



## MESSENGER PUBLIC LIBRARY

North Aurora

Master Plan Study | 2025-2026

## ACKNOWLEDGMENTS

The individuals listed below contributed to the development of this Master Plan Study for various modifications envisioned for the future betterment of the Messenger Public Library:

### LIBRARY ADMINISTRATION & STAFF

#### Library Staff

Shannon Halikias, Library Director  
 Judy Jarvis, Administrator of Business & HR  
 Michelle Kurczak, Head of Youth Services  
 Dawn Ritter, Head of Adult Services  
 Mary Malach, Head of Circulation

#### Messenger Public Library Board of Trustees

Mark Saperston, President  
 Elizabeth Cranford, Vice-President  
 Tanya Berley, Treasurer  
 Peggy Carlson, Secretary  
 Darlene Bailey  
 Laura McCoy  
 Katherine Bogle

### DESIGN TEAM

#### Wight & Company

Lisa Schmidt, Principal  
 Richard Van Zeyl, Associate Principal  
 Nick Jaworsky, Senior Project Architect  
 Brittany Brophy, Project Designer  
 Lindsay Lotysz, Senior Interior Designer  
 Andromeda Springsteen, Architecture Professional  
 Matt Zolecki, Director of Integrated Services  
 Sudesh Saraf, Design Principal, MEP Engineering

## CONTENTS

- Executive Summary
- 1. Assessment & Programming
- 2. Facility Prioritization
- 3. Future Planning
- 4. Final Recommendation

## MASTER PLAN

A Master Plan for the Messenger Public Library in North Aurora serves as a strategic roadmap for the library's future growth, functionality, and service enhancements.

It provides a comprehensive framework for facility improvements, operational efficiency, and community engagement.

The process ensures that the library meets evolving needs while maintaining fiscal responsibility and long-term sustainability.

## EXECUTIVE SUMMARY

Wight & Company, in collaboration with the Messenger Public Library, established a Master Plan for the future development of the library through a step-by-step strategy and process shaped by the priorities of the community, the staff, and the Library Board. The focus of this final document is to provide a comprehensive guide to the elements that informed the design of the master plan. It serves as a complete reference for the strategies that directed the evolution of the library's expanded design. The document is organized into four distinct parts, each corresponding to the Strategy and Process diagram shown on the right, illustrating the logical progression from initial discovery to the final master plan.

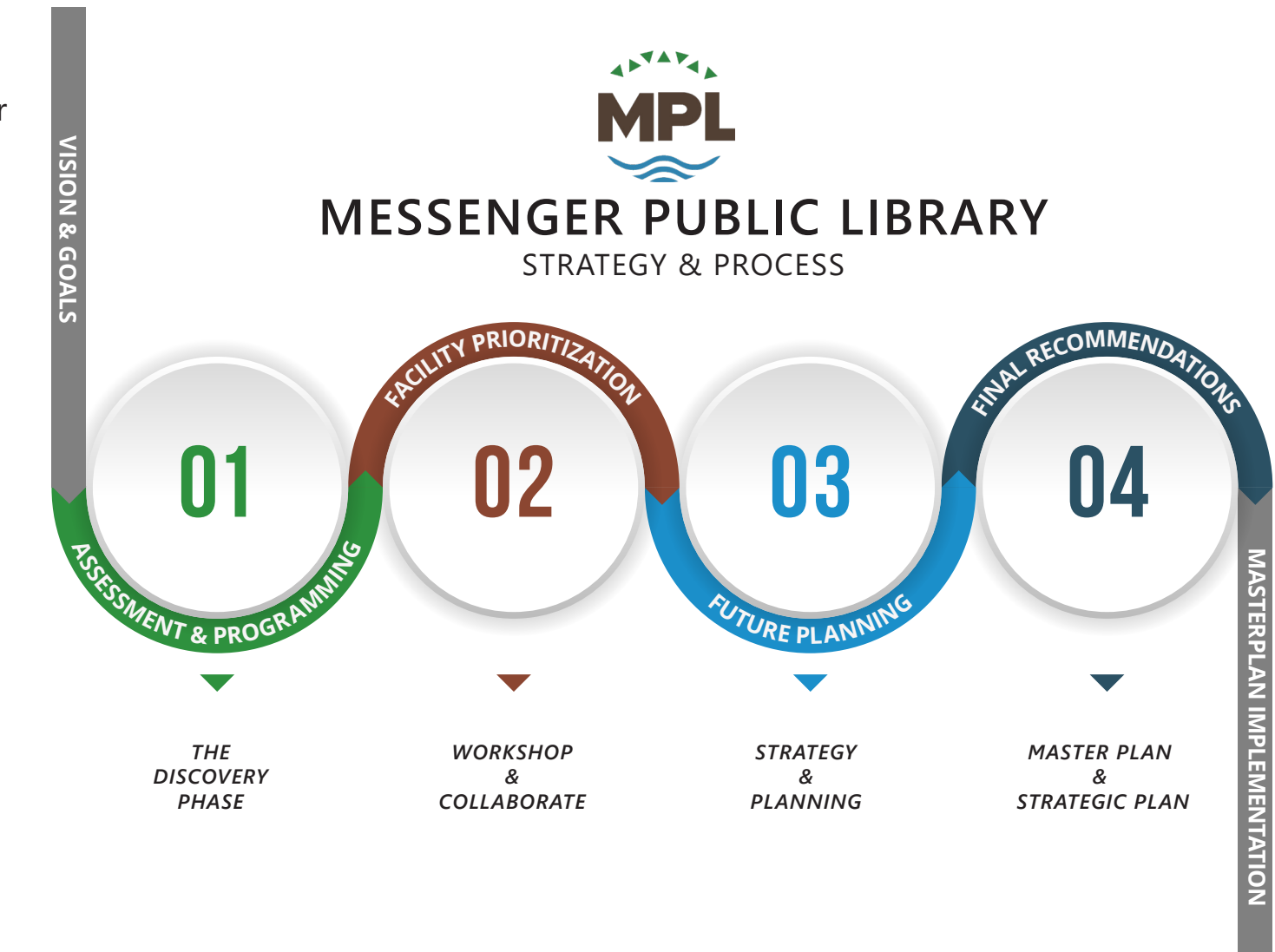
The first section, **Discovery Phase**, provides an in-depth review of the library's existing conditions, examining structural systems, finishes, and mechanical, electrical, and plumbing infrastructure. This phase establishes a clear understanding of operational needs and identifies areas for improvement and estimated cost associated with deferred maintenance.

The second section, **Workshop & Collaborate**, documents engagement with staff, patrons, and community stakeholders. Workshops and surveys captured user perspectives, priorities, and programmatic needs, informing a comprehensive set of goals to guide enhancements and long-term strategic growth.

The third section, **Strategy & Planning**, builds on the previous phases, evaluating spatial allocation, adjacencies, and functional relationships within each department. Collaborating with department heads, Wight developed an ideal program balancing operational requirements with user experience. Preliminary floor plans and diagrams illustrate the iterative process leading to the master plan.

The final section, **Master Plan & Strategic Plan**, combines all analyses and community input into one clear vision. The final master site plan and floor plan diagrams, along with a preliminary budget estimate and phased implementation strategies are established to ensure a thoughtful, thorough, and value-driven planning solutions.

Throughout the document, visual aids and narrative explanations clarify the design process and planning rationale. It also serves as a roadmap for implementing the master plan and supporting both current and long-term needs.



# 01 ASSESSMENT & PROGRAMMING



## DISCOVERY PHASE: UNDERSTANDING CURRENT & FUTURE NEEDS

The Discovery Phase forms the foundation of a successful library Master Plan. Its purpose is to develop a clear understanding of current operations, how effectively the library serves its users, and what it must support in the future. By identifying existing strengths, challenges, and opportunities before any planning or design decisions are made, this phase ensures an informed and strategic approach. It also establishes a framework for meaningful stakeholder input, allowing the master plan to reflect both community priorities and emerging trends.

A thoughtful discovery phase ensures that the Master Plan is rooted in data, experiences, and future needs.

### Key Components of the Discovery Phase

1. Conditions Assessment of the Library  
A detailed review of the existing facility helps identify what is functioning well and what needs improvement. This includes building systems, overall physical condition, accessibility, and the performance of key spaces.
2. Review of the Facility and Existing Information  
All available documents, plans, operational data, usage statistics, and previous studies are gathered and evaluated. This creates a baseline understanding of how the building supports day-to-day operations.

## CONDITIONS ASSESSMENT

This section outlines the process used to develop the conditions assessment for the Messenger Public Library, identifying critical facility needs. It describes the building assessment methodology, evaluation criteria, and budgeting framework that collectively support informed planning and strategic decision-making.

### 1. Building Assessment Overview

The assessment was conducted by Wight through on-site visits and a review of existing documentation, including the 2020 Facilities Operations and Management Plan. The objective was to validate existing conditions and identify any visible concerns related to code compliance or deferred maintenance.

### 2. Evaluation System

A standardized 1–5 rating system was developed to prioritize repairs and replacements based on the remaining useful life of each building system.

### 3. Budgeting

Preliminary budget estimates were developed using current construction cost data.

### 4. Floor Plan

The facility is divided into four primary zones with similar renovation demands, allowing for general square footage takeoffs.

### 5. Inspection Observations

The assessment includes detailed Building Assessment Worksheets and a comprehensive assessment book, which has been formally adopted by the Library Board.

### 6. Engineering Reports

A visual inspection of building systems was performed by the Wight & Co. engineering team, covering civil, structural, mechanical, electrical, and plumbing systems to inform maintenance priorities and future planning.



## BUILDING ASSESSMENT

Before developing project recommendations, Wight conducted a site visit to the Messenger Public Library and reviewed the building’s existing maintenance and project lists from the 2020 Updated Facilities Operations and Management Plan. This process verified current conditions, confirmed the accuracy of previously collected information, and allowed for updated cost validation based on present-day conditions. The library board adopted the Conditions Assessment document on **July 31, 2025**, which provides a comprehensive summary of the building based on the evaluation system described above.

The maintenance matrix reflects observations gathered during the visual assessment. Major categories evaluated for each area of the building include:

- Mechanical
- Plumbing
- Building Envelope
- Life Safety
- Civil
- Electrical
- Fire Protection
- Building Interior
- Furniture

Each section is organized into subcategories identifying key building systems that may require attention through the projects outlined in this report. Each subsystem was evaluated based on established useful life expectancy and observations documented during the site survey.

Conceptual cost estimates are included for systems identified as requiring replacement.

<b>MESSENGER PUBLIC LIBRARY OF NORTH AURORA BUILDING ASSESSMENT WORKSHEET</b>										
NAME	Messenger Public Library of North Aurora	BUILDING AREA:	24,800 SF	YEAR BUILT:	2003					6/24/2025
ADDRESS	113 Oak Street North Aurora, IL 60542									
	LOCATION	CONDITION	DESCRIPTION	Ranking					BUDGET COST (\$)	COMMENTS
				1 Critical	2 Replace	3 Repair	4 Maintain	5 Capital Projects		
<b>SECTION 1 - BUILDING GROUNDS</b>										\$32,558
1	ASPHALT SURFACE	ASPHALT PARKING LOT/DRIVE AISLES	GOOD	Overall asphalt is in good condition. Minor cracking is visible within the parking lot. No structural or drainage issues were witnessed. Additional investigation regarding drainage can be completed with a provided topographic survey. Parking Lot should be crack filled and seal-coated every two years. The parking areas are due for this scope. Parking lots shall be inspected yearly, any pothole/failed areas shall be repaired.					\$2,000	Allowance biannual maintenance for crack filling and sealcoat
2	ASPHALT SURFACE	ASPHALT PARKING LOT	FAIR	ADA parking spaces required, and signage comply with code (3 req. / 3 prov.). It should be noted that the ADA parking spaces can share access aisle now in Illinois, re-striping and relocating signs can gain one additional parking space. Additional ADA compliance					-	

Ranking				
1 Critical	2 Replace	3 Repair	4 Maintain	5 Capital Projects

## EVALUATION SYSTEM

Each building sub-system was evaluated based on its established useful life expectancy and observations documented during the facility walk-through. A standardized rating system, ranging from 1 to 5, was developed to assign a relative level of priority, as outlined below:

- **Critical:** Systems identified as critical require immediate attention to prevent failure or damage to other building systems and components. Replacement is recommended within 0–2 years.
- **Replace:** These systems are nearing the end of their intended service life and should be planned for replacement within 2–5 years.
- **Repair:** Systems that are generally operational but require targeted repairs to prevent further deterioration. Repairs are anticipated within 5–10 years.
- **Maintain:** Systems are in satisfactory working condition and require only routine maintenance.
- **Capital Projects:** Capital projects synthesize the findings of the facility conditions assessment with input from library stakeholders to address both near-term maintenance priorities and long-term strategic objectives. Conceptual studies within the master plan illustrate future-oriented improvements that support the library’s vision for enhanced services and flexible, adaptable spaces.

## BUDGETING

The budgets presented in the conditions assessment report are based on estimated replacement costs for the affected building sub-systems. These figures represent direct construction costs only and exclude soft costs, contingencies, escalation, and other expenses associated with project implementation.

**Contingencies** are included in the project budgets to address unknowns and the conceptual nature of the work. A 15% design contingency accounts for scope and design refinement, and a 10% construction contingency addresses unforeseen field conditions. Together with the base construction cost, these contingencies establish the total construction budget and are based on industry standards and past project experience.

**Soft Costs**, or Owner Costs, are not included within the presented conceptual estimates, to allow for flexibility in the time-line of implementation. These include professional service fees such as architectural and engineering services, special consultants, and building commissioning. Also included are owner costs such as permit fees, testing, moving costs, campus department cost, Office of Capital Projects or Facilities Maintenance fees. The construction budget plus soft costs determines the total estimated project budget.

**Cost escalation** is not included within the presented conceptual estimates, to allow for flexibility in the time-line of implementation. All costs are presented in 2026 dollars. For budgeting purposes, a percentage of the construction budget should be added for cost escalation each year the project is deferred past 2027.

## FLOOR PLAN

To facilitate a generalized analysis of spaces, areas were categorized by similar interior finish types. The scope and level of finish upgrades are reflected in the budget estimates presented in Section 04 of the Conditions Assessment, with supporting documentation provided through investigation photographs in Section 05.

### 1. Main Library:

Circulation desk, Main stacks, Technology center, Teen space, Quiet room & Meeting spaces (approximately 9,970 SF)

### 2. Entry: Foyer, Conference Room, & Meeting Room

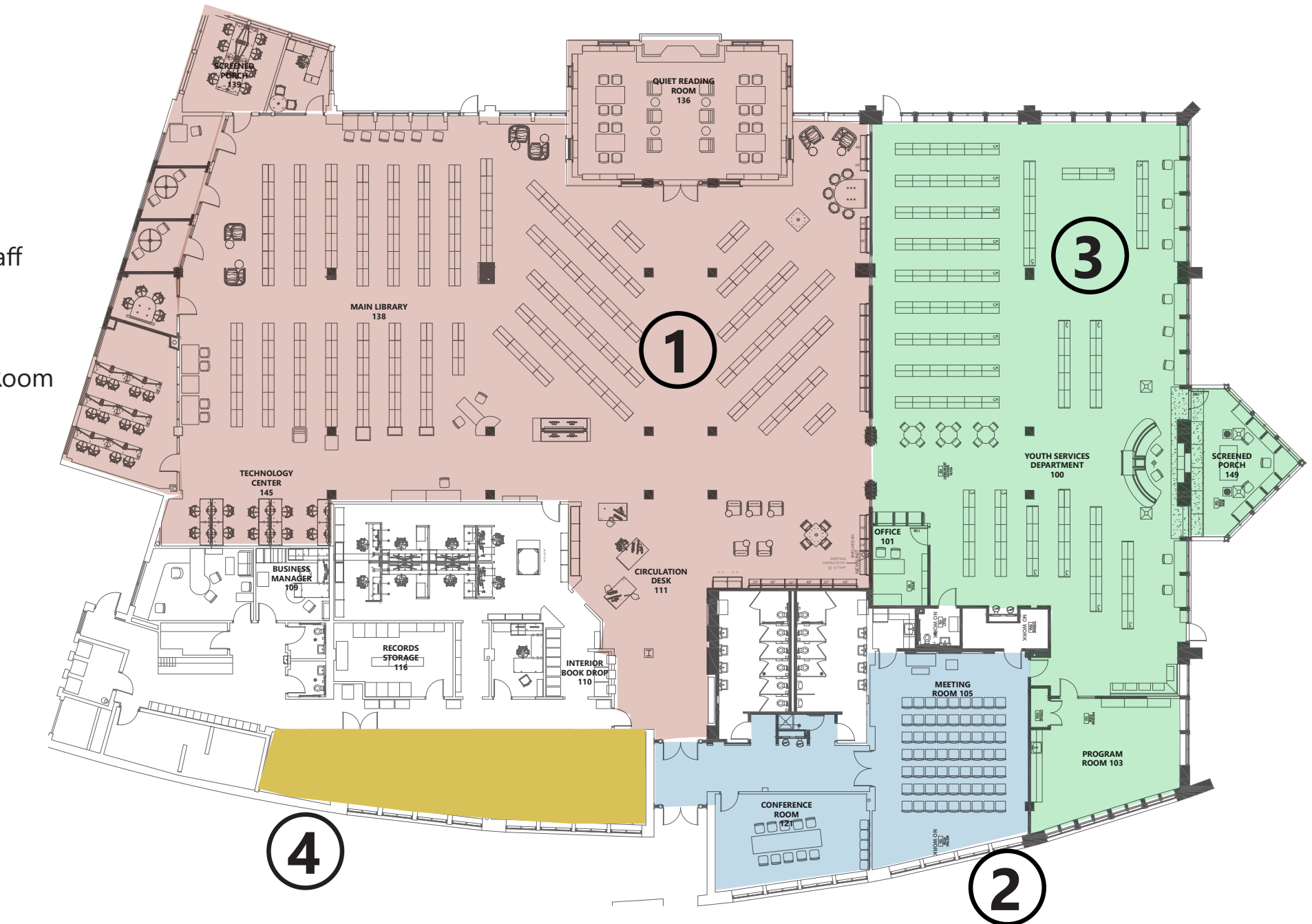
(approximately 1,735 SF)

### 3. Youth Services: Children’s Library, Reference Desk, Staff

Offices, & Recreation Room (approximately 5,210 SF)

### 4. Staff Services: Workroom, Staff Lounge, & Mother’s Room

(approximately 1,265 SF)



## CONDITIONS ASSESSMENT SUMMARY

This summary identifies the priority items from the overall building assessment report that presents the findings from Wight’s visual assessment of the existing building, including mechanical, electrical, and plumbing (MEP) systems, as well as general architectural and infrastructure conditions. The recommended improvements primarily focus on the replacement of aging building systems and critical infrastructure components that are approaching the end of their useful life.

### Landscape & Site:

1. Landscape beds perimeter:
  - a. New aluminum metal edging with landscape fabric underlay and stone top off (735’ perimeter).

### Architectural:

1. Entry doors replacement
  - a. Allowance for two (2) new wood doors, including hardware for a double-door configuration with push/panic bars. Scope includes repair of the existing frame, along with sanding and refinishing to match the new installation.
2. Exit door stoop
  - a. Demolition and replacement of existing slab, including removal and repouring. Or retrofit adjustment to existing slab, lift stoop to proper height and confirm proper slope away from building.
3. Cedar Siding Repair (Northwest Elevation):
  - a. Allowance to remove and replace 200 linear feet of cedar board. Scope includes cleaning, staining, caulking, and application of anti-mold treatment.

### Mechanical:

1. The Variable Air Volume (VAV) controls upgrade and control valves replacement:
  - a. VAV controllers are at the end of their useful life and require replacement. While the budget includes replacement of the controllers, it is recommended that the associated hot water control valves and actuators be inspected to confirm proper operation. The budget also reflects the potential need to replace these components if found to be non-functional or outdated.
  - b. Install new control wiring and controllers for all VAV boxes to ensure proper communication and functionality with the BAS (Building Automation System).
2. The IT room AC unit replacement (This can be included as part of any larger project)
  - a. The existing condensing unit serving the IDF Room remains operational but is at the end of its useful life. It is recommended to replace it with a new split system to improve reliability and ensure continuous cooling for critical equipment.

### Plumbing:

1. Water Treatment System:
  - a. The library has experienced premature failure of their water heater. This is most likely because the village’s water supply is from wells and is not softened prior to distribution. It is recommended that a water softener be provided for the building to extend the lifespan of the library’s water heater and plumbing fixtures. The water softener shall consist of two resin tanks for ion exchange and one brine tank. The resin tanks will alternate use to provide soft water to the building at all times. The water softener shall have a volumetric flow meter to regenerate a resin tank when it has expended its capacity. The water softener shall be installed near the incoming water service and serve all interior plumbing fixtures for both hot and cold water. Any exterior hose bibbs shall not be provided with soft water to preserve the landscaping and to not waste softened water. A new cold-water branch prior to the water softener shall distribute throughout the building and reconnect to any existing hose bibbs.

## 02 FACILITY PRIORITIZATION



### FACILITY PRIORITIZATION: ADDRESSING CRITICAL NEEDS

Messenger Public Library's goal is to first address its most urgent infrastructure and operational needs. The process begins with a formal Conditions Assessment to identify critical repairs, such as HVAC systems and ADA compliance, followed by an evaluation of space utilization informed by stakeholder input. These needs are then prioritized based on available funding and community impact, guiding the development of a vision that balances immediate improvements with long-term, sustainable goals.

#### The Prioritization Process

The framework consists of four key stages to move from assessment to a final long-term plan:

- 1. Identify Infrastructure Needs:** Using a Conditions Assessment, the library determines essential requirements—such as HVAC systems, technology upgrades, and ADA compliance—to maintain a fully functional and accessible facility.
- 2. Evaluate Spatial Deficiencies through Staff and Community Engagement:** Opportunities to reconfigure or expand existing spaces are assessed to better serve patrons, guided by insights gathered through surveys and workshops.
- 3. Prioritize Efforts:** Maintenance, renovation, and expansion projects are ranked according to funding availability, potential community impact, and operational efficiency.
- 4. Create a Vision:** Decision-making criteria are established to balance the library's immediate needs with sustainable, long-term goals.

# COMMUNITY ENGAGEMENT

As part of the Master Plan process, Wight engaged both the community and library staff to assess Messenger Public Library's long-term operational goals and challenges. The process included gathering input on what improvements patrons and staff envision for the library building, using a variety of feedback platforms to ensure a comprehensive understanding of needs and priorities.

## Engagement and Feedback Activities:

### 1. Staff Questionnaire & Workshops

Questionnaires were distributed to departments in advance of the workshops to help staff organize their thoughts and provide input on existing functionality, areas for improvement, and layout deficiencies.

Department workshops were then conducted with each team to gather operational insights and discuss feedback collected through the questionnaires during the following dates:

- Adult Services - August 5, 2025
- Circulation Services - August 7, 2025
- Youth Services - August 13, 2025

### 2. Public Surveys & Workshops

Community feedback was collected throughout September through in-person workshops and on-site displays:

- September 16, 2025 – Evening Session
- September 17, 2025 – Mid-Morning Session

Presentation boards were also displayed in the library lobby during the month of September to gather additional anonymous feedback from visitors.

### 3. Strategic Overview & Priorities List

Executive Team Workshop – October 1, 2025: Focused on survey assessment and development of the building priorities list.

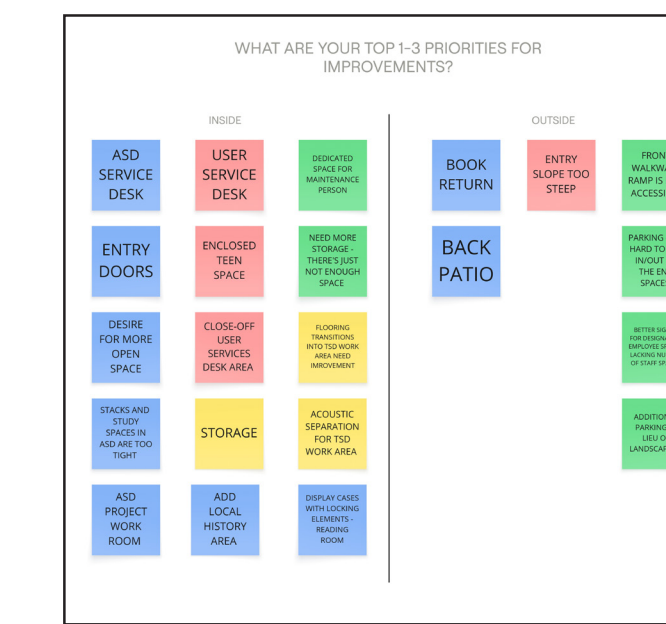
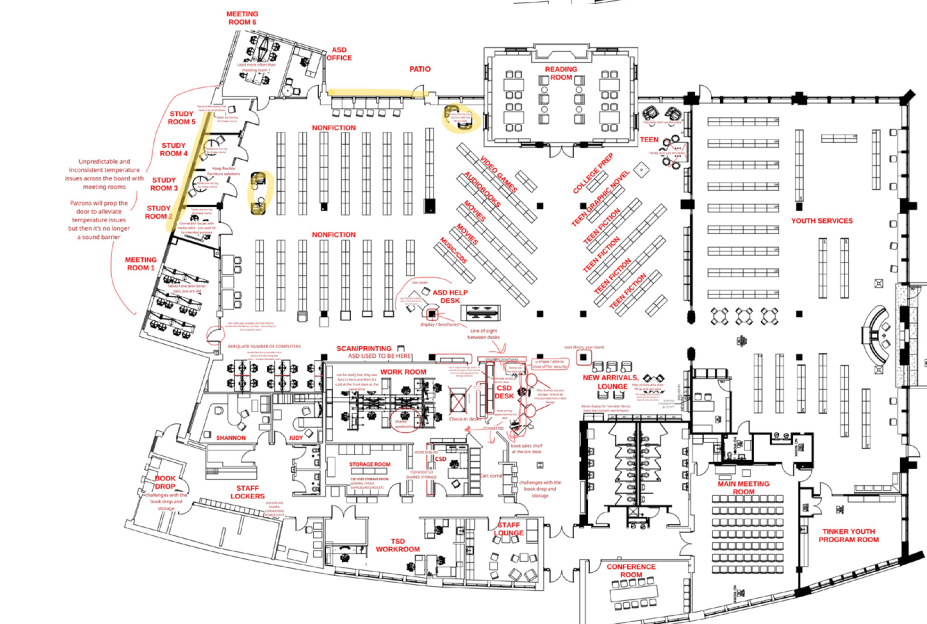
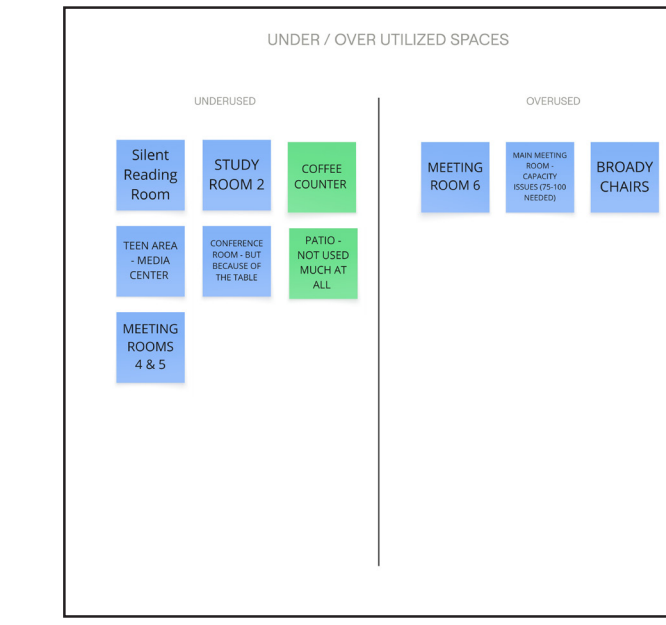
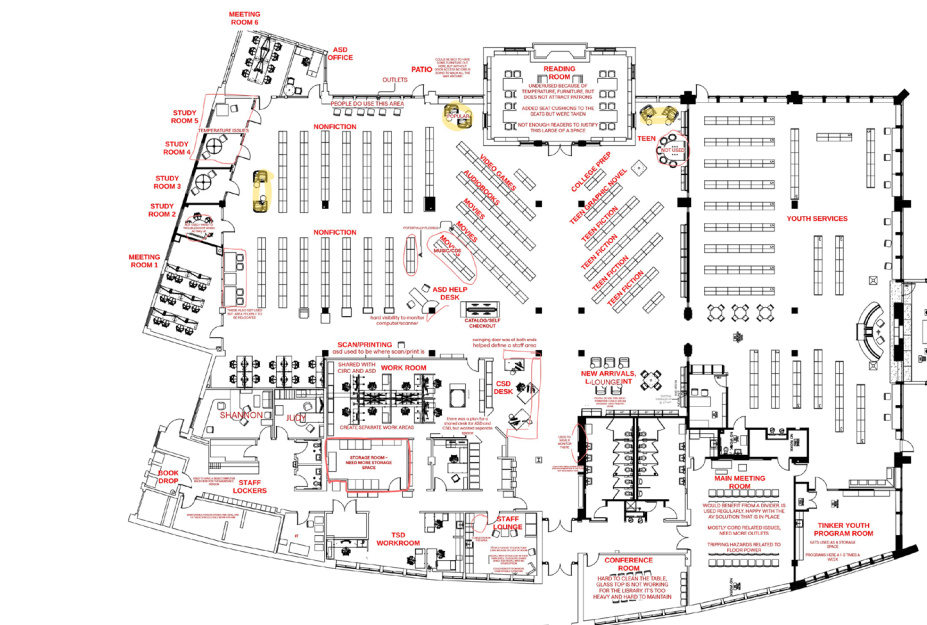
Executive Team Zoom Workshop – October 9, 2025: Reviewed master plan concept diagrams, program analysis, and site studies in preparation for the Special Board Meeting.



# STAFF SURVEYS & WORKSHOPS

A survey was prepared and distributed to departments to collect information on current functionality, areas for improvement, and layout deficiencies observed by staff in their daily routines. After reviewing the collected responses, Wight conducted department workshops to gather operational insights and discuss feedback. Focused questions were provided to guide the discussion, including:

- What are your top 1-3 priorities for library improvements?
- What are challenges with guest services spaces?
- Are there any specific staff space challenges?
- What are some over/underutilized spaces?
- Are there any specific infrastructure challenges?
- Wish List



MESSANGER PUBLIC LIBRARY OF NORTH AURORA NEEDS ASSESSMENT		
NAME	Messenger Public Library of North Aurora	BUILDING AREA: 24,800 SF
ADDRESS	113 Oak Street North Aurora, IL 60542	7/25/2025
ITEM NUMBER	QUESTIONS/COMMENTS	DEPARTMENT FEEDBACK (PLANNING GOALS / REQUIREMENTS)
A GENERAL		
1	Please list your department's focus areas and issues that you would like addressed as part of the Master plan evaluation	<i>Please provide feedback/comments in response to the questions below.</i>

## PUBLIC SURVEYS & WORKSHOPS

The **Messenger Public Library Building Survey** was a key community engagement tool designed to gather feedback on the library's physical facility. Distributed in the fall of 2025, the survey was available both online and in print and was promoted through the September newsletter and QR signage throughout the library. The survey collected information on patron demographics, frequency of visits, and overall library use. Questions focused on positive and negative attributes of the facility, as well as areas where patrons would like to see future investment, to help ensure the library remains functional, welcoming, and responsive to community needs. In addition, Wight & Company supported the library in hosting in-person Future Planning Focus Group sessions, where community members shared feedback.

FALL 2025

**MESSENGER PUBLIC LIBRARY OF NORTH AURORA BUILDING SURVEY**

**Future Planning Focus Groups:**  
 Tuesday, September 16 • 6pm-8pm  
 Wednesday, September 17 • 10am-12pm

As part of MPL's strategic plan, we have dedicated time to identifying adaptations and improvements needed for our physical building. Building safety, accessibility, parking, and prudent improvements are our key concerns. We're gathering community and staff feedback to help guide improvements to our library building. Your input will help us understand what's working and where we can grow!

---

1. Would you be interested in participating in a future focus group or feedback session?  
 Yes  No

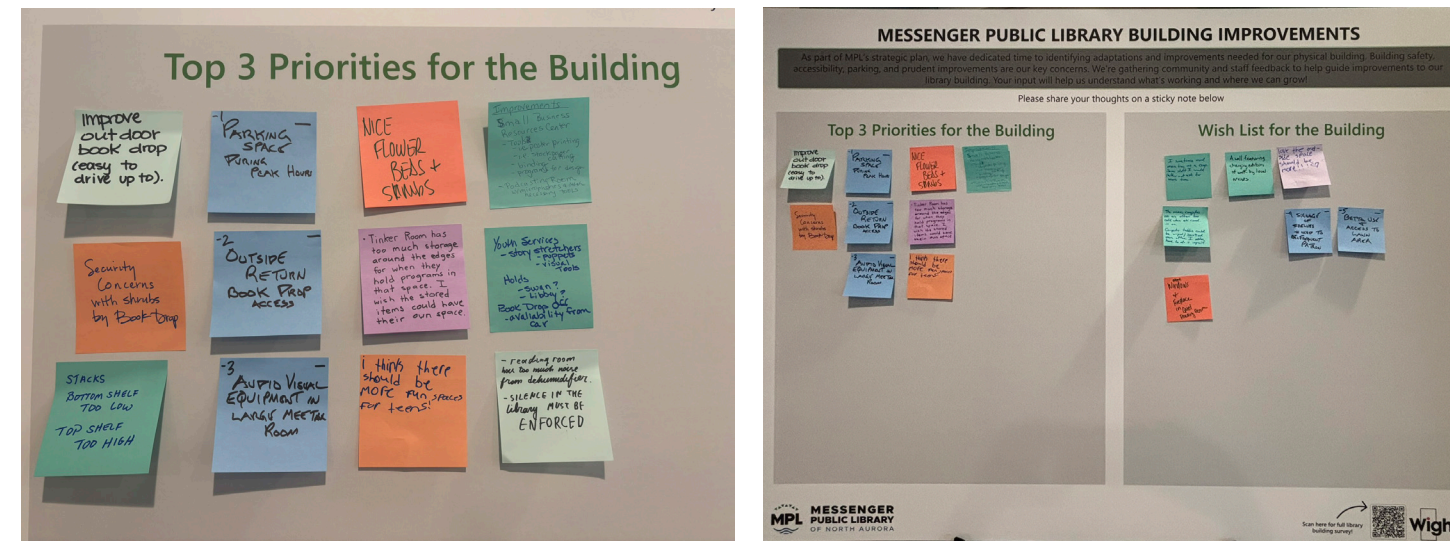
2. If yes, please provide your name and email below:  
 \_\_\_\_\_

3. Please select from below:  
 Resident (North Aurora)  Non-Resident (Other)


4. Please select from below:  
 Under 18 years  Age 19-30 years  
 Age 31-55 years  Age 55 and above years

5. How often do you visit your library?  
 More than once a week  6 times/year  
 1-2 times/week  Less than 6 times/year  
 1-2 times/month

6. What is the main reason you go to the library? Please select all that apply  
 Leisure  Meeting Rooms  
 Work  Library Programs or Clubs  
 School/Study  Library Services  
 Other: \_\_\_\_\_



**WHAT AREAS COULD USE IMPROVEMENT?**  
 Think something could be better? Add a dot sticker next to the image that shows where!

 MAIN ENTRY	 BATHROOMS	 OUTDOOR / INDOOR BOOK DROP	 STACKS
 CIRCULATION DESK	 ADULT SERVICES DESK / HOLDS	 COMPUTERS / TECHNOLOGY	 PRIVATE MEETING SPACES

## PRIORITIES LIST:

The items included in this Priorities List were intentionally selected and reflect a comprehensive vision for a facility that is inclusive, efficient, and prepared for future needs. The selection process was guided by three core pillars: operational excellence, community empowerment, and environmental integration.

1. Improve Site Circulation & Accessibility
2. Optimize Staff Workspaces
3. Expand Community Meeting Capacity
4. Upgrade & Enhance Youth Services
5. Create Innovation & Discovery Space
6. Engage the Outdoors

\*90% of Public Survey Respondents were Residents of North Aurora

\*\* Refer to appendix for full survey summaries



## 1. IMPROVE CIRCULATION & ACCESSIBILITY

Ensure accessible entry for all users.

Optimize vehicular circulation and parking to ensure safety for drivers and pedestrians.

Redesign the book drop-off to provide easier navigation for greater convenience.

### BUILDING ASSESSMENT

Section 01-03 notes a concern for the book drop slots positioned too far from the drive lane, making it difficult for drivers to conveniently drop off materials without exiting their vehicles.

### STAFF FEEDBACK

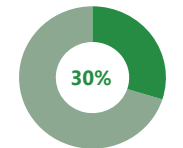
More than one respondent notes that although the sidewalk to the front door is ADA compliant, some patrons have trouble getting up the incline and it is becoming a growing issue.

### PUBLIC SURVEY

20% of respondents had requested a redesign of the outdoor book drop area.



30% of the patron responses for parking are related to congestion with entering/exiting the parking.



### 2022 PATRON SURVEY

10% of the responses within the Building and Facility section requested improvements to the parking lot, including thoughts on circulation, quantity of parking and distance from the main entry.

Several respondents noted that the outdoor book drop is not "user friendly" and is hard to access from your car.

## 2. OPTIMIZE STAFF WORKSPACES

Redesign service desks to be more functional and improve sight lines for staff oversight and patron service.

Provide dedicated workrooms and storage spaces to enhance staff efficiency and support smooth library operations.

### BUILDING ASSESSMENT

Section 03-16 notes visible damage to the VCT flooring in staff areas.

Section 03-27 notes the circulation desk being comprised of independent furniture that is creating a barrier between staff and patrons, resulting in a disjointed layout with limited storage capacity and flexibility.

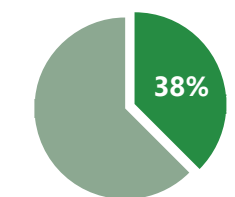
### STAFF FEEDBACK

Staff indicated a lack of sight lines to the ASD service desk, resulting in patrons asking for assistance from the CSD desk.

Improvements requested also include enhanced storage areas as to not damage precious archival material.

### PUBLIC SURVEY

38% of respondents ranked the circulation desk as their most used space in the library.



The public survey responses noted concerns about noise transfer from staff areas to main public zones disrupting focus.

## 3. EXPAND COMMUNITY MEETING CAPACITY

Provide flexible meeting rooms of varying sizes to support programs, study, and gatherings.

Incorporate technology and adaptable furniture to support diverse meeting styles.

Increase the large meeting room occupancy.

### BUILDING ASSESSMENT

Section 03-34 notes recommendations to upgrade AV solutions to monitors with HDMI compatibility in lieu of current projection screens.

Section 05-01 notes furniture in the smaller meeting rooms 2-5 not meeting ADA requirements.

Section 05-04 notes the current furniture layout in Meeting Room 1 does not meet ADA requirements.

### STAFF FEEDBACK

Staff describes acoustic concerns with "paper thin" meeting room walls.

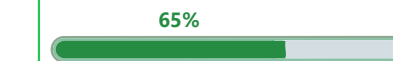
Meeting rooms need updated AV capabilities.

Staff noted that increasing the size of the large meeting room would be beneficial to library programs.

### PUBLIC SURVEY

Respondents described the main meeting room screen as "too small" and hard to see at larger events.

65% of responses in relation to the meeting rooms were outspoken about technology upgrades to the meeting rooms overall.



## 4. UPGRADE & ENHANCE YOUTH SERVICES

Integrate creative zones and interactive play areas that support learning through exploration.

Incorporate sensory and wellness areas that evoke calmness through biophilic design, thoughtful lighting and natural materials.

### BUILDING ASSESSMENT

Section 03-23 notes damage to the flooring in the Tinker Youth Program room.

Section 03-10 notes ADA concerns with the millwork in the Tinker Youth room warranting upgrades.

Section 03-24 notes the drinking fountain is not the appropriate height for the age range using this area, as well as the push button for the low fountain not working.

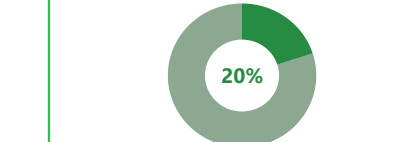
### STAFF FEEDBACK

Staff noted that the play area is often crowded on story time mornings and would like to increase space for summer daycare.

During staff workshops there was discussion about creating more dedicated, comfortable reading and hangout spaces for elementary and middle school students.

### PUBLIC SURVEY

20% of survey respondents who use the Youth Services department indicated that neighboring libraries have more advanced toys and open play areas.



### 2022 PATRON SURVEY

Respondents in 2022 noted that they would like to have a bigger kids area with more sensory toys available.

It was noted that there is a desire for designated stroller parking during reading time and guided events.

## 5. CREATE INNOVATION & DISCOVERY SPACES

Provide areas that speak to the Library of the Future —such as maker spaces, podcast rooms, and specialty technology zones.

Provide opportunities for hands-on learning and digital exploration for users of all ages.

### STAFF FEEDBACK

“During staff workshops, requests were made for a maker-space, or a mobile unit for crafting shared between YSD and ASD to increase programming options for the library.”

### COMMUNITY WORKSHOP

During community workshop sessions, patrons recommended:

- Small Business Resource Centers
- Podcast Room
- Maker Space / crafting area
- Poster Printing

### PUBLIC SURVEY

15% of respondents asked for a crafting area, or maker space with a desire for more creative classes.



Other patrons suggested a “loan system” for crafting supplies or an area of the library to do personal projects.

### 2022 PATRON SURVEY

15% of the responses within the Technology Improvements and Additions requested 3D printers, craft cutting equipment, and a project room for “more adult crafts.”

## 6. ENGAGE THE OUTDOORS

Develop outdoor areas that support library programs, events, and community use.

Create inviting spaces that extend opportunities for learning, gathering, and recreation beyond the building.

### BUILDING ASSESSMENT

Section 01-12 notes areas of the landscaping that could use improvement overall to assist with erosion control and storm-water infiltration.

### STAFF FEEDBACK

In the staff surveys and during workshop discussion, there was much talk about increased outdoor space to provide a covered zone for more outdoor youth programming.

### PUBLIC SURVEY

Current survey responses show that 75% of patrons were not aware the library had an accessible patio.



When asked this question, a majority of respondents expressed interest in an outdoor play space for children & a reading space for adults.

## 03 FUTURE PLANNING



### FUTURE PLANNING: ENSURING LONG-TERM VALUE

The library's master plan prioritizes long-term adaptability to ensure continued relevance and return on investment for the community. The strategy focuses on optimizing physical spaces through targeted renovations and potential expansion to maximize the value of existing assets. In support of long-term operational goals, Wight recommends placing sustainability at the forefront of the design by reducing environmental and operational costs through energy-efficient strategies and practices, reinforcing the library as a responsible and forward-thinking public investment.

#### Future Planning Key Components

- 1. Space Optimization:** Exploring expansion, renovation, or re-purposing of existing spaces to meet evolving community needs and accommodate future growth.
- 2. Strategic Vision:** Developing a long-term framework that extends beyond immediate concerns, ensuring the library remains adaptable and relevant.
- 3. Design Analysis:** Assessing existing site conditions, constraints, and opportunities to inform potential library growth and layout improvements.

## CONCEPT STUDIES

By establishing a program and identifying needs through the conditions assessment and public workshop phases, Wight & Company developed a series of conceptual building layout options for The Messenger Public Library. Working closely with the Library Director and department heads, these studies explored room placement, space sizing, and adjacencies to evaluate opportunities for operational efficiency and future growth. The concepts presented in this chapter formed the foundation for discussion with the Library Board and ultimately informed the master plan solution.

### 1. Program Development & Existing Plan

An analysis of the current library layout to establish required program areas and space allocations.

### 2. Existing & Proposed Site Plan

A review of the existing site and parking configuration, along with conceptual studies for a potential building addition informed by program development. Three addition concepts (Options A, B, and C) are presented, ranging from approximately 4,170 SF to 5,430 SF.

### 3. Schematic Diagrams

The proposed master plan options for the Messenger Public Library prioritize improved natural light and accessibility while introducing targeted functional enhancements. These include consolidated community amenities, optimized youth services, and the addition of a dedicated maker/craft room.

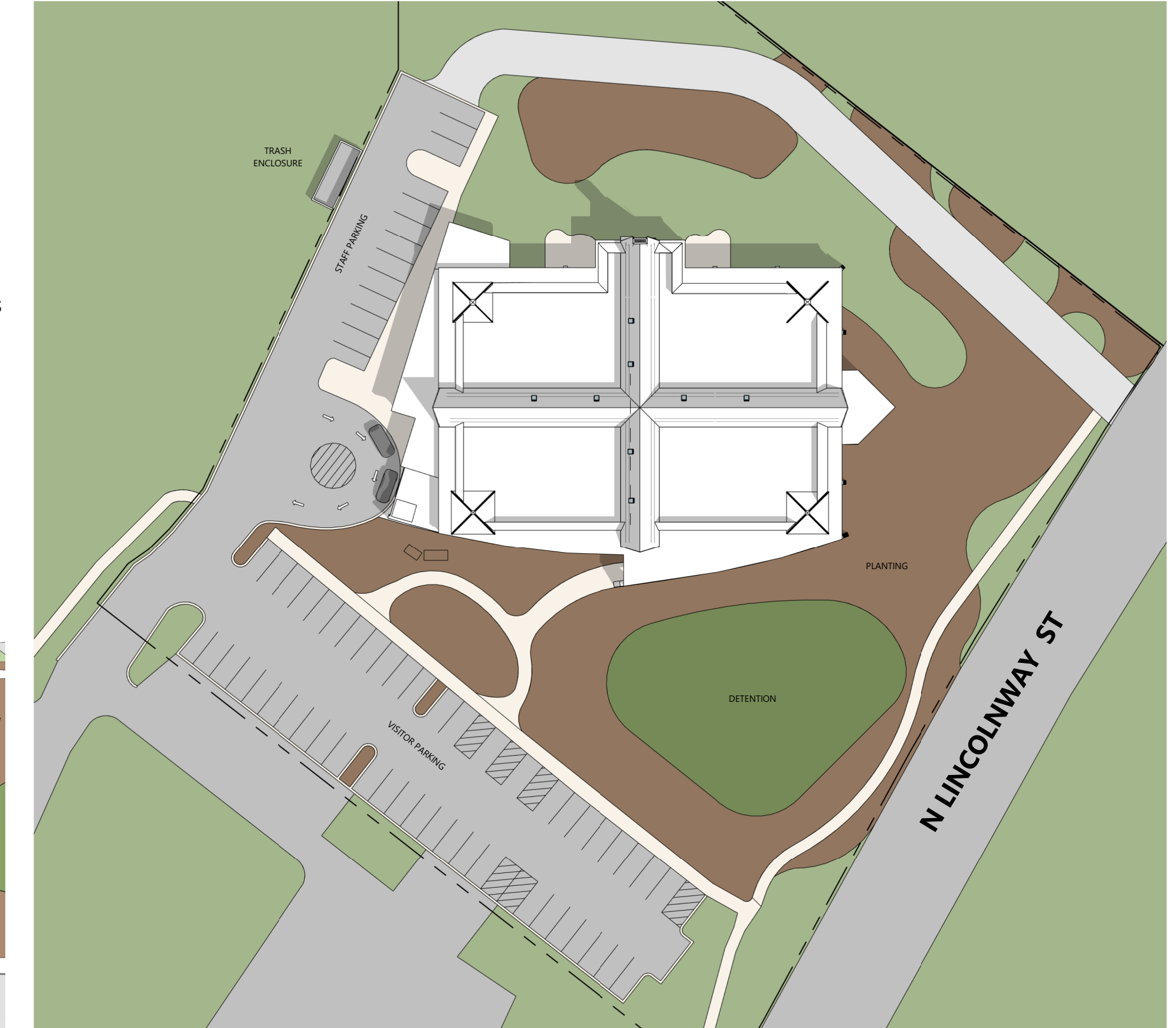
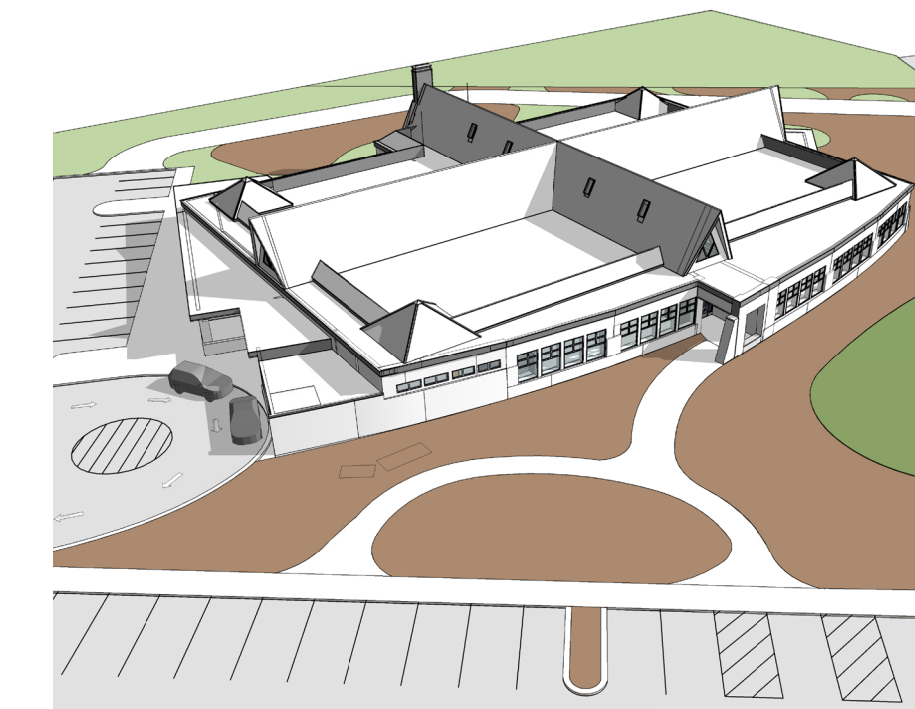


## EXISTING SITE PLAN



Some of the site issues are limited visibility of the primary building entry and signage, challenging site grades and walking distances between parking and the entrance, constrained parking capacity during peak use, and vehicular circulation limitations associated with the book drop.

61 Spaces  
24,800 SF



## EXISTING PLAN

The diagram below illustrates the existing floor plan of the library, with spaces color-coded by department. This visual representation conveys the context of each space, departmental adjacencies, and the overall scale of the building footprint. In addition, this information was quantified in a spreadsheet to compare existing spaces with the proposed program sizes. The proposed allocations were reviewed and discussed with library staff to ensure alignment with anticipated future use, incorporating patron feedback and overall operational needs.



## PROGRAM DEVELOPMENT

**Estimated Proposed Addition: 5,765 SF**

72% OF NEW SPACE FOR PATRONS

28% OF NEW SPACE FOR STAFF

Department	Room Name	Existing Size	Proposed Size	Difference	Comments
<b>Stacks</b>					
	Stacks	5,101 sf	5,195 sf	94 sf	Goal to maintain exist linear feet of stacks or surpass it
	Youth Stacks	3,200 sf	3,205 sf	5 sf	Goal to maintain exist linear feet of stacks or surpass it
	<b>Total</b>	<b>8,301 sf</b>	<b>8,400 sf</b>	<b>99 sf</b>	
<b>Youth Services</b>					
	Youth Workroom	324 sf	550 sf	226 sf	Room to include additional storage to remove from staff storage spaces
	Youth Office	125 sf	150 sf	25 sf	Provide adjacency to workroom
	Teen	345 sf	425 sf	80 sf	
	Tinker Youth Room	482 sf	684 sf	202 sf	Room to include casework storage
	YSD	158 sf	170 sf	12 sf	
	Youth Play	364 sf	390 sf	26 sf	
	Computer Zone	278 sf	380 sf	102 sf	
	Family Lounge	215 sf	215 sf	0 sf	
	<b>Tween Room</b>		<b>320 sf</b>	<b>320 sf</b>	<b>New Space</b>
	<b>YS Study Room</b>		<b>100 sf</b>	<b>100 sf</b>	<b>New Space</b>
	<b>Sensory Room</b>		<b>200 sf</b>	<b>200 sf</b>	<b>New Space</b>
	<b>Total</b>	<b>2,291 sf</b>	<b>3,584 sf</b>	<b>1,293 sf</b>	
<b>Staff Areas</b>					
	Director Office	235 sf	400 sf	165 sf	Room to include additional meeting space to eliminate use of patron meeting rooms
	Admin Office	159 sf	231 sf	72 sf	Room to include additional file storage to remove from staff storage spaces
	Mothers/Wellness Room	61 sf	100 sf	39 sf	Reconfigured to meet ADA compliance
	TSD Workroom	415 sf	425 sf	10 sf	
	Workroom	814 sf	0 sf	-814 sf	Redistribute to other departments
	Storage	244 sf	244 sf	0 sf	
	Break Room	284 sf	335 sf	51 sf	
	Staff Lockers + Mailboxes	67 sf	70 sf	3 sf	Provide 20 full size lockers
	<b>Office</b>		<b>175 sf</b>	<b>175 sf</b>	<b>New space for hoteling office/conference space</b>
	<b>Maintenance Office</b>		<b>100 sf</b>	<b>100 sf</b>	<b>New space</b>
	<b>Delivery/Storage</b>		<b>250 sf</b>	<b>250 sf</b>	<b>In addition to existing storage</b>
	<b>Total</b>	<b>2,279 sf</b>	<b>2,330 sf</b>	<b>51 sf</b>	
<b>Circulation Services</b>					
	Interior Book Drop	128 sf	115 sf	-13 sf	Incorporated into workroom
	Exterior Book Drop	78 sf	265 sf	187 sf	Increase size for more functional use; In addition to dedicated workroom
	CSD Office	114 sf	200 sf	86 sf	Room to include additional file storage
	CSD	313 sf	200 sf	-113 sf	Provide a more efficient layout
	<b>Work Room</b>		<b>475 sf</b>	<b>475 sf</b>	<b>Dedicated department space</b>
	<b>Total</b>	<b>633 sf</b>	<b>1,255 sf</b>	<b>622 sf</b>	

Department	Room Name	Existing Size	Proposed Size	Difference	Comments
<b>Ancillary Spaces</b>					
	Meeting Room 1	413 sf	290 sf	-123 sf	Redistribute to increase the number of rooms available
	Meeting Room 2	227 sf	240 sf	13 sf	
	Study Room 1	99 sf	135 sf	36 sf	
	Study Room 2	74 sf	145 sf	71 sf	
	Study Room 3	73 sf	150 sf	77 sf	
	Study Room 4	76 sf	145 sf	69 sf	
	Conference Room	404 sf	404 sf	0 sf	
	Large Meeting Room	932 sf	1,710 sf	778 sf	Increase occupancy capacity
	Reading Room	814 sf	335 sf	-479 sf	Relocate to improve acoustics
	Computers	275 sf	340 sf	65 sf	
	<b>Craft/Maker Space</b>		<b>675 sf</b>	<b>675 sf</b>	<b>New Room</b>
	<b>Podcast Studio</b>		<b>100 sf</b>	<b>100 sf</b>	<b>New Room</b>
	<b>Meeting Room 3</b>		<b>210 sf</b>	<b>210 sf</b>	<b>New Room</b>
	<b>Study Room 5</b>		<b>135 sf</b>	<b>135 sf</b>	<b>New Room</b>
	<b>Welcome Lounge</b>		<b>400 sf</b>	<b>400 sf</b>	<b>New space to include book holds and self-check</b>
	<b>Total</b>	<b>3,387 sf</b>	<b>5,414 sf</b>	<b>2,027 sf</b>	
<b>Adult Services</b>					
	ASD Office	104 sf	190 sf	86 sf	Relocate to main admin. space
	Holds	16 sf	16 sf	0 sf	Incorporated into welcome lounge
	New Books	404 sf	404 sf	0 sf	
	ASD	156 sf	190 sf	34 sf	
	<b>Work Room</b>		<b>225 sf</b>	<b>225 sf</b>	<b>Dedicated department space</b>
	<b>Total</b>	<b>680 sf</b>	<b>1,025 sf</b>	<b>345 sf</b>	
<b>Building Services</b>					
	Storage (Tinker Youth)	21 sf	32 sf	11 sf	Incorporate storage into the casework to maximize efficiency in the new space
	Storage (Lg Meeting)	94 sf	200 sf	106 sf	
	Janitor's Closet	16 sf	16 sf	0 sf	
	Mens Restroom	271 sf	271 sf	0 sf	
	Womens Restroom	267 sf	267 sf	0 sf	
	Staff Restroom	40 sf	90 sf	50 sf	Reconfigured to meet ADA compliance
	Staff Restroom	40 sf	90 sf	50 sf	Reconfigured to meet ADA compliance
	Family Restroom	51 sf	130 sf	79 sf	
	Prep	58 sf	75 sf	17 sf	Incorporated into large meeting room storage
	Equipment Room	242 sf	242 sf	0 sf	
	Exterior Storage	73 sf	0 sf	-73 sf	Removed. Potential off-site storage or services.
	Closet	64 sf	0 sf	-64 sf	
	IT	129 sf	129 sf	0 sf	
	<b>Restroom</b>		<b>145 sf</b>	<b>145 sf</b>	<b>Add restroom in new addition to improve occupant convenience and accessibility</b>
	<b>Delivery/Storage</b>		<b>255 sf</b>	<b>255 sf</b>	<b>New Room</b>
	<b>Total</b>	<b>1,366 sf</b>	<b>1,942 sf</b>	<b>576 sf</b>	
	<b>Total Departmental Area</b>	<b>18,937 sf</b>	<b>23,950 sf</b>	<b>5,013 sf</b>	
	Building Gross Area	24,700 sf		5,765 sf	
	Building Factor	1.30			










72% of new space for patrons  
28% of new space for staff



**OPTION 2**

This option maintains a similar architectural massing, with the majority of the addition dedicated to the relocation of the large meeting room and the Youth Tinker Room. The design establishes a welcoming entry with improved visibility to the interior book drop. Areas vacated by these functions are reprogrammed to enhance service desk locations, expand staff workrooms, and increase storage capacity. A two-sided fireplace anchors a reading lounge, creating a comfortable and inviting space. Exterior book drop access is improved by reducing the walking distance to the primary entry. The plan also introduces a dedicated maker/craft room and enclosed teen and tween spaces to better support a diverse range of programming needs.

**LEGEND**

-  Circulation
-  Building Services
-  Stacks
-  Youth Services
-  Staff Areas
-  Circulation Services
-  Ancillary Spaces
-  Adult Services
-  Service Desks



## 04 FINAL RECOMMENDATIONS



### FINAL RECOMMENDATIONS: A CLEAR PATH FORWARD

The final stage of the master plan focuses on providing a phased implementation strategy that balances short-term and long-term actions for manageable community improvements. To ensure the plan is realistic, it includes estimated costs, timelines, and funding strategies to maintain financial feasibility. The approach utilizes a flexible framework, allowing the strategy to adapt as community needs evolve over time. Ultimately, these recommendations culminate in a compelling final report designed to secure necessary stakeholder approvals and guide future decision-making.

#### Finalizing a Solution

- 1. Phased Implementation:** The plan is divided into sequential phases, allowing improvements to be carried out in a manageable, organized manner. This approach minimizes disruption to library operations while enabling the team to prioritize critical infrastructure, interior renovations, and expansion work over time.
- 2. Financial Feasibility:** By evaluating multiple financial scenarios, including completing the project as a full build or through separate phases, the Library Board can make informed decisions that balance budget constraints with the facility's long-term needs.
- 3. Stakeholder Engagement:** Successful implementation depends on clear communication and collaboration with key stakeholders. The plan emphasizes producing a compelling final report that not only guides executive decision-making but also supports securing formal approvals, funding, and community buy-in. Engaging staff, patrons, and leadership throughout the process strengthens confidence in the plan and fosters alignment around the library's strategic vision.

## FINAL SOLUTION

The final section presents a comprehensive vision for the library's future for a potential expansion. This approach establishes a economically viable framework that phases construction to minimizing disruption to daily operations. By prioritizing adaptability, the plan ensures the facility can respond to evolving community needs and future growth. Clear implementation strategies and cost considerations are identified to support informed decision-making, providing the Library Board with a realistic roadmap for long-term investment and sustainable development.

### 1. Master Plan Overview

Provides a high-level visual summary of the proposed site and outlines specific design interventions, including 5,765 square feet of total additions. Plan diagrams illustrate programmatic relationships between interior spaces, emphasizing functional adjacencies and improved layout efficiency.

### 2. Preliminary Budget

The plan is organized into three building sections, emphasizing a strategic path forward that balances phased construction to minimize disruption. It also includes a comparative analysis of two financial strategies—completing the project as a Full Project or implementing it in Separate Phases—providing the Library Board with options for moving forward.

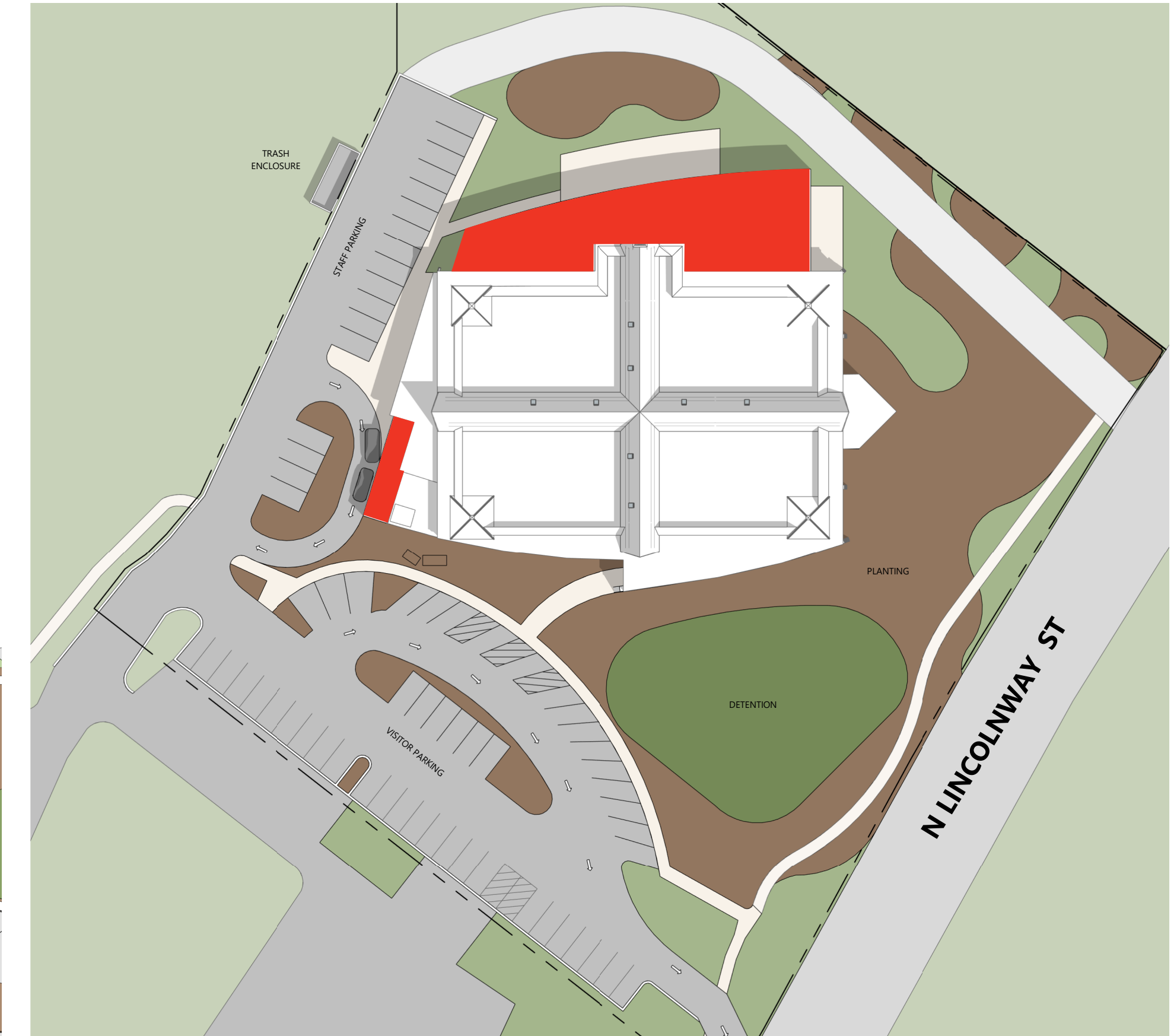
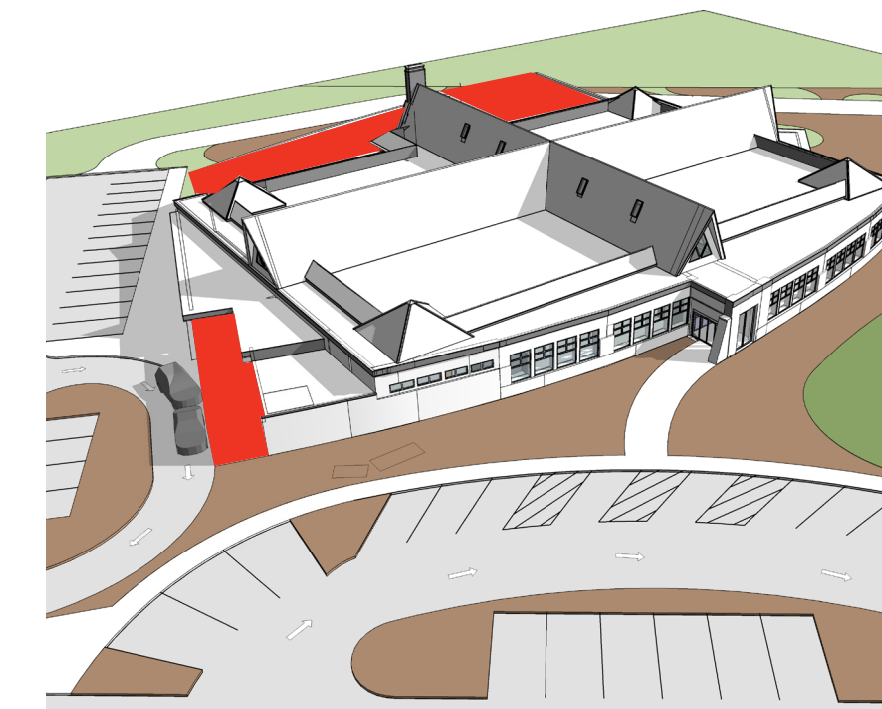


## PROPOSED SITE PLAN



Site improvements focus on key goals, including an ADA-compliant front entry sequence with accessible parking near by, improved drive-thru access to the vehicle book drop, and expanded staff space for greater functionality. By concentrating the majority of the addition at the building rear, the design creates larger contiguous areas for shared ancillary space enhancements. See Plan diagram for interior improvements.

65 Parking Spaces  
 5,765 SF Total Additions  
 Side: 700 SF | North: 5,065 SF













# PLAN DIAGRAM

## Design Features:

- Enhance drive-thru book drop and landscaping to create a more welcoming, accessible entry experience.
- Refresh the circulation desk for improved visibility, added security, and seamless workroom access.
- Strengthen staff area functionality by centralizing private offices, expanding storage capacity, and refreshing the restrooms and wellness room to meet ADA standards.
- Maintain open stacks while adding one meeting room, one study room, one podcast rooms and one YS study room.
- Incorporate a craft/maker space, an enclosed quiet reading room, and a youth tinker room within the new addition.
- Enrich youth services with dedicated tween and teen areas, a sensory room, a focused playroom, and an expanded family restroom.
- Expanded large meeting space to accommodate growing programs and higher occupancy.

**LEGEND**



	Circulation		Staff Areas
	Building Services		Circulation Services
	Stacks		Ancillary Spaces
	Youth Services		Adult Services
	Service Desks		



# ESTABLISHING POTENTIAL PROJECT PHASES

## Phase 1

This phase focuses on renovating a significant portion of the existing interior, along with an exterior build-out in the staff area to support the book drop. It also includes site and civil improvements to enhance parking lot circulation, the pedestrian front entry sequence, and access to the drive-up book drop.

## Phase 2

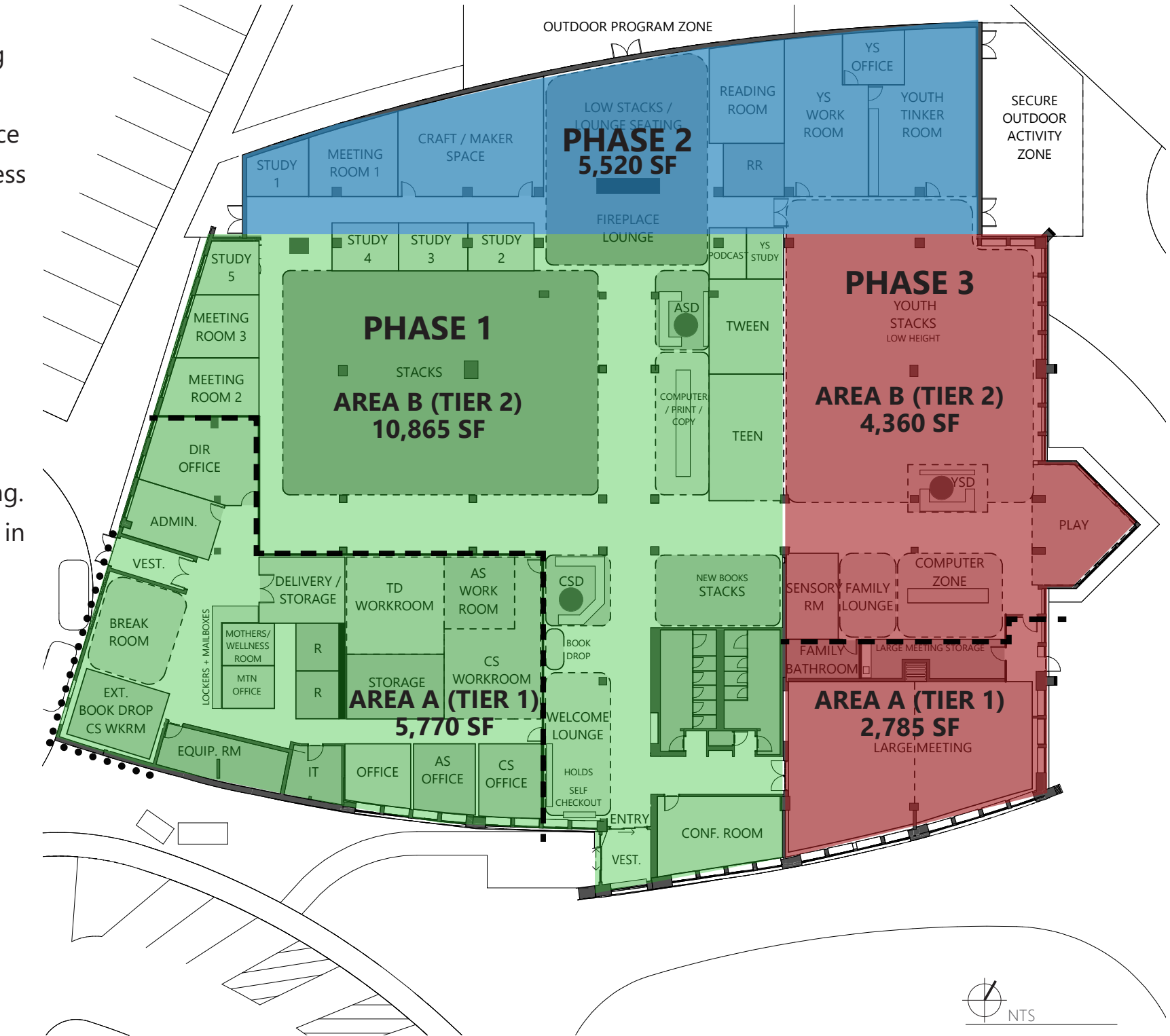
This phase includes demolishing and reconstructing part of the building to match the existing architectural character, featuring stone masonry and new storefront. It encompasses 220 linear feet of exterior work, plus site improvements such as landscaping, fire access modifications, and a new patio with activity spaces and fencing. Interior finishes are coordinated to match the renovation completed in Phase 1.

## Phase 3

This final phase completes the remaining interior renovations, with a primary focus on expanding the large meeting room and adding structural support for a folding partition.

**Tier 1:** Full interior upgrades, including demolition, partition reconfiguration, new ceilings, lighting, floors, walls, and provisions for casework and furniture.

**Tier 2:** Selective updates, keeping existing partitions and ceilings, with refreshed finishes, upgraded lighting, and a furniture allowance.



## PRELIMINARY BUDGET OPTIONS

Two budget approaches were evaluated for implementation of the master plan. The first option assumes the full scope of work is completed as a single, coordinated project, with all phases constructed at one time. This approach allows for efficiencies in construction, scheduling, and overall coordination.

The second option breaks the work into multiple phases that are treated as separate projects. These phases would be implemented incrementally over an approximately five-year period, allowing the Library to align improvements with available funding.

Additional Cost not included: Labor and coordination to maintain existing stacks and temporarily relocate them as needed during floor finish installation.

### Preliminary Budget Option 1: Full Project

Building Area Square Footage: 29,300 sf		11/12/2025
<b>Hard Construction Costs</b>		Estimated Costs
Project 1		
Sitework		\$1,200,000
Addition		\$350,000
Area A Renovation		\$746,000
Area B Renovation		\$591,000
Project 2		
Sitework		\$216,000
Addition		\$3,044,000
Renovation		\$68,000
Project 3		
Area A Renovation		\$460,000
Area B Renovation		\$205,000
General Conditions / General Requirements	12 mo 60,000 /mo	\$720,000
<b>Subtotal Construction Costs</b>		<b>\$7,600,000</b>
<b>Contingencies and Escalation</b>		Estimated Costs
Design & Construction Contingency	15%	\$1,140,000
Escalation to Spring 2027	6%	\$524,000
Owners Contingency (not included)	0%	\$0
<b>Subtotal</b>		<b>\$1,664,000</b>
<b>Estimated Construction Budget w/Contingencies</b>		<b>\$9,264,000</b>
<b>Allowances</b>		Estimated Costs
Furniture, Fixtures, Equipment		\$600,000
Phased Moving Cost/Books & Shelving		\$75,000
Interior Signage (ADA + General Wayfinding)		\$35,000
<b>Subtotal</b>		<b>\$710,000</b>
<b>Soft Costs</b>		Estimated Costs
A/E & CM fees, Precon, Permitting, Testing, & Other Owner Costs	17%	\$1,696,000
<b>Subtotal</b>		<b>\$1,696,000</b>
<b>Total Project Costs</b>		<b>\$11,670,000</b>

- Clarifications:**
- Budgets are based on square foot costs of similar projects.
  - Sequence of completion would be Project 2, Project 1 Area A, then Area B, Project 3 Area A, then Area B
  - This budget assumes mechanical controls upgrades have been completed per the 2025 Conditions Assessment Report
  - Civil/Landscape excludes zoning/permitting and all geotechnical + land surveys.
  - Site monument signage is not included in budget.

### Preliminary Budget Option 2: Separate Phases

Building Area Square Footage: 29,300 sf		11/12/2025
<b>Hard Construction Costs</b>		Estimated Costs
Project 1		
Sitework		\$1,200,000
Addition		\$350,000
Area A Renovation		\$746,000
Area B Renovation		\$591,000
General Conditions / General Requirements	6 mo 60,000 /mo	\$360,000
Design & Construction Contingency	15%	\$487,000
Escalation to Spring 2027	6%	\$224,000
		<b>\$3,958,000</b>
Project 2		
Sitework		\$216,000
Addition		\$3,044,000
Renovation		\$68,000
General Conditions / General Requirements	6 mo 60,000 /mo	\$360,000
Design & Construction Contingency	15%	\$553,000
Escalation to Spring 2032	26%	\$1,103,000
		<b>\$5,344,000</b>
Project 3		
Area A Renovation		\$460,000
Area B Renovation		\$205,000
General Conditions / General Requirements	4 mo 60,000 /mo	\$240,000
Design & Construction Contingency	15%	\$136,000
Escalation to Spring 2032	26%	\$270,000
		<b>\$1,311,000</b>
<b>Subtotal Construction Costs</b>		<b>\$10,613,000</b>
<b>Contingencies and Escalation</b>		Estimated Costs
Design & Construction Contingency	15%	Included above
Escalation	various	Included above
Owners Contingency (not included)	0%	\$0
<b>Subtotal</b>		<b>\$0</b>
<b>Estimated Construction Budget w/Contingencies</b>		<b>\$10,613,000</b>
<b>Allowances</b>		Estimated Costs
Furniture, Fixtures, Equipment		\$600,000
Phased Moving Cost/Books & Shelving		\$75,000
Interior Signage (ADA + General Wayfinding)		\$35,000
<b>Subtotal</b>		<b>\$710,000</b>
<b>Soft Costs</b>		Estimated Costs
A/E & CM fees, Precon, Permitting, Testing, & Other Owner Costs	17%	\$1,925,000
<b>Subtotal</b>		<b>\$1,925,000</b>
<b>Total Project Costs</b>		<b>\$13,248,000</b>

- Clarifications:**
- Budgets are based on square foot costs of similar projects.
  - Scope does not include relocation offsite for staff work area during Project 1.
  - Project 2 + Project 3 are sequential
  - This budget assumes mechanical controls upgrades have been completed per the 2025 Conditions Assessment Report
  - Civil/Landscape excludes zoning/permitting and all geotechnical + land surveys.
  - Site monument signage is not included in budget.



wightco.com

**Chicago**

211 North Clinton, 300N  
Chicago, IL 60661

312.261.5700

**Darien**

2500 North Frontage  
Darien, IL 60561

630.969.7000

**Denver**

8181 Arista Place, Suite 100  
Broomfield, CO 80021

720.432.4435