

**Downers Grove Public Library  
Capital Needs Assessment Report  
2025 Update  
Projects and Estimated Costs**

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Lighting & Ceiling Level 2 North, Restrooms*, Staff Lounge*, Check Out Desk*	RTUs, Controls, Boiler, LEDs	Masonry, Doors	Roof, Electrical Relay Panels, VAVs, Staff Area Lighting & Controls, Air Curtain, Water Heater, Painting	Painting, Entrance Doors, Elevator Renovation*, Lighting Panel, 1/2 Access, IT, & Youth Services Workroom Updates*	1/2 Access, IT, & Youth Services Workroom Updates*, Windows, VAVs	West Windows/ Curtain wall, Exhaust Fans, VAVs	VAVs, Steel & Soffits, Caulking	Flooring, Glazing, Painting, VAVs, AMH Replacement*	Entrance Doors, Air Curtain, VAVs
\$ 669,652	\$ 581,479.00	\$ 237,119	\$ 749,203	\$ 384,071	\$ 615,358	\$ 183,901	\$ 83,470	\$ 954,031	\$ 39,227
* not part of the 2017 Capital Needs Assessment Report									
<b>TOTAL COMPLETED 2018-2023</b>		<b>\$ 3,236,882</b>							

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2025 Update**

Report Subsection / Presented by	Topic	Item	Total Projected Cost (2017 \$)	2017	2018	2019	2020
multiplier: 4% escalation per year				1.00	1.04	1.08	1.12
<b>Building Review Report / smc</b>	<b>Exterior Architectural</b>	Brick Masonry	\$ 280,000				\$ 314,962
		Exterior Steel & Soffits	\$ 25,000				\$ 28,122
		Exterior Doors	\$ 4,500				\$ 5,062
		Exterior Concrete Column	\$ 7,500				\$ 8,436
		Exterior West Windows	\$ 120,000				
	Caulking	\$ 20,000				\$ 22,497	
	<b>Interior Architectural</b>	Glass and Glazing	\$ 5,500				
		Flooring	\$ 115,000			\$ 9,400.00	
		Painting	\$ 25,000				
		Entrance Doors & Operators	\$ 5,500				
		<b>Total Architectural</b>	<b>\$ 1,079,052</b>		\$ -	\$ 9,400	\$ 379,079

Roofing Synopsis / Hutchinson Design Group							
Membrane Roof							
<i>*see report for area diagram</i>	Roof Area 1	\$ 42,000					
	Roof Area 3	\$ 376,250					
	Roof Area 5	\$ 8,750					
	Roof Area 6	\$ 61,250					
	Roof Area 9	\$ 113,750					
	Roof Area 11	\$ 28,000					
	Roof Area 12	\$ 127,750					
	Roof Allowances	\$ 89,760					
Metal Roof Areas							

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Report Subsection / Presented by	Topic	Item	Total Projected Cost (2017 \$)	2017	2018	2019	2020
	<i>* replacement not required</i>	Roof Area 2	\$ 56,858				
	<i>numbers not included in total</i>	Roof Area 4	\$ 75,810				
		Roof Area 7	\$ 252,592				
		Roof Area 8	\$ 83,391				
		Roof Area 10	\$ 132,668				
		Roof Area 13	\$ 30,324				
		<b>Total Roofing</b>	<b>\$ 847,510.00</b>		\$ -	\$ -	\$ -

<b>Building Review Report / Elara</b>	<b>Mechanical</b>	Rooftop Unit 1	\$ 130,000			\$ 140,608	
		Rooftop Unit 2	\$ 165,000			\$ 178,464	
		Hot Water Boilers, Pumps, Flues	\$ 140,000			\$ 151,424	
		Controls Upgrade	\$ 55,000			\$ 59,488	
		Boiler Controller Upgrade	\$ 10,000			\$ 10,816	
		VAV Boxes Replacements (6-7/year @)	\$ 2,500				\$ 44,341
		Heater Replacements (2-3/year @)	\$ 3,000				\$ 16,873
		Exhaust Fan Replacements (1/year @)	\$ 2,000				
		Air Curtain Replacements	\$ 6,000				
		Elevator Modernization	\$ 85,000				
		<b>Total Mechanical</b>	<b>\$ 783,552</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 540,800</b>	<b>\$ 61,214</b>
	<b>Lighting Upgrades</b>	Level 1 Mouse Café	\$ 1,200		\$ 350.00		
		Level 1 Storytime	\$ 3,120				
		Level 1 North Staff	\$ 11,400				
		Level 1 East Public	\$ 20,880				

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Report Subsection / Presented by	Topic	Item	Total Projected Cost (2017 \$)	2017	2018	2019	2020
		Level 1 East Staff	\$ 13,660				
		Level 2 Staff	\$ 8,380			\$ 400.00	
		Level 2 Public	\$ 25,370		\$ 26,385		
		Level 2 South Stacks	\$ 10,740				
		<i>North Exterior</i>	\$15,000			\$ 10,735.00	
		<i>South Exterior</i>	\$15,000			\$ 4,265.00	
	<b>Lighting+Ceiling Replacement</b>						
		Level 1 Stacks	\$ 315,019		\$ 8,379		
		Room Lighting Control	\$ 9,350				
		Level 2 North Stacks	\$ 303,227		\$ 315,356		
		Room Lighting Control	\$ 9,000		\$ 9,360		
	<b>Misc Lighting/Electrical Costs</b>						
		Upgrade Relay Panels	\$ 75,000				
		Panel Infrared Scanning	\$300/panel	\$ 3,000			\$ 3,375
		Telecommunication Upgrade	\$ 10,000			\$ 11,699	
		<b>Total Lighting Upgrades</b>	<b>\$ 522,296</b>	<b>\$ 3,000</b>	<b>\$ 359,829</b>	<b>\$ 27,099</b>	<b>\$ 3,375</b>
	<b>Plumbing</b>						
		Electric Water Heater	\$ 15,000				
		Hot Water Recirculation Pump	\$ 2,000				
		<b>Total Plumbing</b>	<b>\$ 17,003</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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Report Subsection / Presented by	Topic	Item	Total Projected Cost (2017 \$)	2017	2018	2019	2020
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Report Summary			Total Cost (2017 \$)	2017	2018	2019	2020
	Building Review Report / smc	Total Architectural	\$ 1,079,052	\$ -	\$ -	\$ 9,400	\$ 379,079
	Roofing Synopsis / Hutchinson Design Group	Total Roofing	\$847,510	\$ -	\$ -	\$ -	\$ -
	Building Review Report / Elara	Total Mechanical	\$783,552	\$ -	\$ -	\$ 540,800	\$ 61,214
		Total Lighting Upgrades	\$ 522,293	\$ 3,000	\$ 359,829	\$ 27,099	\$ 3,375
		Total Plumbing	\$ 17,000	\$ -	\$ -	\$ -	\$ -
		<b>Total Report</b>	<b>\$3,249,407</b>	<b>\$ 3,000</b>	<b>\$ 359,829</b>	<b>\$ 577,299</b>	<b>\$ 443,668</b>

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2025 Update**

Report Subsection / Presented by	Topic	Item	2021	2022	2023	2024	2025
multiplier: 4% escalation per year			1.17	1.22	1.27	1.32	1.37
<b>Building Review Report / smc</b>	<b>Exterior Architectural</b>	Brick Masonry					
		Exterior Steel & Soffits					\$ 34,214
		Exterior Doors					
		Exterior Concrete Column					
		Exterior West Windows				\$ 157,912	
	Caulking					\$ 25,306	
	<b>Interior Architectural</b>	Glass and Glazing					
		Flooring					
		Painting	\$ 28,122	\$ 30,416			
		Entrance Doors & Operators		\$ 6,187	\$ 6,959		
		<b>Total Architectural</b>	\$ 28,122	\$ 36,603	\$ 6,959	\$ 157,912	\$ 59,521

Roofing Synopsis / Hutchinson Design Group							
Membrane Roof							
<i>*see report for area diagram</i>	Roof Area 1	\$ 49,134					
	Roof Area 3	\$ 440,159					
	Roof Area 5	\$ 10,236					
	Roof Area 6	\$ 71,654					
	Roof Area 9	\$ 133,071					
	Roof Area 11	\$ 32,756					
	Roof Area 12	\$ 149,449					
	Roof Allowances	\$ 105,007					
Metal Roof Areas							

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Report Subsection / Presented by	Topic	Item	2021	2022	2023	2024	2025
	<i>* replacement not required</i>	Roof Area 2	*				
	<i>numbers not included in total</i>	Roof Area 4	*				
		Roof Area 7	*				
		Roof Area 8	*				
		Roof Area 10	*				
		Roof Area 13	*				
		<b>Total Roofing</b>	\$ 991,467	\$ -	\$ -	\$ -	\$ -

<b>Building Review Report / Elara</b>	<b>Mechanical</b>	Rooftop Unit 1					
		Rooftop Unit 2					
		Hot Water Boilers, Pumps, Flues					
		Controls Upgrade					
		Boiler Controller Upgrade					
		VAV Boxes Replacements (6-7/year @)	\$ 20,472	\$ 21,292	\$ 22,143	\$ 23,029	\$ 23,950
		Heater Replacements (2-3/year @)	\$ 10,529.00	\$ 7,019	7592		
		Exhaust Fan Replacements (1/year @)	\$ 2,632	\$ 2,737	\$ 2,847	\$ 2,960	
		Air Curtain Replacements	\$ 7,019				
		Elevator Modernization		\$ 85,000			
		<b>Total Mechanical</b>	\$ 40,652	\$ 116,048	\$ 32,582	\$ 25,989	\$ 23,950
	<b>Lighting Upgrades</b>	Level 1 Mouse Café		\$ 350			
		Level 1 Storytime	\$ 3,650				
		Level 1 North Staff	\$ 13,336				
		Level 1 East Public					

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2025 Update**

Report Subsection / Presented by	Topic	Item	2021	2022	2023	2024	2025
		Level 1 East Staff	\$ 15,980				
		Level 2 Staff					
		Level 2 Public					
		Level 2 South Stacks		\$ 13,067			
		<i>North Exterior</i>					
		<i>South Exterior</i>					
	<b>Lighting+Ceiling Replacement</b>						
		Level 1 Stacks			\$ 1,200		
		Room Lighting Control	\$ 20,000				
		Level 2 North Stacks			\$ 1,000		
		Room Lighting Control	\$ 20,000.00				
	<b>Misc Lighting/Electrical Costs</b>						
		Upgrade Relay Panels	\$ 75,000				
		Panel Infrared Scanning			\$ 3,796		
		Telecommunication Upgrade					
		<b>Total Lighting Upgrades</b>	<b>\$ 147,967</b>	<b>\$ 13,417</b>	<b>\$ 5,996</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>Plumbing</b>						
		Electric Water Heater	\$ 17,548				
		Hot Water Recirculation Pump	\$ 2,340				
		<b>Total Plumbing</b>	<b>\$ 19,888</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



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Report Subsection / Presented by	Topic	Item	2021	2022	2023	2024	2025
<b>Report Summary</b>			<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
	Building Review Report / smc	<b>Total Architectural</b>	\$ 28,122	\$ 36,603	\$ 6,959	\$ 157,912	\$ 59,521
	Roofing Synopsis / Hutchinson Design Group	<b>Total Roofing</b>	\$ 991,467	\$ -	\$ -	\$ -	\$ -
	Building Review Report / Elara	<b>Total Mechanical</b>	\$ 40,652	\$ 116,048	\$ 32,582	\$ 25,989	\$ 23,950
		<b>Total Lighting Upgrades</b>	\$ 147,967	\$ 13,417	\$ 5,996	\$ -	\$ -
		<b>Total Plumbing</b>	\$ 19,888	\$ -	\$ -	\$ -	\$ -
		<b>Total Report</b>	\$ 1,228,095	\$ 166,068	\$ 45,537	\$ 183,901	\$ 83,471

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Report Subsection / Presented by	Topic	Item	2026	2027	Total Projected Cost (2027 \$)
multiplier: 4% escalation per year			1.42	1.48	
<b>Building Review Report / smc</b>	<b>Exterior Architectural</b>	Brick Masonry			
		Exterior Steel & Soffits			
		Exterior Doors			
		Exterior Concrete Column			
		Exterior West Windows			
		Caulking			
	<b>Interior Architectural</b>	Glass and Glazing	\$ 7,828		
		Flooring	\$ 675,000		
		Painting	\$ 35,583		
		Entrance Doors & Operators		\$ 8,141	
		<b>Total Architectural</b>	<b>\$ 718,411</b>	<b>\$ 8,141</b>	<b>\$ 1,404,148</b>

Roofing Synopsis / Hutchinson Design Group					
Membrane Roof					
<i>*see report for area diagram</i>	Roof Area 1				
	Roof Area 3				
	Roof Area 5				
	Roof Area 6				
	Roof Area 9				
	Roof Area 11				
	Roof Area 12				
	Roof Allowances				
Metal Roof Areas					

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Report Subsection / Presented by	Topic	Item	2026	2027	Total Projected Cost (2027 \$)
	<i>* replacement not required</i>	Roof Area 2			
	<i>numbers not included in total</i>	Roof Area 4			
		Roof Area 7			
		Roof Area 8			
		Roof Area 10			
		Roof Area 13			
		<b>Total Roofing</b>	\$ -	\$ -	\$ 991,467

<b>Building Review Report / Elara</b>	<b>Mechanical</b>	Rooftop Unit 1			
		Rooftop Unit 2			
		Hot Water Boilers, Pumps, Flues			
		Controls Upgrade			
		Boiler Controller Upgrade			
		VAV Boxes Replacements (6-7/year @)	\$ 21,350	\$ 22,204	
		Heater Replacements (2-3/year @)			
		Exhaust Fan Replacements (1/year @)			
		Air Curtain Replacements		\$ 8,881	
		Elevator Modernization			
		<b>Total Mechanical</b>	<b>\$ 21,350</b>	<b>\$ 31,085</b>	<b>\$ 893,671</b>
		<b>Lighting Upgrades</b>	Level 1 Mouse Café		
		Level 1 Storytime			
	Level 1 North Staff				
	Level 1 East Public				

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Report Subsection / Presented by	Topic	Item	2026	2027	Total Projected Cost (2027 \$)
		Level 1 East Staff			
		Level 2 Staff			
		Level 2 Public			
		Level 2 South Stacks			
		<i>North Exterior</i>			
		<i>South Exterior</i>			
	<b>Lighting+Ceiling Replacement</b>				
		Level 1 Stacks			
		Room Lighting Control			
		Level 2 North Stacks			
		Room Lighting Control			
	<b>Misc Lighting/Electrical Costs</b>				
		Upgrade Relay Panels			
		Panel Infrared Scanning	\$ 4,270		
		Telecommunication Upgrade			
		<b>Total Lighting Upgrades</b>	\$ 4,270	\$ -	\$ 564,952
	<b>Plumbing</b>	Electric Water Heater			
		Hot Water Recirculation Pump			
		<b>Total Plumbing</b>	\$ -	\$ -	\$ 19,888

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Report Summary			2026	2027	Total Cost (2027 \$)
	Building Review Report / smc	Total Architectural	\$ 718,411	\$ 8,141	\$ 1,404,148
	Roofing Synopsis / Hutchinson Design Group	Total Roofing	\$ -	\$ -	\$ 991,467
	Building Review Report / Elara	Total Mechanical	\$ 21,350	\$ 31,085	\$ 893,671
		Total Lighting Upgrades	\$ 4,270	\$ -	\$ 564,952
		Total Plumbing	\$ -	\$ -	\$ 19,888
		<b>Total Report</b>	<b>\$ 744,031</b>	<b>\$ 39,227</b>	<b>\$ 3,874,126</b>