



Capital Needs Assessment Survey Results














December 2019

Jesse White
Secretary of State

Public Act 96-0037, the Public Library Construction Act, requires the Illinois Secretary of State to file a comprehensive assessment report of the capital needs of all Illinois public libraries to the General Assembly every two years. To compile this assessment needs report, the Illinois State Library included the Capital Needs Assessment Survey in the Illinois Public Library Annual Report survey which is a required submission by all Illinois public libraries. Information was also gathered from 102 Illinois county clerks to compile the data on Equalized Assessed Valuation trends.

Overview

Responses were submitted by 641 public libraries that reported \$527 million of capital needs for general repair work, building additions and new building construction for the next two years. Significant findings of the survey along with the data from the county clerks include:

-  \$200.2 million is needed for the construction of 24 new buildings.
-  \$12.4 million is needed by 246 library buildings for technology upgrades.
-  \$76.1 million is needed for 50 building additions.
-  \$7.7 million is needed to address accessibility in 92 library buildings.
-  \$123.3 million is needed for general repair and remodeling for 330 library buildings.
-  Fourteen libraries are in the process of constructing new library buildings at an estimated cost of \$158.8 million.
-  \$28.5 million is needed by 196 library buildings for heating, ventilation, and air conditioning repairs and upgrades.
-  Nine libraries are currently enlarging their existing buildings at an estimated cost of \$37.2 million.
-  \$20.5 million is needed in 152 library buildings for roof repair or replacement.
-  135 library buildings are 100+ years old, while 187 library buildings are between 51 and 100 years old.
-  \$19.9 million is needed by 118 libraries for structural repairs.
-  From 2011 to 2017, libraries experienced a 21% decline in the Equalized Assessed Value (EAV) of the non-farm property of their library service areas.
-  \$15 million in sidewalk, curbing, and parking area repairs are needed by 196 library buildings.

Illinois State Library Capital Needs Assessment Survey

Type of Work Needed		Headquarters		Other Facilities		Library Total	
		# of Bldgs	Estimate \$	# of Bldgs	Estimate \$	# of Bldgs	Estimate \$
General Repair/Remodeling/Renovation:							
1	General repair/remodeling	280	101,084,461	50	22,300,900	330	123,385,361
2	Structural repairs (walls, foundations, etc.)	106	19,792,703	12	135,000	118	19,927,703
3	Roof repairs or replacements	134	19,429,338	18	1,079,600	152	20,508,938
4	Heating/ventilation/air conditioning	177	28,226,153	19	294,400	196	28,520,553
5	Electrical systems other than alarms	87	5,516,696	4	108,700	91	5,625,396
6	Plumbing systems	112	3,968,071	7	83,100	119	4,051,171
7	Egress systems (doors, stairs, etc.)	99	3,082,674	10	72,667	109	3,155,341
8	Fire protection (detectors, alarms, etc.)	82	2,991,051	2	25,200	84	3,016,251
9	Asbestos abatement	13	540,304	1	113,400	14	653,704
10	Security measures	138	2,534,223	13	117,500	151	2,651,723
11	Energy conservation	98	3,799,415	6	200,000	104	3,999,415
12	Repair of sidewalks, curbing, parking areas	172	13,956,948	24	1,131,800	196	15,088,748
13	Accessibility measures	88	7,654,218	4	56,000	92	7,710,218
14	Technological upgrading	219	11,653,396	27	778,000	246	12,431,396
Subtotal General Repair/Remodeling/Renovation			224,229,651		26,496,267		250,725,918
New building construction (construction of a new facility)		21	139,705,002	3	60,500,000	24	200,205,002
Building additions (adding square feet to existing facility)		46	73,360,000	4	2,770,000	50	76,130,000
Total Work Needed			437,294,653		89,766,267		527,060,920

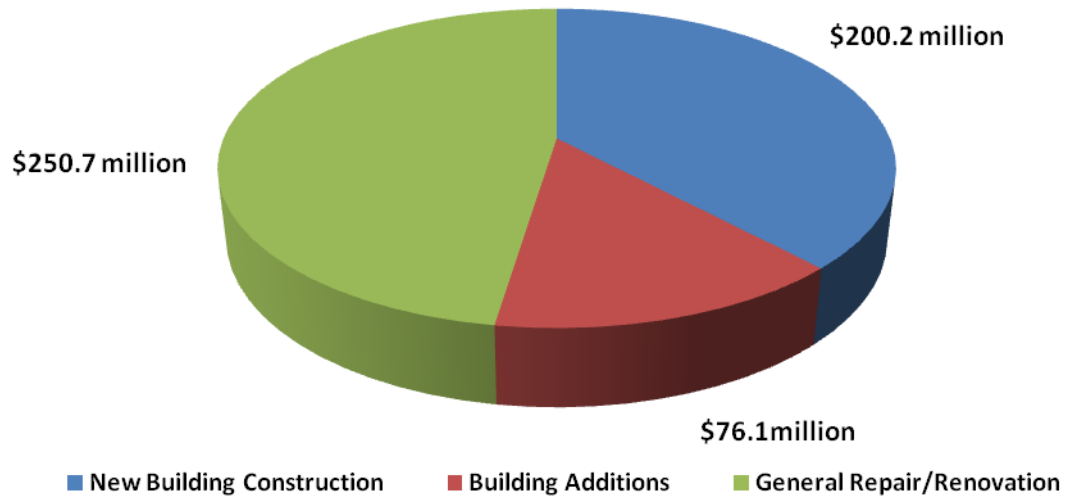
Type of Work in Progress		Headquarters		Other Facilities		Library Total	
		# of Bldgs	Estimate \$	# of Bldgs	Estimate \$	# of Bldgs	Estimate \$
General Repair/Remodeling/Renovation:							
1	General repair/remodeling	111	36,814,021	11	18,488,604	122	55,302,625
2	Structural repairs (walls, foundations, etc.)	29	1,948,910	0	0	29	1,948,910
3	Roof repairs or replacements	41	3,039,619	1	500	42	3,040,119
4	Heating/ventilation/air conditioning	70	5,817,730	6	94,240	76	5,911,970
5	Electrical systems other than alarms	30	1,989,006	1	15,000	33	2,004,006
6	Plumbing systems	33	626,215	2	13,000	35	639,215
7	Egress systems (doors, stairs, etc.)	22	313,552	2	4,667	24	318,219
8	Fire protection (detectors, alarms, etc.)	18	447,890	2	400	20	448,290
9	Asbestos abatement	1	5,000	1	25,000	2	30,000
10	Security measures	38	849,974	2	25,000	40	874,974
11	Energy conservation	25	666,816	0	0	25	666,816
12	Repair of sidewalks, curbing, parking areas	38	1,425,299	4	165,000	42	1,590,299
13	Accessibility measures	11	378,887	1	500	12	379,387
14	Technological upgrading	89	2,427,668	7	264,000	96	2,691,668
Subtotal General Repair/Remodeling/Renovation			56,750,587		19,095,911		75,846,498
New building construction (construction of a new facility)		7	113,994,768	7	44,801,000	14	158,795,768
Building additions (adding square feet to existing facility)		7	21,650,857	2	15,600,000	9	37,250,857
Total Work in Progress			192,396,212		79,496,911		271,893,123

Equalized Assessed Valuation (EAV) Trends								Decline over 7-year period
	2011	2012	2013	2014	2015	2016	2017	
Total EAV (in billions)	\$337	\$325	\$301	\$283	\$268	\$269	\$266	\$-71

Work Needed

Currently, a need of \$527 million is estimated for general repairs, building additions and new building construction. The chart below summarizes the needs of the 641 survey respondents.

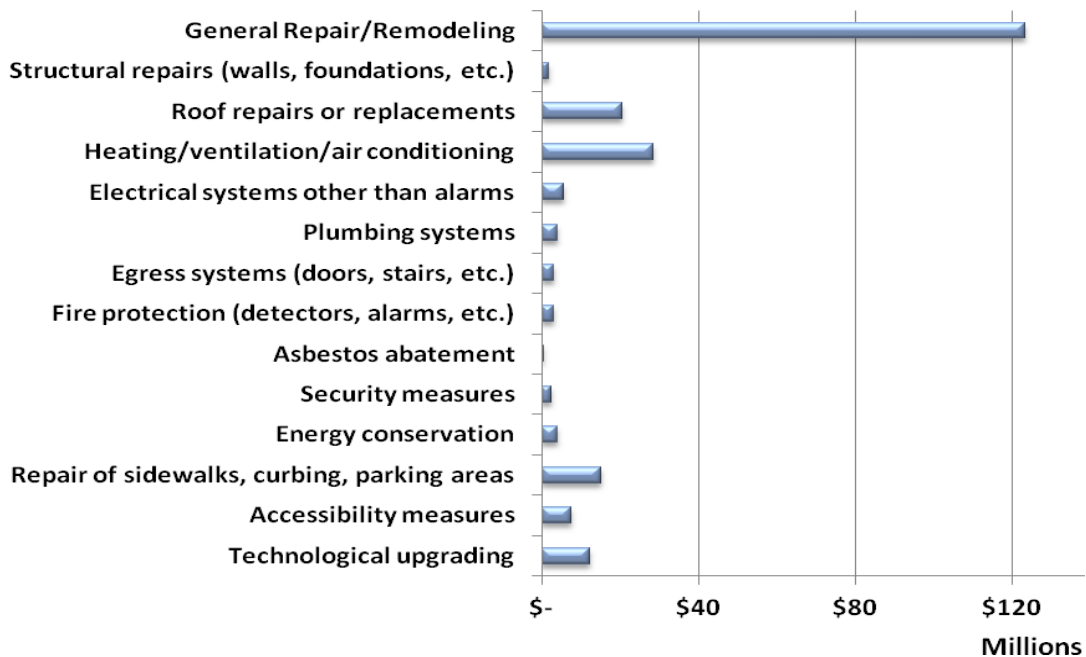
Work Needed by Illinois Libraries: \$527 million



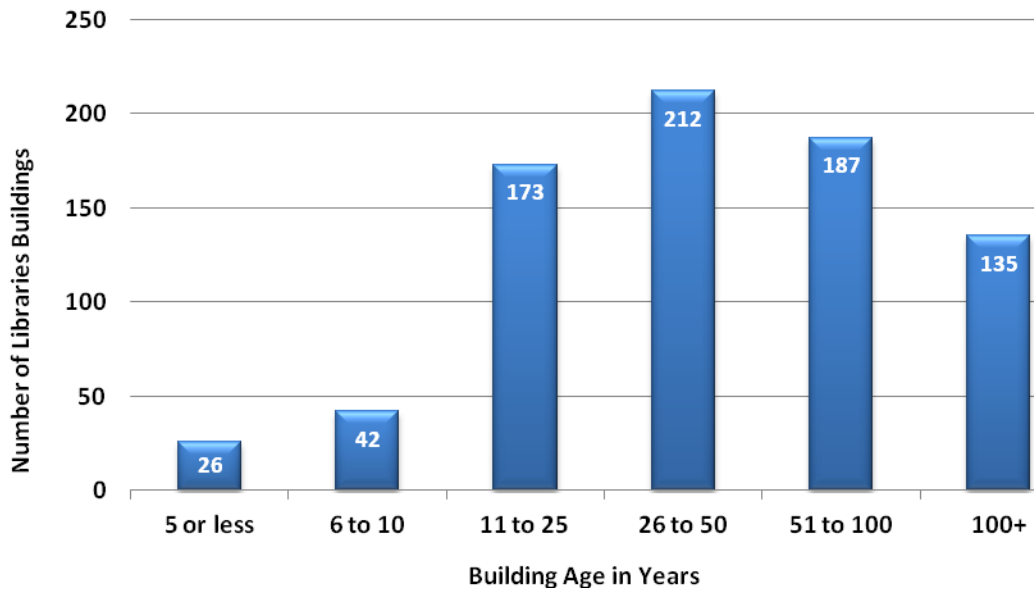
General Renovation and Repair

The estimated need for \$250.7 million of general renovation and repair work is represented in the bar chart below. These needs are projected within the next two years, and are over and above the work in progress through 2019.

Type of Work Needed



Age of Library Buildings



Equalized Assessed Value Trends

Data collected from Illinois county clerks to calculate the annual Public Library Per Capita and Equalization Aid Grant award highlights a sharp five-year statewide decline, a short one-year stabilization, followed by another decline in the value of taxable non-farm property in library service areas.

EAV Trends

