



Western Illinois Museum
 201 South Lafayette Street
 Macomb, IL 61455
 309.837.2750
 info@westernillinoismuseum.org



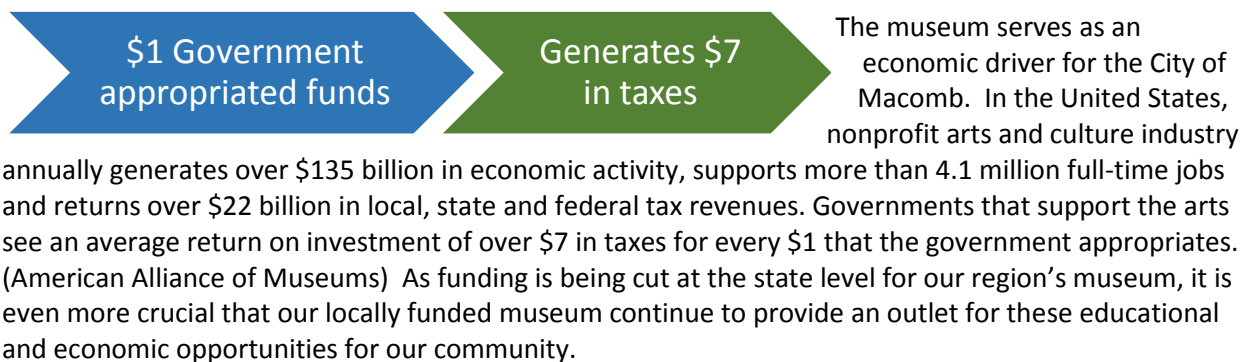
Renovation Proposal: Phase II

About the Western Illinois Museum and our Home at 201 South Lafayette Street

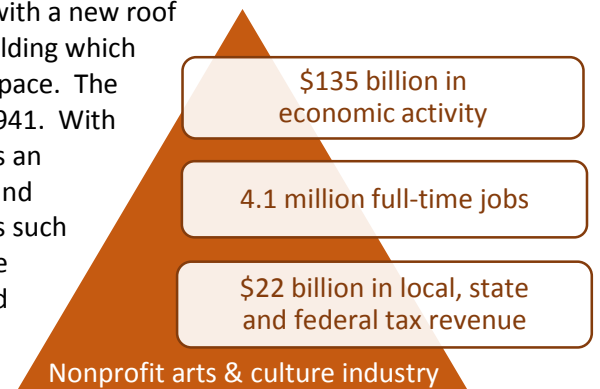
The Western Illinois Museum was located on the Western Illinois University campus for nearly 25 years, when a group of community members saw the potential of the museum becoming a regional history attraction. With the move to a more accessible location in downtown Macomb, the museum has steadily become a destination for both visitors and local residents. Established as a non-profit guided by a board of directors and a full time director, the museum has seen an increase in financial contributions, strong attendance at exhibits and programs, the donation of valuable artifacts, and a team of engaged volunteers and interns, all marks of a vibrant organization.

Its location at 201 South Lafayette Street was the site of a long-time automotive shop. The open floor plan is ideal for a museum to exhibit and store artifacts. In partnership with the Macomb Area Convention and Visitors Bureau (MACVB) and the McDonough County Genealogical Research Library, the west side of the building was renovated in 2001 to meet the needs of each organization. The doors were opened in 2002.

The long term vision for the Western Illinois Museum is to be known for its quality exhibits, programs, and compelling collection of the history and culture of West Central Illinois. It is the artifacts and their stories that the museum shares through exhibits and programs that teach understanding of people, places and events that will inform future decisions and inspire the next generation.



The development of this facility has already been put in motion with a new roof on the entire building and renovations to the west half of the building which currently houses offices, the genealogical library and an exhibit space. The east half of the building remains much like it was when built in 1941. With its bow trusses, large metal paned window, and garage doors it is an example of a warehouse structure of the time. The open space and high overhead clearance is ideal for the museum's larger artifacts such as the wooden bookcase that was locally built and installed in the McDonough County Courthouse in 1873, and an early buggy used by the area's first doctor. These artifacts will not fit into the current 1,200 foot exhibit space with eight foot ceilings, leaving them in storage and not be viewed by museum visitors.





Since the museum has moved to the new facility, the board has worked to follow the best professional practices for maintaining a collection and providing quality educational programs. The collection is currently stored in the area that is not climate controlled, placing artifacts at risk of deteriorating. Understanding the costs to create the best environment for these items, the directors have worked to increase the number of people who use the museum, believing it is the best way to build financial support. Fundraising efforts have doubled the annual budget with an increase in membership from 27 in 2008 to over 400 today. Another key factor in the growth of the organization was to hire a full-time director, providing better oversight and leadership for the museum. Accomplishing these goals positions the organization to tackle the strategic plan developed to improve the facility.

A Plan to Improve the Facility

With estimated costs for the total renovation of the east half of the building nearing a half a million dollars, the museum's Board of Directors believe a measured approach is needed and have created a six phase plan. The development of the property would nearly double the space available. Each phase is designed to secure the building's physical soundness while allowing for growth in the financial resources needed by the museum to operate the facility before the next step is realized. While this approach may take longer, it provides greater stability for the organization and helps the directors to better manage the financial risk.

The directors are ready to begin work on the next phase of the plan which is to remove and replace the insulation in the east side of the building. To keep the unique wooden bow trusses exposed, a spray insulation would be used to replace the deteriorating and falling fiberglass sheets. The Western Illinois Construction Association has agreed to work at no cost in partnership with museum volunteers to remove the existing insulation. This presents an opportunity to remedy a potentially hazardous situation at a substantial cost saving. Under the supervision of WIU Professor William Sutter, they will gain professional experience and provide a benefit to the community. The museum's directors are in agreement that this is an opportune time to move forward with the second phase of the renovation plan. (See attached outline of the six phase renovation plan)



The Benefits of an Improved Facility

With the establishment of the Western Illinois Museum at the 201 South Lafayette Street location, the directors have taken on the stewardship of a building that is part of Macomb's historic district. The directors clearly understand the role the museum plays as an integral part of downtown development and its part in stimulating the viability of the business district. It also strives to ensure its educational programs play a part in generating potential revenue from out of town visitors, provide employment opportunities, as well as strengthen local businesses and organizations through programing partnerships that make the region attractive as a destination.

The museum's mission defines its unique role in ensuring artifacts are preserved and displayed in a proper facility. Creating a sound, climate controlled environment will safeguard the region's treasures that are at risk of being lost to future generations. The additional space will allow the museum to continue to providing compelling educational programs and exhibits.

The Team

The project will bring together a dynamic group of people who are invested in improving the physical property where the museum is housed. They include:

Western Illinois University Students: The students' involvement presents a unique opportunity to improve and safeguard the facility while providing essential professional experience for them. It is a partnership that will strength the university's curriculum, helping young people have an advantage in a competitive job market, while lowering the cost of the project. Their willingness to help will also enhance the relationship between the city and the university.



Contractor: Two estimates are being considered: Midwest Roofing and Construction from Aledo, Illinois and Prairie State Insulation from Roseville, Illinois. Both propose using a spray insulation to be applied between the roof joists to meet the required r-value. The materials suggested will be reviewed by the City of Macomb's Fire Department and the Community Development Office to ensure the materials will meet code. Prevailing wage will be paid. See separate documentation on the estimate and material specs.



Museum Volunteers: Museum volunteers are trained and actively work with the stored collection in the area where the work will be done. They will assist with covering, moving and providing guidance for the students and contractors to ensure artifacts will not be damaged.

Conclusion

With over 40 years of work in the preservation of local history, the Board of Directors of the Western Illinois Museum is dedicated to the work of safeguarding the material culture of the region, making it available to the public, and playing a role in economic development for the city—a mission no other organization in the area is providing. In a time of dramatic change, museums play a role like no other in

ensuring past events and people inform future generations. The strategic plan to create a quality facility for the Western Illinois Museum is an outcome of its years of experience, as well as serious consideration and commitment by its Board of Directors, to keep the organization vibrant while providing an economic and cultural resource for the community.

The Western Illinois Museum's Mission

The mission of the Western Illinois Museum is to collect, preserve, study, interpret and exhibit significant materials of Western Illinois and to provide related historical reference materials, and educational services to increase and enrich public knowledge of the region.

Board of Directors

Anna Bower
Carmen Keist, President

Lois Lueck, Secretary
Lowell Lueck
Karen Mencil, Vice President

Tim Roberts
Marla Vizdal



Western Illinois Museum
201 South Lafayette Street
Macomb, IL 61455
309.837.2750
info@westernillinoismuseum.org

Renovation Proposal: Phase II

Photographs on the east half of the 201 South Lafayette Street building



Current insulation falling from the ceiling



Current insulation falling from the ceiling



Spray insulation would be applied in between the ceiling joists allowing the bow trusses to remain exposed.



Current insulation falling from the ceiling



Western Illinois Museum

201 South Lafayette Street
Macomb, IL 61455
309.837.2750
info@westernillinoismuseum.org

Renovation Proposal: Phase II

Proposed Budget

The phase II renovation includes the following expenses.

Contractor's costs:		\$15,070
Spray insulation. See attached estimate with material details. Note: updated estimate was received on February 18, 2016, with an increase in the fire retardant paint. Original total was \$12,270.		
Disposal:		\$800
Cost is for a dumpster for the disposal of damaged fiber glass insulation. Exploring the possibility of donating re-usable insulation to Habitat for Humanity or other organizations who could re-purpose the materials. This could lower this cost.		
Labor for Removal:	<i>In-Kind valued at</i>	\$1,848
The removal of the current insulation will be handled by the Western Illinois Construction Management Association (WICMA) under the guidance of Professor William Sutter. Estimated 84 hours at \$22/hour.		
Equipment Rental:	<i>In-Kind valued at</i>	\$250
Two mechanical lifts will be used to remove the old insulation allowing WICMA to work in between the rows of stored artifacts. Equipment rental is being donated by Jack Laverdiere.		
Miscellaneous Materials:		\$100
Gloves, and masks will be provide for those removing the insulation.		
Total Cost:		\$18,068
<i>Less In-Kind Services and Equipment:</i>		<i>-\$2,098</i>
Projected Project Cost:		\$15,970
Museum's contingency for increase in fire retardant:		\$2,800
Requested Costs:		\$13,170



Western Illinois Museum

201 South Lafayette Street
Macomb, IL 61455
309.837.2750
info@westernillinoismuseum.org

Renovation Phases

Five Phase Plan for the Restoration of the east side of 201 South Lafayette Street

60 x 90 feet, 5400 Square feet

Amounts based on estimates and subject to change

Phase I: **COMPLETED** in 2002

This phase of the renovation included building offices, meeting room and exhibit space on the west side of the building, a roof on the entire building, enclosing garage doors, and re-surface exterior façade on the south side of building.

Outcome: This renovation has allowed three organizations to establish themselves in a new location, each gaining a broader audience and providing improved programming for the community. The roof paid for by the Western Illinois Museum reversed the deterioration of the property that is part of the Downtown Historic District.



Phase II: Estimated date: **April 16 through April 30, 2016**

Removing Ceiling Insulation and Equipment Rental: In-kind valued at \$2,098

Add New Ceiling Insulation, Disposal and Materials: \$15,970

Total: \$15,970 (Museum's contingency \$2,800; Requested City of Macomb's contribution \$13,170)

Projected Outcome: The deteriorating status of the insulation is become a hazard to those working in the storage area, as well as to the museum's collection. The removal and installation of quality insulation will safeguard the space, as well as continue to improve the area for use as collection storage, and future use for the museum's exhibits and programs.

Phase III: Estimated date of completion fall 2017

Restore Exterior Windows: \$25,000

New Energy Efficient Windows: \$35,000

Masonry Restoration: \$25,000

Total: \$85,000

Projected Outcome: The east façade is beginning to deteriorate and is experiencing seepage. Stabilizing this wall is soon becoming a priority for the integrity of the structure and security of the collection. As a highly visible façade in the downtown area, its renovation will improve the appearance of the historic district.

Phase IV:

Remove Upper Deck: \$5,000

Restore Bow Trusses: \$25,000

Concrete floor removal and installation of radiant heating: \$86,400

Total: \$116,400

Projected Outcome: A necessary step in creating a useable space for the museum's exhibits and programs. The upper deck is unusable and dangerous. A proper and efficient HVAC needs to be in place before the space be used by the general public.

Phase V:

Electric lighting (5400 SF): \$10 a square foot at \$54,000

Insulation of walls and drywall (4920 SF): \$20,000

Air Condition with climate control system: \$50,000

Total: \$124,000

Projected Outcome: The completed work will create a fully usable space for the museum, creating an opportunity to better preserve its collection, provide quality exhibits and educational programming to a larger audience.