



**Project Name:**  
*Capital Asset Study  
 Glen Ellyn Public Library*

**Project Location:**  
*400 Duane Street  
 Glen Ellyn, Illinois*

**Client:**  
*The Board of Library Trustees of the  
 Village of Glen Ellyn*

**Approximate Construction Cost:**  
*N/A*

**Year Completed:**  
*2012*

**Nature of Services:**  
*Capital Asset Study*

Glen Ellyn Public Library is a 3-story steel and wood frame building originally constructed in 1995. BTC was originally retained by the Library to evaluate several building envelope deficiencies that led to water infiltration into the building. BTC was later retained to design comprehensive facade and roof repairs to address those deficiencies. BTC also provided bidding assistance and construction contract administration services during those projects.

The financial burden of the above repair projects highlighted the need for long-term financial planning for capital projects. As such, the Library needed a plan to rebuild their capital asset reserves for future projects. BTC was retained to develop a capital asset program for the Library that set out the anticipated expenditures for the next 20 years.

Our scope of work included a visual review to evaluate the condition of, and to and quantify building components that would require capital funding to repair or replace. For analysis purposes, the Library was divided into component categories including roofs, facade, parking lot and site elements, MEP equipment, interior finishes, and elevators. BTC worked closely with an MEP consultant and an elevator consultant to establish an inventory of equipment and a schedule for anticipated capital expenditures.

Working with the Board of Trustees and the Library Director, BTC analyzed several scenarios to evaluate the financial feasibility of needed future projects and the timing for such projects. This exercise allowed the Board of Trustees to evaluate various funding needs and develop the most appropriate schedule for major projects at the Library.



**% of Future Expenses Accumulated Over Life of Study  
 (Interior Renovation Project Not Included)**

