidewalks and Stairs								\$11,671	0.1%
Concrete Curbing								\$11,671	0.1%
Landscaping and Hardscape								\$156,673	0.9%
Railings and Handrails								\$5,575	0.0%
Retaining Walls								.	0.00/
Pole-mounted Light Fixtures								\$46,828	0.3%
Roofing									
Main Roof								\$669,613	3.9%
Elevated Mechanical Equipment Roofs								\$249,480	1.5%
Barreled Roof								\$702,417	4.1%
Facade				1					
Brick Masonry								\$11,395	0.1%
Corrugated Metal Panels								\$10,675	0.1%
Mechanical Penthouse Wall Cladding								\$287,233	1.7%
2nd Floor Windows (Original Structure)								\$63,523	0.4%
VVIndow VVall System (1999 Addition)								\$44,598	0.3%
Projecting Sunshades									
Storetront System									
Exterior Doors								¢14.005	0.40/
Somits								\$11,395	0.1%
Exposed Steel Framing								\$254,091	1.5%
Exterior Facade Repairs								\$1,044,484	6.1%
Interior Finishes and Fixtures									
Flooring	\$339,958		\$165,704			\$505,662	29.0%	\$627,626	3.7%
Ceiling Finishes								´	
Restroom Finishes and Fixtures									
Elevator Finishes and Controls								\$62,155	0.4%
Computer Equipment									
Furniture and Shelving	\$70,825		\$73,975			\$144,800	8.3%	\$208,323	1.2%
Office Equipment									
Technology and Communications								\$559,485	3.3%
Master Plan Rehabilitation								\$9,726,164	57.1%
Mark Flort Blocking & Fig Bactaction									
Air Handlers			\$420.056			\$420.056	24.6%	¢752 208	1 10/
			\$429,050		\$463 505	\$429,050	24.0%	\$755,200	2 7%
Split System Air Conditioners	\$42.405				\$403,393	\$403,393 \$42,405	20.0 %	\$403,393 \$75.042	2.1 /0
Chillers	φ 4 2,435					φ42,430	2.470	ψ10,940	0.470
Cooling Towers									
Boilers								\$107 696	0.6%
HVAC and Plumbing Pumps								\$90,965	0.5%
Exhaust Fans	1	\$13 029				\$13,029	0.7%	\$49,568	0.3%
Fire Pump		¢.0,020			\$54 086	\$54,086	3.1%	\$54,086	0.3%
Domestic Water Heater		\$4,343			<i>Q</i> U , C U	\$4,343	0.2%	\$11.058	0.1%
Sewage Eiector Pump		<i>•••••••</i>						\$6.352	0.0%
Sump Pump								\$6.352	0.0%
Emergency Generator								\$49,724	0.3%
Temperature Control Air Compressor								\$8.920	0.1%
Boiler Room Ventilation								\$30,660	0.2%
Fire Sprinklers								\$36,107	0.2%
Future Expense Totals (Inflated)	\$495,773	\$17,372	\$668,735	\$45,362	\$517,681	\$1,744,923	100.0%	\$17,036,009	100.0%
Reciprocal of Inflation Rate 1/(1+IR) ⁿ	0.7060	0.6908	0.6759	0.6614	0.6471				
Present Day Expense Totals	\$350,000	\$12,000	\$452,000	\$30,000	\$335,000	\$1,179,000	100.0%	\$14,697,000	100.0%
Perinning Perenus Fund Pelanas	\$2 406 050	\$2 A76 AFA	\$4 DEE 000	\$4 202 500	\$5 464 704				
Becommended Poserve Fund Contribution	\$3,180,259	ა ა,470,453 \$720,000	₹720,000	₽4,392,526 \$720,000	\$720,000				
Future Expenses (Inflated)	\$120,000	\$120,000 (\$17 372)	\$720,000	\$120,000	(\$517 694)				
Interest	\$65,967	\$76 555	\$85,625	\$94 597	\$105 258				
Ending Personia Fund Palanas	\$2 470 450	¢4.055.000	\$4 200 500	¢5464 704	¢F 460 000				
Enuing Reserve Fund Balance	,⊕,,40,403	₽ 4,∠ 3 3,030	∣ ⊅ 4 , 3 9∠,526	φο, 101,/01	\$3,409,338		Pane	76 of 79	

Table 4

Recommended Reserve Funding Plan (2.00% Interest and 2.20% Inflation)

Northbrook Public Library Project #: 19-472

FIUJECL#	F. 19-472
Version #:	DRAFT 2.0

	Voldini #. Divit 12.0									
Year	Fiscal Year	Beginning Balance of Reserve Fund	Annual Reserve Fund Contribution	Annual Reserve Fund Increase	Annual Expenses	Annual Interest	Ending Balance of Reserve Fund			
0	2018 / 2019						\$2,238,459			
1	2019 / 2020	\$2,238,459	\$563,000	0.0%	\$1,253,994	\$37,859	\$1,585,324			
2	2020 / 2021	\$1,585,324	\$1,040,000	84.7%	\$1,953,185	\$22,575	\$694,714			
3	2021 / 2022	\$694,714	\$3,000,000	188.5%	\$1,964,131	\$24,253	\$1,754,836			
4	2022 / 2023	\$1,754,836	\$750,000	-75.0%	\$676,387	\$35,833	\$1,864,282			
5	2023 / 2024	\$1,864,282	\$750,000	0.0%	\$1,711,445	\$27,671	\$930,508			
6	2024 / 2025	\$930,508	\$750,000	0.0%	\$866,003	\$17,450	\$831,955			
7	2025 / 2026	\$831,955	\$3,000,000	300.0%	\$2,043,776	\$26,201	\$1,814,380			
8	2026 / 2027	\$1,814,380	\$900,000	-70.0%	\$634,358	\$38,944	\$2,118,966			
9	2027 / 2028	\$2,118,966	\$720,000	-20.0%	\$2,779,357	\$21,786	\$81,395			
10	2028 / 2029	\$81,395	\$720,000	0.0%	\$248,622	\$6,342	\$559,115			
11	2029 / 2030	\$559,115	\$720,000	0.0%	\$515,805	\$13,224	\$776,534			
12	2030 / 2031	\$776,534	\$720,000	0.0%	\$311,618	\$19,615	\$1,204,531			
13	2031 / 2032	\$1,204,531	\$720,000	0.0%	\$57,060	\$30,720	\$1,898,191			
14	2032 / 2033	\$1,898,191	\$720,000	0.0%	\$5,425	\$45,110	\$2,657,876			
15	2033 / 2034	\$2,657,876	\$720,000	0.0%	\$249,480	\$57,863	\$3,186,259			
16	2034 / 2035	\$3,186,259	\$720,000	0.0%	\$495,773	\$65,967	\$3,476,453			
17	2035 / 2036	\$3,476,453	\$720,000	0.0%	\$17,372	\$76,555	\$4,255,636			
18	2036 / 2037	\$4,255,636	\$720,000	0.0%	\$668,735	\$85,625	\$4,392,526			
19	2037 / 2038	\$4,392,526	\$720,000	0.0%	\$45,362	\$94,597	\$5,161,761			
20	2038 / 2039	\$5,161,761	\$720,000	0.0%	\$517,681	\$105,258	\$5,469,338			
		Totals	\$19,393,000		\$17,015,569	\$853,448				

Projected Reserve Fund Balance of \$2,238,459 as of April 30, 2018 / 2019.

Table 5

Recommended Reserve Funding Plan

(2.00% Interest and 2.20% Inflation)







Table 6 Current Fund Status (2.00% Interest and 2.20% Inflation)

