



Winnetka Library District is a 2-story structure built in 1958. An addition to the building was subsequently constructed in late 1900s. The building is primarily clad with brick masonry and has clay tile steep-slope roofs. The Library has a footprint of approximately 13,000 square feet with nearly 15,000 square feet of useable space.

Due to the age of the facility, the Library's board of directors desired a plan for rehabilitation of major building components. As such, BTC was retained to develop a capital asset program for the Library that set out the anticipated expenditures for the next 20 years.

Our capital asset study included a visual review to evaluate the current condition of major building elements and identify deficiencies that could result in future expenditures. For analysis purposes, the Library was divided into components that included site elements, roofs, exterior masonry, windows, interior finishes, fire alarm system, HVAC, plumbing, fire sprinkler system, electrical, and elevator. We estimated the remaining useful life for various elements in each of these components.

BTC also performed a financial analysis to estimate a future expense schedule for repair or replacement of the major building elements. User-friendly tables and charts were included in the report as a tool to clearly illustrate when large projects are anticipated and how much they are estimated to cost. BTC developed component summary reports that outlined the component's general condition, approximate rehabilitation cost and schedule, and maintenance recommendations.

We worked closely with the Library staff to develop a funding plan that would address necessary repairs as well as provide a road map to help the Library evolve into a modern facility that met the needs of the Winnetka Community.

Project Name:
Capital Asset Study
Winnetka Library District

Project Location:
768 Oak Street
Winnetka, Illinois

Client:
Winnetka Library District
768 Oak Street
Winnetka, Illinois

Approximate Construction Cost:
N/A

Year Completed:
2011

Nature of Services:
Capital Asset Study

