



Itasca Community Library Referendum

Vote: Tuesday, February 5, 2008

6:00 a.m. to 7:00 p.m.

Key Purpose

- ◆ To replace and repair the existing Itasca Community Library building's exterior wall cladding, windows, rooftop HVAC units, and sections of roof due to extensive water damage and the subsequent mold growth.



Water collecting in interior sill during testing

Background

- ◆ The Itasca Community Library was renovated and expanded in 1996. The walls were clad with an exterior finish system that is not suitable for a building with a 75-year life expectancy.

Water leakage has been an ongoing issue for the Library since 1999, and numerous attempts to reseal and fix problem areas were undertaken. Unfortunately, extensive testing and assessment by engineers and industrial hygienists early this year indicated continued water infiltration has led to elevated levels of mold, in some areas toxic mold in the walls. The Library immediately remediated the most dangerous area but in order to remove all traces of mold from the walls, the entire exterior now needs to be stripped off and replaced.



Back of drywall is wet and shows mold growth.

- ◆ The new exterior finish will be a product with a redundant water management system, proven effective and used regularly in the Chicagoland area. Some areas of the original roofing system and the rooftop HVAC configuration also caused leaks. In addition, many areas of the new metal roof were damaged during the original construction resulting in the loss of the protective coating and rusting.

Project Scope

- ◆ Proposed work will include complete removal and replacement of exterior wall cladding, remediation of mold, removal and reinstallation of windows, roof patching, applying a protective coating on the metal roof, and removal and replacement of rooftop HVAC units.



Failed sealant joints are visible.



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Impact to Library Users

- ◆ This project can be completed with minimal interruption to The Library patrons, staff, and neighbors. If the referendum is approved on February 5, 2008, work is expected to begin in spring of 2008 and take approximately six to nine months to finish.



A pen demonstrates the size of an opening in the roof expansion joint.

Estimated Project Cost

- ◆ The Library hired a series of building and environmental consultants to investigate its water and mold issues and provide recommendations on resolving the situation in the most cost-effective and environmental safe manner. The total cost of the project will not exceed \$1,750,000.



Infrared imaging demonstrates water infiltration and potential areas for mold growth.

Cost to Taxpayers

- ◆ This total project cost translates to an estimated cost of less than \$25 per year for the owner of a property valued at \$250,000 in the Village of Itasca. This is a very conservative tax impact estimate, particularly considering interest rates are near record lows and may drop even lower in the coming months.

More Info Available

- ◆ Visit our website at www.itasca.lib.il.us for more detailed information on the proposed referendum.
- ◆ Attend a Referendum Information Night on **Thursday, January 17, 2008 at 7:00 p.m.** in the **Library's West Meeting Room.**
- ◆ Email us your questions directly at referendum@itasca.lib.il.us